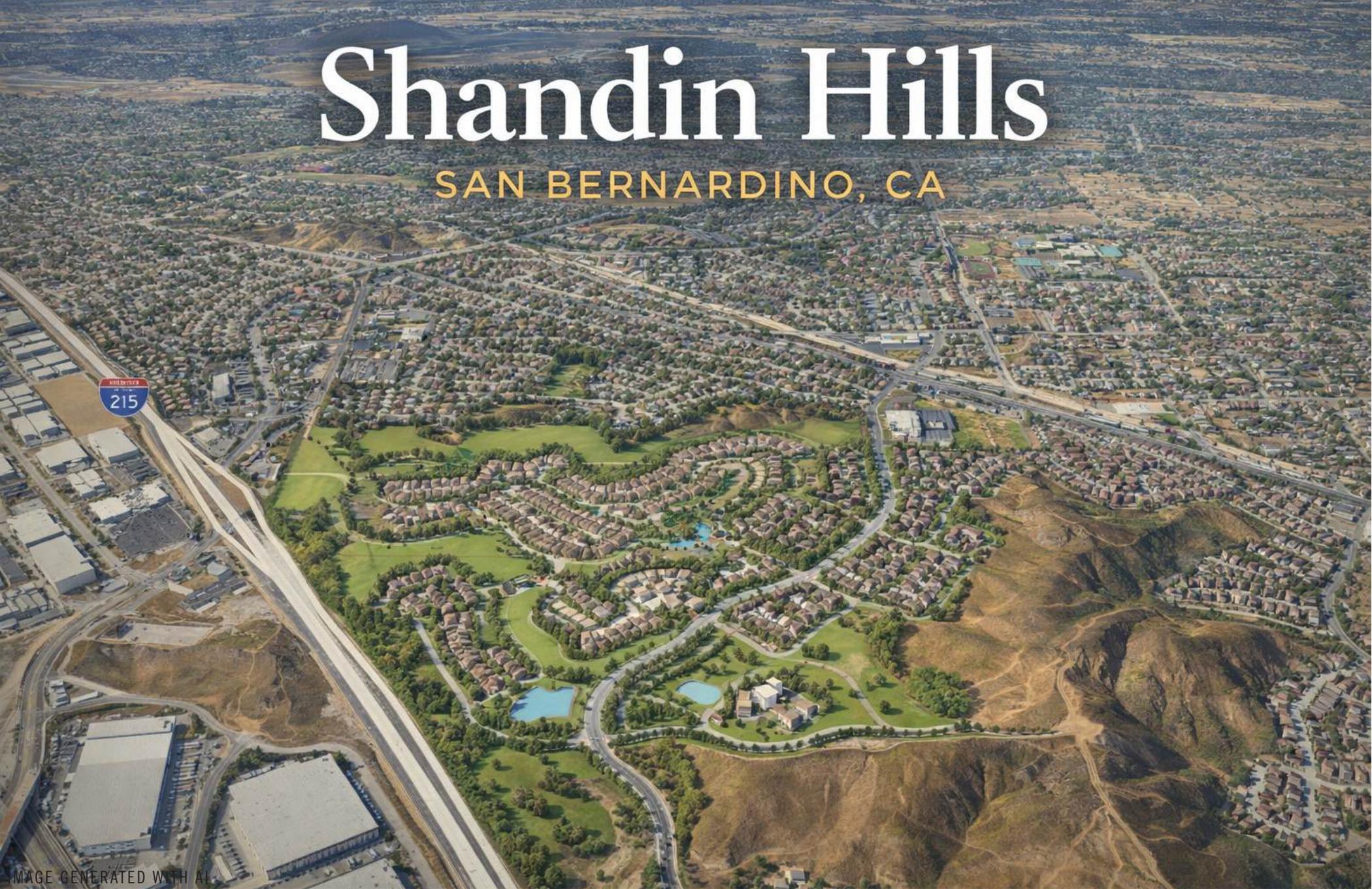


Shandin Hills

SAN BERNARDINO, CA



±1,050 PROPOSED SFR UNITS ON APPROX. 235 ACRES

SAN BERNARDINO, CALIFORNIA

EXCLUSIVE OFFERING MEMORANDUM

WDLand

IMAGE GENERATED WITH AI

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Parcel Layout Map

SHANDIN HILLS

WDLand



EXECUTIVE SUMMARY

OPPORTUNITY

WD Land is pleased to present Shandin Hills, a 235 acre property located in San Bernardino situated within the University Specific Plan with residential zoning. It is nicely located east of the Shandin Hills Golf Club and south of California State University San Bernardino. The close proximity to major job centers, large new thoroughfares, a variety of retail, entertainment and dining amenities makes Shandin Hills a highly desirable community. Demand for new homes in this submarket remains strong and builders are selling quickly and increasing prices. For example, River Ranch by Lennar is located just 2.5 miles away in Rialto and they have been selling on average 4-5 homes a month.

This is an opportunity for a developer to create a master planned community with over 1,000 homes to be developed in phases. With a significant deposit and a milestone schedule, the ownership is willing to provide adequate time for a qualified buyer to process entitlements during the escrow period.

- Potential for up to 1,050 residential units
- Community will provide a diverse array of housing opportunities including single family and MF
- Cal State University San Bernardino nearby
- Convenient access to 215 and 210 freeways
- Panoramic views from the property
- San Bernardino offers a wide variety of recreational attractions
- Open space areas including parks and a hiking trail system throughout the master plan



COMMUNITY

Atop the hills of Northern San Bernardino, Shandin Hills is a cozy community with great views overlooking downtown, less than four miles away. This Inland Empire neighborhood grew from a citriculture area to a series of planned communities and housing developments.

The location of Shandin Hills offers both seclusion and accessibility. Conveniently situated just north of the compellingly accessible 210 and 215 freeways, residents of Shandin Hills enjoy an easy commute to various nearby cities. Shandin Hills grants you quick and easy access to the area's centerpiece of urban life - shopping locations, restaurants, health services, local markets, and more, all within a comfortable distance from your front door.

The neighborhood is home to excellent educational institutions making this an idyllic location for families. The close proximity of California State University San Bernardino adds more depth to the educational arena.

The community is a short drive from the nearby San Bernardino Mountains and a national forest, making it a popular choice with outdoor enthusiasts who love the nearby hiking trails that offer impressive mountain views. Shandin Hills Golf Club is also just minutes away from the property.

Shandin Hills is aptly described as the "Beverly Hills of San Bernardino," giving the neighborhood a distinct character. Residents will experience an elevated living experience, rich in comfort and sophistication.

CITY OF SAN BERNARDINO, CA



Cal State San Bernardino Campus

OFFERING GUIDELINES

OFFER PREPARATION Due diligence information is available to a buyer by clicking the Drop Box link. Seller is seeking a buyer who has a strong understanding of the property and market with the ability to complete due diligence in a reasonable time frame.

PRICE Seller will provide adequate time to process land use approvals and offers should be submitted accordingly.

TERMS All cash at the close of escrow.

FEASIBILITY PERIOD Buyer will have 45 days from LOI to complete a feasibility study of the property.

DEPOSITS Buyer to open escrow with a refundable deposit equal to 1% of the purchase price. Upon approval of the feasibility period the deposit shall be increased to 10% of the purchase price, which shall become non-refundable and applicable to the purchase price.

CLOSE OF ESCROW Close of escrow will be within 30 days after approval of the tentative tract map and the expiration of all appeal periods subject to a reasonable outside closing date.

CONDITION OF PROPERTY AT CLOSE OF ESCROW Seller to deliver property in an “as-is” condition. Information provided is intended to assist a Buyer in evaluating the property, but Buyer should not rely on anything other than its own due diligence.

SELLER Boxer Finance, LLC

BROKERAGE DISCLOSURE WD Land may act as Seller’s agent for more than one prospective Buyer on this property. Any prospective Buyer requesting WD Land to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships as with other prospective Buyers. Pursuant to S.B. 1171, all offers on real estate in the State of California are required to be accompanied by an executed version of the Brokerage Disclosure Forms. Please fill out the forms and return them with your offer.

CLICK LINK TO ACCESS DUE DILIGENCE

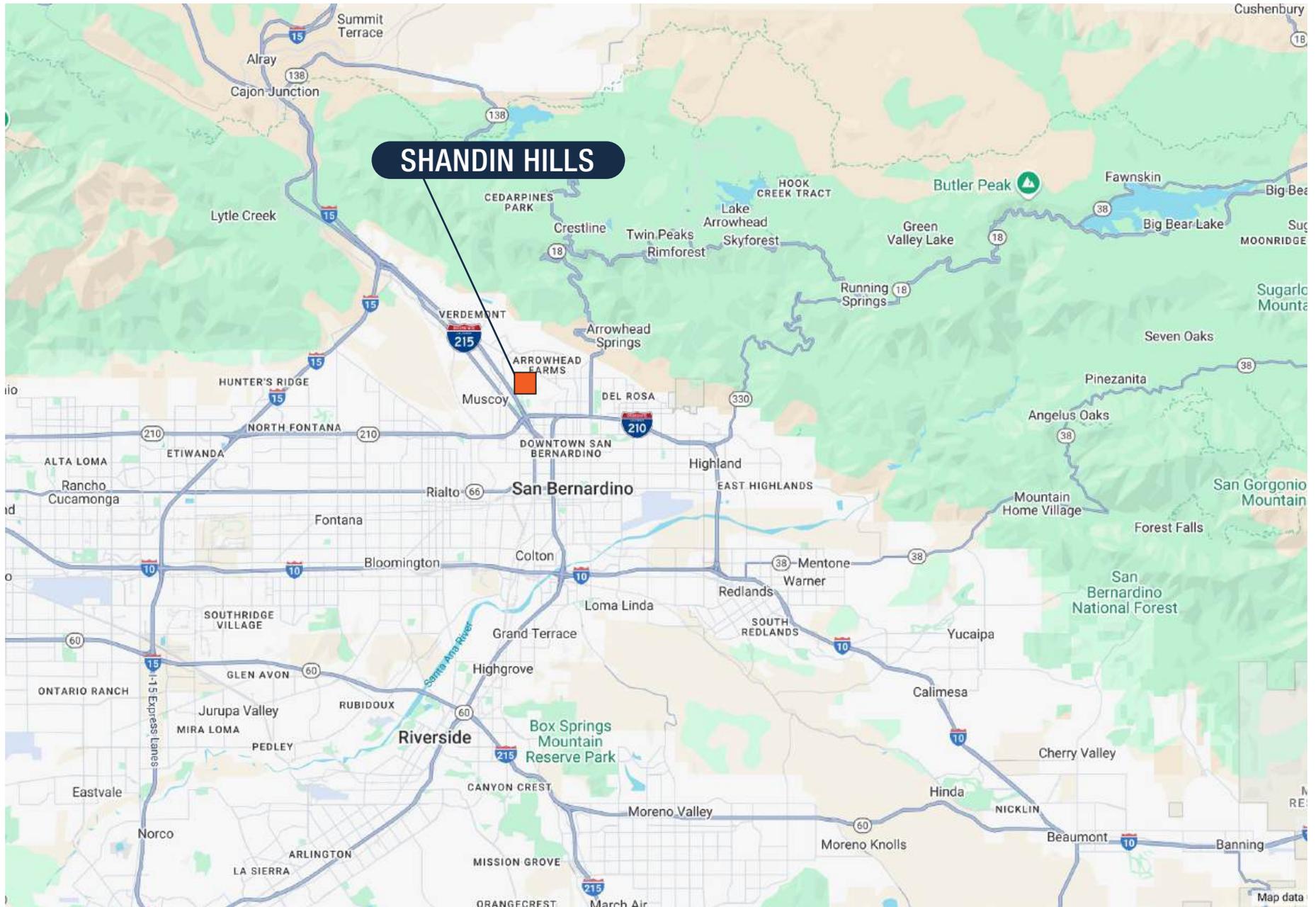
[Shandin Hills](#)



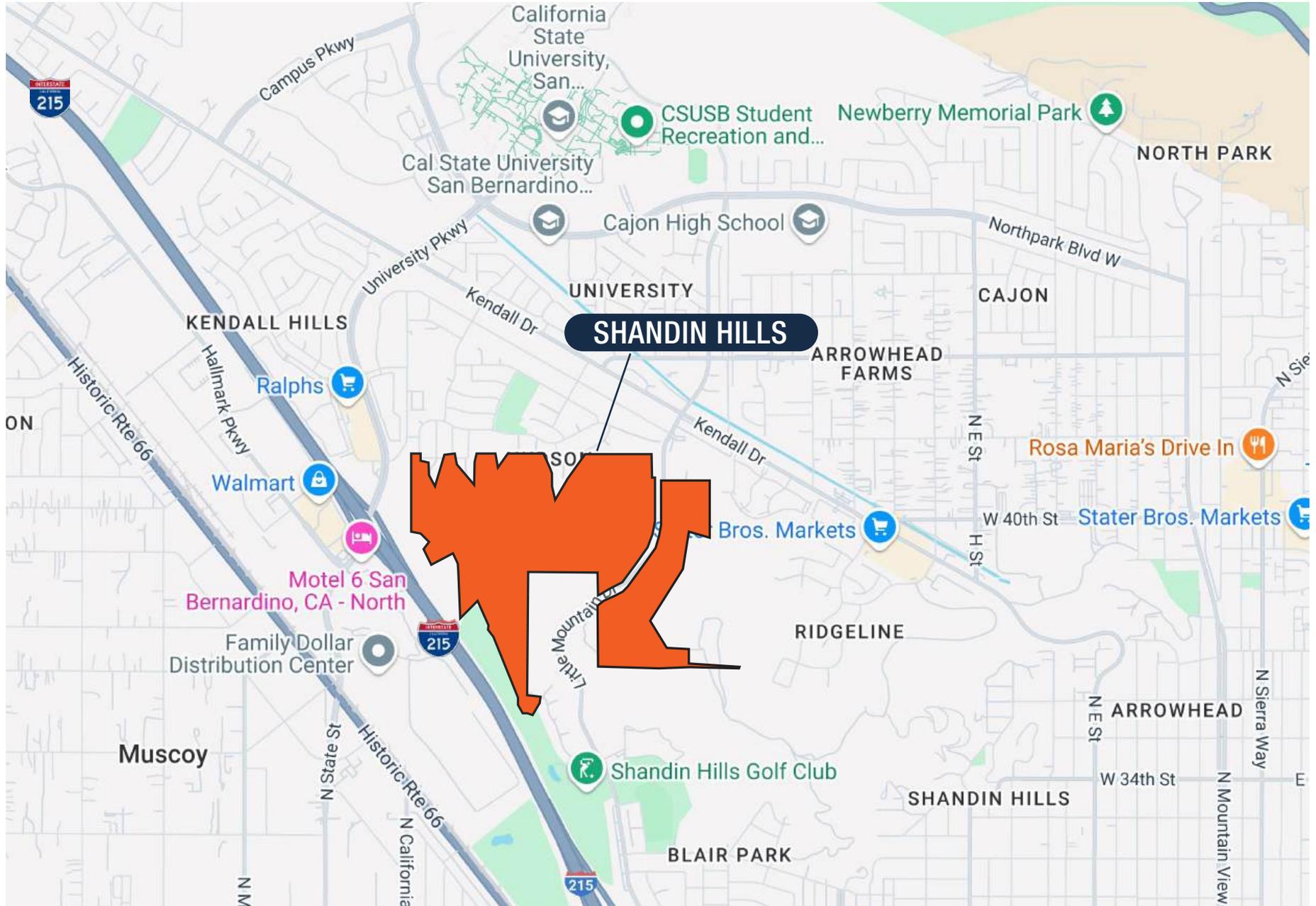


LOCATION

REGIONAL MAP



LOCAL MAP



SCHOOLS MAP





CAL STATE SAN BERNARDINO

California State University San Bernardino is one of the Inland Empire's largest trainer of business managers. Cal State's School of Business and Public Administration is accredited by the American Assembly of Collegiate Schools of Business (AACSB) at both the under graduate and graduate degree levels. With more than 17,000 students enrolled in more than 50 undergraduate degree programs, Cal State San Bernardino is one of the fastest growing campuses in the state university system.

San Bernardino Valley College, conveniently located two miles from downtown, serves over 11,100 students who are enrolled in occupational training programs, job skill enhancement, and courses leading to Associate Degrees with transfer credits to four year college.



SAN MANUEL AMPITHEATER

The San Manuel Amphitheater (originally Glen Helen Pavilion) is a 65,000 capacity amphitheater, located in the hills of Glen Helen Regional Park, in the city of San Bernardino, California. It is the largest outdoor amphitheater in the United States which has played host to many music festivals. The amphitheater's concert events are seasonable and all of the events run from April through to November. The San Manuel Amphitheater is closed during winter.

Although being owned by LiveNation the amphitheater's name comes from the San Manuel Indian Casino which acquired long term naming rights in 2008.



DEVELOPMENT SUMMARY

DEVELOPMENT OVERVIEW

LOCATION

Shandin Hills is located to the north of the 210 fwy, east of I-215, south of Cal State San Bernardino, and southwest of Kendall Drive.

PROJECT SIZE

± 235 acres

APN(S)

0266-211-13, 18, 19, 27; 0266-191-23, 24, 44, 45; 0148-011-29

MUNICIPALITY

City of San Bernardino

NUMBER OF LOTS

The Shandin Ranch Master Plan provides for a development potential of approximately 1,050 residential dwelling units.

ZONING

The property falls with the Shandin Ranch Master Plan and conforms to the "Low and Suburban Residential" zoning designations.

TOPOGRAPHY

Gently rolling hills.

HOA

Currently not formed but is planned for the property.

ENTITLEMENT SUMMARY

The property is unentitled.

SPECIFIC PLAN

The property is within the University District Specific Plan.

IMPROVEMENTS

The site is unimproved and will be delivered "as-is".

ESTIMATED COST TO COMPLETE

No costs estimates are available at this time.

UTILITIES

Sewer / Water: Yucaipa Valley Water District

Electricity: Southern CA Edison

Gas: Southern CA Gas

Phone: Verizon

Cable: Adelphia

SCHOOLS

San Bernardino City Unified School District

Kendall Elementary K-5 GS: 4

Shandin Hills Middle 6-8 GS: 3

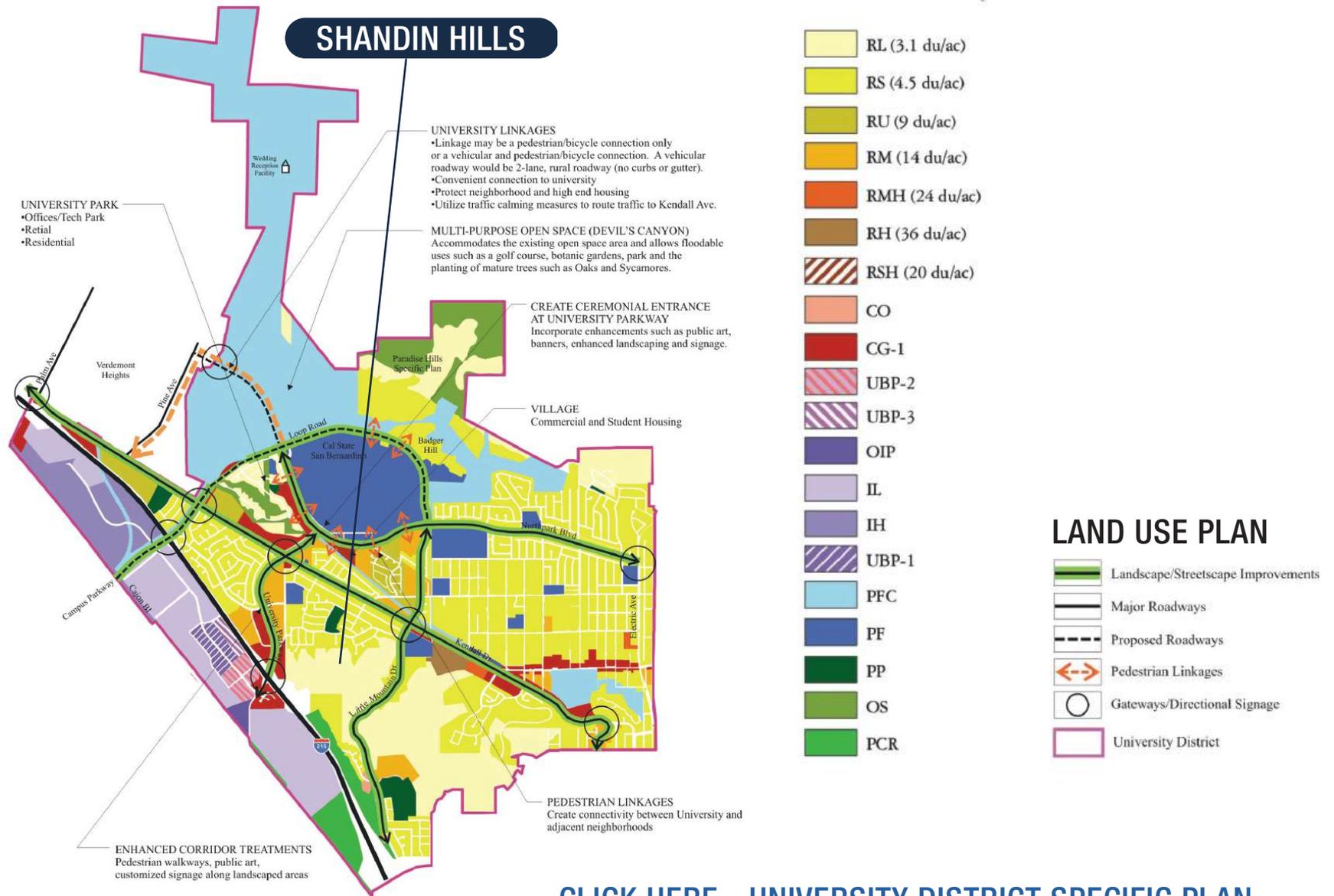
Cajon High School 9-12 GS: 6



AERIAL- VICINITY

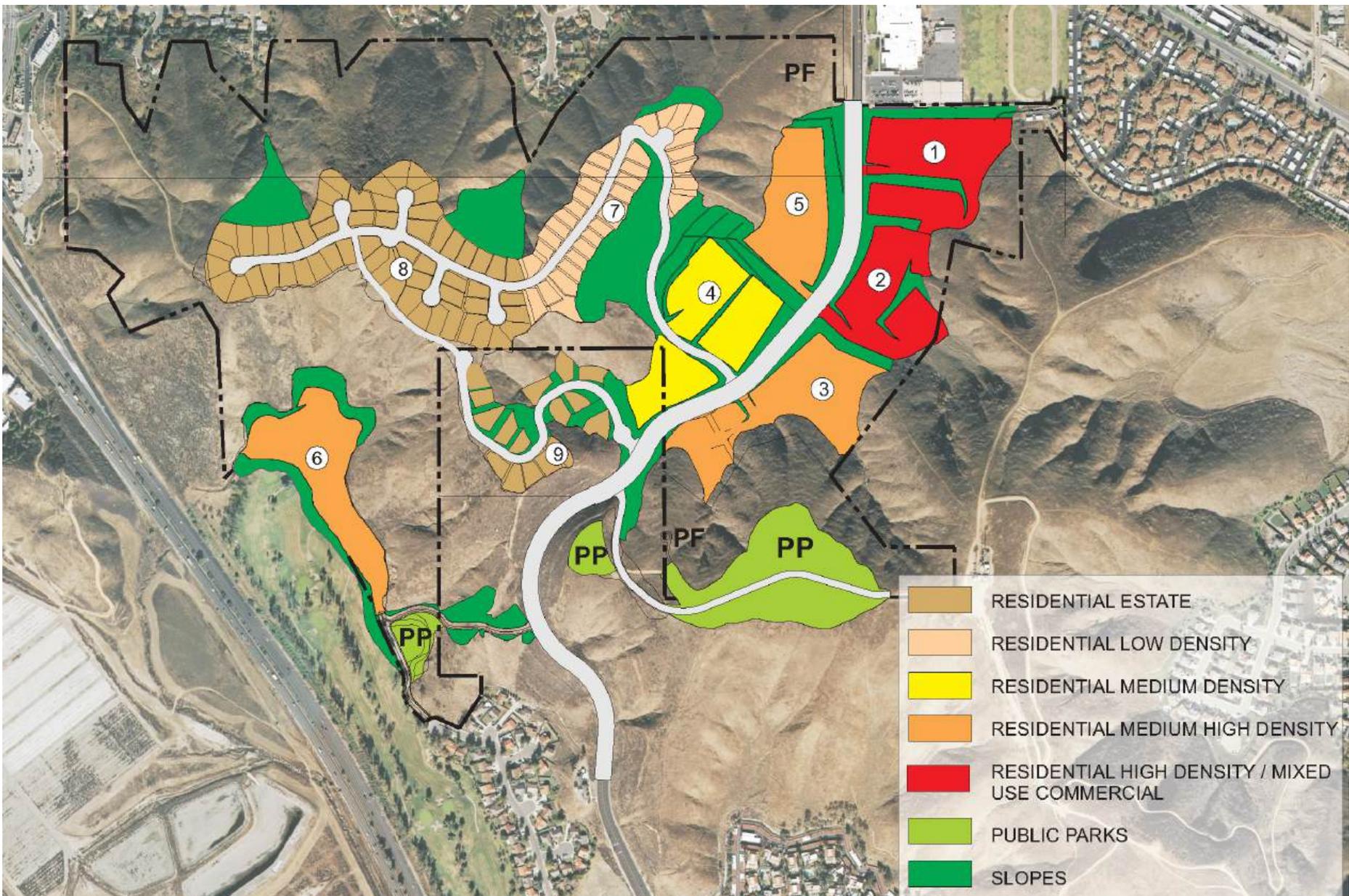


UNIVERSITY SPECIFIC PLAN



[CLICK HERE - UNIVERSITY DISTRICT SPECIFIC PLAN CITY OF SAN BERNARDINO](#)

PROPOSED LAND USE



PROPOSED LAND USE SUMMARY

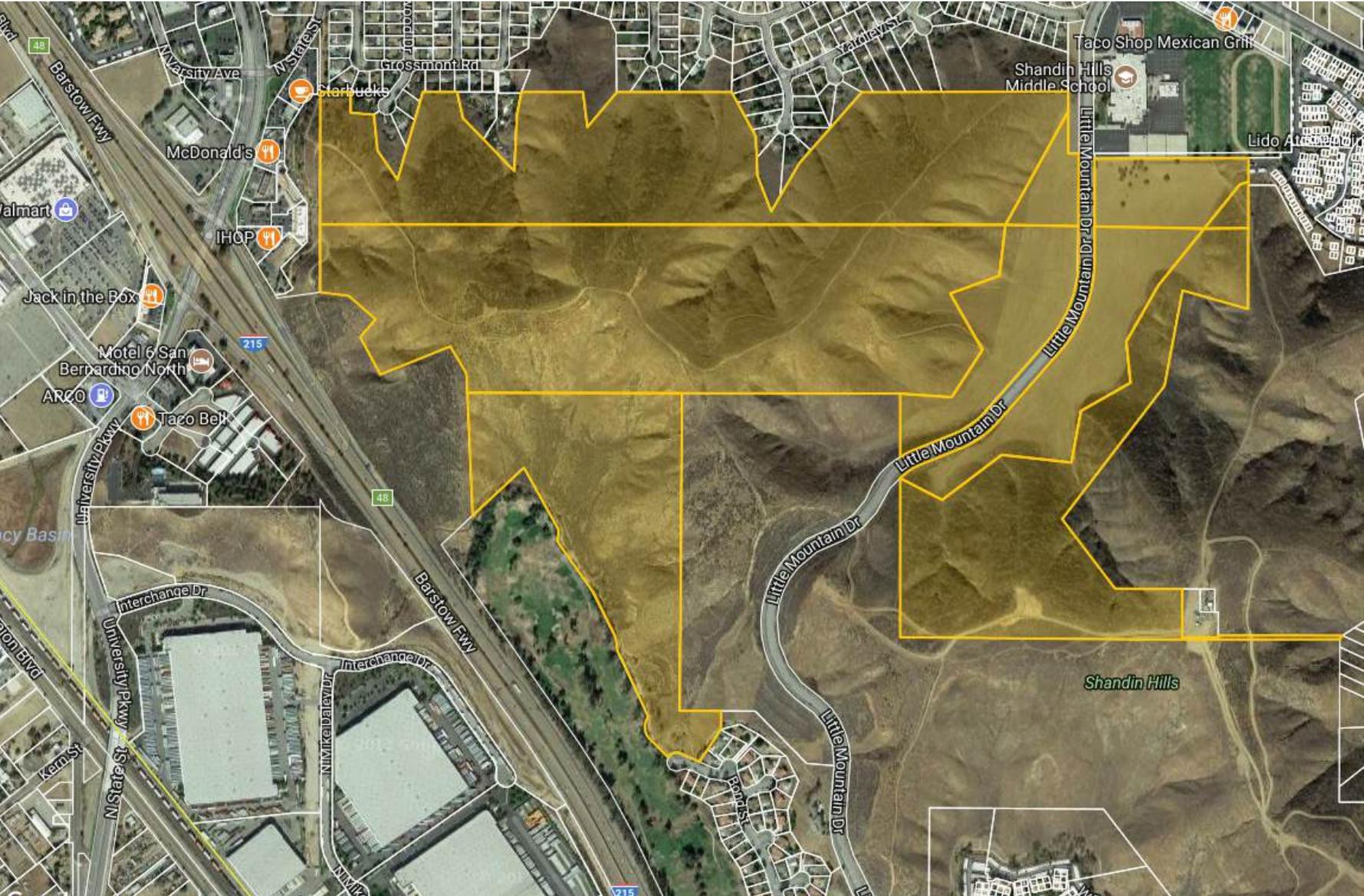


Shandin Ranch – Proposed Land Use Summary						
Planning Area	Land Use	Area (Acres)	Density (DU/Acre)	Maximum Number of Units	Maximum Number of DU with Senior Component	Percent of Area
1	HDR/CG	7.6	20.1-26.0	198	296	2.4%
2	HDR/CG	6.1	20.1-26.0	159	238	2.0%
3	MHDR	7.7	14.1-20	154	231	2.5%
4	MDR	8.2	8.1-14	115	172	2.6%
5	MHDR	5.9	14.1-20	118	177	1.9%
6	MHDR	6.8	14.1-20	136	204	2.2%
7	LDR	9.9	3.2-8.0	79	79	3.2%
8	RE	20.2	0-3.1	63	63	6.5%
9	RE	9	0-3.1	28	28	2.9%
Major Roads		7.1				2.3%
Parks		11				3.5%
Slopes		32.3				10.3%
Fuel Modification Zone		35.6				11.4%
Native Open Space		65.6				45.8%
Public Facility	Pump/Reservoir	2				0.6%
Totals		235		1,050	1488	100.0%

PROPOSED ILLUSTRATIVE PLAN



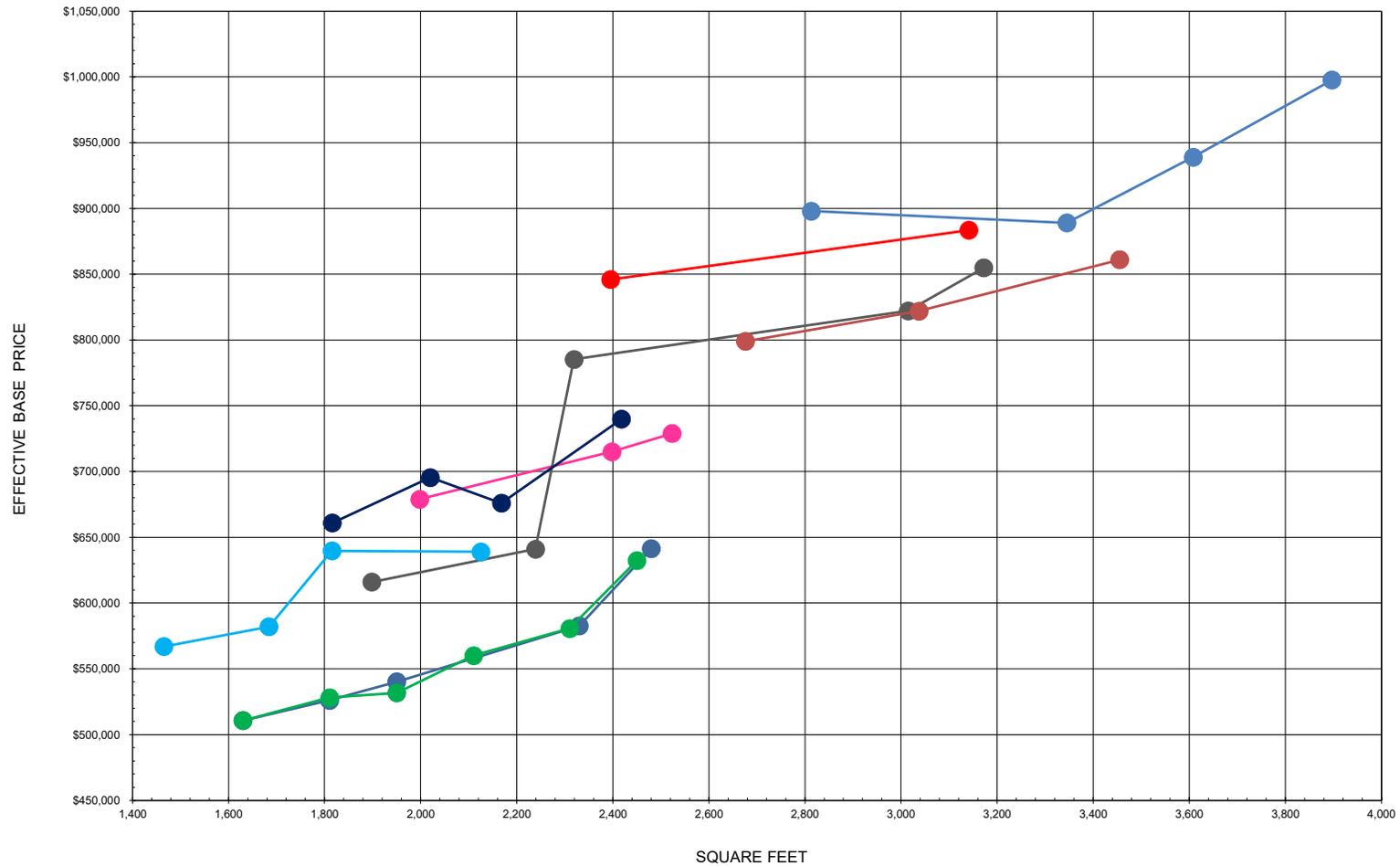
PARCEL LAYOUT MAP





MARKET INFORMATION

FOR-SALE PRICING GRAPH



- PALOMA at Summit Park - Richmond American Homes (3,000 sf lots) Highland
- HIGHLAND PARK - Century Communities (5,035 sf lots) Highland
- AURORA at Summit Park - Richmond American Homes (3,000 sf lots) Highland
- VISTA VERDE at Medterra - D.R. Horton (5,700 sf lots) Highland
- ALDER at Live Oak - Meritage Homes (3,542 sf lots) Redlands
- WILLOW at Live Oak - Meritage Homes (2,250 sf lots) Redlands
- MEADOWLARK - TRI Pointe Homes (7,800 sf lots) Redlands
- TROLLEY HEIGHTS - TRI Pointe Homes (7,200 sf lots) Redlands
- COVENANT POINT - Trumark Homes (7,200 sf lots) Redlands

FOR-SALE COMMUNITIES



PALOMA AT SUMMIT PARK BY RICHMOND AMERICAN HOMES - HIGHLAND

Product Type:	Detached	Total Units:	72
Open Date:	1.2025	Sold Units:	37
Typical Lot Size:	3,000 sf	Remaining Units:	35
Tax Rate:	2.0%	Overall Absorption Rate:	2.91/mo
HOA:	\$145		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$510,748	1,630	\$313	3	2.5	2	2
2	\$526,049	1,810	\$290	4	3	2	2
3	\$540,168	1,950	\$277	4	3	2	2
4	\$582,614	2,330	\$250	4	3	2	2
5	\$641,427	2,480	\$258	4	3	2	2



HIGHLAND PARK BY CENTURY COMMUNITIES - HIGHLAND

Product Type:	Detached	Total Units:	46
Open Date:	7.2024	Sold Units:	38
Typical Lot Size:	5,035 sf	Remaining Units:	8
Tax Rate:	1.56%	Overall Absorption Rate:	2.07/mo
HOA:	\$196		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$678,990	1,998	\$339	3	2.5	2	2
2	\$714,990	2,398	\$298	4	3	2	2
3	\$728,990	2,523	\$288	4	3	2	2

FOR-SALE COMMUNITIES



AURORA AT SUMMIT PARK BY RICHMOND AMERICAN HOMES - HIGHLAND

Product Type:	Detached	Total Units:	61
Open Date:	1.2025	Sold Units:	20
Typical Lot Size:	3,000 sf	Remaining Units:	41
Tax Rate:	2.0%	Overall Absorption Rate:	1.6/mo
HOA:	\$145		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$510,748	1,630	\$313	3	2.5	2	2
2	\$528,049	1,810	\$291	4	3	2	2
3	\$531,699	1,950	\$272	4	3	2	2
4	\$559,990	2,110	\$265	3	2.5	2	2
5	\$580,614	2,310	\$251	4	3	2	2
6	\$632,282	2,450	\$258	4	3	2	2



VISTA VERDE AT MEDITERRA BY D.R. HORTON - HIGHLAND

Product Type:	Detached	Total Units:	149
Open Date:	2.2022	Sold Units:	133
Typical Lot Size:	5,700 sf	Remaining Units:	16
Tax Rate:	1.9%	Overall Absorption Rate:	2.69/mo
HOA:	\$150		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$615,990	1,898	\$324	4	3	2	1
2	\$640,990	2,239	\$286	4	3	2	2
3	\$785,283	2,319	\$338	4	3	2	1
4	\$822,191	3,015	\$272	5	3	2	2
5	\$854,940	3,172	\$269	4	3	2	2

FOR-SALE COMMUNITIES



ALDER AT LIVE OAK BY MERITAGE HOMES - REDLANDS

Product Type:	Detached	Total Units:	144
Open Date:	3.2024	Sold Units:	103
Typical Lot Size:	3,542 sf	Remaining Units:	41
Tax Rate:	1.52%	Overall Absorption Rate:	4.36/mo
HOA:	\$83		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$661,000	1,816	\$363	3	2.5	2	2
2	\$695,400	2,020	\$344	4	3	2	2
3	\$676,000	2,168	\$311	4	3	2	2
4	\$739,900	2,418	\$305	5	3	2	2



WILLOW AT LIVE OAK BY MERITAGE HOMES - REDLANDS

Product Type:	Detached	Total Units:	120
Open Date:	3.2024	Sold Units:	24
Typical Lot Size:	2,250 sf	Remaining Units:	96
Tax Rate:	1.48%	Overall Absorption Rate:	3.6/mo
HOA:	\$145		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$567,000	1,465	\$387	3	2.5	2	2
2	\$582,000	1,684	\$345	3	2.5	2	2
3	\$639,800	1,815	\$352	3	2.5	2	2
4	\$639,000	2,125	\$300	4	3	2	2

FOR-SALE COMMUNITIES



MEADOWLARK BY TRI POINTE HOMES - REDLANDS

Product Type:	Detached	Total Units:	98
Open Date:	7.2025	Sold Units:	14
Typical Lot Size:	7,800 sf	Remaining Units:	84
Tax Rate:	1.18%	Overall Absorption Rate:	1.94/mo
HOA:	\$139		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$898,000	2,813	\$319	4	2.5	3	1
2	\$889,000	3,345	\$265	4	2.5	3	2
3	\$939,000	3,608	\$260	5	3.5	3	2
4	\$997,788	3,897	\$256	5	3.5	3	2



TROLLEY HEIGHTS BY TRI POINTE HOMES - REDLANDS

Product Type:	Detached	Total Units:	35
Open Date:	1.2026	Sold Units:	3
Typical Lot Size:	7,200 sf	Remaining Units:	32
Tax Rate:	x%	Overall Absorption Rate:	1.61/mo
HOA:	\$		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$799,000	2,676	\$298	5	3.5	2	2
2	\$822,000	3,037	\$270	5	3.5	2	2
3	\$861,000	3,455	\$249	5	3.5	2	2

FOR-SALE COMMUNITIES



COVENANT POINT BY TRUMARK HOMES - REDLANDS

Product Type:	Detached	Total Units:	37
Open Date:	8.2025	Sold Units:	13
Typical Lot Size:	7,200 sf	Remaining Units:	24
Tax Rate:	1.75%	Overall Absorption Rate:	2.96/mo
HOA:	\$123		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$846,000	2,395	\$353	3	2.5	2	2
2	\$883,587	3,141	\$281	4	3.5	2	2



DISCLOSURES

FINISHED LOT DEFINITION

The definition of a “finished lot” shall include costs to “blue top pad condition” and thereafter to improve the streets and underground infrastructure within the streets and right of ways including development fees, but excluding building permit fees and on-lot preparation or house connections for ultimate home construction. Provided below is a list of items to be included and excluded in the definition of a “finished lot.”

THE FOLLOWING ITEMS ARE INCLUDED IN THE “FINISHED LOT” COST:

Professional Services

- Final civil engineering preparation of final map.
- Survey Control for the construction of grading, underground, and street improvements.
- Final monumentation including survey monuments, property corners, street center line, and swing ties.
- Consulting associated with the formation of any contemplated community facilities district (“CFD”).
- Soils Engineering for field controls during utility back-fill compaction, and final reports, but excluding lot utility services and foundation tests.

Fees and Assessments

- Bonding of contractor improvements. Bonding according to the governing jurisdictions requirements.
- All necessary inspection fees for sewer, water, streets, and landscape improvements as required by the conditions of approval to be paid prior to final map recordation.
- Estimated development impact fees and connection fees based on fees in place at time of contract, including school fees, to be paid prior to issuance of building permit.

Sewer System

- Installation of public sanitary sewer collection system per the approved plans, including service laterals installed to each residential lots’ property line.
- Such that Buyer shall be able to commence construction of its contemplated residence / product on any lot within the applicable “Phase of Property” immediately after the close of escrow.

Water System

- Installation of an operational public water distribution system in accordance with the approved plans, including service laterals. House connections are not included. Reclaimed water meters and boxes installed and adjusted (if any).

Street Improvements

- Installation of required interior streets, striping, curbs and gutters, sidewalks, drive approaches, handicapped ramps, street signs, and street lighting, as required on the approved plans.
- Bond execution limited to 2% of asphalt cuts and 10% of concrete improvement costs.

Utilities

- Installation of and payment of fees/costs associated with utility lines, mains, stub-ins, and facilities adequate to service the lots; electrical conduit (or direct bury) and trenches for installation of natural gas, telephone, and cable television transmission. House connections are not included.
- Refundable deposits shall be credited (deducted from) the finished lot cost.

Landscaping and Fences

- Installation of slope landscaping over 5’ within the lots; HOA maintained slope areas and private lot slopes as shown on the approved landscape plans or from applicable governmental agencies.
- Installation of entry monumentation and in tract parkway landscaping.
- Installation of view fence, privacy, and exterior side yard walls as required by approved plans and specification in conformance with the requirements of all applicable governmental agencies.

Community Facilities District

- Anticipated proceeds from any Community Facilities District (“CFD”) shall be credited (deducted) from the finished lot cost.

THE FOLLOWING “ON LOT” COST ITEMS ARE NOT INCLUDED IN “FINISHED LOT” COSTS:

- Design and construction of landscaping of house front, side and rear for individual houses.
- Driveway extensions from the right of way to the house.
- Interior fences, walls, view fence, and gates, as well as individual lot fencing and side yard gates.
- Utility service from the right of way distribution to the house.
- Water Connections from the meter to the house.
- Any flatwork/walkways from driveway and/or street to house.
- Retaining walls added by the builder for the benefit of house lot fit.
- Preparation of plot plans or precise grading plans.
- Precise grading.
- Fine Grade certification.
- Soil testing, observations, and reporting for house footings and/or foundations.
- Staking of 80s and 20s.
- Lot spins, re-compaction, or pre-saturation.
- Soil or lot recertification.
- Spoil dirt and rough and finish pulls.

THE FOLLOWING ADDITIONAL ITEMS ARE ALSO NOT INCLUDED IN “FINISHED LOT” COSTS:

- Building plan check, building permit fees, and inspection fees for the construction of the house are not included.
- Architecture, structural engineer, and other costs related to the house are not included.
- Erosion control maintenance beyond one (1) year.
- Street cleaning or drag streets.
- Any landscaping added at the discretion of the builder.
- Temporary fencing, utilities and power.
- Model home complex conversion costs.
- Construction of temporary sales trailers.
- Third party inspections, including construction defect, HERS Ratings and Title 24.
- Homeowners’ Association (HOA) & Department of Real Estate (DRE) costs.
- Security for models.
- Property taxes and assessments.
- Weed abatement or property maintenance costs.
- House backflow or dual waste systems.
- Mailboxes.

GENERAL DISCLOSURE

This sales information package and contents hereof, is provided for informational purposes only. Nothing contained herein is deemed to constitute an offer of sale or to impose upon Seller, or any of their affiliates, any obligation to negotiate the sale of any parcel or property, and all offers to purchase this property must be accepted by the Seller in writing. No representation or warranty, expressed or implied, is made regarding the information set forth herein, the factual accuracy or completeness of any such information or other materials contained herein. Seller reserves the right to make changes from time to time to any of the information contained or referred to herein, to change the price and/or terms and may withdraw the property from the market all without any obligations to notify the recipients of this sales information package.

Any party which may enter into any written agreement to purchase the subject property shall make its own independent investigation regarding all aspects of the subject property and the development contemplated thereon without complete reliance upon the materials contained herein. Nothing contained herein is intended in any way to limit or mitigate the need for any independent investigation, which a prudent buyer would be required to undertake in order to determine all facts which could have any effect upon the acquisition or development of the subject property. Any prospective buyers (“Buyer”) are strongly advised to investigate the condition and suitability of all aspects of the property and all matters affecting the value or desirability of the property, including but not limited to the following items: size, lines, access and boundaries; zoning and land use; any conditions of approval, cost and fees to develop the site; utilities and services; environmental hazards; geological conditions; natural hazard zone; property damage; neighborhood, area and property conditions; common interest subdivisions and owner associations; and, speciality tax. If Buyer does not exercise these rights, Buyer is acting against the advice of WD Land. Buyer understands that although conditions are often difficult to locate and discover, all real property contains conditions that are not readily apparent and that may affect the value or desirability of the property. Buyer and Seller are aware that WD Land does not guarantee, and in no way will assume responsibility for, the condition of the property. WD Land has not and will not verify any of items listed above, unless otherwise agreed to in writing.

This sales information package is subject to changes or withdrawals without notice and does not constitute a recommendation, endorsement or advice as to the value of the subject property by WD Land or the Seller.

This sales information package is the absolute property of WD Land and may only be used by parties approved by WD Land. No portion of this sales information package may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of WD Land and Seller.

DISCLOSURE AND CONSENT FOR REPRESENTATION OF MORE THAN ONE BUYER OR SELLER (EXCERPT FROM C.A.R. FORM DA)

C.A.R. Form DA, 11/06 A real estate broker, whether a corporate, partnership or sole proprietorship, (“Broker”) may represent more than one buyer or seller provided the Broker has made a disclosure and the principals have given their consent. This multiple representation can occur through an individual licensed as a broker or through different associate licensees acting for the Broker. The associate licensees may be working out of the same or different office locations. Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers of, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Buyer and Seller understand that Broker may represent more than one buyer or seller and even both buyer and seller on the same transaction.

If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller’s property and consents to Broker acting as dual agent for both Seller and Buyer in that transaction.

If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both Buyer and Seller with regard to that property.

In the event of dual agency, Seller and Buyer agree that: (a) Broker, without prior written consent of the Buyer, will not disclose to Seller that the Buyer is willing to pay a price greater than the offer price; (b) Broker, without prior written consent of the Seller, will not disclose to the Buyer that Seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a Dual Agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer’s offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent’s marketing strategy and the instructions of the Seller.

Seller and/or Buyer acknowledges reading and understanding this Disclosure and Consent for Representation of More than One Buyer or Seller and agree to the dual agency possibility disclosed.



CONTACT US FOR MORE INFORMATION



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