

EXHIBIT B

Project Description

The developer proposes a commercial development consisting of various potential options including, but not limited, a high-end specialty convenience store with a proposed electric vehicle charging station and/or retail pads suitable for commercial tenants. The City and the developer will jointly explore economically feasible options during the Exclusive Negotiation Period. The City and the Developer will confirm the proposed development plan in a future agreement; the preferred development plan will be subject to the applicable entitlement process prescribed under the City's Zoning Code.