

FOR SALE

QUAIL CANYON ESTATES

20 ENTITLED LOTS

***BUYER TO VALIDATE**

*in the tranquil and
private community of
Blossom Valley*

QUAIL CANYON ROAD
BLOSSOM VALLEY, LAKESIDE
SAN DIEGO COUNTY, CA 92021

**FLOCKE &
AVOYER**

Commercial Real Estate

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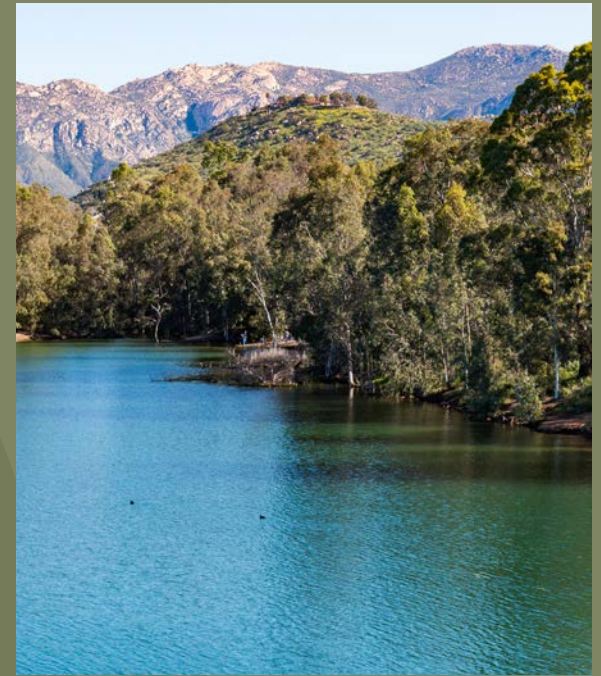




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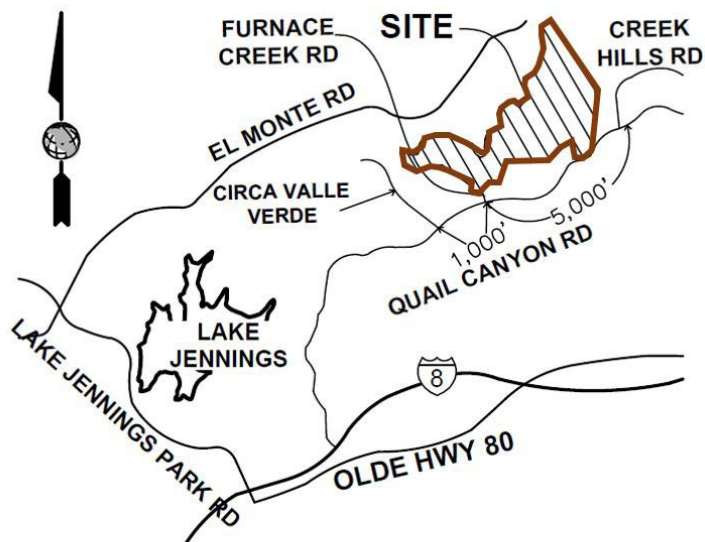
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Flocke & Avoyer is pleased to exclusively present 20 entitled residential lots located in Blossom Valley, Lakeside, California 92021.



VICINITY MAP
NOT TO SCALE

Quail Canyon Estates presents a rare opportunity located in the tranquil and private community of Blossom Valley right off Quail Canyon Road. Quail Canyon Road is one of most desirable streets within Blossom Valley, with homes averaging over \pm \$1.5M (per Zillow). This property is in the perfect nook of the neighborhood that provides scenic valley views. This neighborhood is a home-on-the-range kind of environment with quick access to hiking and riding trails, as well as the lovely 350-acre Lake Jennings recreation area where residents fish, camp and picnic. Although it's far-flung from city glitz or traffic buzz, it is an easy drive to Interstate 8 which leads to shopping and dining in El Cajon. The subject property is located just up the hill from Blossom Valley Elementary and Los Coches Middle School, joining many other surrounding schools and churches.



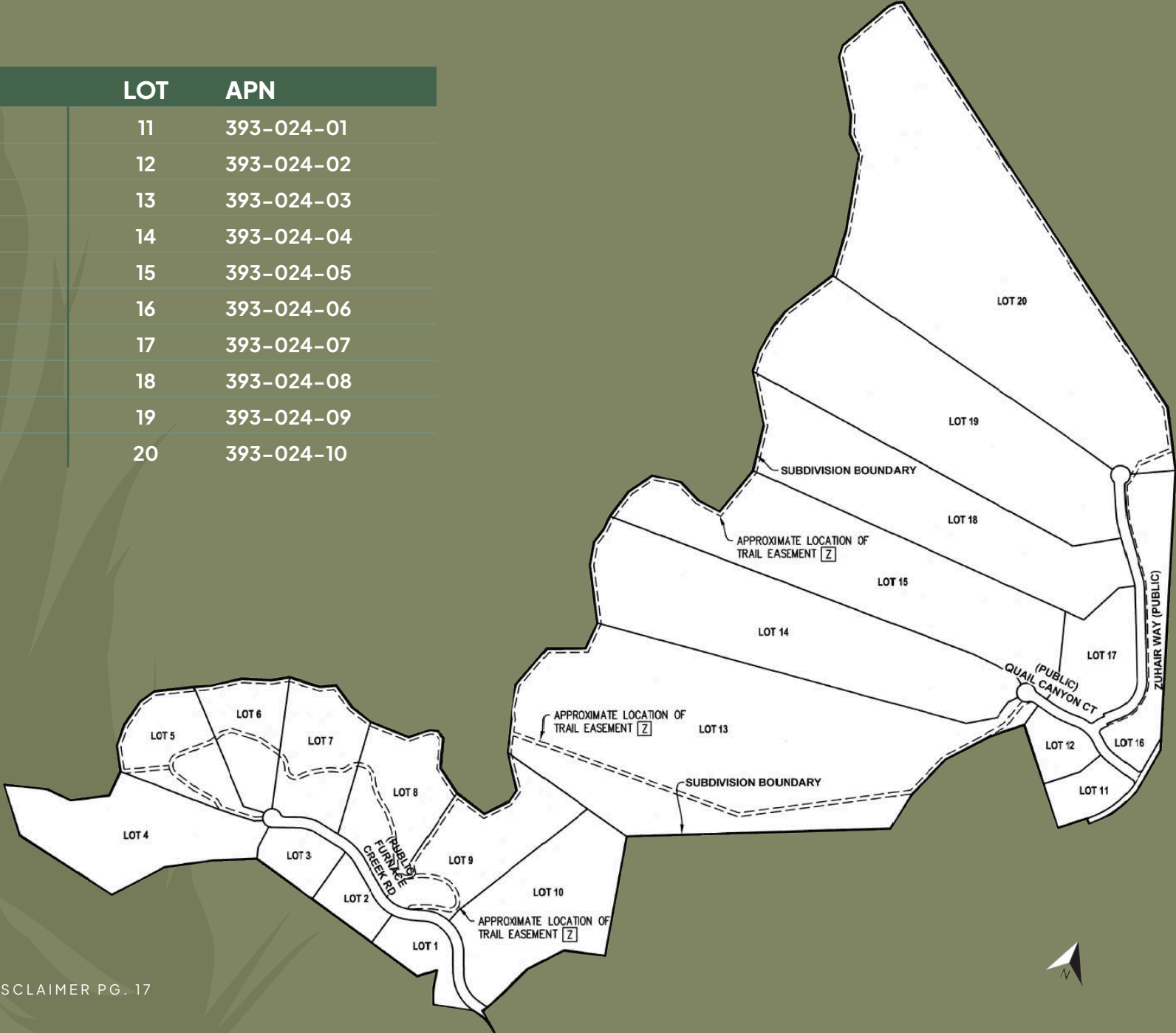
TERMS

The property is being offered at \$7,500,000 (contact brokers for details.)

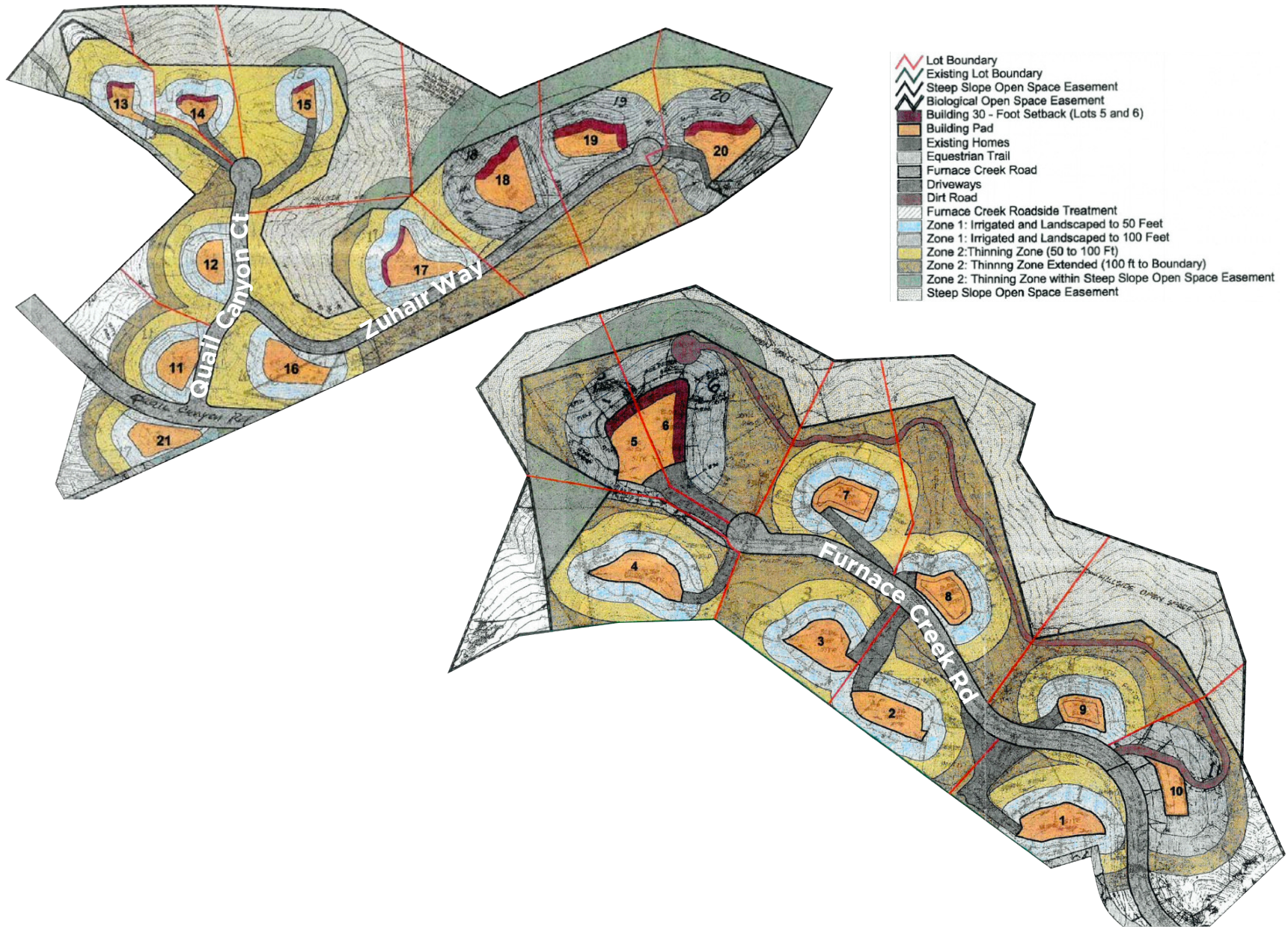
LAND AREA	253.12 AC
APNS	See page 6
LOTS FOR SALE	20
OFFERING PRICE (TOTAL)	\$7.5 Million

TRACT MAPS

LOT	APN	LOT	APN
1	393-023-01	11	393-024-01
2	393-023-02	12	393-024-02
3	393-023-03	13	393-024-03
4	393-023-04	14	393-024-04
5	393-023-05	15	393-024-05
6	393-023-06	16	393-024-06
7	393-023-07	17	393-024-07
8	393-023-08	18	393-024-08
9	393-023-09	19	393-024-09
10	393-023-10	20	393-024-10



LOTS ON PROPOSED LANDSCAPING PLAN



OWNER STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR WE ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, UNLESS OTHERWISE STATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEPICTED AS AN EASEMENT FOR PUBLIC PURPOSES.

WE HEREBY DEDICATE TO THE PUBLIC A PORTION OF FURNACE CREEK ROAD, QUAIL CANYON COURT AND ZUHAR WAY FOR USE AS A STREET AS SHOWN ON SAID MAP TOGETHER WITH THE RIGHTS TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY.

WE HEREBY RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOTS 11 AND 16 IN AND TO QUAIL CANYON ROAD EXCEPT AT THE ACCESS OPENING FOR QUAIL CANYON COURT, AS SHOWN ON SAID MAP.

WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO A PEDESTRIAN AND EQUESTRIAN NON-MOTORIZED TRAIL EASEMENT, TOGETHER WITH THE ACCESS TO MAINTAIN THE TRAIL, AS SHOWN ON SAID MAP.

WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO, A PERPETUAL EASEMENT OVER, UPON, AND ACROSS THE ENTIRE AREA OF THIS MAP AS DELINEATED ON THIS MAP AND DESIGNATED HEREON AS "LIMITED BUILDING ZONE EASEMENT" FOR THE PROTECTION OF AN ADJACENT AREA CONTAINING SENSITIVE BIOLOGICAL RESOURCES (ENCUMBERED BY AN OPEN SPACE EASEMENT) FROM ENCROACHMENT DUE TO CLEARING OF VEGETATION OR FIRE CLEARING ACTIVITIES AND PROHIBITS CONSTRUCTION, ERECTION OR PLACEMENT OF ANY STRUCTURE DESIGNATED OR INTENDED FOR OCCUPANCY BY HUMANS OR ANIMALS. THE SOLE EXCEPTION(S) TO THIS PROHIBITION ARE:

1) STRUCTURES DESIGNATED OR INTENDED FOR OCCUPANCY BY HUMANS OR ANIMALS LOCATED NO LESS THAN 100 FEET FROM THE NEAREST BIOLOGICAL OPEN SPACE EASEMENT BOUNDARY, PROVIDED THAT THE STRUCTURES MEET THE MINIMUM FIRE RESISTIVE CONSTRUCTION REQUIREMENTS AS DEFINED BY THE FIRE PROTECTION AUTHORITY (FPA) HAVING JURISDICTION OVER THE PROPERTY AND THAT FPA HAS APPROVED IN WRITING A REDUCTION IN THE VEGETATION CLEARING/FUEL MODIFICATION REQUIREMENTS SO THAT THEY WILL NOT BE REQUIRED WITHIN ANY PORTION OF THE BIOLOGICAL OPEN SPACE EASEMENT.

2) SHEDS, GAZEBOS, AND DETACHED GARAGES, LESS THAN 250 SQUARE FEET IN TOTAL FLOOR AREA, THAT ARE DESIGNED, CONSTRUCTED AND PLACED SO THAT THEY DO NOT REQUIRE CLEARING OR FUEL MODIFICATION WITHIN THE BIOLOGICAL OPEN SPACE EASEMENT, BEYOND THE CLEARING/FUEL MODIFICATION REQUIRED FOR THE PRIMARY STRUCTURES ON THE PROPERTY.

3) DECKING, FENCING, AND SIMILAR FACILITIES.

THE COUNTY OF SAN DIEGO SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE LAND SUBJECT TO THIS EASEMENT AND REMOVE ANY MATERIAL, STRUCTURE OR OTHER THING PLACED OR MAINTAINED CONTRARY TO THE TERMS OF THIS EASEMENT, AND TO DO ANY WORK NECESSARY TO ELIMINATE THE EFFECTS IF ANY VIOLATION OF THIS EASEMENT. THIS EASEMENT SHALL NOT AUTHORIZE ANY MEMBER OF THE PUBLIC TO USE OR ENTER UPON THE LAND SUBJECT TO THIS EASEMENT, IT BEING UNDERSTOOD THAT THE PURPOSE OF THIS EASEMENT IS SOLELY TO RESTRICT THE USE OF SAID LAND. THE TERMS OF THIS EASEMENT MAY BE SPECIFICALLY ENFORCED OR ENJOINED BY PROCEEDINGS IN A COURT OF COMPETENT JURISDICTION AND SHALL BE BINDING UPON THE GRANTOR(S) AND ITS OR THEIR SUCCESSORS AND ASSIGNS.

WE HEREBY RESERVE A PRIVATE FIRE ACCESS EASEMENT.

QUAIL CANYON ESTATES LTD., A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER.

Signature of Saad Hirmez, President

COUNTY OF SAN DIEGO TRACT NO. 5202-2 TITLE SHEET

BEING A SUBDIVISION OF REMAINDER LOT A OF COUNTY OF SAN DIEGO TRACT NO. 5202-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16363, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 11, 2019.

SUBDIVISION GUARANTEE FOR THIS SUBDIVISION FURNISHED BY: CHICAGO TITLE INSURANCE COMPANY INC., ORDER NUMBER 00105541-996-S01-RT4.

OPEN SPACE EASEMENTS FOR STEEP SLOPES AND SENSITIVE BIOLOGICAL AREAS, GRANTED TO THE COUNTY OF SAN DIEGO RECORDED JUNE 15, 1992 AS DOCUMENT NO. 1992-0370404, ARE NOT SHOWN ON THIS MAP BECAUSE THEY HAVE BEEN VACATED PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

NOTARY CERTIFICATE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF (California) COUNTY OF (San Diego) ON 2-2-2023 BEFORE ME, John Bahr

Sead Hirmez A NOTARY PUBLIC, PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY) EXECUTED THE SAME IN (HIS/HER/THEIR) AUTHORIZED CAPACITY(IES), AND THAT BY (HIS/HER/THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE (John Bahr) PRINT NAME (John Bahr) A NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS COUNTY OF (San Diego)

MY COMMISSION EXPIRES (1-25-2025)

COMMISSION # OF NOTARY (2343358)

ACCEPTANCE CERTIFICATE

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS MAP, HAS ACCEPTED ON BEHALF OF THE PUBLIC SUBJECT TO IMPROVEMENT, QUAIL CANYON COURT, FURNACE CREEK ROAD AND ZUHAR WAY, TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT-OF-WAY AND RELINQUISH ACCESS RIGHTS FROM LOT 11 AND 16 IN AND TO QUAIL CANYON ROAD AS RELINQUISH AND WAIVED ON SAID MAP, ALL AS DEDICATED ON SAID MAP AND HAS ACCEPTED ON BEHALF OF THE COUNTY THE PEDESTRIAN AND EQUESTRIAN NON-MOTORIZED TRAIL EASEMENT AND THE LIMITED BUILDING ZONE EASEMENT ALL AS GRANTED ON SAID MAP.

AND PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, HAS VACATED THE FOLLOWING EASEMENTS:

AN OPEN SPACE EASEMENT IN FAVOR OF THE COUNTY OF SAN DIEGO, A POLITICAL SUBDIVISION, FOR THE PROTECTION OF STEEP SLOPE AREAS, RECORDED JUNE 15, 1992, AS INSTRUMENT NO. 1992-0370404, OF OFFICIAL RECORDS.

AN OPEN SPACE EASEMENT IN FAVOR OF THE COUNTY OF SAN DIEGO, A POLITICAL SUBDIVISION, FOR THE PROTECTION OF SENSITIVE BIOLOGICAL AREAS, RECORDED JUNE 15, 1992, AS INSTRUMENT NO. 1992-0370404, OF OFFICIAL RECORDS.

ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS



Signature of Samantha Suleman, Deputy DATE: 05/04/2023

BOND AND ASSESSMENT CERTIFICATE SIGNATURE OMISSION STATEMENT

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- 3. QUAIL CANYON LAND COMPANY, A LIMITED PARTNERSHIP, FOR ROAD, SEWER, WATER, GAS, POWER TELEPHONE LINES AND APPURTENANCES THERETO, RECORDED SEPTEMBER 17, 1971 AS FILE/PAGE NO. 210654, OF OFFICIAL RECORDS.
5. SAN DIEGO COUNTY FLOOD CONTROL DISTRICT, ZONE 2, RECORDED NOVEMBER 1, 1978 AS FILE/PAGE NO. 78-473776.
6. THE COUNTY OF SAN DIEGO, FOR A REJECTED OFFER OF DEDICATION AS SHOWN ON MAP 9154.
9. EASEMENT FOR COUNTY HIGHWAY RECORDED SEPTEMBER 21, 2000 AS DOC # 2000-0505910.
A. THE COUNTY OF SAN DIEGO FOR AN OPEN SPACE EASEMENT FOR THE PROTECTION OF SENSITIVE BIOLOGICAL AREAS, RECORDED FEBRUARY 9, 2023, AS INSTRUMENT NO. 2023-2034444

BOND AND ASSESSMENT CERTIFICATE

WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DIRECTOR OF PUBLIC WORKS OF SAID COUNTY HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF OUR OFFICES, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN BY THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

DAN MCALLISTER, COUNTY TREASURER-TAX COLLECTOR, Signature, DATE: 5/4/2023

DEREK CADE - INTERIM DIRECTOR OF PUBLIC WORKS, Signature, DATE: 3-2-23

SURVEYOR STATEMENT

I, RYAN J. WAKEFIELD, A PROFESSIONAL LAND SURVEYOR, STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN OCTOBER 2015 AND JANUARY 2016, AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND OR WILL BE SET AS NOTED AT THE SUBDIVISION BOUNDARY CORNERS AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN 30 DAYS AFTER COMPLETION OF THE REQUIRED IMPROVEMENTS, AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Signature of Ryan J. Wakefield, DATE: 2-2-2023, RYAN J. WAKEFIELD, PLS 9117



COUNTY SURVEYOR STATEMENT

I, RAYMOND L. MATHE, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT TOGETHER WITH ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLETED WITH I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Signature of Raymond L. Mathe, DATE: 3-2-23, RAYMOND L. MATHE, PLS 6185, COUNTY SURVEYOR



TAX DEPOSIT CERTIFICATE

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (a) DEPOSITS FOR TAXES, AND (b) CERTIFICATION OF THE ABSENCE OF LENS FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLETED WITH.

ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS



Signature of Samantha Suleman, DEPUTY, DATE: 05/04/2023

RECORDER CERTIFICATE

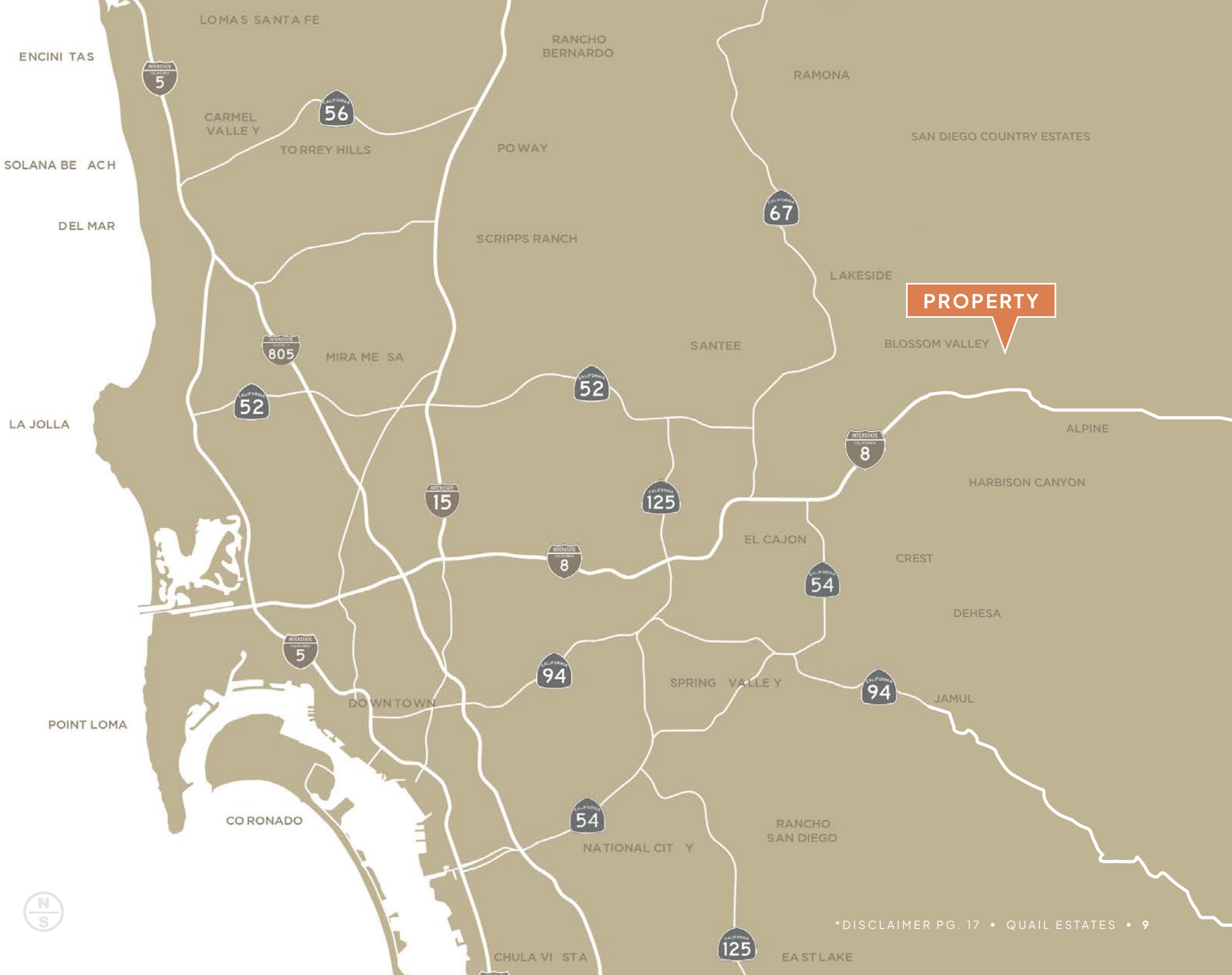
FILE NO. 2023-7000204

JORDAN Z. MARKS

I, JORDAN Z. MARKS, RECORDER OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR THE RECORDATION THIS MAP FILED AT THE REQUEST OF RYAN J. WAKEFIELD THIS 4th DAY OF MAY 2023 AT 12:28 O'CLOCK P.M.

JORDAN Z. MARKS, COUNTY RECORDER

Signature of Jordan Z. Marks, DEPUTY, DATE: 5/4/2023, FEE: \$149.00



PROPERTY

BLOSSOM VALLEY

LAKESIDE

SANTEE

HARBISON CANYON

CREST

DEHESA

JAMUL

EL CAJON

SPRING VALLEY

RANCHO SAN DIEGO

NATIONAL CITY

EASTLAKE

CHULA VISTA

DOWNTOWN

CORONADO

POINT LOMA

LA JOLLA

DEL MAR

SOLANA BEACH

ENCINITAS

LOMAS SANTA FE

RANCHO BERNARDO

RAMONA

SAN DIEGO COUNTRY ESTATES

POWAY

SCRIPPS RANCH

TORREY HILLS

CARMEL VALLEY

MIRA MESA

ALPINE

INTERSTATE CALIFORNIA 8

INTERSTATE CALIFORNIA 8

CALIFORNIA 125

INTERSTATE CALIFORNIA 15

CALIFORNIA 52

CALIFORNIA 52

INTERSTATE CALIFORNIA 805

CALIFORNIA 54

CALIFORNIA 94

INTERSTATE CALIFORNIA 5

CALIFORNIA 94

CALIFORNIA 54

CALIFORNIA 125

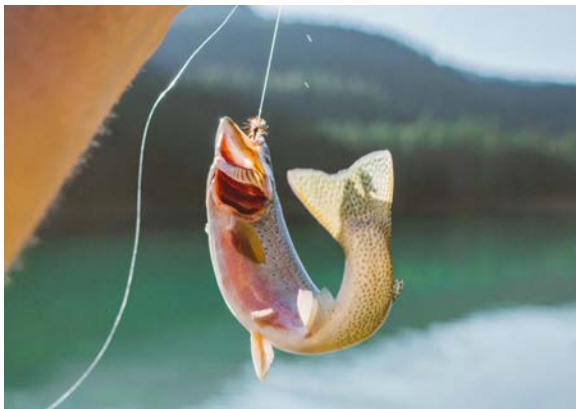
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RECREATIONAL WILDERNESS

Fishing

Nestled within the serene landscape, this area lies a haven for fishing enthusiasts seeking a wilderness escape. The lakeshores offer a tranquil setting, where the rhythmic cast of lines melds with the gentle rustle of surrounding foliage. Surrounded by the embrace of nature, anglers can try their luck in the crystal-clear waters, home to a variety of freshwater treasures. From Lake Jennings, Lindo Lake, El Capitan, or even San Vicente Reservoir, there are endless fishing opportunities right in your backyard.



Camping

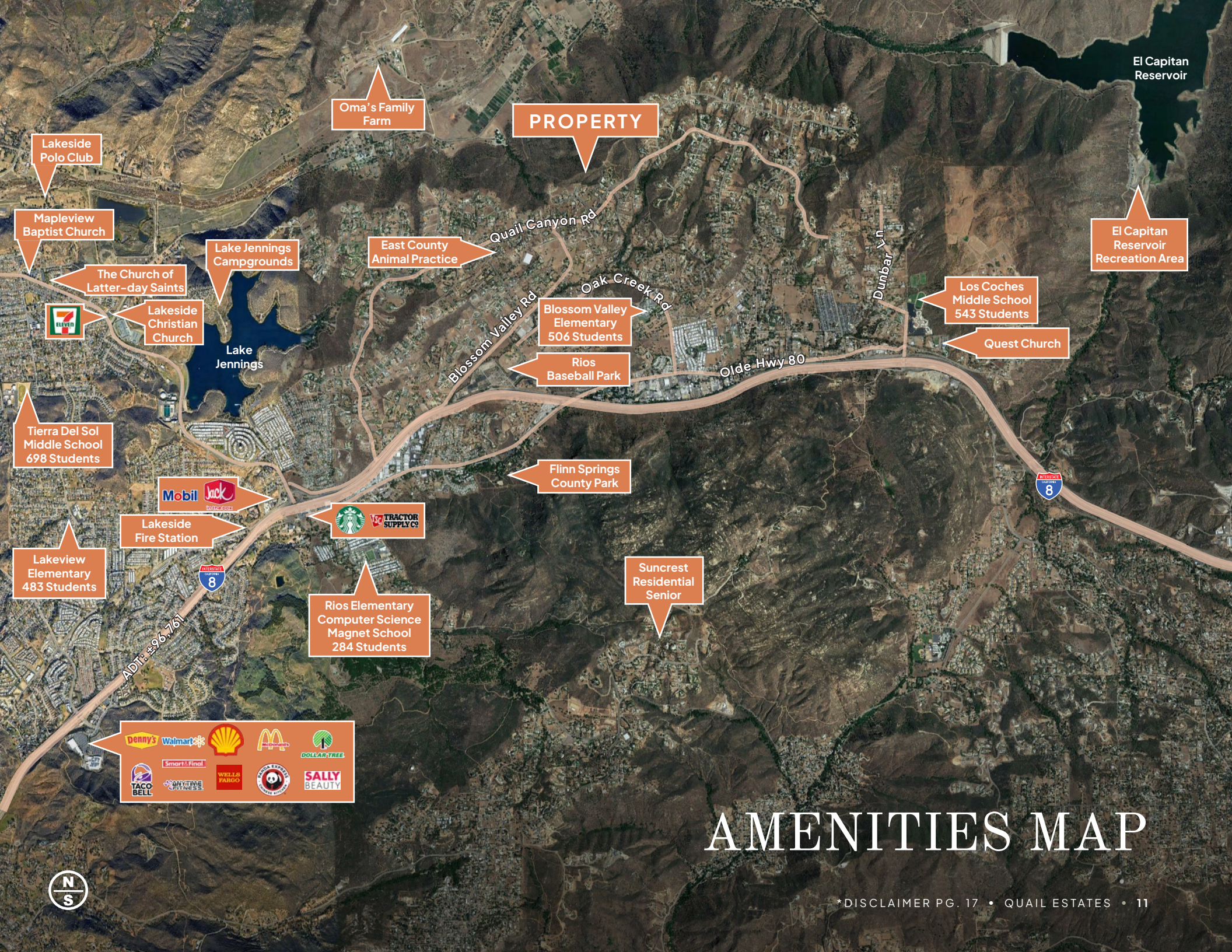
Discover serenity with a camping escape surrounded by nature's beauty. From rustic tent sites to well-equipped campgrounds, Lakeside offers diverse options. Popular spots like Lake Jennings and Lindo Lake provide the perfect backdrop for a memorable camping experience. Underneath starlit skies, enjoy campfires and waking up to crisp mornings and the sun rising between rising hills. Whether in a tent or RV, Lakeside's camping spots promise a retreat amid San Diego's natural splendor.



Hiking/Riding

Embark on outdoor adventures in Lakeside, where a tapestry of hiking and riding trails awaits. Explore the scenic wonders of El Monte Park Trail, offering a mix of nature and moderate challenges. Equestrian enthusiasts can enjoy the picturesque Eucalyptus Hills, meandering through rolling hills. Trails like the Louis Stelzer County Park Trail promise unique journeys for hikers and riders alike. Discover natural beauty through these trails, where every path is an invitation to explore the captivating outdoors.





El Capitan Reservoir

Oma's Family Farm

PROPERTY

Lakeside Polo Club

Mapleview Baptist Church

Lake Jennings Campgrounds

East County Animal Practice

El Capitan Reservoir Recreation Area

The Church of Latter-day Saints

Lakeside Christian Church



Blossom Valley Elementary 506 Students

Los Coches Middle School 543 Students

Lake Jennings

Rios Baseball Park

Quest Church

Tierra Del Sol Middle School 698 Students

Flinn Springs County Park



Lakeside Fire Station



Lakeview Elementary 483 Students

Suncrest Residential Senior

Rios Elementary Computer Science Magnet School 284 Students



AMENITIES MAP

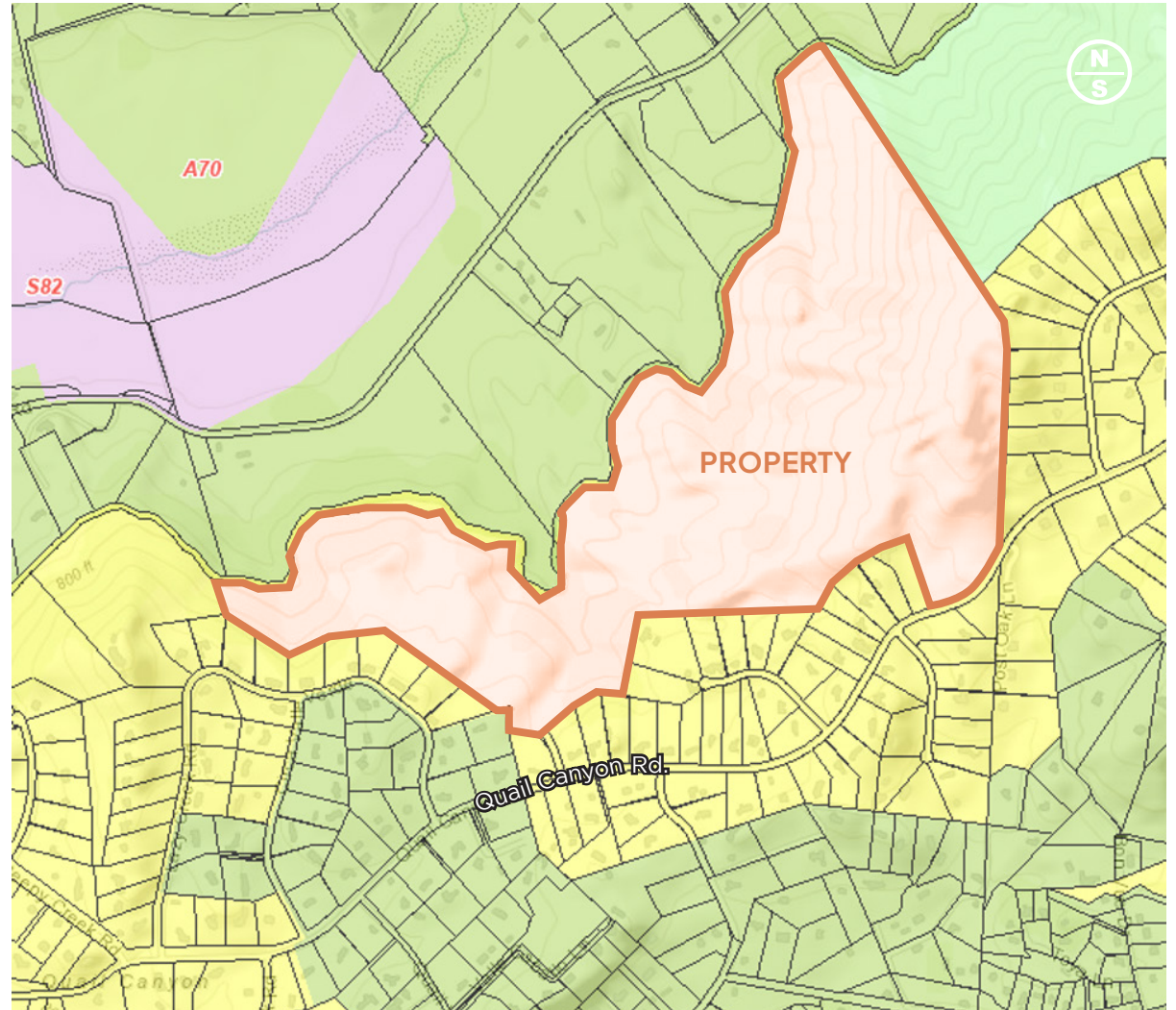
ZONING

County of San Diego - PDS - Zoning & Property Information

ZONING DESIGNATION: RR

JURISDICTION: County of San Diego

The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.



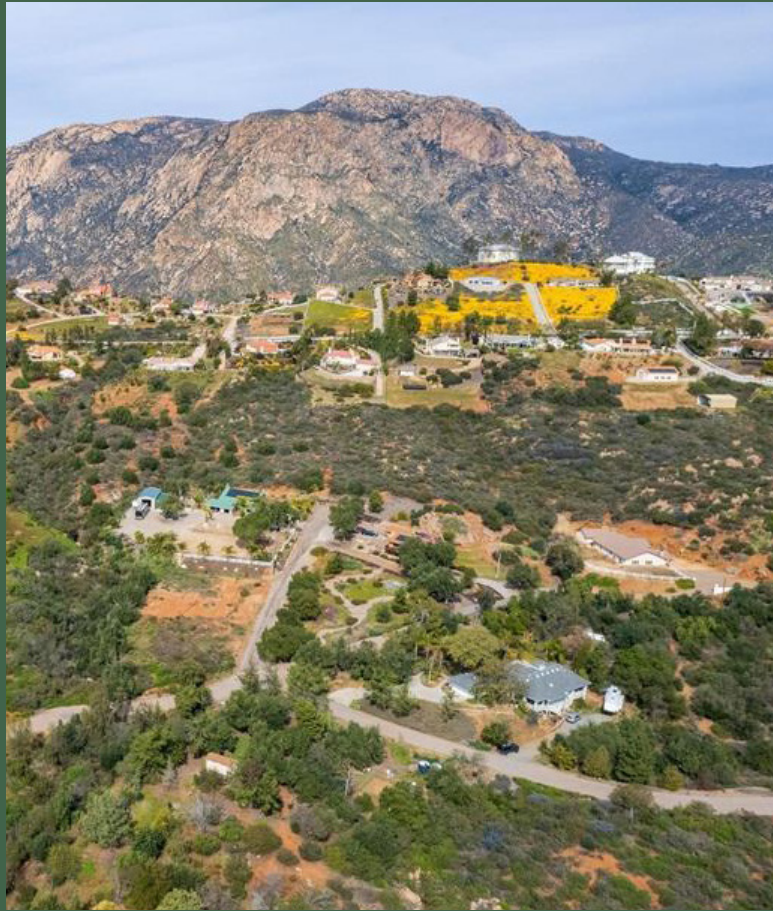
LAKESIDE

Nestled in the picturesque landscape of Lakeside, California, this charming community offers an idyllic setting for an exceptional living experience. Families are drawn to Lakeside for its top-notch educational opportunities, with renowned schools like Blossom Valley Elementary, Los Coches Middle School, and El Capitan High School providing a strong foundation for students. The area boasts an abundance of parks and recreational spaces, including the scenic Lindo Lake County Park, where residents can enjoy picnics, hiking, and fishing. Beyond the natural beauty, Lakeside also features a thriving retail scene, with local shops and boutiques catering to diverse tastes. The quaint downtown area exudes a welcoming atmosphere, creating a perfect blend of small-town charm and modern conveniences. With a strong sense of community, excellent schools, and recreational amenities, Lakeside, California, stands out as an ideal destination for those seeking a peaceful yet vibrant place to call home.



THE PERFECT
OASIS FOR A
DREAM HOME LOT





DEMOGRAPHICS

Population

1 MILE - 1,366
3 MILES - 10,006
5 MILES - 48,487

Average Household Income

1 MILE - \$161,018
3 MILES - \$137,200
5 MILES - \$136,473

Households

1 MILE - 514
3 MILES - 3,793
5 MILES - 17,428

Businesses

1 MILE - 68
3 MILES - 392
5 MILES - 1,539

Employees

1 MILE - 307
3 MILES - 2,072
5 MILES - 8,950

Drive Times

El Cajon

15 MINUTES

Grossmont Center

16 MINUTES

Fashion Valley

27 MINUTES

Snapdragon Stadium

25 MINUTES

Investment Team

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This Offering has been prepared by FA for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by FA, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and FA, therefore, are subject to variation. No representation is made by FA or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, FA, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and FA each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. FA is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest

confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or FA, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or FA, and (v) to return it to FA immediately upon request of FA or Owner. If you have no further interest in the Property, please return this Investment Offering forth with.

All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

*Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

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