

**RSM**  
**RANCHO SANTA MARIA**  
 Lot Specifications

**Lot 2: FM 15516**  
**APN<sup>8</sup>: 276-170-02-00**  
**Address<sup>7</sup>: 16353 Via Justina Real<sup>3</sup>**  
**San Pasqual Valley, CA 92025**

**Finished Lot with Improvements**

**Lot Specification Features & Price<sup>1</sup>**

Lot Acreage Gross <sup>2</sup>	8.31
Lot Sq Ft Gross <sup>3</sup>	361,984
Development <sup>2</sup> Gross Acreage <sup>11</sup>	4.75
Development <sup>2</sup> Gross Sq. Ft.	206,910
Building Pad Gross Acreage	0.16
Building Pad Gross Sq. Ft.	6,925.27
Septic Pit Gross Acreage	0.09
Septic Pit Gross Sq. Ft.	4,000.00
Fire Clearing Easement Gross Acreage	0.00
Fire Clearing Easement Gross Sq. Ft.	0.00
Private Roadway Easement Acreage	0.30
Private Roadway Easement Sq. Ft.	13,068.00
Bio-Retention Basin Easement Acreage	0.0710
Bio-Retention Basin Easement Sq. Ft.	3,094
Open Space Easement Gross Acreage <sup>5</sup>	3.19
Space Easement Gross Sq. Ft.	\$138,956.40
Value of Mediation Land (\$20K per Acre)	\$63,800.00
Base Lot Pricing	
Price per Gross Acreage	
Total Lot Pricing	
MLS Pricing <sup>9</sup>	\$1,000,000

**Included Improvement/Building Costs**

EACH LOT HAS BEEN MASTER PLANNED	\$4,000
Via Justina Real Rd. CertPads + AC Driveways (1)	\$28,200
SWMP Impervious Area Sq. Ft. House Pad Approved	4,300
SWMP Impervious Area Sq. Ft. Driveway Approved	1,120
SWMP Impervious area Sq. Ft. Total Lot Approved <sup>4</sup>	5,420.00
Community Fencing Allocation	\$10,000
Lot Driveway Asphalt Paving	\$4,750
ESA Fencing	\$6,000
SWMP Permit Erosion Control During Home Constructi	\$17,000
Driveway and Lot Slope Landscaping and Water Feed to	\$23,500
3 Phase Electrical, ATT Telephone, and Cox Cable Stub	\$7,800
Water Well with Pump Control Panel <sup>10</sup>	\$0
Septic System Leach Field Conceptual Design	\$500
Bridge and Entrance	\$0
C20 OH to UG lines: SDG&E, ATT, & Cox Cable <sup>12</sup>	\$0
Construction Change Orders CO	\$0
VIEW <sup>2</sup>	5
Zoning A72 Animal Designator Usage	Horse Property / Vineyard
Pad Graded	Certificated Building Pad
Fencing Community	Yes
Surrounded by Environmental Open Space	Yes
Special Features: Pads can be expanded with tree plantin	Vineyard / Pasture Land
<b>Included Total Building/Improvements Costs</b>	<b>\$112,595</b>

**FOOTNOTES**

- 1: All Acreage and SF breakdown is estimated. Buyer to verify all acreage breakdown with their engineer or contractor
- 2: Development gross area equals Total Lot Acreage less open space area, private road easement, Fire clearing area, Bio Retention Basin and service road and landscape easement where Applicable
  - (A)-Service Road Easement along Lot 1 Property Line to water wells
  - (B)-Landscape easement lot 4 to lot 3.
  - (C)-Private Roadway Easement Main community drive providing access to private driveways
  - (D)-Bio Retention Basin Easement lots 1, 2 and 8
- 3: Waters of the State exists on Lots 1 and 7. See delineation map
- 4: Strom Water Maintance Plan (SWMP) Facility ID WDID 9-37C375308 AppID 863201  
Impervious areas based on Bio Basins Square Footage. Impervious area can be interested with Tree planting program.
- 5: Open area Easements will be owned by Purchaser. Open area easements could be sold as mediation land estimated value \$20,000.00 /AC.
- 6: Public Report BRE approved May 9, 2018
- 7: CC&R's Recorded April 19, 2018
- 8: California Development Disclosure Report dated April 6 2016 available through Escrow<sup>8</sup>
- 9: Estimated House Value 3,500 Sq. Ft. with Three Car Garage Range \$2,600,000 - \$2,800,000
- 10: Water well to be installed by purchaser
- 11: 4.59 Acres are available for pad expandansion and planting a vineyard
- 12: Fiber optics provided by ATT, buyer to verify