

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

**Lot 4: FM 15516**  
**APN<sup>8</sup>: 276-170-04-00**  
**Address<sup>7</sup>: 16390 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>	8.16
Lot Sq Ft Gross <sup>3</sup>	355,450
Development <sup>2</sup> Gross Acreage	1.01
Development <sup>2</sup> Gross Sq. Ft.	43,996
Building Pad Gross Acreage <sup>11</sup>	0.20
Building Pad Gross Sq. Ft.	8,851.53
Septic Pit Gross Acreage	0.09
Septic Pit Gross Sq. Ft.	4,000.00
Fire Clearing Easement Gross Acreage	0.69
Fire Clearing Easement Gross Sq. Ft.	30,056.40
Landscape and Access Easement (B) Sq. Ft.	4,000
Private Roadway Easement Acreage	0.02
Private Roadway Easement Sq. Ft.	871.20
Bio-Retention Basin Easement Acreage	0.0000
Bio-Retention Basin Easement Sq. Ft.	0
Open Space Easement Gross Acreage <sup>5</sup>	7.13
Space Easement Gross Sq. Ft.	310,583
Value of Mediation Land (\$20K per Acre) <sup>9</sup>	\$142,600.00
<b>Lot Pricing</b>	
Value per Gross Acreage	\$130,000
Total Lot Value	\$1,060,800
MLS Price	\$1,000,000

**Included Improvement/Building Costs**

<b>EACH LOT HAS BEEN MASTER PLANNED</b>	
Via Justina Real Rd. CertPads + AC Driveways (1)	
SWMP Impervious Area Sq. Ft. House Pad Approved	4,360
SWMP Impervious Area Sq. Ft. Driveway Approved	320
SWMP Impervious area Sq. Ft. Total Lot Approved <sup>4</sup>	4,680.00
Community Fencing Allocation	Bandy Canyon Road
Lot Driveway Asphalt Paving	Strom water control
ESA Fencing by Buyer	Management Control
SWMP Permit Erosion Control slopes	approved
Driveway and Lot Slope Landscaping and Water Feed to Lot	Temporary connect to New Well
<b>3 Phase Electrical, ATT Telephone, and Cox Cable Stub in CO 5ft UG</b>	
Water Well with Pump Control Panel <sup>10</sup>	by Buyer
Septic System Leach Field Conceptual Design	approved
Bridge and Entrance	
UG lines: SDG&E, ATT, & Cox Cable	
VIEW <sup>2</sup> -Mountain, Canyon and Grasslands	
Zoning A72 Animal Designator Usage	Horse Property / Vineyard
<b>Building Pad Graded</b>	
	Certificated Building Pad
<b>Surrounded by Environmental Open Space</b>	
	Yes
<b>Special Features: Pads can be expended with tree planting</b>	
	Vineyard / Pasture Land

**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 Maintenance 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 Value price changes with market condition for mediation land
10. Water well, control panel and 10,000 gal water tank to be installed by Buyer
11. 0.81 Acres are available for planting a vineyard
12. Fiber optics provided by ATT, buyer to verify