



DIABLO GRANDE

Fixing DG involves many moving parts

UPDATE

6/10/24

Developer Search

We continue to be engaged in POSITIVE conversations with several possible developer options.

The city of Patterson notified the WHWD recently that they're working on a revised proposal to address the current debt and future sewer rates.

Kern County Water has notified the WHWD recently that they're working on a revised proposal to address the current debt and future rates.

When negotiations have been finalized with Kern & city of Patterson, current resident water & sewer rates will be reviewed by the WHWD.

Developers with interest in DG are waiting for city of Patterson & Kern proposals prior to making their decision on possibly investing in DG.

“Hurry up and wait!” Our situation is complex and investigating the possible options takes time

DEVELOPER TYPES WE'VE BEEN IN CONTACT WITH

- **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
- **Destination Resort Developer** – typically interested in building a hotel resort that would include golf courses, and other amenities, might include homes but the focus is on the amenities and the location. A destination for weekend or vacation get-a-way.
- Marketing video, you can google, “Diablo Grande Ranch by Douglas Thron”
- <https://youtu.be/WCqpyt3HqV8?si=JHiDBgNmg2pOJUlg>

CURRENTLY, WE HAVE 4 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.
2. **Integral Communities, Drew Kusnick, Acquisitions Mgr.**, brought to us by Randy Grisman of CBRE, met with IC on 2/23, strong relationship with Lennar, developer for Tracy Hills, 5960 homes, Lennar also doing 11,000 homes in River Island, Lathrup, & Mtn House.
3. **(NEW) Resort Development Partners, Frank Denniston**, RDP is a destination resort developer, planning on visiting DG on 6/24 & 6/25, would like to meet with Saybrook & Integral Communities to explore possibilities.
4. **KW Commercial, David Neault**, the water district can sign up anytime for 1 year. We have their proposal. Developer will pay KW's fee.

Resort Development Partners, Gainesville, Virginia

<https://resortdevpartners.com/>

- Resort Development Partners (RDP) offers expertise in operations and strategic planning for hotels, clubs, residential and resort communities.
- The Founders of RDP have over 60 years combined experience and have been involved in in over 600 revitalization projects. RDP utilizes their wealth of experience combined with stakeholder feedback to re-concept, transform and rebrand resorts, private clubs and high-profile resorts and communities throughout the US. Our team approach focuses on reinvention through performance optimization.

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=WCgpyt3HqV8>

Resort Developer & Golf Marketing Brochure

A Dream Opportunity!

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Mixed use residential and commercial zoning

AVA designated area

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60+ custom home lots with utilities ready to build

600 acres available for commercial development

Existing County approved plans

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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



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Reality Reminders

- In full transparency, whatever option we're able to secure with any developer, the amenities will not be included without an increase monthly dues to residents of \$100-\$200/month
- A REMINDER, building more homes is the ONLY SOLUTION to stabilizing water rates moving forward

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