

### ASSIGNMENT AND TRANSFER OF MEMBERSHIP SHARES

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, effective as of \_\_\_\_\_, 2026, (“Effective Date”) the undersigned, STRAWBERRY FARMS GOLF CLUB, a Delaware limited liability company (“Tenant LLC”) does hereby transfer and assign Eighty Percent (80%) of the Membership shares from The Dong II and Soo In Lee Trust (20.000%), Jamison Holdings, LP (28.667%), Cha Family Trust dated January 28, 2004 (10.000%), Sung II and Myung Hee Lee, The Lee Family Trust (8.333%), Strawberry Golf Investment, LLC (7.000%), and Paul Kim and Jenny H. Kim, The P&J Kim Family Trust (6.000%) ( collectively, “Assignors”) to D&J Ahn Enterprises, LP (“Assignee”) in said Tenant LLC (“Assignment”). Tenant LLC does and will continue to hold a leasehold interest in a Lease Agreement (“Lease”) dated November 8, 1996, and amended December 10, 1996, and September 24, 2024, between Tenant LLC and County of Orange (“County”) for the premises located at 11 Strawberry Farm Road, Irvine, CA 92612 (“Premises”).

As per Clause 25 (Assigning, Subletting, and Encumbering), Section C (Conditions of Lessor Approval), subsection 2, (Assignments), assignment or transfer of stock is subject to the prior written approval of the County.

Assignor and Assignee represent and warrant that Assignor and Assignee have not failed to disclose to County any information which, if known by County, might provide grounds for County to reasonably withhold its consent to the Assignment.

**ASSIGNORS:**

Jamison Holdings, LP  
a California limited partnership

By: JPBG Properties, Inc.  
a California corporation

Its ~~Manager~~

*Dr. David Lee*

By: \_\_\_\_\_  
David Y. Lee, CEO

Date: 5/14/2026

The Cha Family Trust dated January 28, 2004

*[Signature]*

By: \_\_\_\_\_  
Stephen S. Cha, Trustee

Date: 5/14/2026

The Dong II and Soo In Lee Trust

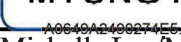
*[Signature]*

By: \_\_\_\_\_  
Dong II Lee, Trustee

Date: 5/14/2026

Sung H and Myung Hee Lee, The Lee Family Trust

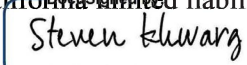
**MYUNG HEE LEE**

By:   
Michelle Lee/Myung Hee Lee, Trustee

Date: 5/14/2026

Strawberry Golf Investment, LLC  
a California limited liability company


*Steven Khwarg*

By:   
Steven Khwarg, Manager

Date: 5/18/2026

The P&J Kim Family Trust

*PK*

By:   
Paul Kim, Trustee

Date: 5/19/2026

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**ACCEPTANCE OF ASSIGNMENT AND TRANSFER OF MEMBERSHIP SHARES**

The undersigned Assignee, does jointly and severally hereby accept said Assignment and Transfer of Membership shares as of the Effective Date, and hereby assumes and agrees with and for the benefit of County under the Lease between County and Tenant LLC, to keep, perform, and be bound by all of the terms, covenants and conditions contained in said Lease on the part of the Tenant LLC therein to be kept and performed, to all intents and purposes as though the undersigned Assignee was the original Tenant LLC thereunder.

The undersigned Assignee further covenants and agrees that Assignee has examined the Premises and that no representation or warranties have been made by County or by any person or agent acting for County in connection with the Premises. Assignee accepts the Premises "AS IS". Assignee shall indemnify and hold County free and harmless from liability for any loss and from all costs, expenses and other charges arising from or in connection with any defect upon or in connection with the Premises, whether caused by an act or omission of County or arising from any cause whatsoever.

IN WITNESS WHEREOF, Assignee has caused this instrument to be executed as of 5/19/2026, 2026.

**ASSIGNEE:**

D&J Ahn Enterprises, L.P.  
a California limited partnership

DocuSigned by:  
*Don Ahn*  
By: 0EC0256C402DA4B4...  
Don Ahn, its general partner

Date: 5/19/2026

**CONSENT TO ASSIGNMENT AND TRANSFER OF MEMBERSHIP SHARES**

As of the Effective Date set forth in the above Assignment and Transfer of Membership shares, County, under the Lease described in the foregoing Assignment, acting by and through its designated officer, does hereby consent to said Assignment and Transfer of Membership shares, pursuant to the terms and conditions set forth in Clause 25 of said Lease.

IN WITNESS WHEREOF, County has caused this instrument to be executed as of \_\_\_\_\_, 2026.

Approved as to form:

COUNTY COUNSEL

DocuSigned by:  
*Lauren Kramer*  
By: 5CE9F49926D24E3...  
Lauren C. Kramer  
Supervising Deputy

Date: 5/19/2026

COUNTY OF ORANGE

By: \_\_\_\_\_  
Thomas A. Miller, Chief Real Estate Officer  
County Executive Office  
Per Minute Order dated \_\_\_\_\_,  
of the Board of Supervisors

Date: \_\_\_\_\_