



DIABLO GRANDE

Fixing DG involves many moving parts

UPDATE

3/23/24

Developer Search

We're engaged in positive conversations with several possible options

Several Observations At This Point

It's become apparent, after six months, there is no prompt solution in finding a partner to develop

We are still optimistic as we are continuing to engage with several options

Our situation is complex and investigating the possible options takes time

CURENRTLY, WE HAVE 3 POSSIBLE OPTIONS

- 1. Saybrook Fund Advisors, Jeff Wilson**, we recently signed an NDA with Jeff so that both entities can share information, especially pertaining to negotiations with the bond holders, city of Patterson & Kern. Met with county on 2/22 & found out DG tax debt is not 16 million, but the principle is only **1.2 million!!!**
- 2. NEW! Integral Communities, Drew Kusnick, Acquisitions Mgr.**, brought to us by Randy Grisman of CBRE, met with IC on 2/23, have very strong relationship with Lennar and is the developer for Tracy Hills, 5960 homes, Lennar also doing 11,000 homes in River Island, Lathrup, and is building homes in Mtn House, Drew says IC is interested and will be back in touch with us 2nd week of April
- 3. KW Commercial, David Neault**, the water district can sign up anytime for 1 year. We have their proposal. Developer will pay KW's fee.

DEVELOPER TYPES WE'VE CONTACTED (shift in initiative)

- **Master Developer**, most interested in building homes, may or may not be interested in the golf courses & community center, e.g. Tracy Hills and or River Islands
- **Resort Developer** – typically interested in a hotel destination that would include golf courses and other amenities, might include homes but the focus is on the amenities and location
- **Golf Resort Developer** – specifically building a resort around golf course amenities and hotel. A destination.
- Marketing brochure & video, you can google, “Diablo Grande Video”
- <https://youtu.be/WCqpyt3HqV8?si=JHiDBgNmg2pOJUlg>

Developer Marketing Brochure – Thank you Vic Dembowski

A Dream Resort!

\$38,000,000*

3,000 acres in a serene location
Mixed use residential and commercial zoning
AVA designated area
1400 to 1950 lots currently available for residential development
60+ custom home lots with utilities ready to build
600 acres available for commercial development
Existing County approved plans
Highly collaborative County initiative
Located close to a high growth area
Multiple revenue streams
Exclusive Water District

- Water rights up to 8,000-acre feet
- Sewer rights up to 5,000 homes

Two Championship golf courses
Beautiful Clubhouse including restaurant, bar, pro shop, pool, and other amenities
Ideal setting for weddings, graduations, concerts, and more
Opportunity for Resort Hotel, Winery and Equestrian Center
Tennis & Basketball courts
Community Firehouse
Water District infrastructure capped at 1.5m annually until development is completed

* Non-brokered transaction Unaudited and not including penalty, fees and interest



Diablo Grande is a private residential and resort enclave situated in California, USA. It is a gated community nestled in the oak studded hills of the Diablo Range at an elevation of 1,535 feet. Positioned approximately 9 miles northeast lies the burgeoning hub of Patterson, CA. Celebrated for its scenic vistas, diverse wildlife, tranquil way of life, and an array of amenities, Diablo Grande is a renowned and must see destination.

Video: <https://www.youtube.com/watch?v=WGqpyt3HqV8>

Resort Developer & Golf Marketing Brochure

A Dream Opportunity!

\$8,000,000*

3,000 acres in a serene location
Mixed use residential and commercial zoning
AVA designated area
1400 to 1950 lots currently available for residential development
60+ custom home lots with utilities ready to build
600 acres available for commercial development
Existing County approved plans
Highly collaborative County initiative
Located close to a high growth area
Multiple revenue streams
Exclusive Water District

- Water rights up to 8,000-acre feet
- Sewer rights up to 5,000 homes

Two Championship golf courses

- Stunning Nicklaus/Sarazen designed Legends West
- Challenging Denis Griffith designed Ranch course

Beautiful Clubhouse including restaurant, bar, pro shop, pool, and other amenities
Ideal setting for weddings, graduations, concerts, and more
Opportunity for Resort Hotel, Winery and Equestrian Center
Tennis & Basketball courts



Diablo Grande is a private residential and resort enclave situated in California, USA. It is a gated community nestled in the oak studded hills of the Diablo Range at an elevation of 1,535 feet. Positioned approximately 9 miles northeast lies the burgeoning hub of Patterson, CA. Celebrated for its scenic vistas, diverse wildlife, tranquil way of life, and an array of amenities, Diablo Grande is a renowned and must see destination.

Resort Developers Contacted

- **Maynard Nexsen, San Francisco, email**
- **Montage International, Irvine, email**
- **Global Resort, Dallas, TX, email**
- **Tredic, London, England, email**
- **Canyon Hotel & Resorts, ?, email**
- **Rosewood Hotel Group Development, ?, email**
- **Urgo Hotels & Resorts, Bethesda, MD, email**
- **Resort Developers Association, Valintines, VA, email**
- **Kimley-Horn, Pleasanton, CA, phone & email**
- **Resort Development Partners, Haymarket, VA, email**

Resort Golf Developers Contacted

- **Arcis Golf, Dallas, Texas, email through their portal**
- **Discovery Land Company, Phoenix, AZ, email sent to acquisition team**
- **Forestar, Arlington, Texas, email through their portal**
- **K Hovnanian Homes, email through their portal**
- **Kemper Sports, Northbrook, Illinois, setting up conference call next week**
- **PulteGroup Inc., Atlanta, Georgia, email through their portal**
- **Robson Communities, Arizona, left voicemail message, sent email**
- **Taylor Morrison, Scottsdale, Arizona, email sent to acquisition office**
- **The Athens Group, Phoenix, Arizona, email sent to corporate office**
- **The Cliffs Communities, North Carolina, email sent to senior VP of Operations**
- **Toll Brothers, San Jose, California, email sent through their portal**

Reality Reminders & Positives

- **Whatever option we're able to secure with any given developer, the amenities will not be included without an increase per resident of \$100-\$200/month**
- **Building more homes is the ONLY solution to stabilizing water rates moving forward**
- **We are engaged with Kern Water with the end goal being to negotiate a new reasonable water rate for Diablo Grande**
- **The WHWD attorney has reached out to the city of Patterson to workout a solution on the sewer debt**
- **The county tax debt was much less than had been reported to the WHWD. Originally, was informed the debt was about 16 million, however, it turns out the debt is only about 1.2 million!!**

*Thank
you!*

- QUESTIONS?

- This presentation will be posted on the WHWD website. You may email me if you would like me to email you a copy of the presentation.

- **Michael Oliver** mwoliver1952@gmail.com