

ETIWANDA HEIGHTS
358 – 8,400 Square Foot Lots
Rancho Cucamonga, San Bernardino County, CA

Location: Etiwanda Estates is located on the northeast corner of Etiwanda Avenue and Wilson Avenue (24th Street). The property can be accessed from both the 15 and 210 Freeways.

Municipality: City of Rancho Cucamonga
County of San Bernardino

Property Overview: In May 2004 entitlements were obtained for the development of 358 single family detached lots. The Project approvals included the Final Environmental Impact Report certified by the City, Tentative Map 16072 and Development Agreement No. DRC2002-00156.

Unless otherwise extended or modified, TTM 16072 is currently scheduled to expire on June 16, 2012. The Planning Commission has already granted one, one-year extension for this project (per Resolution No. 08-25) and may grant up to four or five additional one-year extensions upon application of the property owner. Other mechanisms to extend TTM 16072 are available.

The Development Agreement expiration date is August 17, 2015 per the city of Rancho Cucamonga.

The Final EIR and Mitigation Monitoring Program were certified on June 16, 2004. The Final EIR and MMP do not expire.

A Section 7 Biological Opinion was issued on October 29, 2008. The BO does not have an expiration date. Based upon changed circumstances, the BO may not be needed for project development.

The project consists of 150.8 acres and has a combined density of 2.93 dwelling units per acre, which is consistent with City's General Plan and zoning requirements.

Phasing:

- 16072-1 (Phase I) - 88 lots
- 16072-2 (Phase II) - 103 lots
- 16072-3 (Phase III) - 98 lots
- 16072-F (Phase IV) - 69 lots



SITE DETAIL



Engineer: MDS Consulting
Stan Morse
17320 Red Hill Ave., Suite 350
Irvine, CA 92614
949-251-8821
stanmorse@mdsconsulting.net

Design Standards: Front Yard Setback: 20'
Side Yard Setback: 5-10'
Rear yard Setback: 15'

Improvement Status: Raw Land

Mitigation: The Development Agreement requires that the developer convey a minimum of 150 acres land to the County Special District OS-1 for permanent open space and habitat preservation. The DA and Project conditions of approval express a preference that conservation land be located in the North Etiwanda Preserve. The project conditions of approval also provide that if the developer is unable to acquire all or a portion of the approximately 150 acres, developer may pay an in-lieu fee payment of \$10,000 per acre for each acre of developed land. In certifying the Final EIR, the City determined that such payment would mitigate the biological impacts of the property.

The former developer acquired the necessary mitigation land to satisfy the Section 404 permit and Section 1602 which is not owned by the seller or part of this offering.

The Project site and off-site areas are no longer designated as critical habitat for the gnat-catcher or San Bernardino Kangaroo Rat. In Spring 2010, SBKR and gnatcatcher were not found as part of the protocol survey.

Resource Agency

Permits: Are required due to the disturbance of both on site and offsite drainages.

Section 404 Permit: A draft Section 404 permit was issued by the Corps., but was not finalized. Because the mitigation property contemplated for the Section 404 permit is no longer controlled by the seller, alternative mitigation will be needed. A mitigation ratio of 3:1 for permanent and temporary impacts to "Waters of the U.S." would likely be supported by the Corps. Based upon this ratio 3.38 to 5.07 acres of the "Waters of the US" would be needed.

Section 1602

Agreement: Draft agreement was issued on November 20, 2005 but not finalized. A new Section 1602 will need to be submitted based upon the newly proposed mitigation.

SITE DETAIL



CFD: The School District was the lead agency in the CFD formation with the City, High School District, County and Water District participating in the CFD through certain Joint Community Facility Agreements to finance various fees and facilities. The funding of the CFD Facilities is governed by the Amended and Restated School Facilities and Funding Agreement dated October 12, 2005

CFD Special Taxes have not been levied on the Project.

The CFD will be limited to 1.85% of the anticipated assessed value of the homes. Per the updated DPFG report dated March 25, 2010 suggests a benefit of \$35,814 per lot on an average home price of \$599,930.

Cost Estimates: Cost Estimate prepared by Moote and Associates dated June 28, 2010 have a development cost of \$133,594/lot net of CFD.

Confidentiality Agreement: Is required to obtain non-public information and to discuss the project with various public entities and environmental groups.

1. Cost Estimates prepared by The Moote Group Dated 6/28/2010.
2. CFD Memorandum prepared by DPFG Dated 3/25/2010.
3. Due Diligence Memorandum prepared by Allen Matkins Dated 6/28/2010.
4. Due Diligence CD (following page)

Price: Buyers to make an AS-IS non-contingent cash offer. The property is being marketed without an asking price.

Terms: Seller shall provide up to a 45 day due diligence period and close 5 days thereafter. Upon execution of the Purchase and Sale Agreement, Buyer shall deposit a minimum of \$250,000 in escrow. Concurrent with the completion of the Feasibility Review Period, Buyer shall increase the deposit to 5% of the agreed purchase price. Said deposit shall be non-refundable.

Bid Date: August 5, 2010.

Contact:

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|-------------------------|-------------------------|
| <i>Exclusive Agents</i> | |
| NORM SCHEEL | GRAHAM GILLES |
| DRE Lic #00999403 | DRE Lic #01252103 |
| Tel (949) 705-0932 | Tel (949) 705-0914 |
| nscheel@hoffmanland.com | ggilles@hoffmanland.com |

THE HOFFMAN COMPANY
18881 Von Karman Ave. Suite 150 | Irvine, California 92612
Tel (949) 553-2020 | Fax (949) 553-8449
www.hoffmanland.com

SITE DETAIL



Due Diligence Materials Available & Draft PSA

Due Diligence Materials

- Agency Approval Letters
 - CLOMAR
 - Edison Letter

Cost Estimates

- Earthwork Quantity Estimate

Entitlement Documents

- Conditions of Approval & Mitigation Monitoring Program
- Development Agreement
- LAFCO Annexation Documents

Environmental Agency Documents

- 401 Letter
- Biological Opinion
- Hydrology Letter

Technical Reports

- SWPPP
- WQMP
- Landscape Maintenance Exhibit
- Draft EIR Vol 1 Draft EIR
- Draft EIR Vol 2 Technical Appendices
- Draft EIR Vol 3 Technical Appendices
- Etiwanda Lower Spreading Grounds Levee Hydrology & Hydraulic Study
- Fiscal Impact Analysis
- Geological-Fault Investigation
- Hydrologic-Hydraulic Setting to TT 16072 with Respect to Etiwanda Debris Basin
- Hydrology Exhibit
- Preliminary Acoustical Report
- Preliminary Geotechnical Investigation
- Responses to Comments on the Draft EIR
- Stormwater Management & Water Quality Control Plan
- Supplemental Acoustical Report
- Supplement Geologic-Fault Investigation
- Traffic Impact Analysis
- Tree Survey Report
- Water Systems Analysis

CFD Memorandum prepared by DPFPG dated March 25 2010

Due Diligence Memorandum prepared by Allen Matkins dated June 28 2010

Cost Estimate - Moote Group - Dated June 28, 2010

- Etiwanda Master Infrastructure
- Etiwanda Phase 1
- Etiwanda Phase 2
- Etiwanda Phase 3
- Etiwanda Phase 4
- Etiwanda Summary

Draft Purchase and Sale Agreement