

VIÑEDO

PLANNING AREA 2 - 126 FULLY APPROVED TOWNHOMES | PASO ROBLES, CA

EXCLUSIVE OFFERING MEMORANDUM



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To access due diligence materials please
click the link below:

[**Viñedo PA 2 Due Diligence**](#)

[**Video Site Tour - Click Here**](#)

VIÑEDO PA 2- 126 TOWNHOMES

WDLand



EXECUTIVE SUMMARY

THE OPPORTUNITY

We are pleased to offer **Planning Area 2, 126 townhomes** within Viñedo, a fully approved 1,233-home master planned community on 279 acres located in Paso Robles. With entitlements approved, backbone improvements near completion and grading complete, this is an ideal project for a homebuilder in need of inventory. Upon acquisition, a buyer can hit the ground running and avoid the arduous process of securing entitlements, only needing to start development of the site. A builder could deliver townhome product in the mid to upper \$600,000 range provided, however, home pricing must conform to county workforce housing pricing standards. Only 108 of the 126 townhomes are designated as workforce housing. More information about workforce housing can be found in the Olsen Ranch Development Agreement, the county's Workforce Housing Design Guidelines and from the County of San Luis Obispo.

For several years now, this area has seen a significant migration of people from urban areas like the Bay Area and Southern California to San Luis Obispo County in search of a better lifestyle. The recent shift to working remotely and the flight from restrictive urban areas has accelerated this migration to suburban areas like Paso Robles. For decades, new developments were too small and too scarce which limited housing opportunities for developers. With the advent of Vinedo, Paso Robles has the ability to offer high-quality housing to satisfy strong demand from a variety of homebuyers from working singles, couples and families to active adults ready to enjoy retirement.

Shea Homes is developing their newest active-adult resort community within Vinedo called Nevina. Trilogy has historically invested significantly in marketing new communities and the other builders in Viñedo should benefit from increased sales office visits and sales.

Paso Robles is a highly desirable place to live and understanding the San Luis Obispo County market is a key component to understanding why Viñedo is a prime opportunity.



HIGHLIGHTS - Viñedo offers a compelling homebuilding opportunity due to:

- Great topographical features and situated next to good neighborhoods, picturesque vineyards, open space and schools.
- Located near main arterials and highways without the impact of road noise, the property has quick access to major east-west arterials.
- City is pro development with a strong need for new housing stock to meet the growing demand that is occurring in the market.
- Large builders like Shea Homes and KHovnanian have closed escrow and started construction on their neighborhoods in the community.
- Construction documents (CD's) are in process and will be completed and ready to go by the close of escrow.
- Site has access to city water, a reliable supply.

JOB MARKET AND LOCAL ECONOMY

OVERVIEW

The San Luis Obispo county area has seen growth in both population and jobs over the last few years. The county has outperformed the state with lower unemployment levels, high job growth and overall better economic conditions. The dynamic growth of the wine industry supports many different jobs from the agricultural community, the supporting and related industries, such as tourism, has brought millions of dollars into the local economy.

POPULATION

The population for the city of Paso Robles is currently 31,544 (7.2022). By 2025, the growth forecast for the county is 1,750 more people annually, with an expectation of 75% of them moving into the Paso Robles area. That would be an approximate increase of 1,300 people per year. The average persons per household is 2.72 equating to a new demand of almost 480 housing units needed on an annual basis.

EMPLOYMENT AND JOBS

The San Luis Obispo/Paso Robles MSA has experienced tremendous job growth over the last few years. Employment has grown 12% from 125,000 to 140,000 currently. In 2023, the area's unemployment rate is 4.5%, less than the statewide unemployment rate of 5.2%. The biggest job growth was in business service, art/entertainment and real estate. Strong job creation and low unemployment signifies a strong local economy in the San Luis Obispo/Paso Robles area and it's the leading indicator for housing demand. While a significant number of jobs are attributable to the explosion of the wine industry and tourism, new job centers are emerging. With these new development projects coming to town, we will continue to see the job growth for other sectors and Paso Robles will diversify from tourism.

WINE AND TOURISM

While relatively young, the Paso Robles Wine Region has pressured the powerhouse areas of Napa and Sonoma, with more acreage planted in grapes in Paso Robles than in Napa. Paso Robles employs the same number of wine related jobs as Napa and exceeds Sonoma in the total dollars spent in tourism, almost \$200 million annually.

MARKET OVERVIEW

Paso Robles is poised for continued strong growth due to becoming a world renown wine region and area that offers a great lifestyle.

Paso Robles has blossomed from a quaint "cow town" known for dry farming and its "Mid State Fair", to one of the leading wine regions in the world. Due to its superb climate for growing grapes, the area has become world renowned for its Rhone Style blends and other varietals that enjoy the hot climate and dramatic drop in temperature.

The development and the success of the wine industry has led to the area becoming very popular among tourists. While in the past Paso Robles was just a stop for those travelling between northern and southern California on Highway 101, Paso Robles has now become a destination spot. The advent of the wineries and the tourism has reshaped the area and has it positioned for continued growth.

The climate for Paso Robles is very appealing and its location provides easy access to the central coastal area. We see continued growth in combination with a good business climate to continue the popularity of the area and increase its need for workers and housing. While other central coast cities are hesitant about growth, Paso has a positive business climate and is pro-growth. As you will see in this offering, there are many good things happening to the market which makes Paso Robles a good investment for both the short and long-term opportunities.

JOB MARKET AND LOCAL ECONOMY

PASO ROBLES WINE REGION

The Paso Robles wine region began over 20 years ago as an alternative to the main agriculture crops of barley, almonds and walnuts. The area has grown dramatically to become a world recognized wine region with notable achievements in being named Wine Region of the Year in 2013 and Best Wine Country Town in 2016. With many world award winning wines being produced in the area, Paso Robles has grown into a superb wine region, with the ability to draw consumers from both the Bay Area to the north and the Southern California area to the south.

The tourism industry is a dominant force in the Paso Robles market area. With over 200 wineries, the area attracts over 1.5 million tourists per year, spending roughly 200 million each year in tourism dollars. The total acreage of vineyards has even exceeded the Napa wine region.

HOTELS

With that growth, the tourism industry has reacted with over 2000 hotel rooms in the pipeline. From high end boutique hotels to more affordable mainstream accommodations, there are 14 projects either under construction or planned for the community.

MAJOR ATTRACTIONS

The Mid State Fair has been a staple for the community for many years, bringing quality acts in for the community and being one if not the best mid-size fair in the state. Additionally, Vina Robles has opened an Amphitheatre where it is attracting name brand acts to perform for the community and has been very successful.



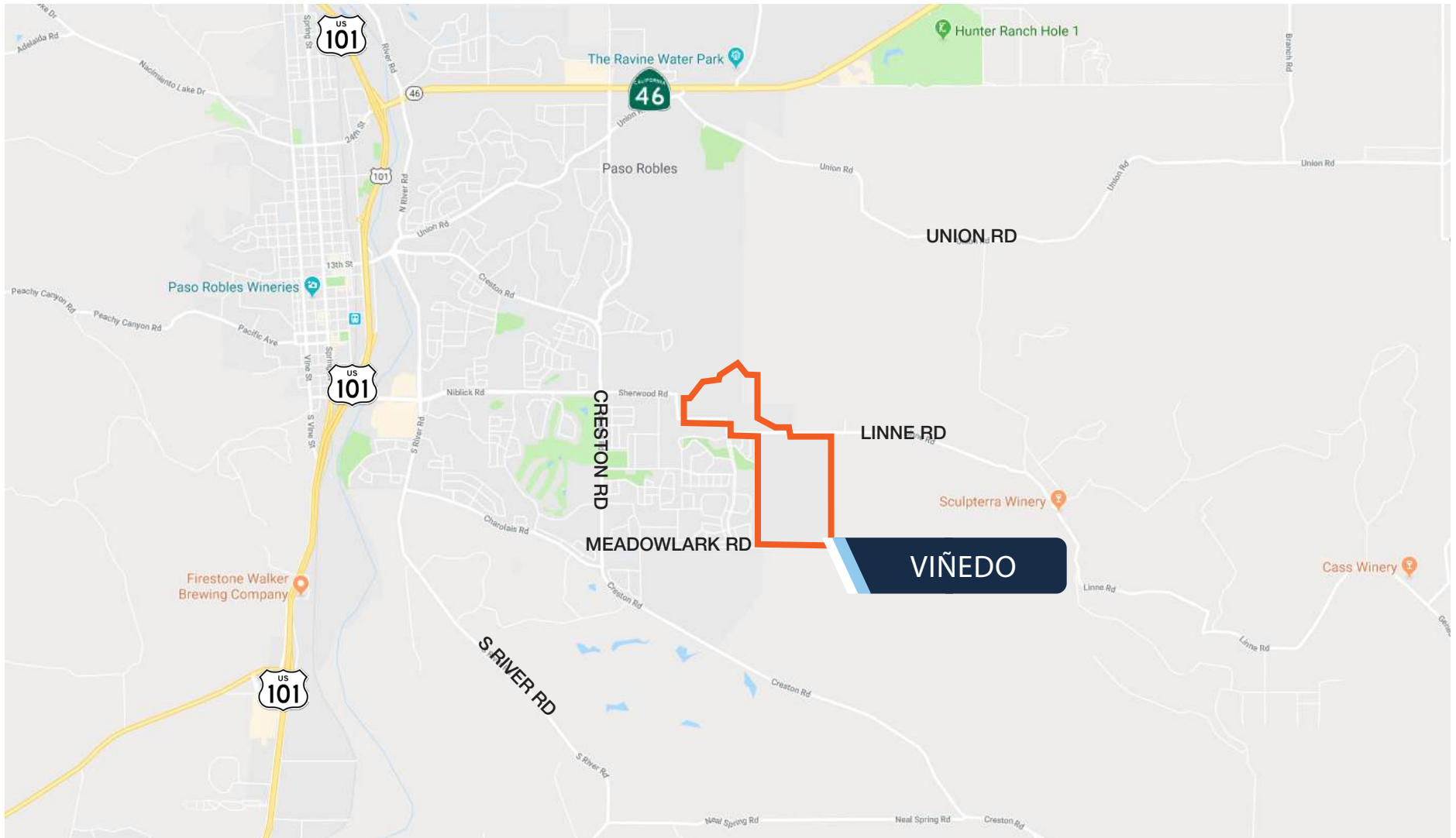
REGIONAL MAP



REGIONAL MAP



LOCAL MAP



AERIAL - PA 2



AERIAL - PA 2 (UPDATED)



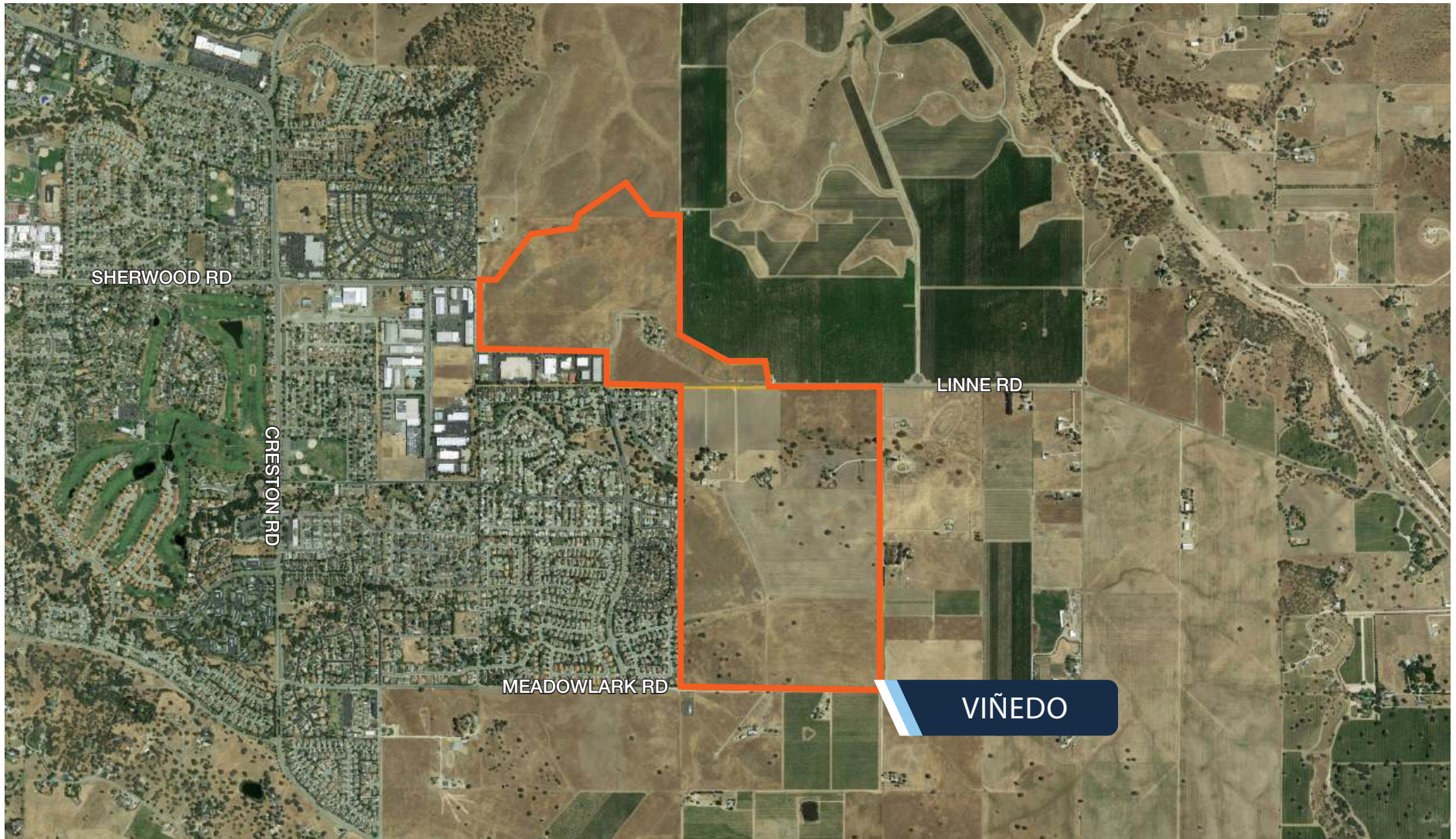
AERIAL - PA 2 (UPDATED)



AERIAL - PA 2 (UPDATED)



LOW AERIAL



OBLIQUE AERIAL



COMMUNITY OVERVIEW

PROJECT SIZE

126 two-story townhomes.

The land plan for PA 2 is designed to yield 126 two-story townhomes and with product designed by KTGy.

WORKFORCE HOUSING REQUIREMENT

Section 3.0.3.4 if the Olsen Ranch Development Agreement provides that "at least 108 of the residential units sold (not including Planning Area 1) shall be affordable to persons at workforce housing standards for San Luis Obispo County in effect at the time of sale, which units are planned for Planning Area 2 in Phase 1A of the Project. County representatives have indicated the project could be For-Rent or For-Sale.

AMENITIES

- The planned community will have a mini-recreation area with a pool, bathrooms and BBQ in addition to a passive park with pickleball courts.
- The planned community is being designed with an enhanced trail and park system.
- Residents of PA 2 are within walking distance to The Poolhouse and The Farmstand.

SCHOOL DISTRICT

Paso Robles Joint Unified School District

HOA

A Master HOA is being formed and the monthly fee will be approximately \$245 (est) per month per unit at buildout. The project may require a sub-association. The HOA will cover maintenance of neighborhood parks, perimeter walls, walking paths and trails, arterial streets and parkways. There will be a separate sub-association for this planning area.

CFD/ASSESSMENT

A CFD is formed and the overall property tax is not expected to exceed 1.90%.

ENTITLEMENTS

Seller is processing the site plan for 126 units as part of Sellers responsibilities, estimated to obtain approvals by October 2024. Seller shall process final engineering and building plans for the project. Construction documents (CD's) are in process as well and will be completed by the close of escrow.

IMPROVEMENTS

Site will be delivered with backbone infrastructure and roads completed. The site is currently graded to blue topped condition for 108 units. Buyer to complete precise grading for 126 units post closing.

COSTS TO COMPLETE (EST)

Improvements	\$ 49,745
Fees	\$ 44,697
Consultants	\$ 3,840
Refunds	\$ (2,679)
Total	\$ 95,602

DEVELOPMENT TIMING

Backbone and streets will be completed 3rd Qtr 2024.

UTILITIES

The project will be delivered with water, sewer, and dry utilities stubbed to the site.

PRODUCT SUMMARY * as of 10/2024

PLAN	SIZE	# UNITS	BD/BA	PRICE *	RENTS
1	1,297	29	3/2.5	\$698,000	\$4,710
2	1,310	43	3/2.5	\$698,000	\$4,710
3	1,500	27	4/2.5	\$755,000	\$5,087
3X	1,500	4	4/2.5	\$755,000	\$5,087
4	1,561	23	4/2.5	\$755,000	\$5,087

PA 2 - SITE PLAN



UNIT SUMMARY

#	Plan	Type	Net Area	Parking Req.
29 DU	1	3 bd/2.5 ba/2 Car Garage	1,297 sf	58 sp
43 DU	2	3 bd/2.5 ba/2 Car Garage	1,310 sf	86 sp
27 DU	3	4 bd/2.5 ba/Loft Opt/2 Car Garage	1,500 sf	54 sp
4 DU	3x	4 bd/2.5 ba/Loft Opt/2 Car Garage	1,500 sf	8 sp
23 DU	4	4 bd/2.5 ba/Loft Opt/2 Car Garage	1,561 sf	46 sp
Total: 126 DU			Total Net Area: 176,346 sf (Avg. 1,400 sf)	252 sp
				Guest Spaces Req.: 0.2 sp/unit - 26 sp
				Total Spaces Req.: 278 sp (± 2.21 sp/unit)

21'-0"

42'-9 1/2"

3'-6"

2'-0"

BED 2
10'-0" x 11'-2"

BED 3
10'-0" x 10'-3"

LAUNDRY

LINEN

HALL

17R DN

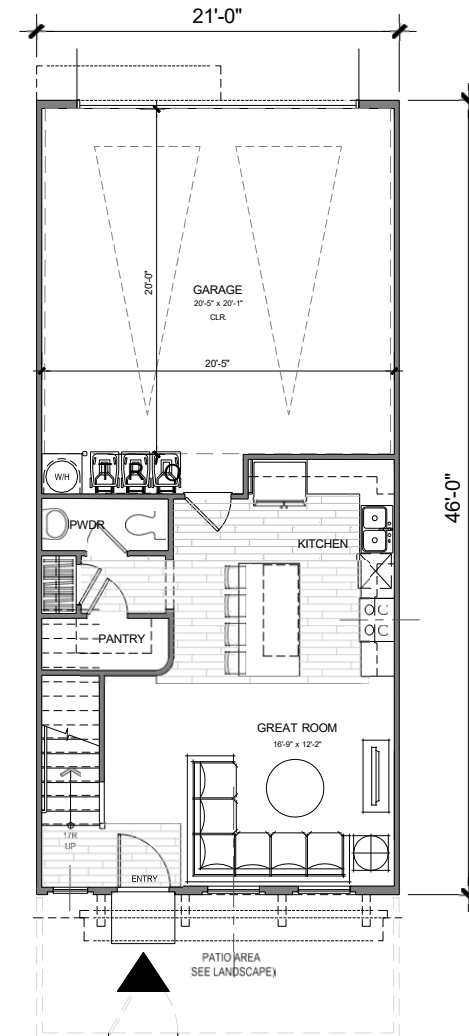
W.I.C.

P. BEDROOM
11'-0" x 13'-2"

BA 2

P.BA.

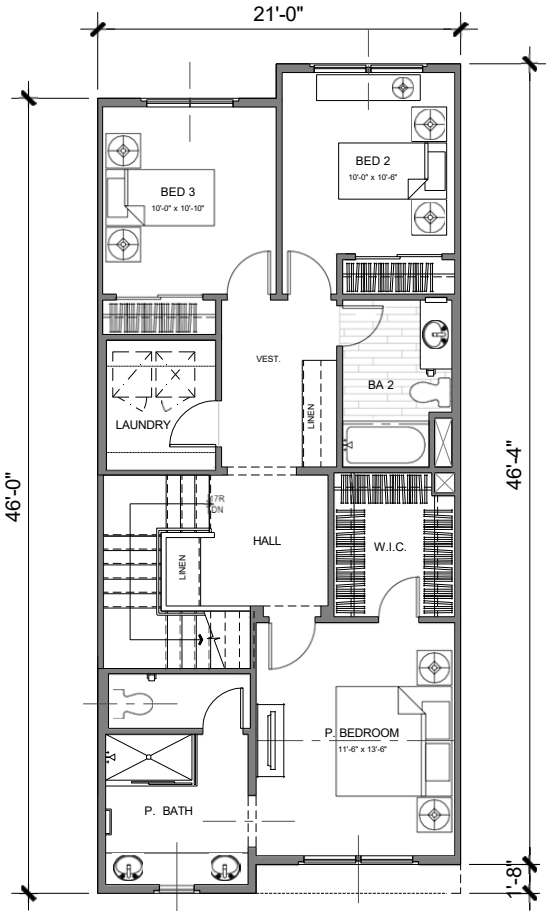
1st Floor	484 SQ FT
2nd Floor	813 SQ FT
Total Living	1,297 SQ FT



18

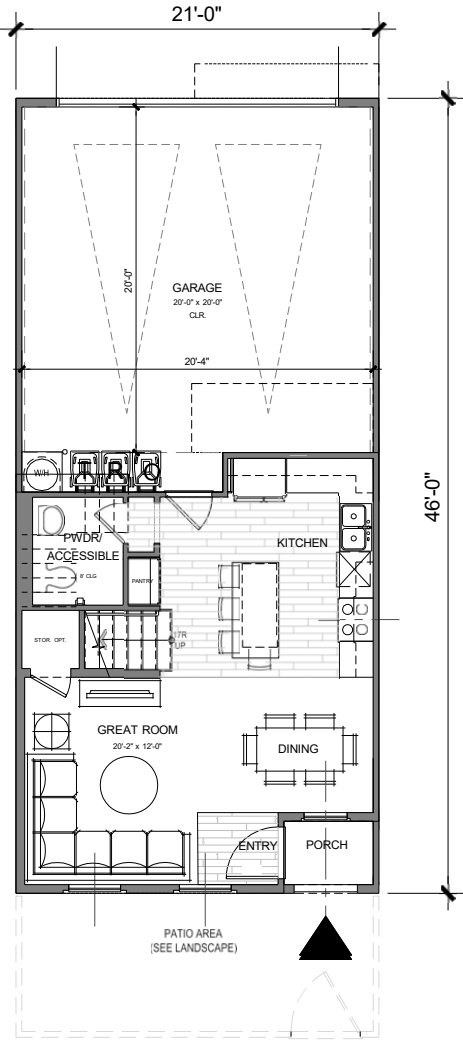


PLAN 2 FLOOR PLANS



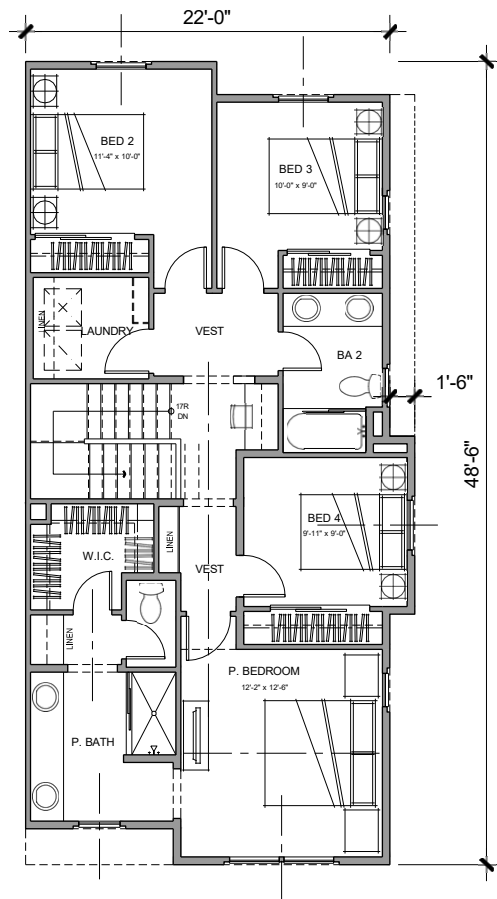
2ND FLOOR PLAN

<u>GROSS SF</u>	
1st Floor	492 SQ FT
2nd Floor	900 SQ FT
Total Living	1,392 SQ FT
Garage	458 SQ FT
Accessible	+19 SQ FT
<u>NET SF</u>	
1st Floor	463 SQ FT
2nd Floor	847 SQ FT
Total Living	1,310 SQ FT

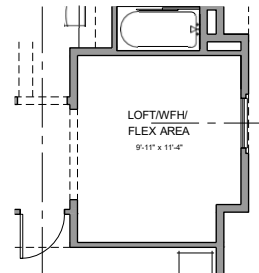


1ST FLOOR PLAN

PLAN 3 FLOOR PLANS



2ND FLOOR PLAN

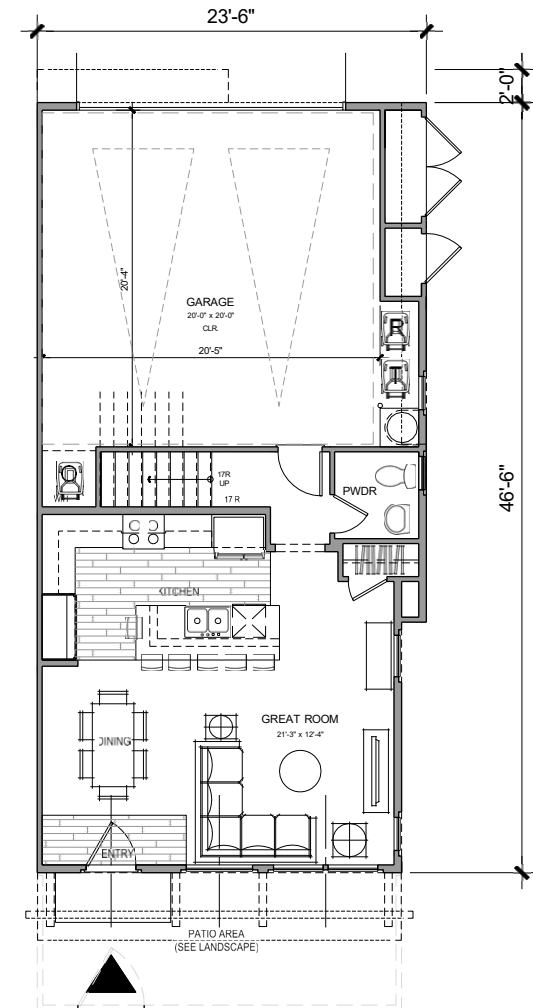


LOFT OPTION

GROSS SF	
1st Floor	607 SQ FT
2nd Floor	980 SQ FT
Total Living	1,587 SQ FT

Garage	501 SQ FT
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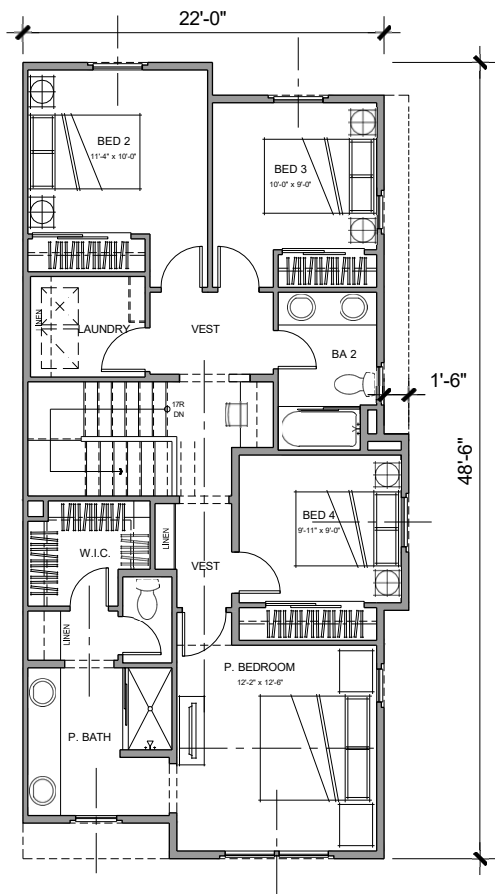
NET SF	
1st Floor	577 SQ FT
2nd Floor	923 SQ FT
Total Living	1,500 SQ FT



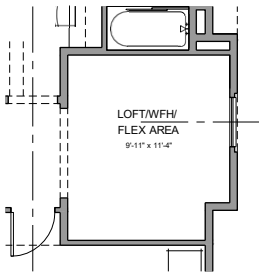
1ST FLOOR PLAN



PLAN 3X FLOOR PLANS

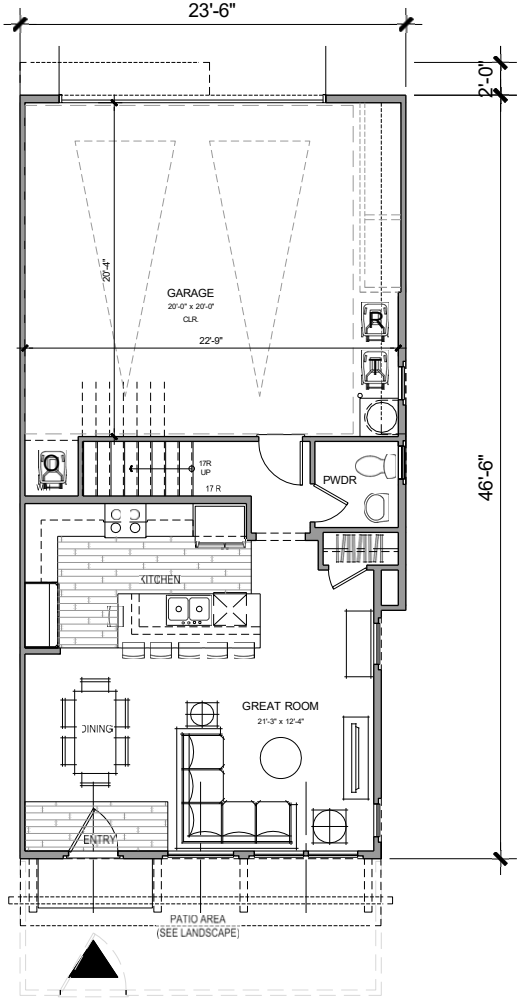


2ND FLOOR PLAN



LOFT OPTION

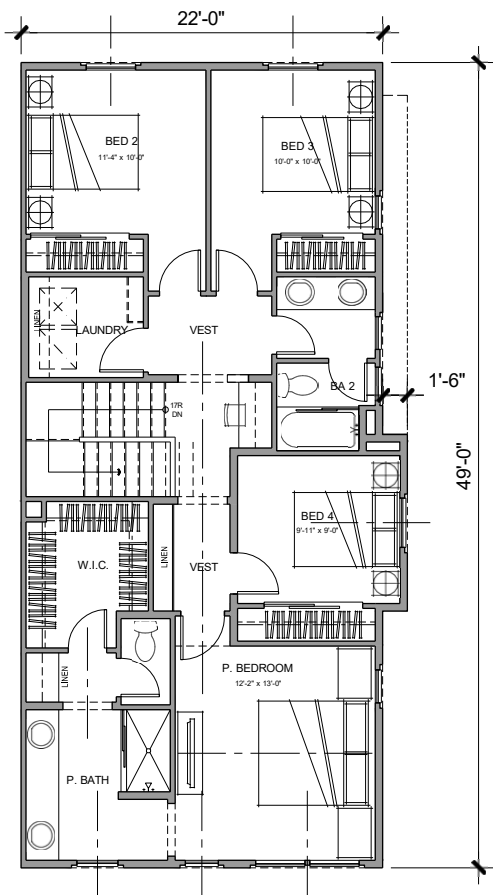
<u>GROSS SF</u>	
1st Floor	607 SQ FT
2nd Floor	980 SQ FT
Total Living	1,587 SQ FT
Garage	501 SQ FT
<u>NET SF</u>	
1st Floor	577 SQ FT
2nd Floor	923 SQ FT
Total Living	1,500 SQ FT



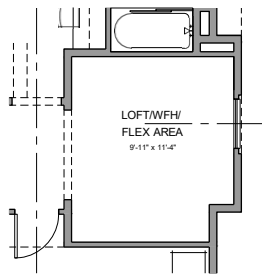
1ST FLOOR PLAN



PLAN 4 FLOOR PLANS

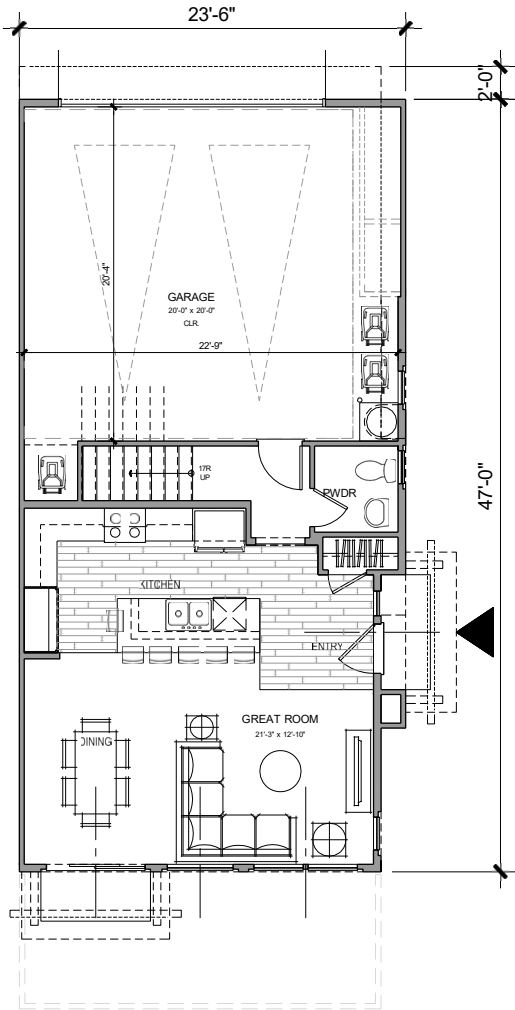


2ND FLOOR PLAN



LOFT OPTION

GROSS SF	
1st Floor	618 SQ FT
2nd Floor	1,031 SQ FT
Total Living	1,649 SQ FT
Garage	
	501 SQ FT
NET SF	
1st Floor	587 SQ FT
2nd Floor	974 SQ FT
Total Living	1,561 SQ FT



1ST FLOOR PLAN

PA 2 - ELEVATIONS



PA 2 - RENDERING 1



PA 2 - RENDERING 2



PA 2 - RENDERING 3



PRODUCT MAP

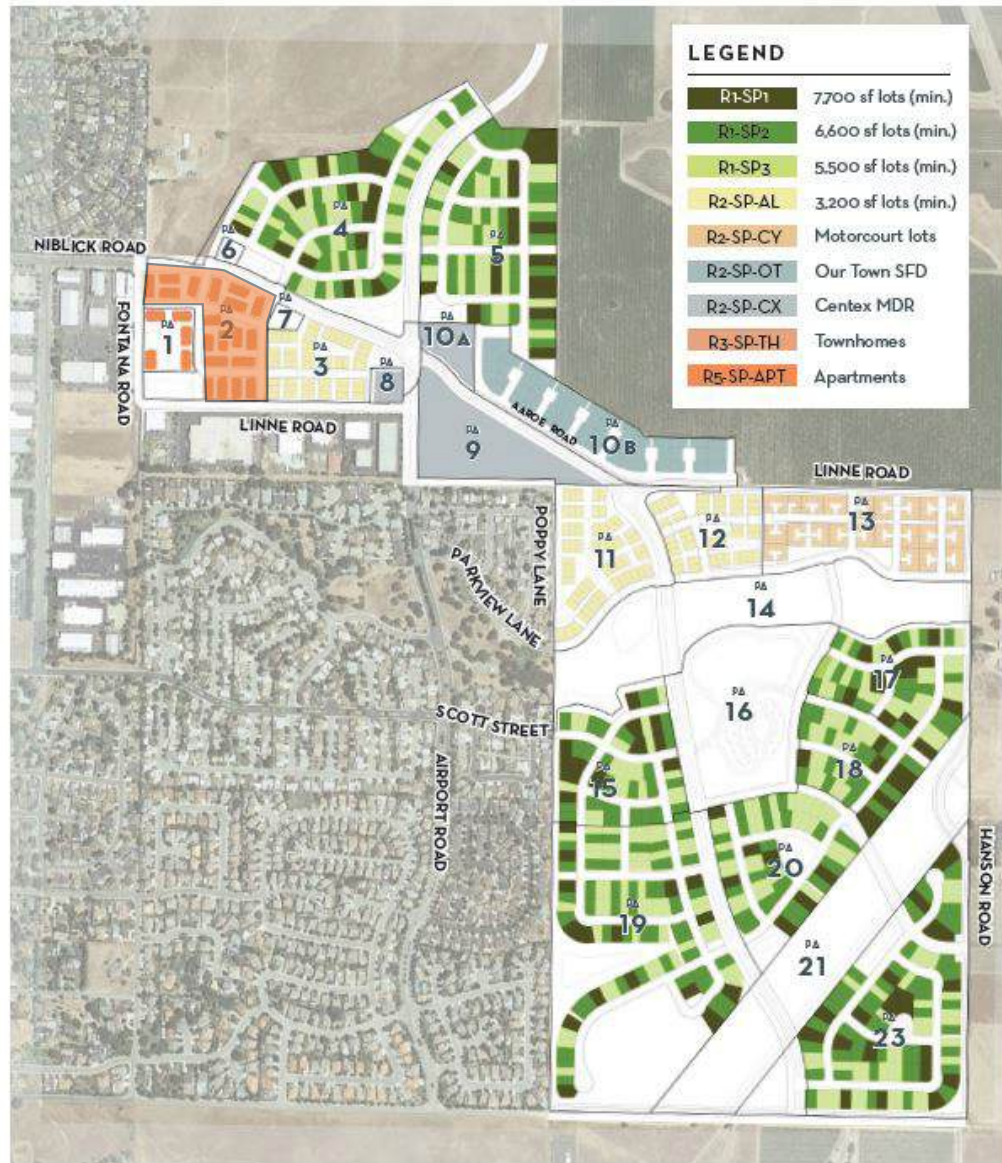


TABLE 2.1.B - DENSITY ALLOCATION TABLE

Planning Area	Product	Units	Gross AC	Gross Density
PA-1	Apartments	60	2.9	20.5
PA-2	Townhomes	108	12.9	8.4
PA-3	40x80s	48	10.5	4.6
PA-4	SFD	86	31.4	2.7
PA-5	SFD	87	24.8	3.5
PA-8*	MDR	12	1.1	10.1
PA-9**	MDR	119	11.8	10.1
PA-10A	MDR	21	14.5	3.7
PA-10B	Our Town SFD	53	2.1	10.1
PA-11	40x80s	55	13.2	4.1
PA-12	40x80s	42	8.5	5.0
PA-13	Motorcourts	129	16.4	7.9
PA-15	SFD	55	14.7	3.8
PA-17	SFD	53	13.6	3.9
PA-18	SFD	43	10.1	4.3
PA-19	SFD	108	45.0	2.4
PA-20	SFD	59	16.3	3.6
PA-23	SFD	95	29.5	3.2
Totals		1,233	279.3	4.4

*PA-8 Neighborhood Commercial Overlay District. Maximum Non-Residential Uses not to exceed 9,800 SF at 0.25 FAR. See the Commercial Agrarian Design Guidelines for additional standards.

**PA-9 School Site Overlay District.

OFFERING GUIDELINES

PRICE Submit.

TERMS All cash at the close of escrow.

FEASIBILITY PERIOD Buyer may have up to 45 Days from the mutual execution of Letter of Intent (LOI) to complete a feasibility investigation of the property. A draft PSA will be provided to buyer by seller within 10 days upon mutual execution of LOI.

DUE DILIGENCE Due diligence information is available to a buyer by clicking the following link: [Viñedo PA 2 Due Diligence](#)

DEPOSITS Buyer to open escrow with a refundable deposit equal to 1% of the purchase price. Upon buyer's approval of the feasibility period, the deposit shall be increased to 10% of the purchase price and will become non-refundable.

CLOSE OF ESCROW Shall be 10 days following approval of final improvement plans and a ready to record map. Seller will process final engineering plans.

CONDITION OF PROPERTY AT CLOSE OF ESCROW Seller to deliver property blue topped with utilities stubbed to the site. Buyer will finish development of intracts.

SELLER Olsen Ranch 212, LLC

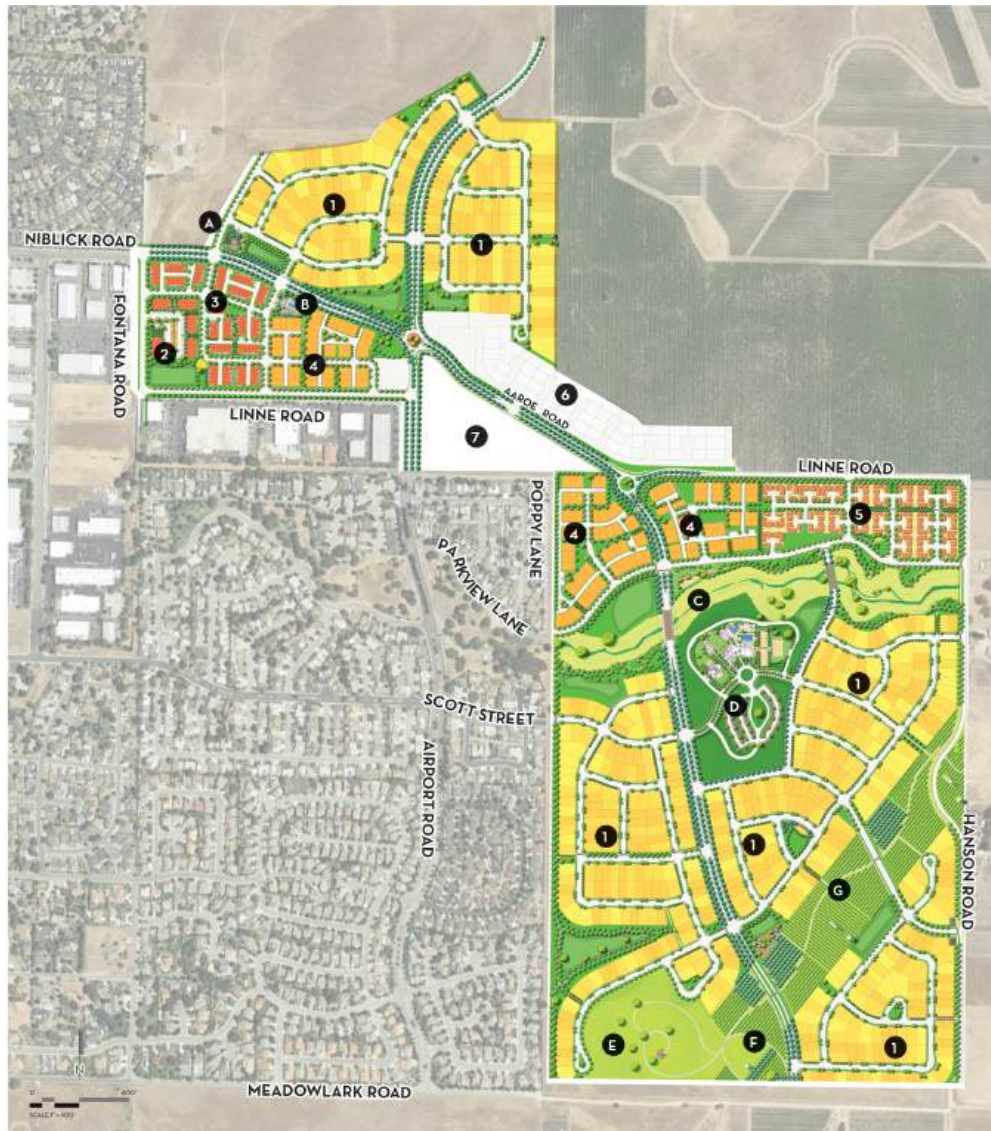
BROKERAGE DISCLOSURE WD Land may act as seller's agent for more than one prospective buyer on this property. Any prospective buyer requesting WD Land to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships as with other prospective buyers. Pursuant to S.B. 1171, all offers on real estate in the State of California are required to be accompanied by an executed version of the Brokerage Disclosure Forms. Please fill out the forms and return them with your offer.





DEVELOPMENT SUMMARY

COMMUNITY MASTER PLAN



LEGEND

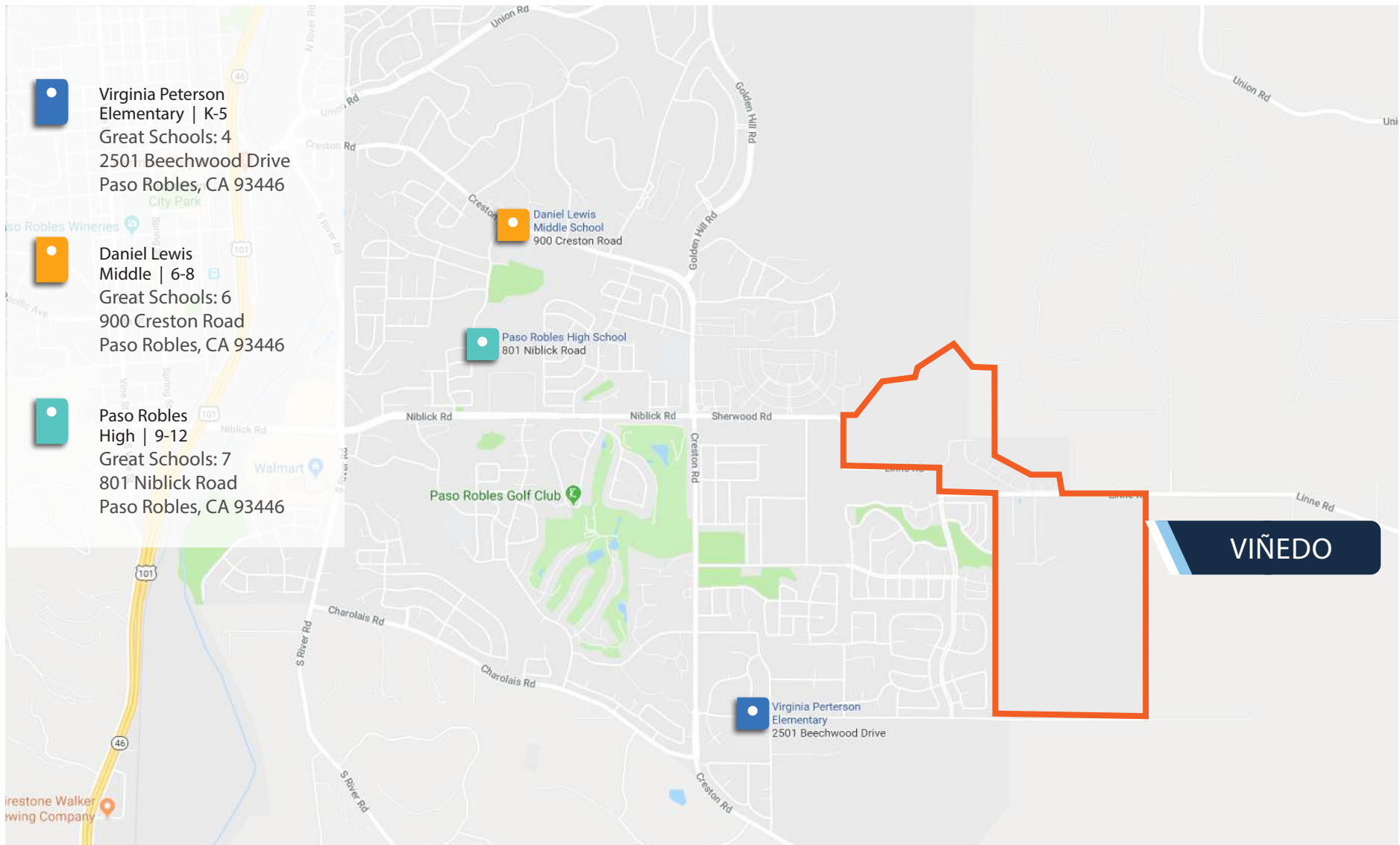
HOUSING TYPOLOGIES & PARCEL AREAS

- 1 CONVENTIONAL SFD LOTS (50, 60, 70 x 110s)
- 2 MULTI-FAMILY
- 3 TOWNHOMES
- 4 40x80 SFD GREENCOURTS
- 5 SFD MOTORCOURTS
- 6 OUR TOWN
- 7 AMBIENT PARCEL/ SFD MOTORCOURTS

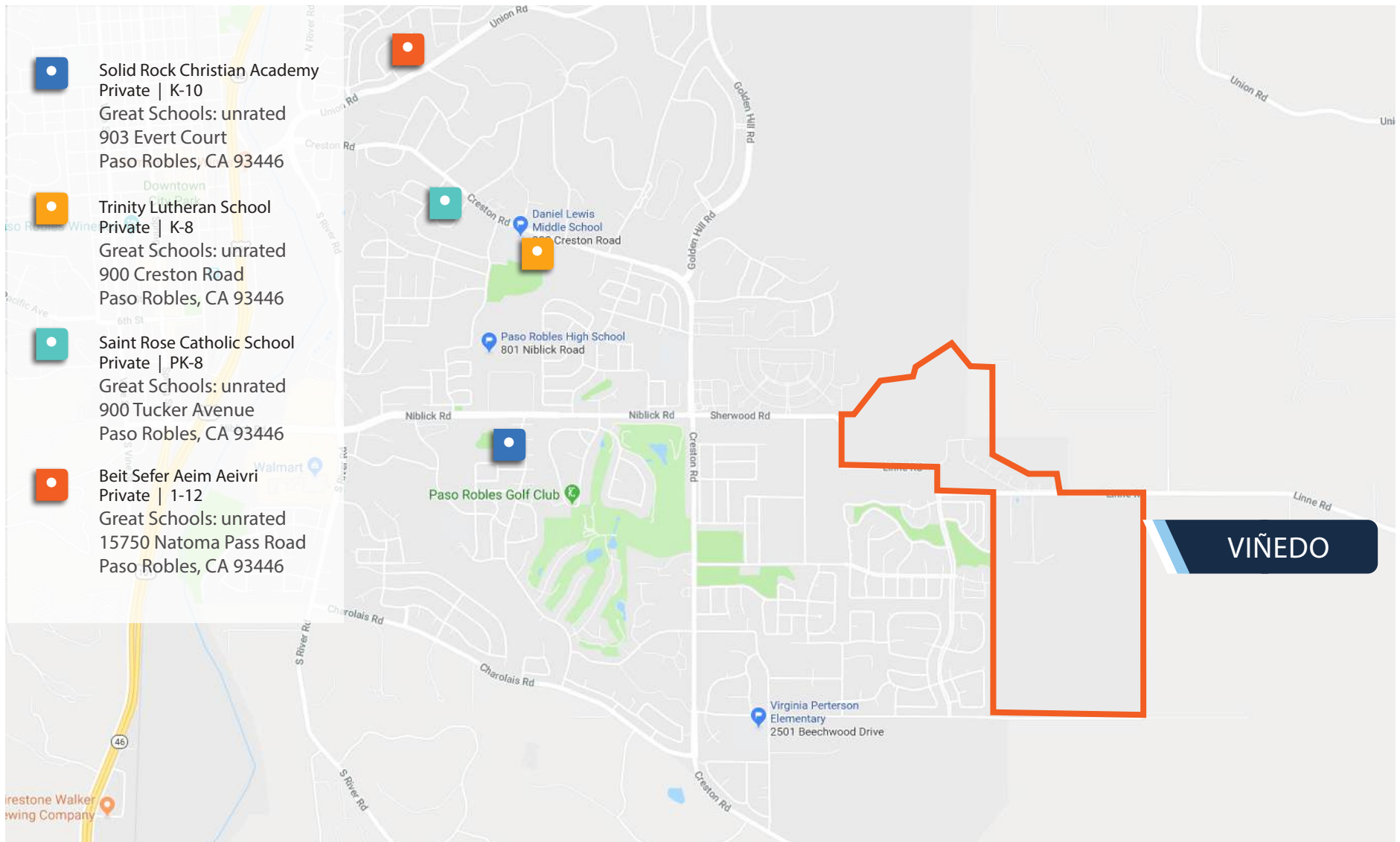
COMMUNITY AMENITIES

- A THE FARMSTAND
- B THE POOLHOUSE
- C TURTLE CREEK PARK
- D THE OVERLOOK
- E OAK KNOLL PARK
- F MEADOWLARK PARK
- G THE VINES PARK & TRAIL

SCHOOLS- PUBLIC



SCHOOLS - PRIVATE



WALKING DISTANCE CONCEPT DIAGRAM



NEIGHBORHOOD STRUCTURE

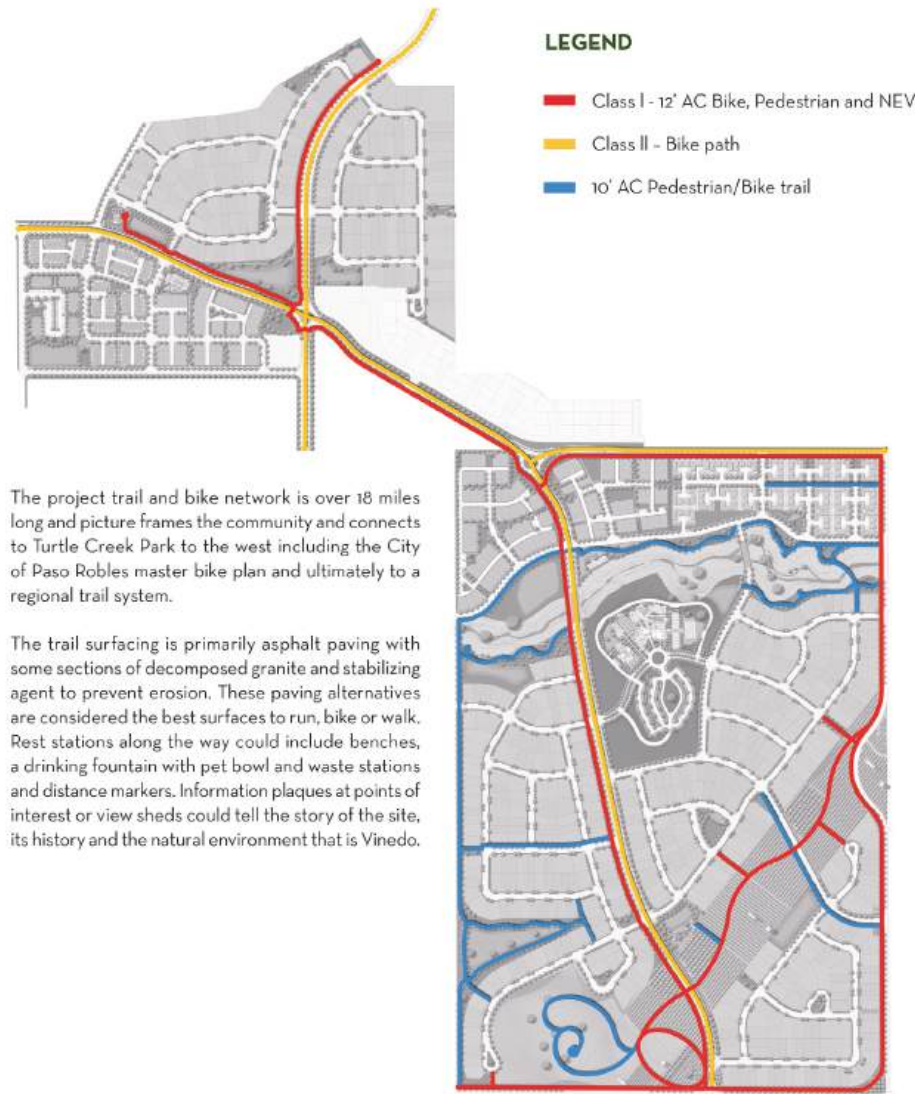
Every residence in Viñedo is located within a 2.5-minute walk of at least one neighborhood park. Residents can easily reach one of the three larger community amenity centers (The Poolhouse, The Overlook or The Vines & Meadowlark Park) within a 5-minute walk along the extensive network of neighborhood paths and trails.

As seen in Map 2.1.B - Walking Distance Concept Diagram, Viñedo is designed as a series of smaller neighborhood districts, each arranged around a neighborhood gathering space. The diagram at right depicts a series of 2.5 minute pedestrian sheds around each neighborhood district. The larger, 5-minute pedestrian sheds are centered on the community-wide amenities.

In all, there are over a dozen neighborhood parks planned in Viñedo along with two regional park systems (the extension of Turtle Creek Park) and The Vines trail park within the PG&E easement. Both of these parks will link into the larger regional system of trails and bike networks.

When built, the school will also be within a 5-minute walk of many of the residents of Viñedo. Conveniently and centrally situated, it is located along the multi-modal path that links the S. Chandler and Olsen parcels making it easy for parents to get their children to and from school.

TRAIL PLAN



COMMUNITY AMENITY PLAN



COMMUNITY AMENITY PLAN

As identified in the Community Character and Theme, the landscape echoes the agrarian roots of the land. Orchards, vines, row crops, fields of wheat are all familiar landscape forms. Where the community gateways and neighborhood entries occur, these agrarian forms will be repeated, such as groves or bosques of trees and layered rows of accent shrubs. In between these parkway or median accent areas a "less is more" approach is intended with ornamental grasses, shrubs and groundcovers with crushed rock mulches in between. Alternative paving materials such as decomposed granite paving for trails and walks helps complete the rustic yet elegant nature of the landscape.

LEGEND

- ① The Farmstand
- ② The Poolhouse
- ③ Turtle Creek Park
- ④ The Overlook
- ⑤ Oak Knoll Park
- ⑥ The Vines (PG&E easement park)
- ⑦ Meadowlark Park
- ⑧ Dog Park
- ⑨ Community Entry
- ⑩ Neighborhood Park
- ⑪ Community Trail
- ⑫ Ponding Basin
- ⑬ Olsen Creek Bridge

THE FARMSTAND



THE POOL HOUSE



NIBLICK TRAIL & BLVD

KEY PLAN



NIBLICK TRAIL & BLVD.

Vinedo is designed with over eight miles of paths and trails, providing residents with a variety of options to move between neighborhoods and community amenities.

Niblick Boulevard, running north-south through the site, will be a multi-modal boulevard separated by a landscaped median. Multi-modal paths will weave throughout the plan, providing pedestrians, bicyclists and neighborhood electric vehicles (NEVs) with off-street circulation options throughout the community.

The edges of these paths will be planted with vines to reinforce the agrarian character of the Vinedo community.



Artist's illustration. Landscaping, colors, materials, walls, gates and fencing subject to change based on final designs.

TURTLE CREEK EXTENSION

KEY PLAN



TURTLE CREEK EXTENSION

This birds-eye view looking northeast across the site illustrates how new development will integrate seamlessly with the existing Scott Road Extension along Turtle Creek Park. On the right, the park serves as a primary open space, linked to a number of paths, trails, and greenways. The Overlook sits atop the knoll with long views to the vineyards beyond.



Artist's illustration. Landscaping, colors, materials, walls, gates and fencing subject to change based on final designs.

TYPICAL STREETSCAPE

KEY PLAN



TYPICAL STREETSCAPE

Vinedo will feature multi-modal, pedestrian-oriented streetscapes with sidewalks and features that ensure a comfortable walking experience. Sidewalks and front porches facing the street will promote social interaction between neighbors. A variety of architectural styles and drought-tolerant landscaping will add interest to the streetscape.

All of Vinedo's local streets will accommodate neighborhood electric vehicles (NEVs) to further enhance connectivity and promote sustainability.



Artist's illustration. Landscaping, colors, materials, walls, gates and fencing subject to change based on final designs.

EASEMENT & VINEYARD TRAIL

KEY PLAN



EASEMENT & VINEYARD TRAIL

A major focal point of the Vinedo plan is the existing PG&E utility easement running through the southern portion of the property. While unsuitable for structures, this area is ideal for walking trails, vineyards and informal open spaces. Other allowed uses include: playgrounds, parks, tennis courts, basketball courts and barbecue pits, but require special PG&E review and approval.



Artist's illustration. Landscaping, colors, materials, walls, gates and fencing subject to change based on final decisions.

TURTLE CREEK PARK

TURTLE CREEK PARK

Turtle Creek Park anchors the western section of this linear park and is the pedestrian and bike gateway along the creek off Niblick Rd.

This park is primarily passive in nature but at this location enjoys both pickle ball courts and par course equipment as part of an exercise routine. Benches dot the pedestrian and bike trail that meanders through the park towards Royal Oaks park to the west and the trail adjacent Hanson Rd. to the east.

The landscape vernacular provides for both open turf and layered planting of ornamental grasses and shrubs reflecting the movement of the creek.

LEGEND

- ① Park Monument Wall
- ② Concrete Seatwall
- ③ Pickleball Court w/ 4' ht Fencing
- ④ Pedestrian/ Bike Trail
- ⑤ Par Course Circuit w/ Drinking Fountain and DG Paving
- ⑥ Park Bench @ Trail
- ⑦ Open Turf
- ⑧ Specimen Oak

KEY PLAN



OAK KNOLL PARK

OAK KNOLL PARK

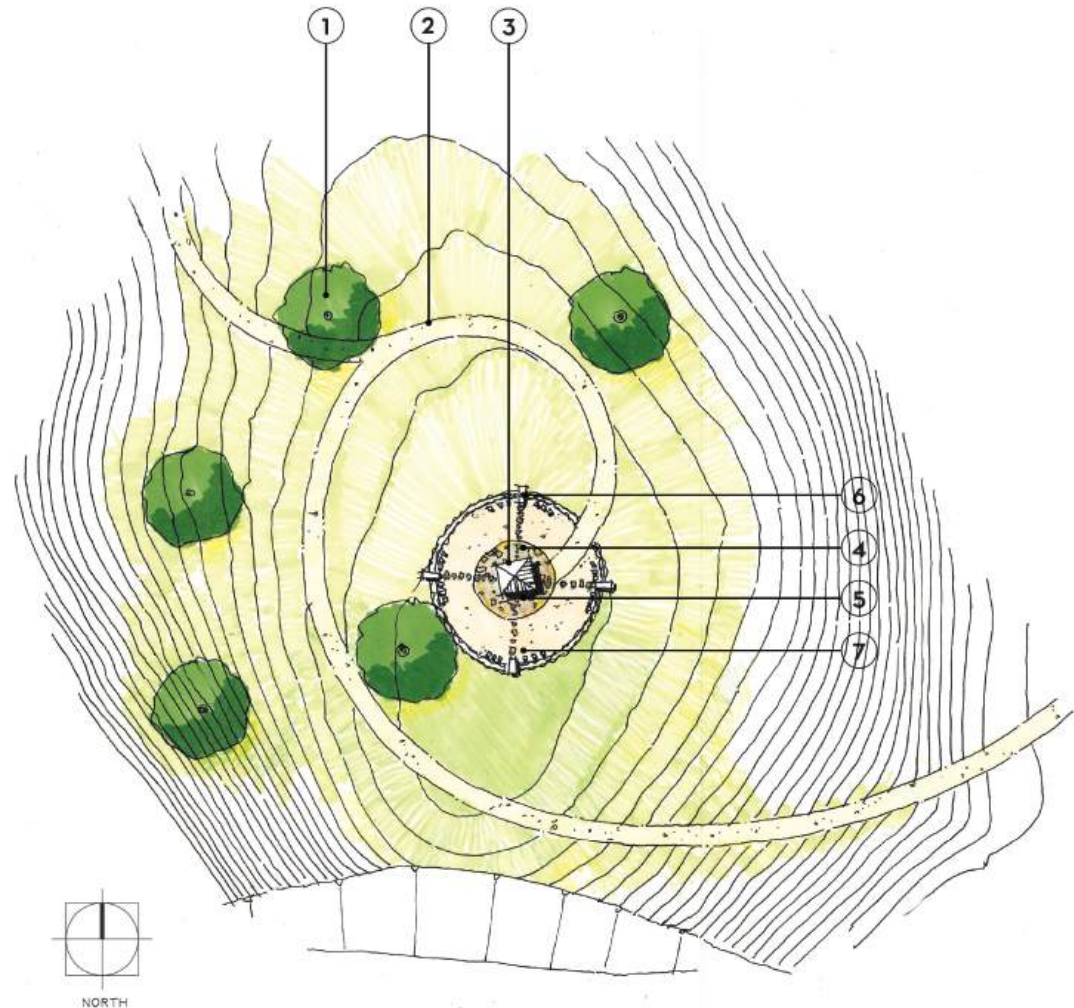
Oak Knoll Park is one of the highest points of the project allowing for 360 views and hosts several majestic oak trees indigenous to the site. The access to the overlook is by the 10' pedestrian and bike trail that connects to the overall community trails network. This particular trail could be native or decomposed granite which blends into the natural landscape environment.

At the summit a solid roof pavilion and patio space provides a resting space and small gathering area. A locally sourced limestone stone wall (30" in height) is used to enclose the area together with stone compass monuments that orient the visitor.

LEGEND

- ① Native Heritage Oaks
- ② 10' Pedestrian / Bike Trail
- ③ Knoll Outlook Pavilion
- ④ Stone Patio
- ⑤ Stacked Limestone Wall
- ⑥ Compass Point Stone Monuments
- ⑦ 3/4" Crushed Rock Surfacing

KEY PLAN



THE VINES PARK & TRAIL

THE VINES PARK & TRAIL

The PG&E easement park allows for several community amenities that include a pedestrian bike trail network with linkages to the adjacent neighborhoods, open play turf, agricultural vignettes of orchards and vines together with an access to the dog park adjacent the easement area.

LEGEND

- ① Vineyards
- ② Remnant Orchards of Stone Fruit
- ③ 10' Pedestrian/Bike Trail
- ④ Dog Park & CSA Maintenance Building
- ⑤ Open Play
- ⑥ PG&E Towers
- ⑦ Tennis Courts & Restrooms

KEY PLAN



LINNE - NIBLICK CITY GATEWAY

LINNE - NIBLICK CITY GATEWAY

Featuring a heritage oak tree and meadow grasses, the Linne-Niblick City gateway creates a transitional threshold between the County and City.



KEY PLAN



MEADOWLARK PARK

MEADOWLARK PARK

The community entry is intended to reflect the agricultural heritage of the site with the use of grove plantings of trees and entry monument and community identity materials of stone and corten metal.

The stone wall forms are typical of many vineyards and orchards, used as property delineators and entry points to the farm.

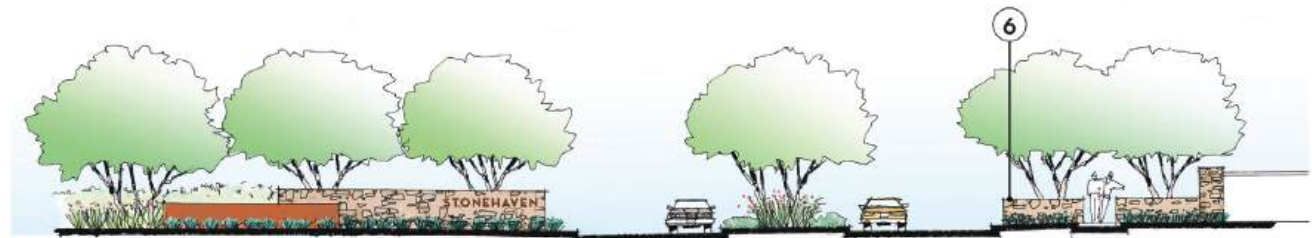
The community monumentation and identification materials will be consistent throughout the project including the use of metal backlit letters to illustrate the monument text.

LEGEND

- ① PG&E Tower
- ② Heritage Oak Protected in Place
- ③ Vineyard
- ④ Pedestrian/Bike Trail
- ⑤ Community Entry
- ⑥ Stone Wall @ Orchard
- ⑦ Entry Olive Orchard
- ⑧ Multi Modal Trail
- ⑨ Orchard Alle
- ⑩ Community Entry Monument
- ⑪ Corten Steel Panel
- ⑫ Entry Monumentation



KEY PLAN



ENTRY ELEVATION



DISCLOSURES

QUALIFICATIONS + DISCLAIMER

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C.A.R. Form DA, 11/06 A real estate broker, whether a corporate, partnership or sole proprietorship, ("Broker") may represent more than one buyer or seller provided the Broker has made a disclosure and the principals have given their consent. This multiple representation can occur through an individual licensed as a broker or through different associate licensees acting for the Broker. The associate licensees may be working out of the same or different office locations.

Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers of, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

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If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller's property and consents to Broker acting as dual agent for both Seller and Buyer in that transaction.

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NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller.

Seller and/or Buyer acknowledges reading and understanding this Disclosure and Consent for Representation of More than One Buyer or Seller and agree to the dual agency possibility disclosed.



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