

FIRST AMENDMENT TO
PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS

This First Amendment to Purchase and Sale Agreement and Escrow Instructions (“**Agreement**”) is made and entered into on **September 25, 2025**, by and between the City of Palm Desert, a charter city and municipal corporation organized under the laws of the State of California (“**Seller**”) and Blieu Companies, LLC, a California limited liability company (“**Buyer**”). The Seller and Buyer are sometimes individually referred to herein as “Party” and collectively as “Parties”.

RECITALS

WHEREAS, the Buyer and Seller entered into a Purchase and Sale Agreement and Escrow Instructions (“**Purchase Agreement**”) whereby Buyer agreed to purchase from the Seller the real property located on the northeast corner of Desert Willow Drive and Country Club Drive in the City of Palm Desert County of Riverside, State of California, consisting of approximately 8.0 acres (APNs 620-370-002, 620-370-003, 620-370-004, 620-370-017, 620-370-018, 620-370-020, 620-370-033, and 620-370-043) (“Property”) and other items, all as set forth in the Purchase Agreement.

WHEREAS, the Buyer and Seller desire to amend the Purchase Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Seller and Buyer agree as follows:

1. Recitals. The Recitals are incorporated into this Agreement by reference.
2. Capitalized Terms. Except as stated herein, all capitalized terms shall have the same meaning as in the Purchase Agreement.
3. Introductory Paragraph The introductory paragraph of the Purchase Agreement is amended and restated as follows:

This PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS (the “Agreement”) is dated as of the “Effective Date”, defined below, and is entered into by and between the City of Palm Desert, a charter city and municipal corporation organized under the laws of the State of California (“**Seller**”) and Blieu Companies LLC, a California limited liability company (“**Buyer**”). For purposes of this Agreement, the Effective Date is July 8, 2025.

4. Blieu LLC. The correct name of the Buyer is Blieu Companies, LLC. Any reference to “Blieu LLC” in the Purchase Agreement shall be deemed to refer to Blieu Companies, LLC.

5. Force and Effect. Except as otherwise stated, the Purchase Agreement shall remain in full force and effect and, to the actual knowledge of Seller and Buyer, neither party is in default of the terms or conditions of the Purchase Agreement as of the Effective Date.

6. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original but all of which together shall be deemed one and the same instrument.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Parties have each executed and delivered this Agreement as of the Effective Date.

"SELLER"

CITY OF PALM DESERT, a charter city
and municipal corporation

Date: _____, 2025

By:

CHRIS ESCOBEDO
CITY MANAGER

APPROVED AS TO FORM:

By:

ISRA SHAH
CITY ATTORNEY

"BUYER"

BLIEU COMPANIES, LLC, a California limited liability company

By: _____

GRANT BIGLEY
VICE PRESIDENT