RSM

RANCHO SANTA MARIA

Lot Specifications

Lot 3: FM 15516
APN[8]: 276-170-03-00
Address[7]: 16391 Via Justina Real[3]
San Pasqual Valley, CA 92025

Finished Lot with Improvements

Lot Specification Features & Price[1]

Lot Acreage Gross[2]	8.59
Lot Sq Ft Gross[3]	374,180
Development[2] Gross Acreage	1.52
Development[2] Gross Sq. Ft.	66,211
Building Pad Gross Acreage [11]	0.20
Building Pad Gross Sq. Ft.	8,768.06
Septic Pit Gross Acreage	0.09
Septic Pit Gross Sq. Ft.	4,000.00
Fire Clearing Easement Gross Acreage	0.32
Fire Clearing Easement Gross Sq. Ft.	13939.20
Private Roadway Easement Acreage	0.02
Private Roadway Easement Sq. Ft.	871.20
Bio-Retention Basin Easement Acreage	0
Bio-Retention Basin Easement Sq. Ft.	0
Open Space Easement Gross Acreage[5]	7.05
Space Easement Gross Sq. Ft.	307,098
Value of Mediation Land ($20K per Acre)[9]	$141,000
Lot Pricing	
Value per Gross Acreage	$120,000
Total Lot Value	$1,030,800
MLS Price	$950,000

Included Improvements

EACH LOT HAS BEEN MASTER PLANNED	
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	2,720
SWMP Impervious area Sq. Ft. Total Lot Approved[4]	7,080
Community Fencing	Bandy Canyon Road
Lot Driveway Asphalt Paving	Strom water control
ESA Fencing installed by Buyer	Management Control
SWMP Permit Erosion Control slopes	approved
Driveway and Lot Slope Landscaping and Water Feed to Lot	Temporary connect to Well
3 Phase Electrical, ATT Telephone and Cox Cable Stub in CO 5ft UG	
Water Well with Pump Control Panel [10]	by Buyer
Septic System Leach Field Conceptual Design	approved
UG lines: SDG&E, ATT, & Cox Cable[12]	
VIEW[2] -Mountain, Canyon and Grasslands	
Zoning A72 Animal Designator Usage	Horse Property / Vineyard
Building Pad Graded	Certificated Building Pad
Surrounded by Environmental Open Space	Yes
Special Features: Pads can be expanded with tree planting	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. subject to lot line adjustment
(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 owner. 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[8]

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. 1.32 Acres are available for pad expandansion and planting a vineyard

12. Fiber optics provided by ATT, buyer to verify

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