



OCEAN KNOLL

EXCLUSIVE OFFERING MEMORANDUM

9 FULLY APPROVED & PERMIT-READY ESTATE LOTS WITH OCEAN VIEWS | ENCINITAS, CA

WDLand

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OCEAN KNOLL

WDLand



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE OPPORTUNITY

WD Land is pleased to offer Ocean Knoll, a rare opportunity to buy nine fully-approved ocean view estate lots in the supply-constrained Encinitas market of North San Diego County.

The 2.38-acre property is fully entitled with a Tentative Tract Map, Coastal Development Permit and Design Review. The project also includes final engineering by PLSA and building plans by KTG. A builder will be able to break ground shortly after closing on the land.

Encinitas remains a highly-desirable place to live and the housing market remains very strong, especially for estate homes selling for \$3,500,000 or more.



HIGHLIGHTS

Ocean Knoll offers a compelling homebuilding opportunity due to:

- Excellent coastal location with great public schools.
- Fully Approved Tentative Tract Map, Design Review and Coastal Development Permit.
- Includes final engineering by PLSA and building plans by KTG.
- A builder can break ground shortly after closing on the land.
- All two-story homes ranging from 4,608 to 5,138 SF.
- Proven demand for luxury homes at \$3,500,000+.
- Ocean views from most homes.
- Highly desirable modern farmhouse architecture.
- Only two floorplans with various elevations for custom look and efficient construction.
- Remodel of existing home satisfies affordable housing requirement.

EXECUTIVE SUMMARY

HIP COASTAL LOCATION



The California coastal city of Encinitas is located 26 miles north of downtown San Diego and 95 miles south of Los Angeles. Encinitas is situated along six miles of Pacific coastline characterized by cliffs, beaches, flat-topped coastal bluffs, rolling hills and two lagoons.

Encinitas originally consisted of five separate communities which were joined together at the time of the city's incorporation in 1986. Although now one city, Encinitas retains the personalities of its original five distinct city districts including Historic Encinitas where Bonita Drive is located. Home to a significant flower growing industry, Encinitas boasts attractions like Quail Botanical Gardens, San Elijo Lagoon Ecological Reserve, Encinitas Ranch Golf Course and the historic La Paloma Theatre, which hosts many community and city functions as well as music concerts, theatrical performances and movies.



Local bar in Downtown Encinitas



Local coffee shop in Downtown Encinitas



World-class beaches of Encinitas



DEVELOPMENT OVERVIEW

DEVELOPMENT OVERVIEW

DEVELOPMENT HIGHLIGHTS

[LOCATION/ACCESS](#)

Property is located at 754 Bonita Drive, Encinitas, CA 92024 about two miles from Downtown Encinitas and Moonlight Beach. The property is easily accessed from the south via Bonita Drive.

[PROJECT SIZE](#)

± 2.38 Gross Acres

[APN](#)

258-350-28

[GOVERNING MUNICIPALITY](#)

City of Encinitas

[NUMBER OF LOTS](#)

The project includes nine estate lots approved for nine luxury homes.

[TOPOGRAPHY](#)

Site is level and designed to balance.

[BONDS](#)

The buyer will be responsible for posting bonds.

[HOA](#)

HOA, DRE and CC&Rs are in process. HOA fees are estimated to be \$275 per month at build-out.

[CURRENT IMPROVEMENTS](#)

The property is currently vacant with a single family home that will remain as the affordable unit. The existing home will be remodeled by the buyer to satisfy the project's affordable requirement but is excluded from the sale.

[PERMIT APPLICATION STATUS](#)

Final engineering is in for third plan check and house plans are in for second plan check. The final map should be ready to record in April 2024. The grading permit and site improvement permits should be ready in March 2024 with building permits ready-to-issue in May 2024.

[IMPROVEMENT BUDGET AND IMPACT FEES](#)

Finishing costs for each of the 9 lots are estimated to be:

Construction costs with 10% contingency	\$120,500 per lot
Consultants	\$ 21,000 per lot
Assessments, fees and bonds	\$ 55,200 per lot

Detailed excel budget is available in Dropbox. [Click link.](#)

[OCEAN KNOLL DUE DILIGENCE- CLICK HERE](#)

[UTILITIES](#)

Water: San Dieguito Water District

Sewer: San Dieguito Water District

Telephone: Cox Communications

Gas: San Diego Gas and Electric

Electric: San Diego Gas and Electric

CATV: Cox Communications

Public sewer and water mains are adjacent to the project site. The Encinitas Public Works department will require overhead utilities along Bonita Drive to be undergrounded.

[SCHOOLS](#)

Elementary School (K-6): **Ocean Knoll** — GS Score: 7

Middle/Junior High School (7-8): **Oak Crest** — GS Score: 7

*High School (9-12): **La Costa Canyon** — GS Score: 7

*National Blue Ribbon School, A California Distinguished School, International Baccalaureate World School, Western Association of Schools and Colleges - Accrediting Commission for Schools, 2019 Best High School Nationally Ranked #1,640 and #248 in California

DEVELOPMENT OVERVIEW

DEVELOPMENT HIGHLIGHTS

ZONING AND GENERAL PLAN

The current zoning is R-3 and the general plan designation is R-3.

PROJECT ENTITLEMENTS

Project Entitlements include Design Review Permit for the subdivision and home designs, a Coastal Development Permit per the city's Local Coastal Program and Environmental Impact Assessment to satisfy CEQA. All approvals are valid and unappealable.

The subdivision utilizes the state density bonus law whereby density can be increased by 35% (from 6 to 10 lots) provided one affordable home is included. The existing 1,778 SF home on Lot 8 will be renovated and deed restricted per the conditions of approval.

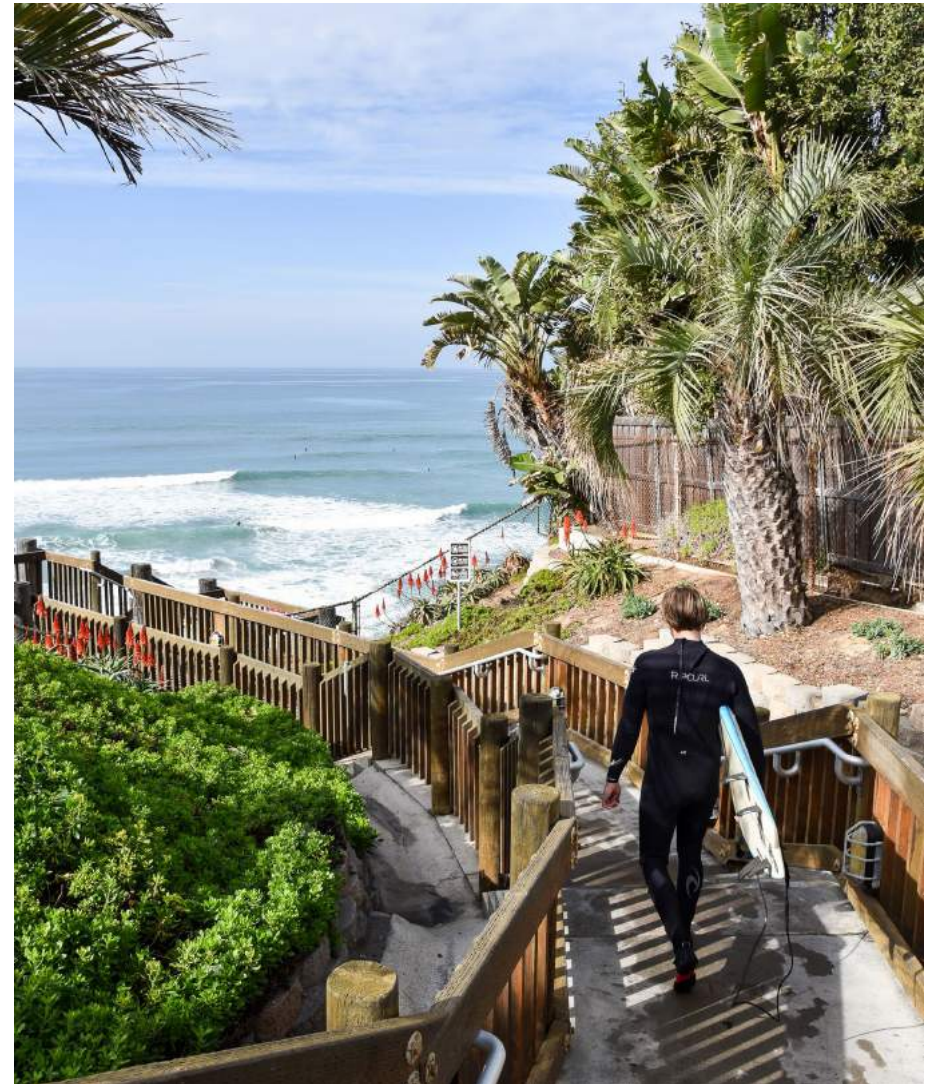
CURRENT IMPROVEMENTS

The property is currently improved with a single family home.

STREET IMPROVEMENTS

Per the conditions of approval, the builder is required to improve a full street section along Bonita Drive but only in front of the subdivision.

OCEAN KNOLL DUE DILIGENCE- [CLICK LINK](#)



DEVELOPMENT OVERVIEW

ARCHITECTURE

HOME STATISTICS

<u>Lot</u>	<u>Home</u>	<u>Size</u>	<u>Views</u>
Lot 1	Leucadia	5,099 SF	Canyon View
Lot 2	Pannikin	5,099 SF	Ocean View
Lot 3	Beacons	4,608 SF	Ocean View
Lot 4	Grandview	5,138 SF	Ocean View
Lot 5	Fletcher Cove	4,608 SF	Ocean View
Lot 6	Saxony	5,099 SF	Ocean View
Lot 7	Calistoga	4,608 SF	Ocean View
Lot 8	Bonita	1,778 SF	Single Story Affordable Excluded
Lot 9	Cardiff	5,138 SF	Canyon View
Lot 10	Moonlight	4,608 SF	Ocean View



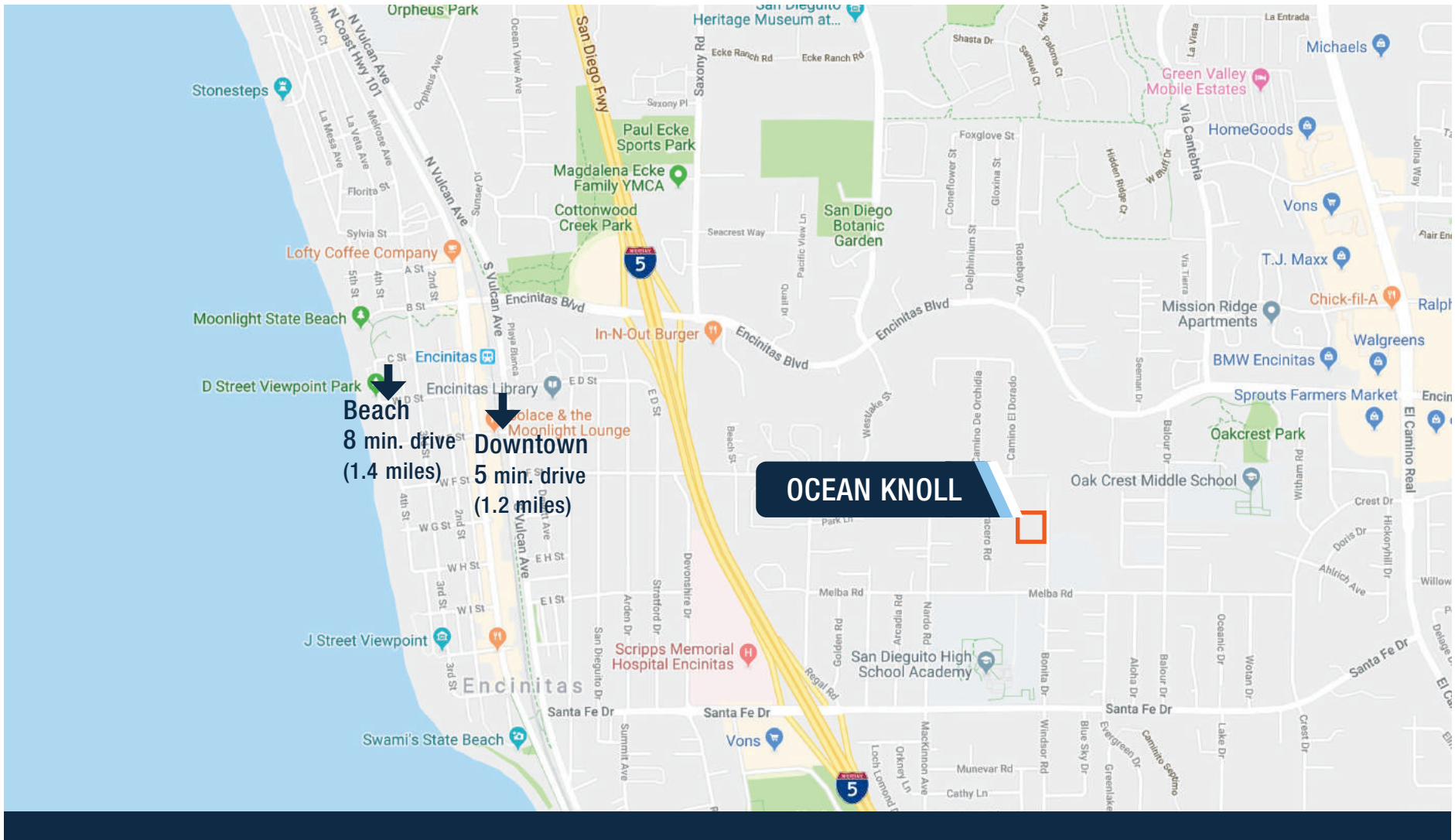
There are two new JZMK-designed floorplans approved for the community under the Design Review Permit. Each home has a different architectural style or elevation to satisfy the City of Encinitas' desire for a custom home aesthetic. However, the community consists of only two floorplans for efficient construction.

[OCEAN KNOLL DUE DILIGENCE- CLICK LINK](#)



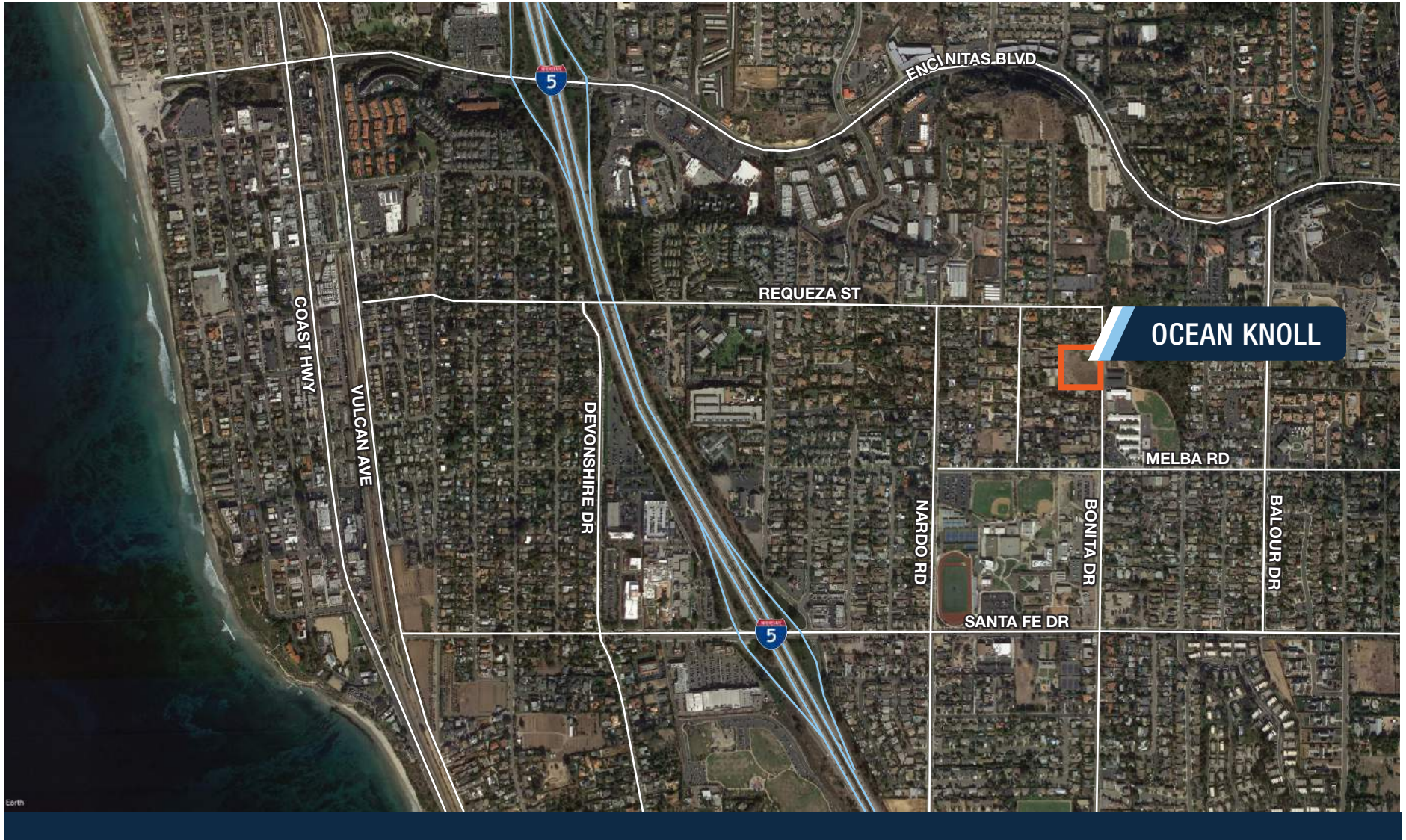
DEVELOPMENT OVERVIEW

LOCATION MAP



DEVELOPMENT OVERVIEW

HIGH AERIAL



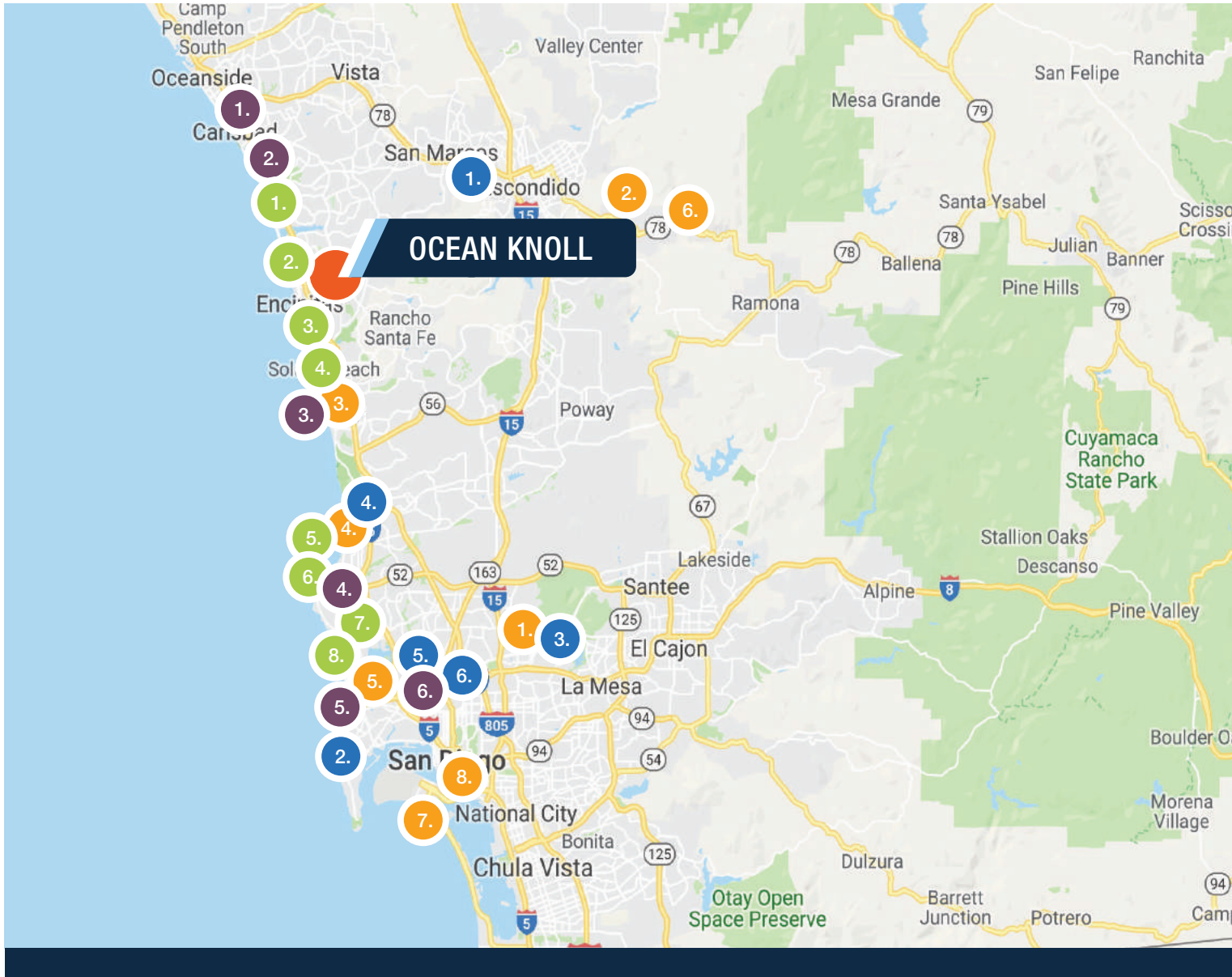
DEVELOPMENT OVERVIEW

LOW AERIAL



DEVELOPMENT OVERVIEW

REGIONAL AMENITIES MAP



UNIVERSITIES

1. Cal State San Marcos
2. Point Loma Nazarene University
3. San Diego State University
4. University of California San Diego
5. University of San Diego
6. Azusa Pacific University

ATTRACTIONS

1. Legoland
2. San Diego Safari Park
3. Del Mar Race Track
4. Aquarium at Scripps
5. SeaWorld
6. San Diego Zoo
7. Hotel del Coronado
8. Petco Park

RECREATION/BEACHES

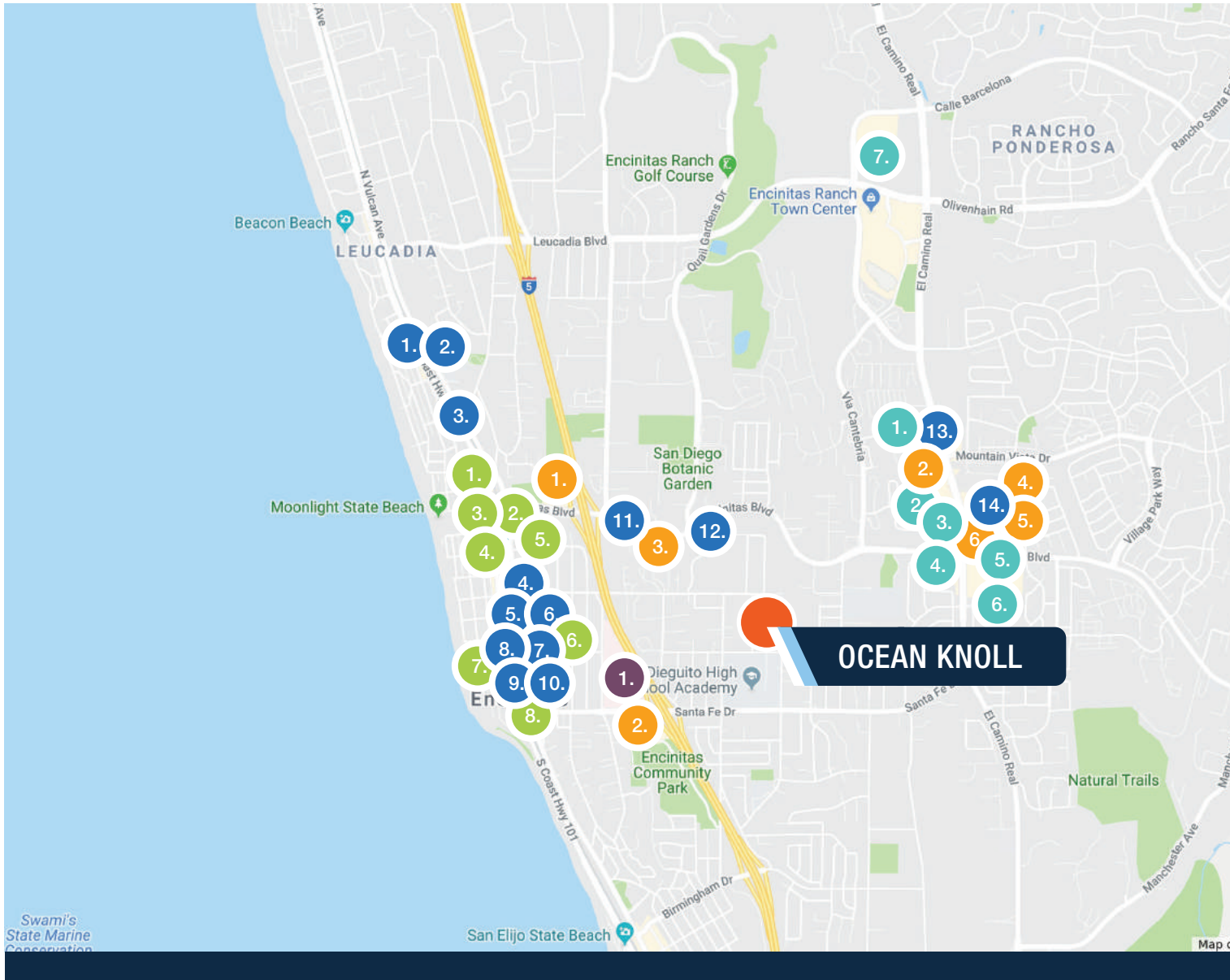
1. Carlsbad State Beach
2. Moonlight Beach
3. Swami's State Beach
4. Del Mar City Beach
5. La Jolla Shores
6. La Jolla Cove
7. Pacific Beach
8. Mission Beach

SHOPPING

1. Carlsbad Village
2. Carlsbad Outlets
3. Del Mar Village
4. La Jolla
5. Ocean Beach
6. Fashion Valley Mall

DEVELOPMENT OVERVIEW

LOCAL AMENITIES MAP



RESTAURANTS

1. Birdseye Kitchen
2. Vigilucci's Trattoria Italiana
3. Juanitas Taco Shop
4. Maurizio's Trattoria
5. Q'ero Restaurant
6. The Bier Garden of Encinitas
7. Lobster West
8. Encinitas Fish Shop
9. Goodonya Organic Eatery
10. Union Kitchen & Tap
11. The Crack Shack
12. Chin's Szechwan
13. Noodles and Company
14. Native Foods Cafe

GROCERY

1. Lazy Acres
2. Vons
3. Smart & Final
4. Ralphs
5. Trader Joe's
6. Sprouts

COFFEE

1. Lofty Coffee Company
2. PLND Coffee
3. Ironsmith Coffee Roasters
4. Better Buzz
5. Global Grind
6. Starbucks
7. Philz Coffee
8. Surfdog's Java Hut

RETAIL

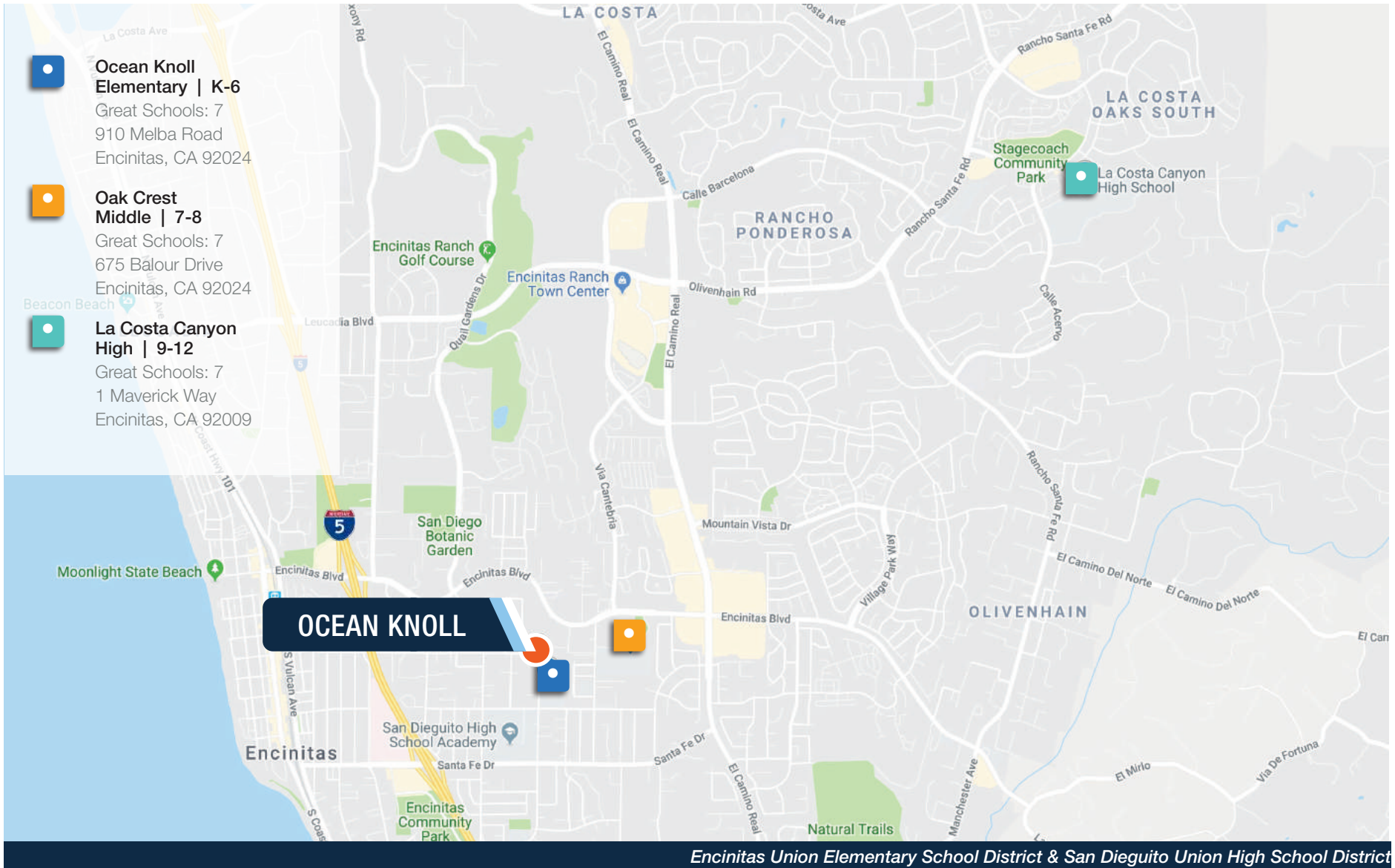
1. Home Goods
2. TJMaxx
3. BevMo
4. Kohl's
5. CVS
6. Tuesday Morning
7. Walmart

HOSPITAL

1. Scripps Memorial Hospital Encinitas

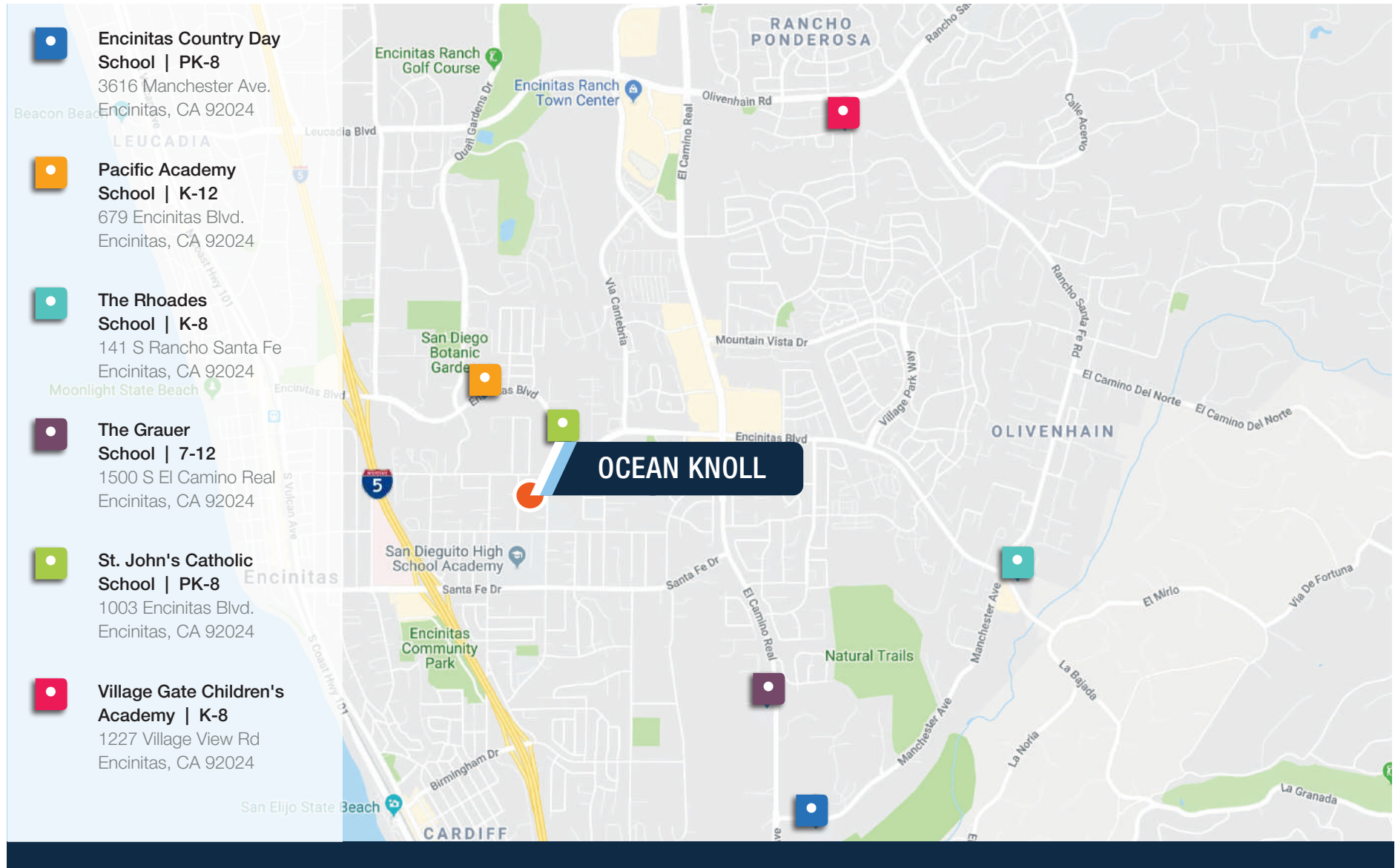
DEVELOPMENT OVERVIEW

PUBLIC SCHOOLS



DEVELOPMENT OVERVIEW

PRIVATE SCHOOLS



DEVELOPMENT OVERVIEW

TENTATIVE TRACT MAP

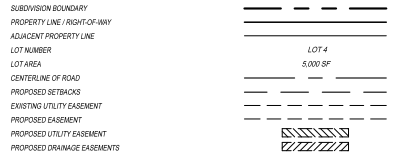


SHEET 1 OF 6

18-086 TM/DB/DR/EIA/CDP

754 BONITA DRIVE

LEGEND



EXISTING EASEMENTS

- EASEMENT PER PRELIMINARY TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY DATED JANUARY 18, 2017
- CARDIFF SANITATION DISTRICT HOLDER OF AN EASEMENT FOR SEWER PIPE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 22, 1998 AS INSTRUMENT NO. 48483 OF OFFICIAL RECORDS.
 - IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC RIGHT-OF-WAY AND INCIDENTAL PURPOSES TO THE CITY OF ENCINITAS RECORDED JULY 21, 1994 AS INSTRUMENT NO. 89-89496.
 - RESOLUTION NO. 94-1614 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ENCINITAS APPROVING A SUPPLEMENTARY LOCATION OF A PORTION OF AN IRREVOCABLE OFFER OF DEDICATION ALONG BONITA DRIVE RECORDED JUNE 24, 1994 AS INSTRUMENT NO. 84-40249 OF OFFICIAL RECORDS.
 - 16.80 FEET GRANTED TO THE COUNTY OF SAN DIEGO RECORDED JUNE 15, 1998 AS INSTRUMENT NO. 88523 (THIS GRANT MAY NOT HAVE BEEN SPECIFICALLY FOR ROAD PURPOSES).
 - 30.07' ROADWAY DEDICATION RECORDED AUGUST 25, 1987 AS INSTRUMENT NO. 1981-149149.

PROPOSED EASEMENTS

- PROPOSED PUBLIC SEWER EASEMENT TO CARDIFF SANITATION DISTRICT
- PROPOSED PRIVATE DRAINAGE EASEMENT
- PROPOSED 5' WIDE GENERAL UTILITY EASEMENT TO THE CITY OF ENCINITAS AND SAN DIEGO WATER DISTRICT
- PROPOSED PUBLIC PARKING EASEMENT TO THE CITY OF ENCINITAS
- PROPOSED PUBLIC EASEMENT FOR PRIVATE STREET

SDBL CONCESSIONS/INCENTIVES

- PROJECT IS ALLOWED 2 CONCESSIONS/INCENTIVES PURSUANT TO EASEMENT CODE 69195 HOWEVER THE APPLICANT IS NOT REQUESTING ANY OF THIS TIME.

DENSITY CALCULATION

GROSS ACRES = 2.37 AC
 LESS PROPOSED PRIVATE ROAD = 0.20 AC
 LESS IRREVOCABLE OFFER TO DEDICATE = 0.10 AC
 NET ACRES = 2.07 AC

SLOPE	ACRES (AC)	DENSITY (DU)	DWELLING UNITS
0-2%	2.07	3	6.21
2%-4%	0.92	3	0
4%-7%	0.0	0	NONE

PER CITY OF ENCINITAS ROUND UP = 7.0
 17 UNITS = 14.3% AFFORDABLE
 36.0% DENSITY BONUS PER GOV'T CODE 69195 = 8.45
 PER DENSITY BONUS ROUND UP = 10.0
 PROPOSED MARKET RATE UNITS = 9 UNITS
 PROPOSED VERY LOW AFFORDABLE UNIT = 1 UNIT

UTILITIES

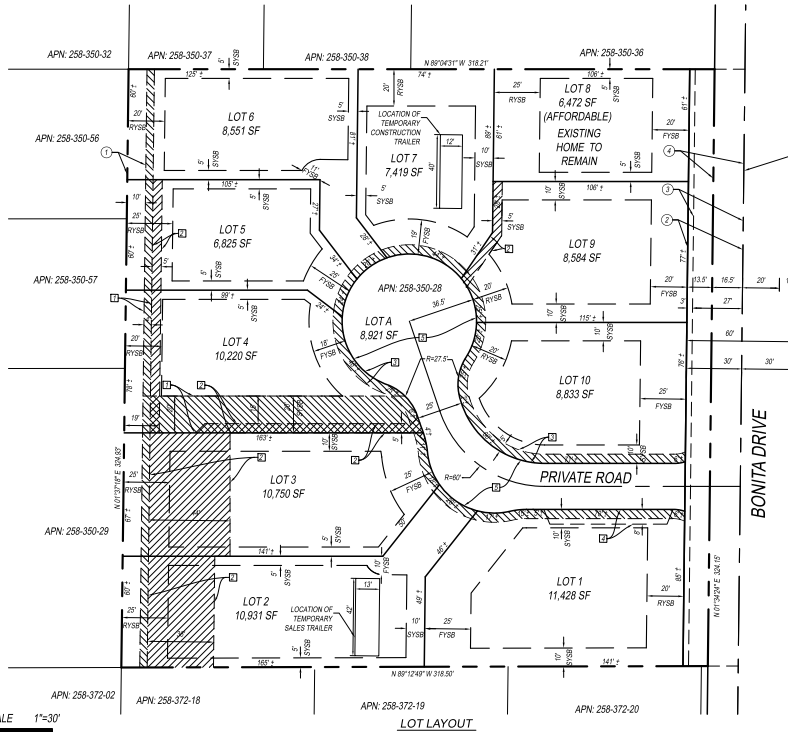
WATER	SAN DIEGO WATER DISTRICT
FIRE	ENCINITAS FIRE PROTECTION DISTRICT
SEWER	CARDIFF SANITARY DISTRICT
ELEMENTARY SCHOOL	ENCINITAS UNION SCHOOL DISTRICT
HIGH SCHOOL	SAN DIEGO UNION SCHOOL DISTRICT

SOLAR STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY THE SUBDIVISION ORDINANCE. ALL PARCELS TO HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE PARCEL.

CALIFORNIA Lambert COORDINATES

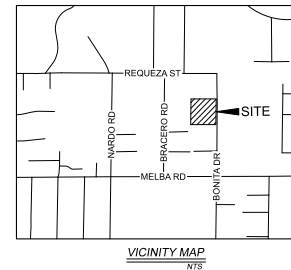
CALIF COORD INDEX 3061677



ZONE REQUIREMENTS	R-3	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
NET LOT AREA (SF)	14,500	11,428	10,931	10,750	10,220	8,625	8,551	7,419	6,472	8,584	8,833
LOT WIDTH	80	88	80	87	78	60	60	74	81	77	78
LOT DEPTH	100	127	133	177	143	144	115	114	106	110	112
FRONT YARD SETBACK	25'	25'	10'	25'	18'	25'	11'	19'	20'	20'	25'
SIDE YARD SETBACK	10'	10'	5'	5'	20'	20'	5'	5'	5'	10'	10'
REAR YARD SETBACK	25'	20'	25'	25'	20'	25'	20'	20'	25'	20'	20'
BUILDING FOOTPRINT	-	3,075	3,075	2,651	3,075	2,651	3,075	2,651	1,360	3,075	2,651
LOT COVERAGE	35%	26.8%	28.1%	24.7%	30.2%	30.9%	36.0%	35.7%	21.0%	35.8%	30.0%
OFF-STREET PARKING REQUIRED	-	3	3	3	3	3	3	3	3	3	3
OFF-STREET PARKING PROVIDED	-	3	3	3	3	3	3	3	2	3	3

□ = REQUEST WAIVER UNDER DENSITY BONUS
 * = FOR A NEW TRACT FRONT YARD SETBACKS MAY BE REDUCED UP TO 25% ON A MAXIMUM OF ONE-HALF OF THE DWELLING UNITS WITHIN A RESIDENTIAL TRACT PER E.M.C. 30.16.01011C

** = 2 ENCLOSED PARKING SPACES FOR UNITS UP TO 2,500 SQUARE FEET FLOOR AREA, 3 FOR DWELLING UNITS IN EXCESS OF 2,500 SQUARE FEET PER E.M.C. 30.34.030A



OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORDER OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.

OWNER: *Gownd S. Gill*
 GOWND S. GILL, TRUSTEE
 TRUST "A" OF THE GILL LIVING TRUST DATED FEBRUARY 22, 1990 AS RESTATED AND AMENDED

SUBDIVIDER'S CERTIFICATE

THE SUBDIVIDER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY OF ENCINITAS AND ITS AGENTS, OFFICERS AND EMPLOYEES FROM ANY CLAIM, ACTION, OR PROCEEDING AGAINST THE CITY OF ENCINITAS OR ITS AGENTS, OFFICERS OR EMPLOYEES, TO ATTACK, SET ASIDE, VOID, OR ANNUL AN APPROVAL FROM THE CITY OF ENCINITAS CONCERNING THE SUBDIVISION WHEN SUCH ACTION IS BROUGHT WITHIN THE TIME PERIOD SPECIFIED IN GOV. CODE SECTION 66499.3. THIS CERTIFICATION IS CONDITIONED UPON THE CITY OF ENCINITAS PROVIDING PROMPT NOTICE TO THE SUBDIVIDER AS PROVIDED FOR BY THE ACT (GOV. CODE 66474.9).

SUBDIVIDER: *Cal Pro*
 CAL PRO DEVELOPER
 WEST MANGATE REGIONAL CENTER, LLC
 94 DISCOVERY, IRVINE, CA 92618 P: (949) 789-4555

ABBREVIATED LEGAL DESCRIPTION

THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THE 56.67 ONE-ROD PIERCE'S 48 RESERVE(S) IN GRANT DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2011-081678.

SITE ADDRESS

754 BONITA DRIVE
 ENCINITAS, CA 92024

TOPOGRAPHY

PREPARED BY: PASCO LARET SUITER & ASSOCIATES
 DATED: 03/15/20

ZONING INFORMATION

TOTAL PARCELS: 10 LOTS
 GENERAL PLAN DESIGNATION: R-3
 PRESENT ZONING REGULATIONS: R-3
 HEIGHT: PER CODE 30.16.010 B7
 PARCELS COVERAGE: 28%
 MINIMUM PARCEL SIZE: 14,500 SF
 PRESENT USE: RESIDENTIAL
 PROPOSED USE: 10 SINGLE FAMILY RESIDENCES
 10 SINGLE FAMILY LOTS
 1 PRIVATE ROAD LOT - LOT A

MINIMUM NET PARCEL SIZE: 6,472 SF 0.15 ACRES
 MAXIMUM NET PARCEL SIZE: 11,448 SF 0.27 ACRES
 AVERAGE NET PARCEL SIZE: 8,123 SF 0.21 ACRES

EARTHWORK

CUT: +3,400 CY
 FILL: +4,900 CY
 IMPORT: +1,400 CY

SETBACKS

R-3 ZONE MIN PROPOSED
 FRONT YARD (FYSB): 25' 10'
 REAR YARD (RYSB): 25' 20'
 STREET SIDE YARD (SYSB): 10' 10'
 INTERIOR SIDE YARD (ISYB): 10'10' 5'10'

ACCESS

BONITA DRIVE, A PUBLIC ROAD

PREPARED BY

PREPARED BY:
 PASCO LARET SUITER & ASSOCIATES, INC.
 555 N. HIGHWAY 101, SUITE A
 SOLAN BEACH, CA 92075
 (952)29-8212

ENGINEER OF WORK

Ty Lawson
 TY LAWSON, RCE 80356
 12.24.18 DATE



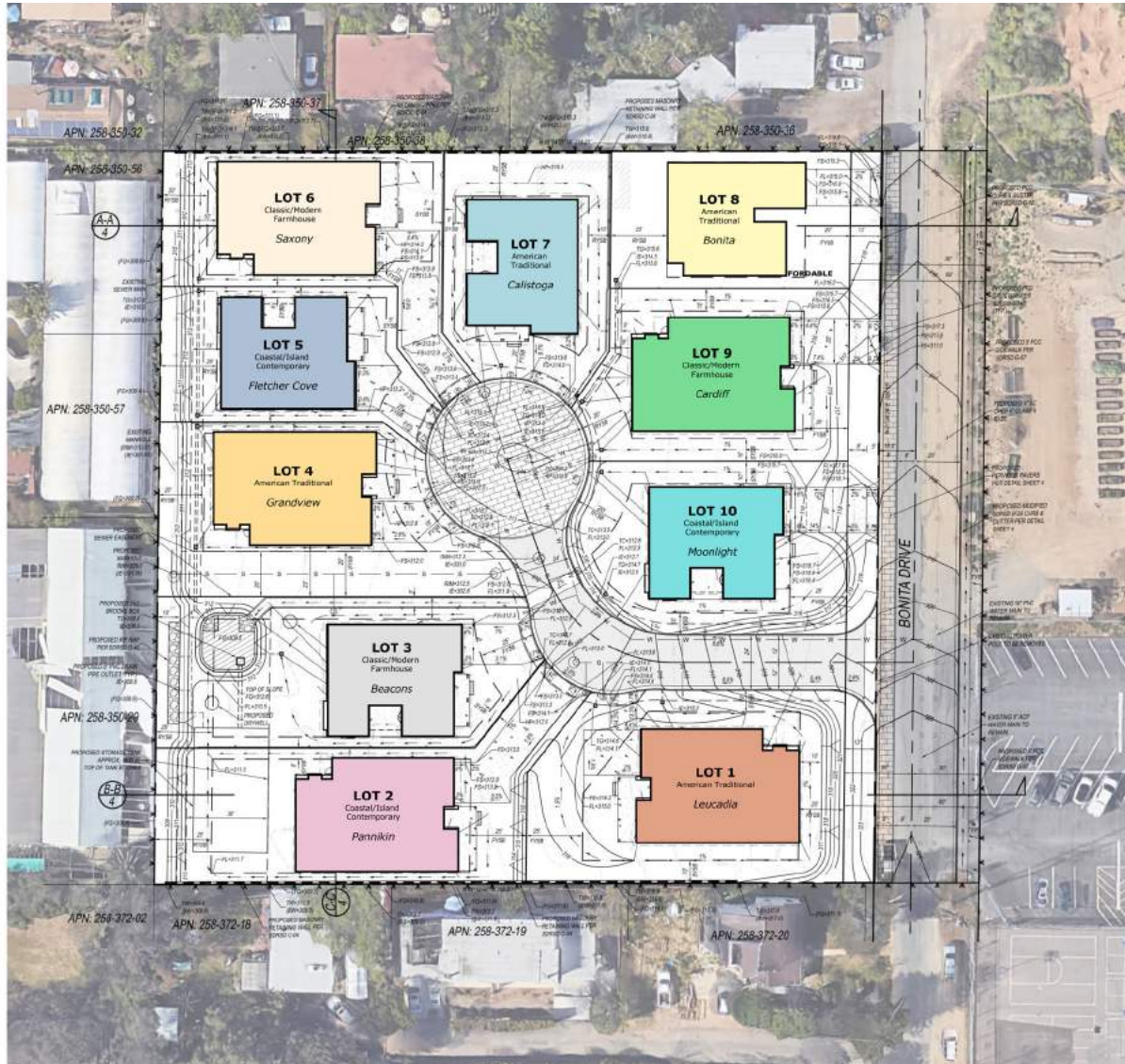
SHEET INDEX

PRELIMINARY LOT LAYOUT	1
PRELIMINARY GRADING PLAN	2
PRELIMINARY UTILITY PLAN	3
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SLOPE ANALYSIS	5
CURB UTILIZATION & PARKING EXHIBIT	6

PASCO LARET SUITER & ASSOCIATES
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 555 North Highway 101, Ste A, Solan Beach, CA 92075
 ph 952.299.8212 | fx 952.359.4812 | pliaengineering.com

DEVELOPMENT OVERVIEW

SITE PLOTTING DIAGRAM



PLAN/STYLE KEY

Lot No.	Home Design	Style
Lot 1	Leucadia	American Traditional
Lot 2	Pannikin	Coastal/Island Contemporary
Lot 3	Beacons	Classic/Modern Farmhouse
Lot 4	Grandview	American Traditional
Lot 5	Fletcher Cove	Coastal/Island Contemporary
Lot 6	Saxony	Classic/Modern Farmhouse
Lot 7	Calistoga	American Traditional
Lot 8	Bonita	American Traditional
Lot 9	Cardiff	Classic/Modern Farmhouse
Lot 10	Moonlight	Coastal/Island Contemporary

DEVELOPMENT OVERVIEW

ARCHITECTURAL SITE PLOTTING DIAGRAM



SITE/PROJECT SUMMARY:

Location: 754 Bonita Drive, Encinitas, CA
 Legal Description: APN 258-350-28
 Site Area: 2.37 AC (2.07 AC Net)
 Zoning: R3

Occupancy: R-3
 Total Homes: 10
 Density: 4.2 DU/AC (4.8 DU/AC Net)

Building Height: See elevations
 Setbacks: See civil plans and chart at the bottom of this page

HOME STATISTICS:

Lot	Home	Size	Occupant Load
Lot 1	Leucadia	5,099 SF	5,099/200 = 26
Lot 2	Pannikin	5,099 SF	5,099/200 = 26
Lot 3	Beacons	4,608 SF	4,608/200 = 24
Lot 4	Grandview	5,138 SF	5,138/200 = 26
Lot 5	Fletcher Cove	4,608 SF	4,608/200 = 24
Lot 6	Saxony	5,099 SF	5,099/200 = 26
Lot 7	Calistoga	4,608 SF	4,608/200 = 24
Lot 8	Gill	1,778 SF	1,778/200 = 9
Lot 9	Cardiff	5,138 SF	5,138/200 = 26
Lot 10	Moonlight	4,608 SF	4,608/200 = 24

PARKING SUMMARY:

Required:
 Homes Up To 2,500 SF Require 2 Enclosed Spaces
 Homes Over 2,500 SF Require 2 Enclosed Spaces + 1 Additional Space

1 Home (under 2,500 SF)= 2 Enclosed Spaces
 9 Homes (over 2,500 SF)= 18 Enclosed Spaces + 9 Additional Spaces
 29 Total Required

Provided:
 Enclosed Off Street (Garage): 20 Spaces (Excluding Tandem Spaces)
 Off Street (Driveway): 20 Spaces
 On Private Road: 3 Spaces
 On Bonita Drive: 8 Spaces

LOT COVERAGE/SETBACKS:

ZONING REQUIREMENTS	R3	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
NET LOT AREA (SQ)	1450	1740	1744	1718	1526	1661	1661	1642	842	1664	1633
LOT AREA	30	85	85	85	77	85	85	74	91	77	76
LOT SETBACK	100	127	150	178	149	158	115	114	158	110	112
FRONT YARD SETBACK	20'	25'	10'	25'	18'	25'	11'	10'	20'	20'	25'
REAR YARD SETBACK	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
REAR WAD SETBACK	20	20	20	20	20	20	20	20	20	20	20
BUILDING FOOTPRINT	-	3,073	3,073	2,881	3,071	2,881	3,071	2,881	1,380	3,071	2,881
LOT COVERAGE	2%	20.1%	20.4%	21.7%	20.1%	20.1%	20.1%	20.1%	21.6%	20.8%	20.2%
FRONT YARD SETBACK	-	3	3	3	3	3	3	3	3	3	3
REAR YARD SETBACK	-	3	3	3	3	3	3	3	3	3	3
BUILDING HEIGHT	20	24'	24'	24'	24'	24'	24'	24'	24'	24'	24'
BUILDING HEIGHT AT FRONT CORNER	-	20	20	20	20	20	20	20	20	20	20

■ REQUEST WALKER UNDER DENSITY BONUS * FOR NEW TRACT FRONT YARD SETBACKS MAY BE REDUCED UP TO 20% ON A NUMBER BY THE HALF OF THE ENCL. PAD SETBACK WIDTH
 ■ REQUEST WALKER UNDER DENSITY BONUS ** 3-ENCLOSED PARKING SPACES FOR LOTS UP TO 2,500 SQUARE FEET FLOOR AREA, FOR CHANGING LOTS IN EXCESS OF 2,500 SQUARE FEET FOR 6 M.C. 34.54 DSA
 ■ MEETS R3 STANDARDS

DEVELOPMENT OVERVIEW

ARCHITECTURAL STYLES



**A: CLASSIC/MODERN
FARMHOUSE**

- Board & batten siding, lighter color palette
- Higher roof slopes at primary elements, gable and sheds forms
- Farmhouse details at garage/entry doors, shutters and lighting
- Exposed rafter tails with 18" eaves, 8" rakes
- Simple, clean trim at windows & porch
- Standing Seam Metal Roofing
- Alternate scheme to include predominantly light stucco contrasted by black window frames



**B: AMERICAN
TRADITIONAL**

- Varied material palette: horizontal and vertical siding, stone/brick, warm colors
- Lower roof slopes, predominantly gables
- Traditional/more highly detailed garage/entry doors, shutters and lighting
- 18" eaves, 12" rakes with rafter tails and detailed fascia
- Higher level of detail at window trim and porch
- Brick/painted brick elements



**C: COASTAL/ISLAND
CONTEMPORARY**

- Vertical and horizontal siding, bolder color palette
- Lower roof slopes, some hipped roof forms
- Coastal inspired details at porch, garage, bahama/awning shutters
- 12" eaves and rakes with simple profile
- Detail at window trim and porch

DEVELOPMENT OVERVIEW

ARCHITECTURAL STYLES - BEACONS (CLASSIC FARMHOUSE)- 4,608 SF



VIEW FROM STREET



SIDE VIEW



VIEW FROM BACKYARD

LOT 3, BEACONS: RENDERINGS (CLASSIC FARMHOUSE)

DEVELOPMENT OVERVIEW

ARCHITECTURAL STYLES - LEUCADIA (AMERICAN TRADITIONAL)- 5,099 SF



VIEW FROM STREET



SIDE VIEW



VIEW FROM BACKYARD

LOT 1, LEUCADIA: RENDERINGS (AMERICAN TRADITIONAL)

DEVELOPMENT OVERVIEW

ARCHITECTURAL STYLES - FLETCHER COVE (COASTAL/ISLAND CONTEMPORARY)- 4,608 SF



VIEW FROM STREET



SIDE VIEW



VIEW FROM BACKYARD

LOT 5, FLETCHER COVE: RENDERINGS (COASTAL/ISLAND CONTEMPORARY)

DEVELOPMENT OVERVIEW

LOT 1, LEUCADIA - PLAN B



VIEW FROM STREET



SIDE VIEW

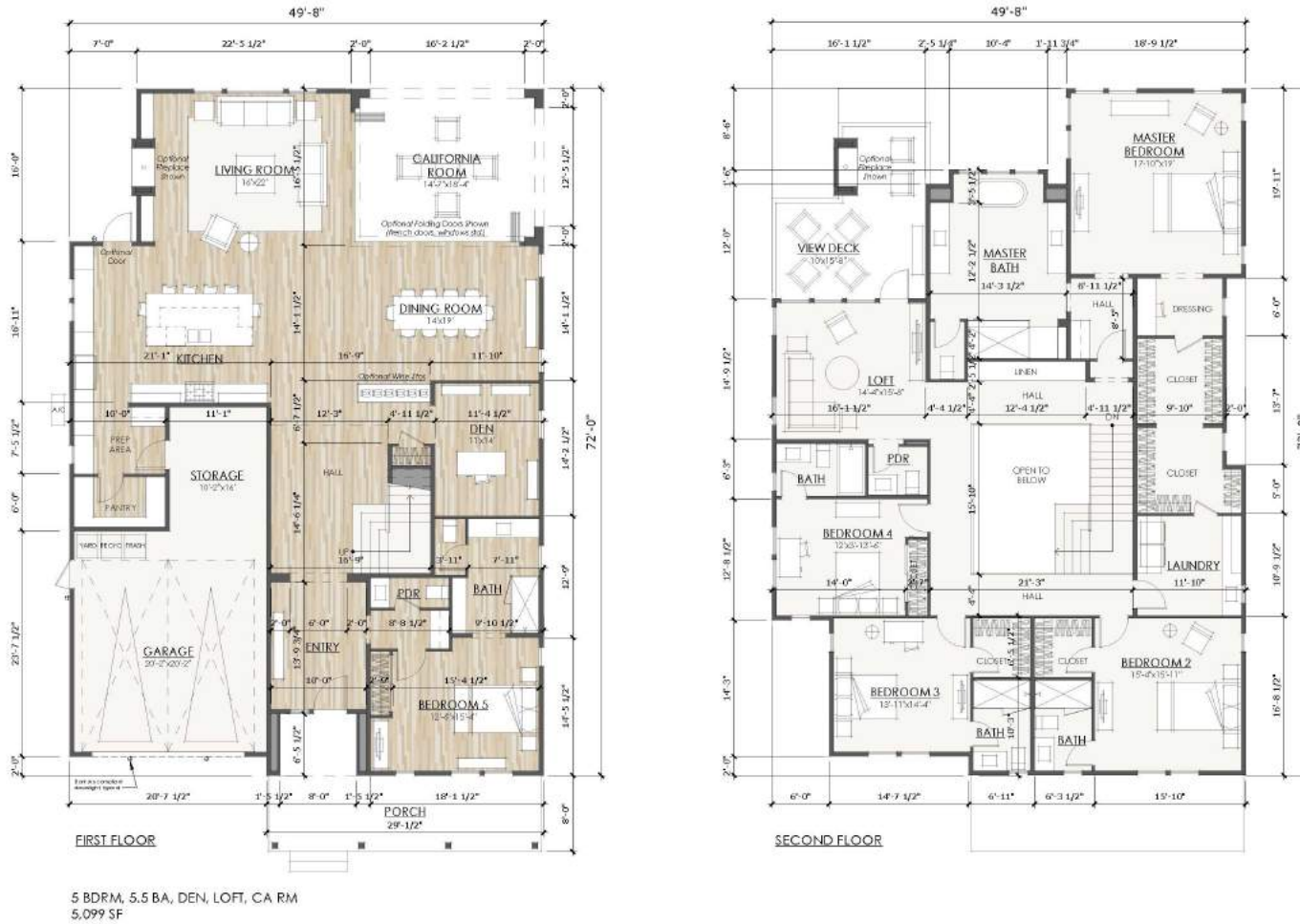


VIEW FROM BACKYARD

LOT 1, LEUCADIA: RENDERINGS (AMERICAN TRADITIONAL)

DEVELOPMENT OVERVIEW

LOT 1, LEUCADIA - PLAN B



LOT 1, LEUCADIA: FLOOR PLAN

A04

DEVELOPMENT OVERVIEW

LOT 1, LEUCADIA - PLAN B



LOT 1, LEUCADIA: ELEVATIONS (AMERICAN TRADITIONAL)

A05

DEVELOPMENT OVERVIEW

LOT 2, PANNIKIN - PLAN C



VIEW FROM STREET



SIDE VIEW

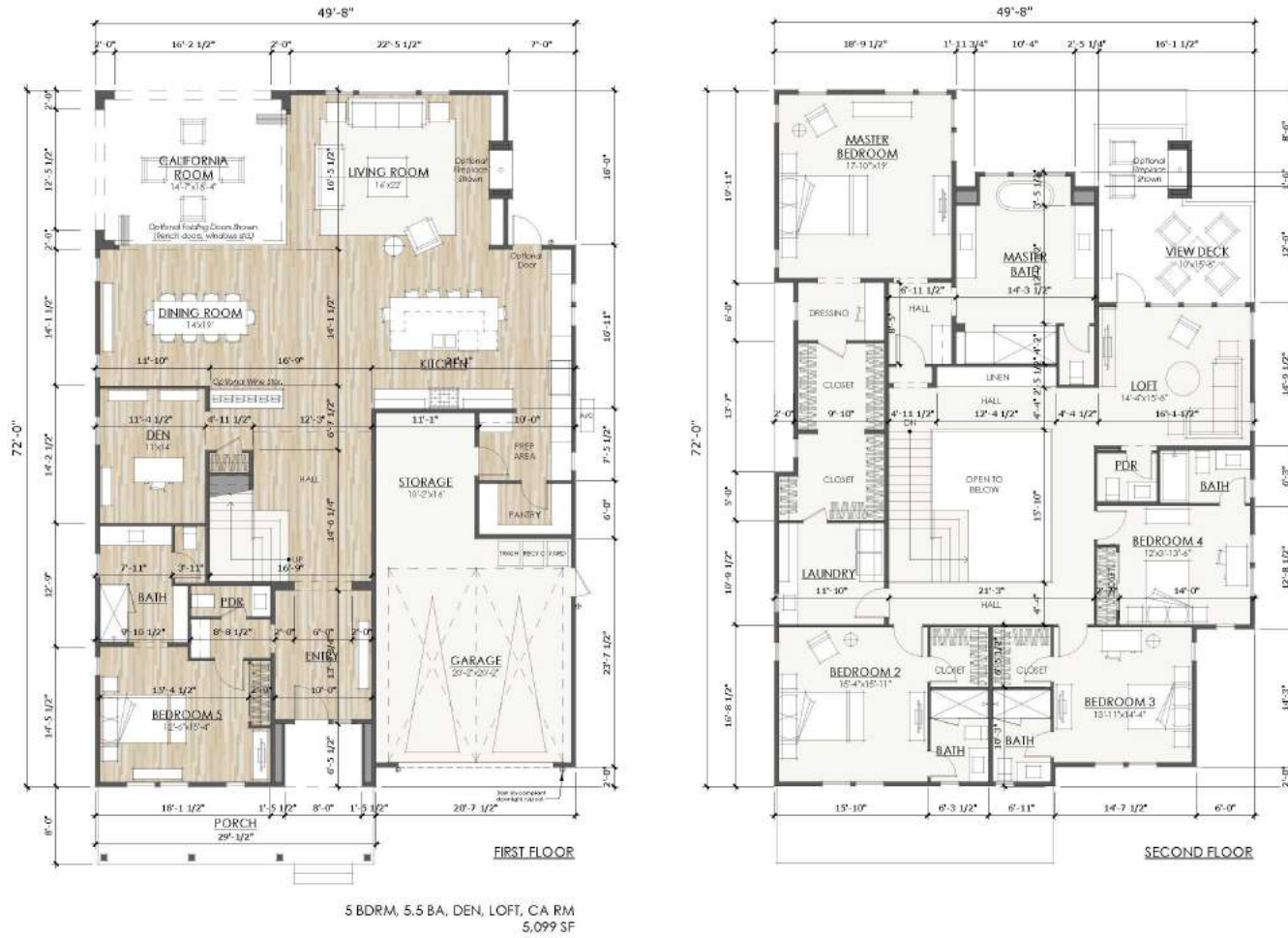


VIEW FROM BACKYARD

LOT 2, PANNIKIN: RENDERINGS (COASTAL/ISLAND CONTEMPORARY)

DEVELOPMENT OVERVIEW

LOT 2, PANNIKIN - PLAN C



LOT 2, PANNIKIN: FLOOR PLAN

A08

DEVELOPMENT OVERVIEW

LOT 2, PANNIKIN - PLAN C



LOT 2, PANNIKIN: ELEVATIONS (COASTAL/ISLAND CONTEMPORARY)

A09

DEVELOPMENT OVERVIEW

LOT 3, BEACONS - PLAN A



VIEW FROM STREET



SIDE VIEW



VIEW FROM BACKYARD

LOT 3, BEACONS: RENDERINGS (CLASSIC FARMHOUSE)

DEVELOPMENT OVERVIEW

LOT 3, BEACONS - PLAN A



4 BDRM, 4.5 BA, DEN, LOFT, COURTYARD
4,608 SF



LOT 3, BEACONS: FLOOR PLAN

A12

DEVELOPMENT OVERVIEW

LOT 3, BEACONS - PLAN A



LOT 3, BEACONS: ELEVATIONS (CLASSIC FARMHOUSE)

A13

DEVELOPMENT OVERVIEW

LOT 4, GRANDVIEW - PLAN B



VIEW FROM STREET



SIDE VIEW

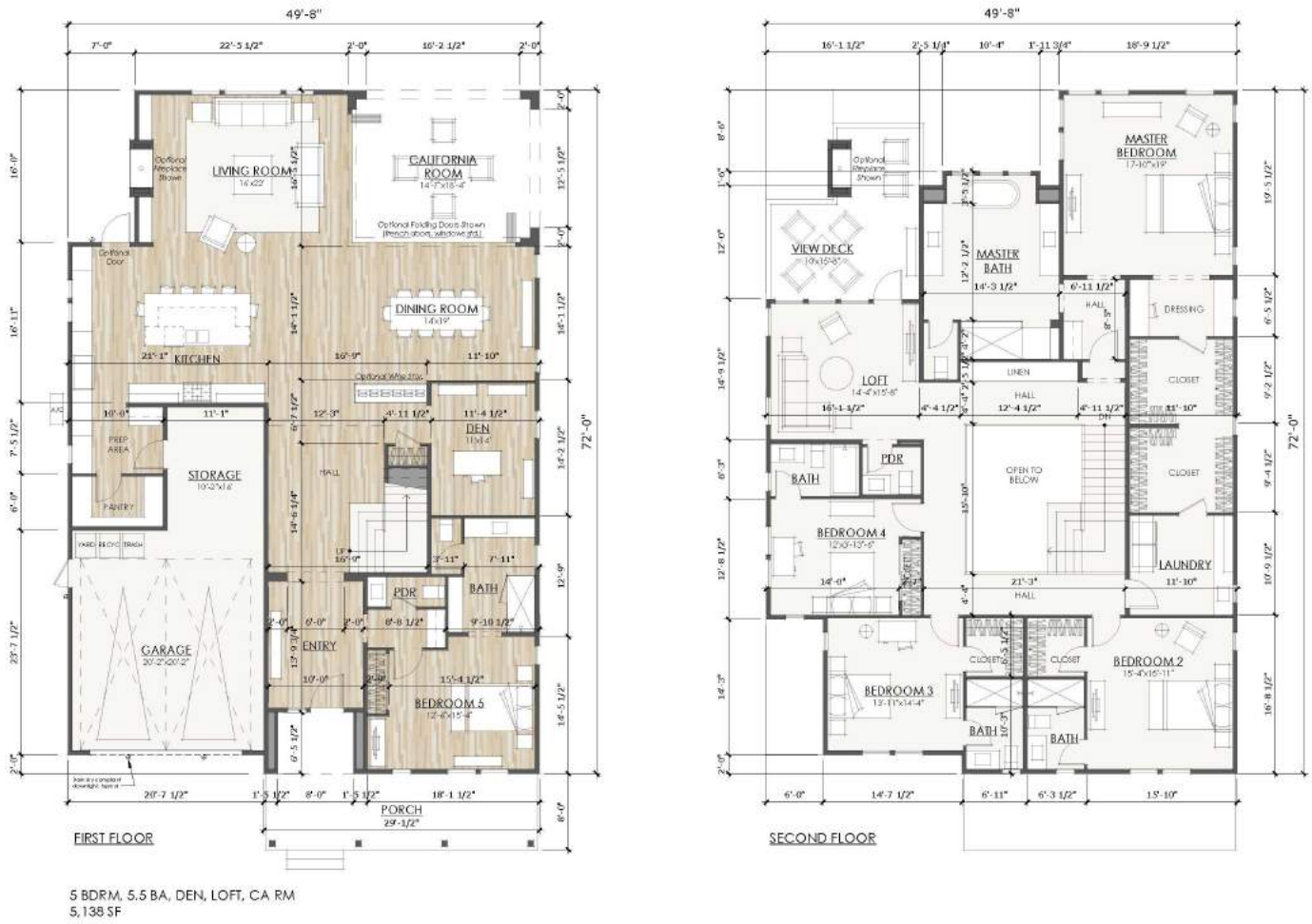


VIEW FROM BACKYARD

LOT 4, GRANDVIEW : RENDERINGS (AMERICAN TRADITIONAL)

DEVELOPMENT OVERVIEW

LOT 4, GRANDVIEW - PLAN B



LOT 4, GRANDVIEW: FLOOR PLAN

A16

DEVELOPMENT OVERVIEW

LOT 4, GRANDVIEW - PLAN B



LOT 4, GRANDVIEW : ELEVATIONS (AMERICAN TRADITIONAL)

A17

DEVELOPMENT OVERVIEW

LOT 5, FLETCHER COVE - PLAN C



VIEW FROM STREET



SIDE VIEW



VIEW FROM BACKYARD

LOT 5, FLETCHER COVE: RENDERINGS (COASTAL/ISLAND CONTEMPORARY)

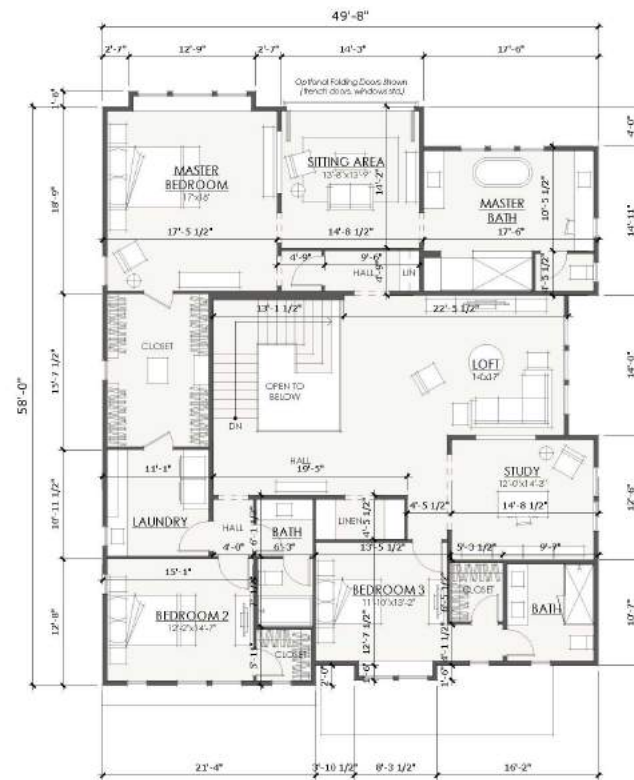
DEVELOPMENT OVERVIEW

LOT 5, FLETCHER COVE - PLAN C



FIRST FLOOR

4 BDRM, 4.5 BA, DEN, LOFT, COURTYARD
4,608 SF



SECOND FLOOR

LOT 5, FLETCHER COVE: FLOOR PLAN

A20

DEVELOPMENT OVERVIEW

LOT 5, FLETCHER COVE - PLAN C



LOT 5, FLETCHER COVE: ELEVATIONS (COASTAL/ISLAND CONTEMPORARY)

A21

DEVELOPMENT OVERVIEW

LOT 6, SAXONY - PLAN A



VIEW FROM STREET



SIDE VIEW

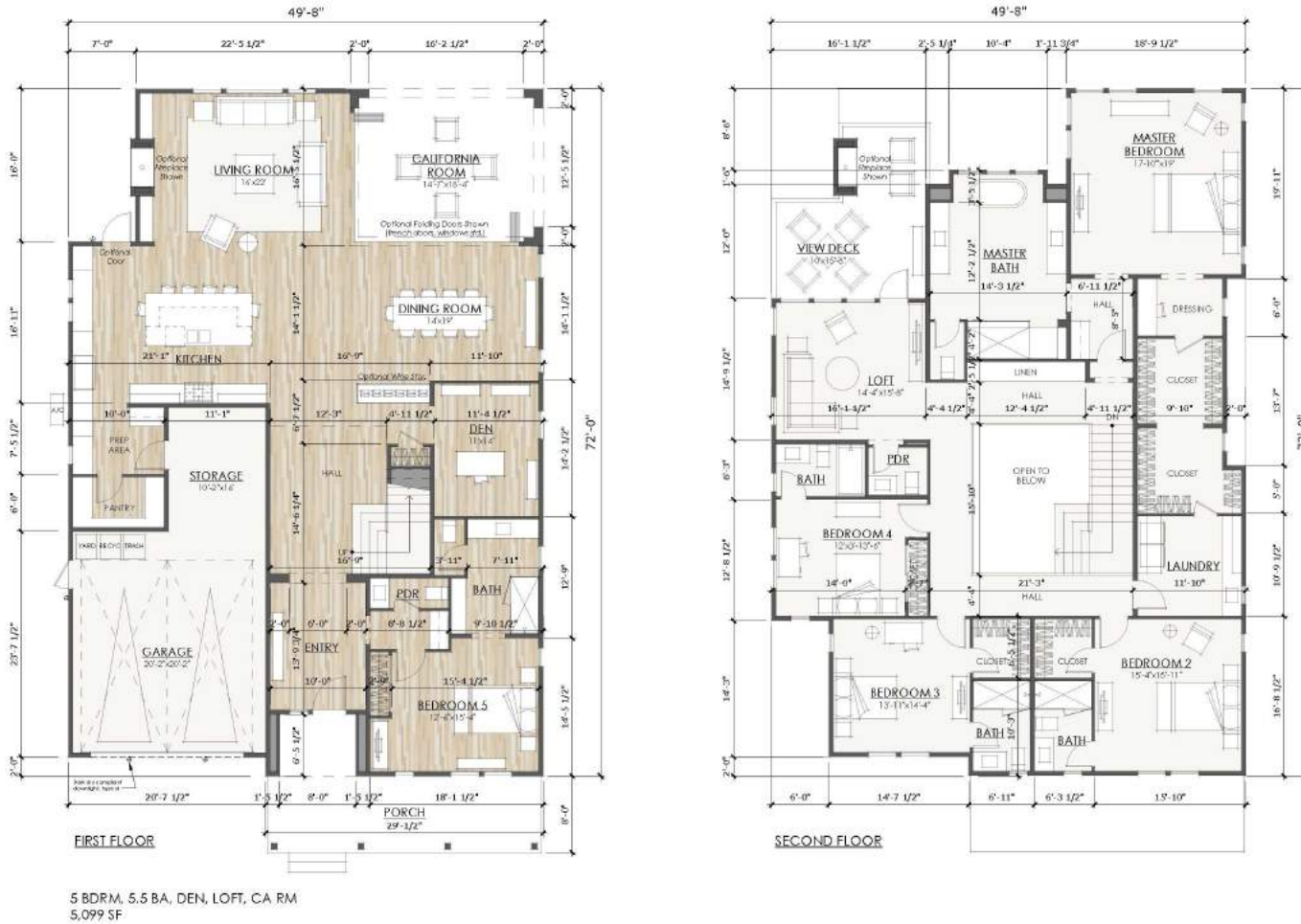


VIEW FROM BACKYARD

LOT 6, SAXONY: RENDERINGS (CLASSIC FARMHOUSE)

DEVELOPMENT OVERVIEW

LOT 6, SAXONY - PLAN A



LOT 6, SAXONY: FLOOR PLAN

A24

DEVELOPMENT OVERVIEW

LOT 6, SAXONY - PLAN A



LOT 6, SAXONY: ELEVATIONS (CLASSIC FARMHOUSE)

A25

DEVELOPMENT OVERVIEW

LOT 7, CALISTOGA - PLAN B



VIEW FROM STREET



SIDE VIEW

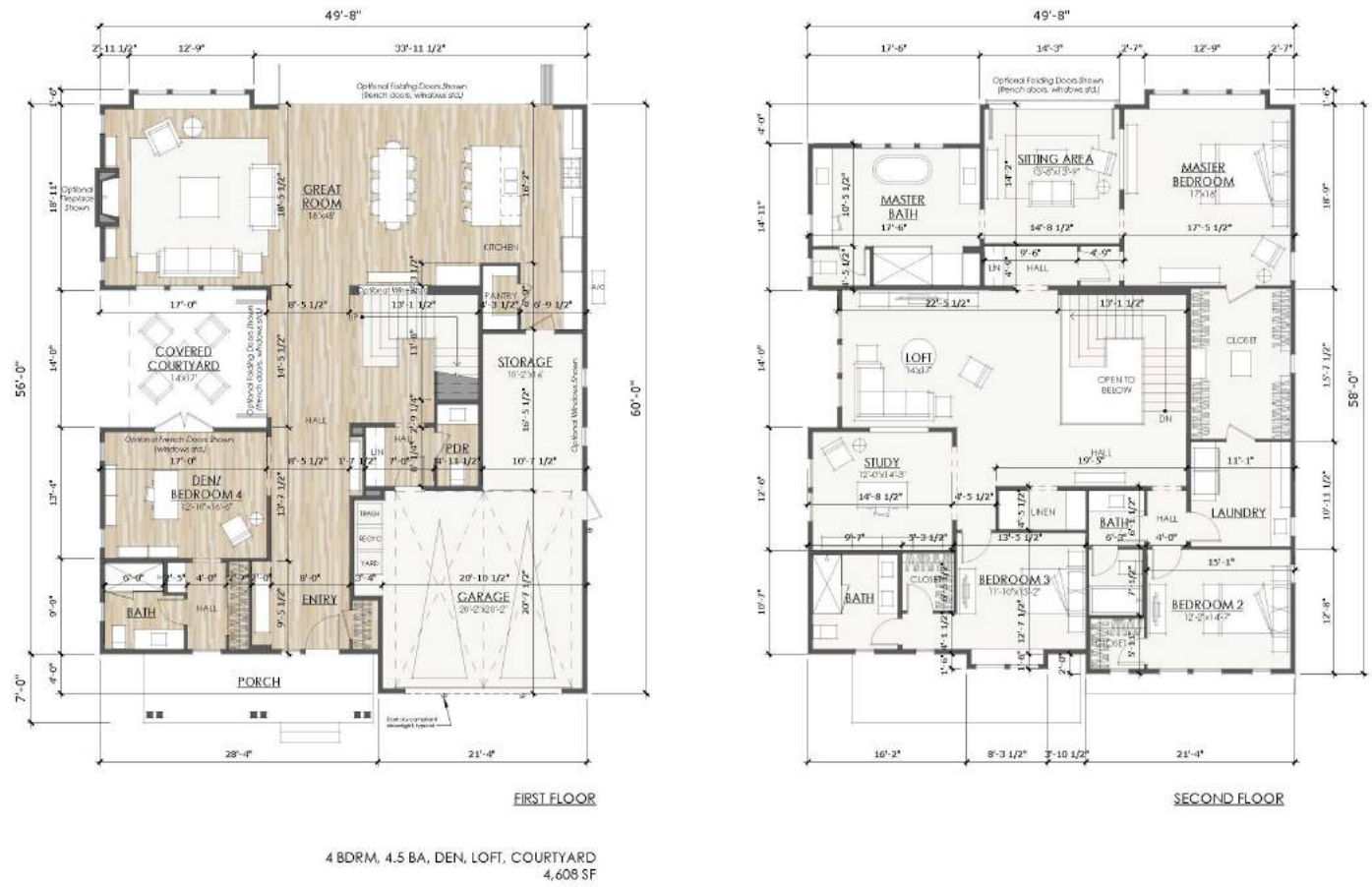


VIEW FROM BACKYARD

LOT 7, CALISTOGA: RENDERINGS (AMERICAN TRADITIONAL)

DEVELOPMENT OVERVIEW

LOT 7, CALISTOGA - PLAN B



LOT 7, CALISTOGA: FLOOR PLAN

A28

DEVELOPMENT OVERVIEW

LOT 7, CALISTOGA - PLAN B



LOT 7, CALISTOGA: ELEVATIONS (AMERICAN TRADITIONAL)

A29

DEVELOPMENT OVERVIEW

LOT 9, CARDIFF - PLAN A



VIEW FROM STREET



SIDE VIEW



VIEW FROM BACKYARD

LOT 9, CARDIFF: RENDERINGS (CLASSIC FARMHOUSE)

DEVELOPMENT OVERVIEW

LOT 9, CARDIFF - PLAN A



LOT 9, CARDIFF: ELEVATIONS (CLASSIC FARMHOUSE)

A37

DEVELOPMENT OVERVIEW

LOT 10, MOONLIGHT - PLAN C



VIEW FROM STREET



SIDE VIEW



VIEW FROM BACKYARD

LOT 10, MOONLIGHT: RENDERINGS (COASTAL/ISLAND CONTEMPORARY)

DEVELOPMENT OVERVIEW

LOT 10, MOONLIGHT - PLAN C

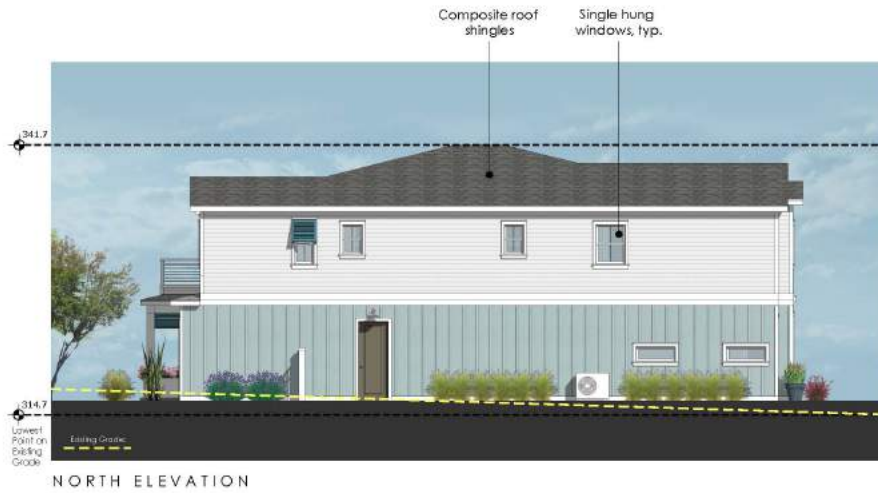


LOT 10, MOONLIGHT: FLOOR PLAN

A40

DEVELOPMENT OVERVIEW

LOT 10, MOONLIGHT - PLAN C



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

LOT 10, MOONLIGHT: ELEVATIONS (COASTAL/ISLAND CONTEMPORARY)

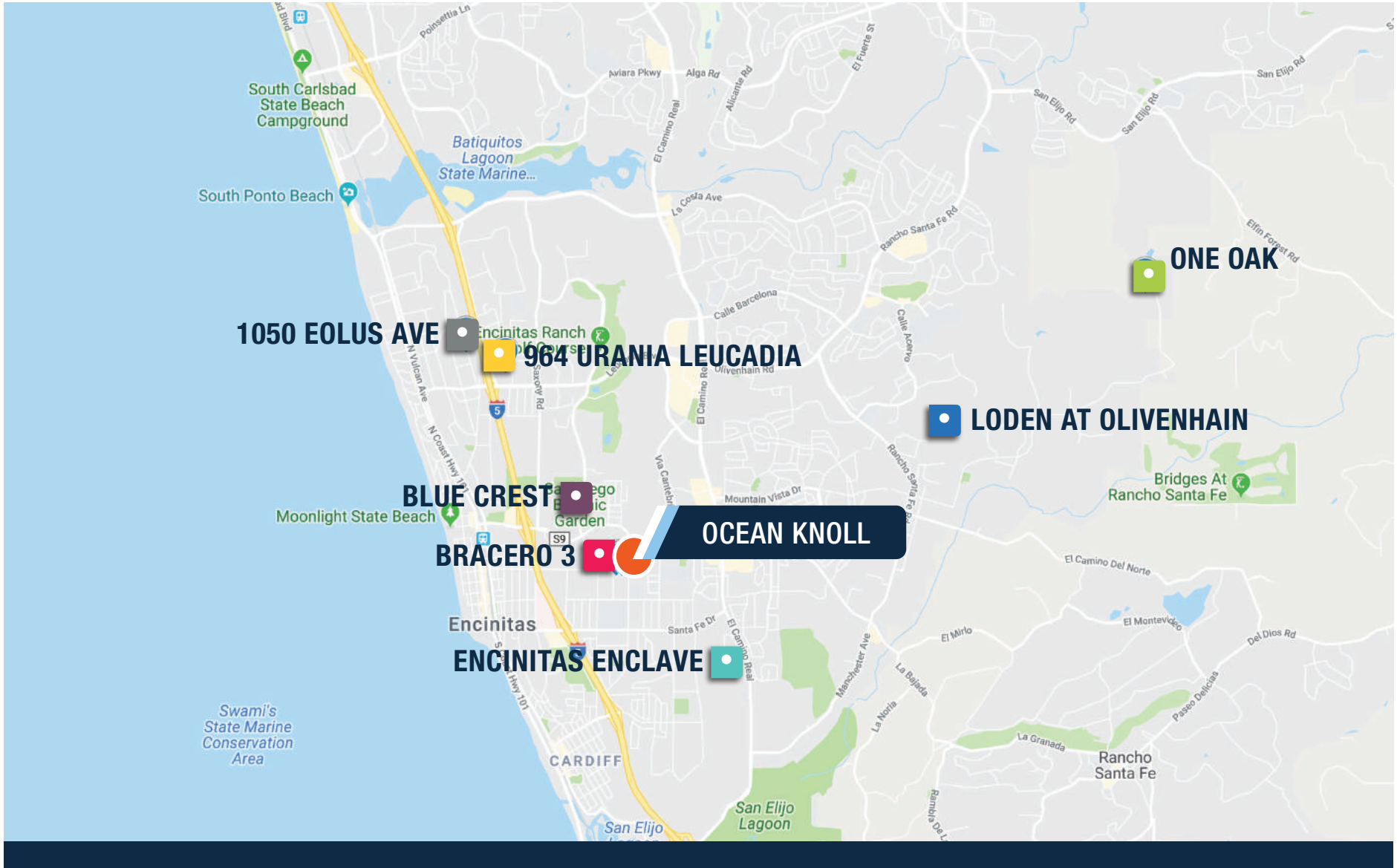
A41



MARKET

MARKET

MAP OF COMPETITIVE PROJECTS AND RECENTLY SOLD COMMUNITIES



MARKET

NEW HOME COMMUNITIES

Getting new home communities approved in Encinitas is challenging and most projects are very small and sell out quickly. Reviewing the current market value of newly built homes in select communities is helpful to determine the market value of homes at Ocean Knoll.

Blue Crest by CalWest is located just north of Ocean Knoll. While most of the homes were smaller than Ocean Knoll, this was a successful project with a typical home selling for \$1.75M to \$2.1M in 2020. Those same homes are now estimated to be worth \$2.5M to \$3.5M today. The larger single story homes with ocean views on Camino de Orchidia sold for \$3.1M in 2020 and are now worth \$4.5M today.

Directly to the west of Ocean Knoll, Hallmark Communities built a 4,961 square foot homes on Bracero Road that is now worth \$3.9M today.

Woodbridge Pacific built 4,000+ square foot homes at Loden that sold for \$2.2M to \$2.47M in 2021 that are now worth \$3.3M today.

Despite being further inland, Shea Homes built estate homes at One Oak that range from 4,120 to 5,875 square feet that sold between \$2.1M and \$3.85M in 2020. Those homes are now worth \$3.6M to \$4.4M today.



Encinitas New Home Community



Encinitas New Home Community

MARKET RESALES

701 Lynwood Drive \$3,250,000 (\$628/SF) for a 5 bed / 5.5 bath 5,177 SF home on 10,890 SF lot closed October 10, 2023.

7141 Aviara Drive \$4,294,000 (\$863/SF) for a 4 bed / 4.5 bath 4,978 SF home on 10,835 SF lot closed October 2, 2023.

664 Cornish \$4,350,000 (\$1434/SF) for a 4 bed / 3.5 bath 3,034 SF home on 14,257 lot closed June 30, 2023.

7164 Aviara Drive \$3,999,000 (\$864/SF) for a 3 bed / 3.5 bath 4,628 SF home on 15,681 SF lot closed June 16, 2023.

667 Polaris Drive \$3,100,000 (\$753/SF) for a 5 bed / 4.5 bath 4,122 SF home on 8,745 SF lot closed August 21, 2023.

927 Moonstone Court \$2,776,225 (\$793/SF) for a 5 bed / 4.5 bath 3,502 SF home on a 7,838 SF lot closed February 24, 2023.

590 Camino El Dorado \$4,595,000 (\$894/SF) for a 5 bed / 4 bath 5,140 SF home built in 2003 on a 16,117 SF lot with pool. Active listing.



667 Polaris Drive, Encinitas



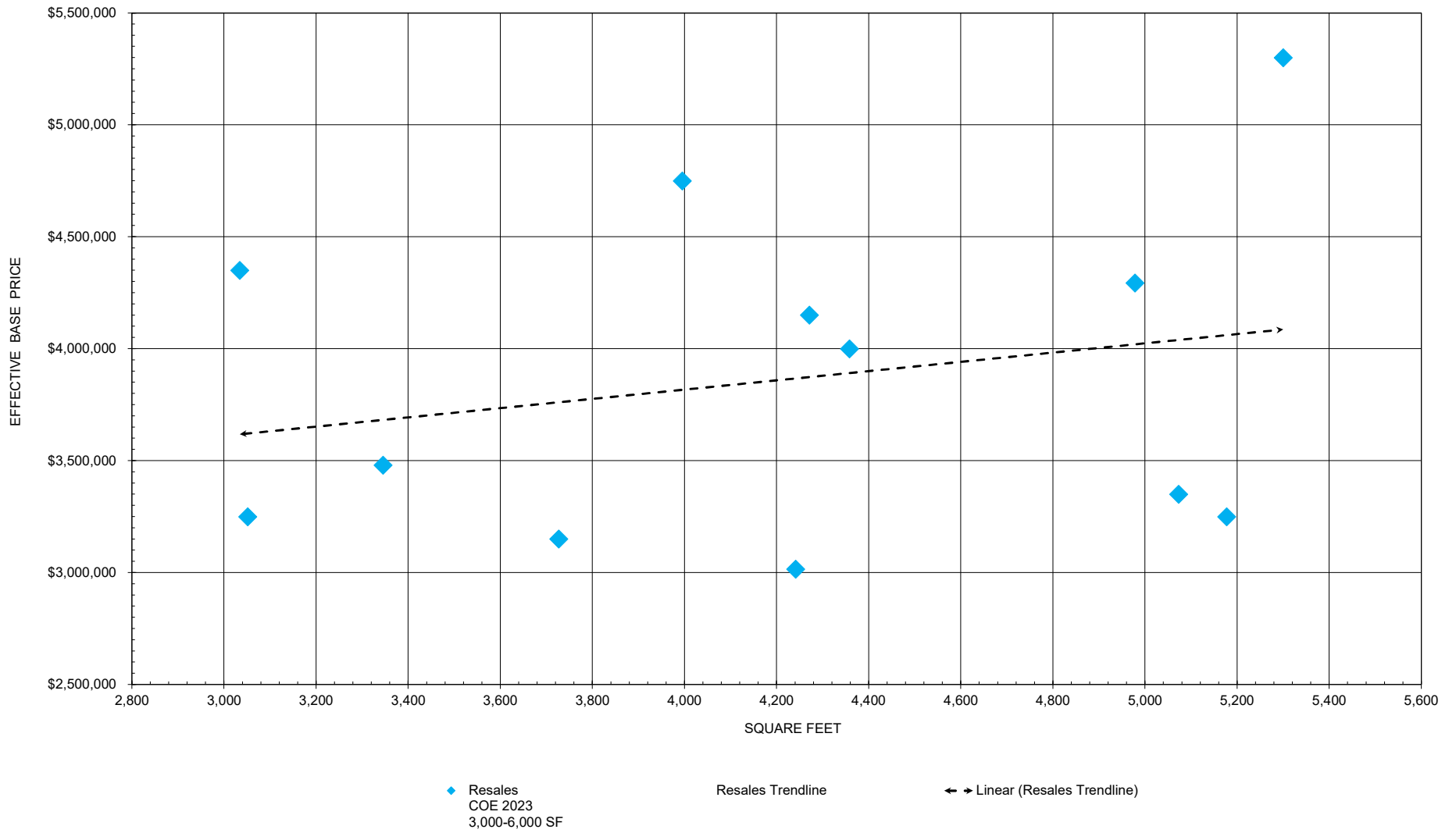
927 Moonstone Court, Encinitas

MARKET

RESALES PRICING GRAPH



RESALES - OCEAN KNOLL, ENCINITAS AREA





OFFERING GUIDELINES

OFFERING GUIDELINES

OVERVIEW

[PURCHASE PRICE](#)

Submit best all cash offer.

[OFFER PREPARATION & DUE DILIGENCE](#)

Seller is seeking a Buyer who has a strong understanding of the property and market and has completed substantial review of the due diligence.

Due diligence information is available to a Buyer by clicking the following link:

[OCEAN KNOLL- CLICK HERE](#)

[TERMS](#)

All cash at the close of escrow.

[FEASIBILITY PERIOD](#)

Seller requests a feasibility period of 45 days from a signed LOI. The Purchase and Sale Agreement will be expected within 10 days of signing an LOI.

[DEPOSITS](#)

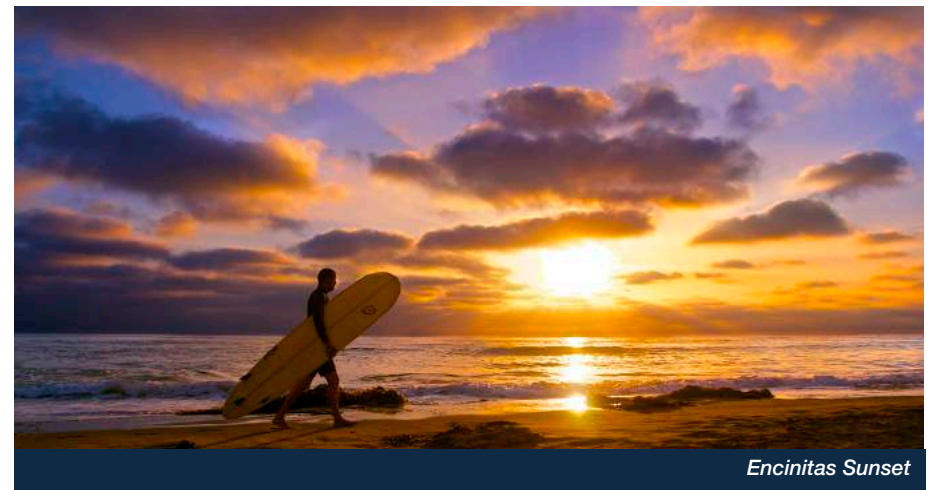
Buyer to open escrow with a refundable deposit equal to 3% of the purchase price. Upon removal of contingencies, the deposit shall be increased to 10% of the purchase price, which shall become nonrefundable and applicable to the purchase price at closing.

[CLOSE OF ESCROW](#)

For this fully approved subdivision, the Seller prefers closing to occur within 30 days from removal of contingencies.



The Taco Stand, Encinitas



Encinitas Sunset

DISCLOSURES

QUALIFICATIONS + DISCLAIMER

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.

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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.



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