MOUNTAIN VALLEY
PROPERTIES

COMMERCIAL REAL ESTATE BROKERAGE PROPOSAL

DIABLO GRANDE CFD NO. 1

A locally grounded, developer-focused strategy for the sale and long-term advancement of Diablo Grande.

SUBMITTED TO

Western Hills Water District
Governing Authority for Diablo Grande Community Facilities District No. 1

SUBMITTED BY

Mountain Valley Properties | CA DRE #01184629
George Galloway MacMaster, Broker / Owner | (209) 996-4672
mac@gvni.com
Kanwarbir "KC" Chima, Realtor & Office Manager | DRE #02026413
KanwarbirChima@Gmail.Com
(209) 505-9891 | Office: (209) 892-8300

SEPTEMBER 2026

01 / EXECUTIVE SUMMARY

Local Knowledge. Serious Reach.

A focused brokerage response to the CFD's objective: identify a financially capable development organization prepared to acquire and advance a complex, large-scale community asset.

PROPERTY SCOPE

~3,037 AC

Approximate acreage

PLANNING AREA

~2,250 AC

Development planning area

FUTURE POTENTIAL

UP TO ~1,400

Additional residences

Our Proposition

Mountain Valley Properties combines direct Diablo Grande residential sales experience with a long record of land, commercial, agricultural and development transactions in western Stanislaus County and along the Interstate 5 corridor.

We will treat this assignment as a development disposition - not simply a listing. The campaign will present the property to sophisticated buyers, target established development groups, verify financial capacity early, and maintain disciplined communication with the CFD, WHWD, counsel and prospects.

PROPOSED COMMISSION

2% of the gross sale price, payable through escrow at closing, subject to a mutually executed listing agreement and seller approval.

Local Roots. Full-Service Capability.

A Patterson-based brokerage combining local market knowledge with extensive experience in land, commercial, agricultural, industrial and development transactions.

MOUNTAIN VALLEY PROPERTIES

Mountain Valley Properties is a locally established California real estate brokerage based at 515 Keystone Boulevard in Patterson. The firm serves property owners, developers, investors, businesses, buyers and sellers throughout western Stanislaus County, the Interstate 5 corridor and surrounding California markets.

INTEGRATED REAL ESTATE EXPERIENCE

The brokerage provides representation involving commercial and industrial properties, development land, agricultural acreage, orchards, residential communities and multifamily investments. Its experience includes property marketing, acquisition and disposition, negotiations, transaction coordination and long-term client service.

LOCAL KNOWLEDGE. DEVELOPMENT PERSPECTIVE.

Mountain Valley Properties combines direct knowledge of Patterson and Diablo Grande with relationships among regional landowners, developers, homebuilders, investors, commercial users and cooperating brokerage firms. This perspective supports practical positioning, targeted outreach and informed responses to buyer diligence.

ACCOUNTABLE ENGAGEMENT

George Galloway MacMaster will lead the engagement with Kanwarbir "KC" Chima providing developer outreach, campaign coordination, local-market intelligence, prospect follow-up, reporting and transaction support. Senior brokerage and legal experience will remain available to support the assignment while legal advice for the CFD remains exclusively with its designated counsel.

A Track Record Built Along I-5

Experience concentrated where this assignment lives: Diablo Grande, Patterson, western Stanislaus County, commercial sites, development transactions and agricultural land.

Representative Experience

DIABLO GRANDE

Multiple residential home sales within the Diablo Grande community, providing first-hand familiarity with access, amenities, buyer expectations and the location's market narrative.

NATIONAL / REGIONAL USERS

Land and commercial transaction experience involving Love's Travel Stops, Pilot / Flying J, McDonald's, Dutch Bros Coffee, Grocery Outlet, Oak Harbor Freight Lines, Apricot Veterinary Hospital, Popeyes and Napa Auto Parts in Patterson.

MASTER PADS / HOMEBUILDERS

Acquisition and disposition work involving master pads associated with Lennar, D.R. Horton and Landsea Homes near the Flying J / I-5 area.

FARMLAND & ACREAGE

Thousands of acres of surrounding agricultural land sold, strengthening our understanding of regional ownership, access, land valuation and agricultural considerations.

LAND DEVELOPMENT

George MacMaster served as President of Transnational Land and Development in 1998, adding direct land development management experience to the team's brokerage background.

Why this matters for Diablo Grande

We understand how to sell both the place and the development thesis. Local knowledge helps answer practical questions sophisticated buyers ask while our transaction background supports targeted outreach beyond the local market.

One Property. Multiple Asset Classes.

The marketing story must connect residential development potential with existing amenities, infrastructure, land and the legal/financial context described in the RFP.

PROPERTY OVERVIEW

The property consists of approximately 3,037 acres within the preliminary development plan for Diablo Grande. The actual development planning area is approximately 2,250 acres.

THE PROPERTY CURRENTLY INCLUDES

- 62 build-ready custom residential lots with existing stubbed utilities and streets.
- 60 lots requiring lot lines to be drawn, with partial infrastructure already existing.
- Land approved for up to an estimated 1,400 additional residences.
- Two inactive golf courses.
- Clubhouse facility with pool, restaurant, bar and pro shop.
- Large maintenance building.
- Approximately 100 acres of fallow vineyard land.

The RFP states that the golf courses and vineyard areas are in varying states of neglect and will require investment and redevelopment.

LEGAL / FINANCIAL CONTEXT

The RFP identifies the CFD as a Chapter 9 debtor and describes title having been acquired through judicial foreclosure actions enforcing special-tax liens. Marketing should therefore be directed to sophisticated buyers capable of evaluating the real estate together with title, infrastructure, financial and execution issues. Legal determinations remain with the CFD's designated counsel.

From Local Intelligence to National Exposure

A deliberate campaign built around buyer quality and execution probability - not simply listing visibility.

01

PACKAGE

Prepare an institutional-quality offering package with an executive summary, asset and parcel overview, development history, infrastructure and amenity narrative, due diligence index, process rules and contact protocol.

02

TARGET

Build a curated prospect universe of established master-planned community developers, public and private homebuilders, land developers, institutional/opportunity-focused groups and other qualified development organizations.

03

LAUNCH

Use principal-to-principal outreach, commercial listing channels, broker networks, targeted email and coordinated digital distribution to reach regional and national development audiences.

04

QUALIFY

Advance serious prospects only after reviewing entity credentials, relevant projects, principals, evidence of financial capacity, acquisition thesis and decision authority.

05

CONVERT

Manage inquiries, site access, confidentiality where applicable, diligence coordination, offer comparison, follow-up and transaction progression with the CFD, WHWD, counsel and buyer representatives.

Protect the Process. Surface the Best Buyer.

The RFP emphasizes established organizations with verifiable development credentials and substantial financial capacity. Our qualification process is designed around that requirement.

Buyer Qualification Framework

- Verify entity identity, principals, development credentials, relevant completed projects and decision-making authority.
- Request appropriate evidence of financial capacity and ability to place substantial funds into escrow, consistent with seller and legal requirements.
- Assess acquisition thesis, expected diligence scope, development capability, timing assumptions and commitment to completing the community.
- Escalate qualified prospects for CFD/counsel review and support any permitted financial verification or background investigation.

Board-ready reporting

ACTIVITY

Outreach completed, distribution channels, inquiries, site activity and engagement.

PIPELINE

Qualified prospects, diligence stage, financial verification status, offers and next milestones.

ISSUES / ACTIONS

Buyer questions, process friction, material feedback, decisions needed and recommended response.

REPORTING CADENCE

Reporting cadence will be coordinated with CFD/WHWD leadership and structured around Board meeting needs, with material prospect developments communicated promptly.

Experienced. Locally Grounded. Accountable.

A brokerage team with finance, land development, legal and commercial real estate experience directly relevant to a complex Diablo Grande disposition.

George Galloway MacMaster

BROKER / OWNER | DRE #01184629

George brings decades of experience in real estate, mortgage finance, land development, marketing and business management. He served as President of Transnational Land and Development in 1998 and has served as Broker / Partner of Mountain Valley Properties since 2006.

His Patterson public service record includes approximately 15 years on the City's Economic Strategic Commission, president of the Patterson Chamber of Commerce, and board member of the Del Puerto Health Care District, president of the Del Puerto Hospital Foundation, and Patterson Rotary Club treasurer and secretary.

Peter M. Talia

ATTORNEY / CALIFORNIA REAL ESTATE BROKER / PARTNER | DRE #01727442

Peter brings extensive experience in real estate and business law, civil litigation and complex transactions. He has been a partner in Mountain Valley Properties since 2006.

Peter provides senior perspective on complex real estate and business matters, while legal representation and legal advice for the CFD remain exclusively with the CFD's designated counsel.

GEORGE GALLOWAY MACMASTER | DRE #01184629

COMPANY OWNER & BROKER

(209) 996-4672

KANWARBIR "KC" CHIMA

REALTOR & OFFICE MANAGER | DRE #02026413

(209) 505-9891

KC will work with George throughout the assignment on developer outreach, campaign coordination, local-market intelligence, prospect follow-up, reporting and transaction support.

ADDITIONAL BROKERAGE SUPPORT

Elizabeth Angela Fabian | DRE #01293491

Baljinder Chima | DRE #02220073

Ronald Brent West, Land Use Specialist
DRE #00855914

Deborah Mary Novelli | DRE #02211293

National Reach. Disciplined Execution.

A coordinated national outreach campaign focused on established development organizations with the experience and financial capacity required for an acquisition of this scale.

NATIONAL MARKET EXPOSURE

Mountain Valley Properties will market Diablo Grande beyond the local and regional marketplace through a coordinated national outreach campaign focused on established development organizations with the experience and financial capacity required for an acquisition of this scale.

TARGETED DISTRIBUTION

Our national marketing approach will include the MLS, CoStar, LoopNet, Crexi, cooperating real estate companies and brokerage networks, direct principal-to-principal outreach, targeted industry databases, direct email campaigns and coordinated digital distribution to qualified developers, homebuilders and investment groups.

PROACTIVE BUYER OUTREACH

Direct outreach will target financially capable organizations, including:

- Master-planned community developers
- National and regional homebuilders
- Land-development companies
- Private-equity and opportunity funds
- Distressed-asset investors
- Golf-community and resort developers

QUALIFICATION BEFORE ADVANCEMENT

Prospective buyers will be screened for development experience, organizational credentials, financial capacity, decision-making authority and ability to complete a large-scale community development project before being advanced through the process.

Trusted Relationships. Proven Experience.

Professional references with direct knowledge of Mountain Valley Properties' commercial, industrial and development transaction experience.

Larry Buehner and Vanessa Marks

OWNERS, EAGLE VALLEY INVESTMENTS

Owners and developers of a 60-acre commercial and industrial development along Interstate 5 in Patterson, California. Mountain Valley Properties assisted with land sales involving Love's Travel Stops, Grocery Outlet, Dutch Bros Coffee, the Delta Marketplace development, Oak Harbor Freight Lines and Apricot Veterinary Hospital.

PHONE: (209) 450-6002

Harry and Anna Gill

OWNERS, KROSS TRUCKING AND AAPPLE MINI STORAGE | LOCAL INVESTORS AND DEVELOPERS

Sellers of a 19.55-acre industrial development site on Rogers Road in Patterson, California, currently pending sale to Breakwater Industrial. The property is planned for development as an industrial warehouse project. Mountain Valley Properties is serving as the real estate brokerage in the pending transaction.

PHONE: (925) 404-9619

Keith Schneider

EXECUTIVE VICE PRESIDENT AND PROJECT MANAGER FOR CALIFORNIA PROPERTIES

Keith Schneider serves as Executive Vice President and Project Manager for California properties at Keystone Corporation. Mountain Valley Properties has represented Keystone Corporation in the sale of industrial properties.

PHONE: (209) 480-2513

A Local Team Ready to Champion Diablo Grande.

Diablo Grande requires a buyer with capital, credibility, patience and a genuine development plan. Mountain Valley Properties is prepared to bring disciplined local representation, focused national developer outreach, rigorous buyer qualification and responsive transaction management to that search.

PROPOSED COMMISSION

2% of the gross sale price, payable through escrow at closing and subject to a mutually executed listing agreement.

ENGAGEMENT LEADS

George Galloway MacMaster | (209) 996-4672 mac@gvni.com

Kanwarbir "KC" Chima | (209) 505-9891 KanwarbirChima@Gmail.Com

Mountain Valley Properties | CA DRE #01184629 | Office: (209) 892-8300

PREPARED FOR WESTERN HILLS WATER DISTRICT / DIABLO GRANDE CFD NO. 1

Proposal terms are subject to a mutually executed listing agreement and seller approval. Property facts reflect the issued RFP and will be reconciled to seller-approved due diligence materials before public marketing.

GEORGE GALLOWAY M^AC^MASTER

Patterson, California 95363 | (209) 996-4672 | mac@gvni.com

PROFESSIONAL EXPERIENCE

Mountain Valley Properties — Broker/Partner | Patterson, CA | 2006–Present

- Responsible for real estate operations in the Patterson branch, including marketing, staffing, budgeting, and supervision of the property management division.

Mac Mortgage — Broker/Owner | Patterson, CA | 1999–2026

- Responsible for mortgage operations, marketing plans, telemarketing, staffing, payroll, and business administration.

Lone Oak Financial — Loan Officer | Oakdale, CA | 1998–1999

- Telemarketed, solicited, originated, and processed real estate loans.

Transwestern Loan Services, Inc. — Loan Officer / President | Modesto, CA | 1996–1998

- Managed mortgage operations, marketing, telemarketing, staffing, and payroll.

COMMUNITY LEADERSHIP

Del Puerto Hospital Foundation — President | Patterson, CA | Current

- Leads the nonprofit foundation supporting local health care services and community health initiatives.

Patterson Township Historical Society — Board Member | Patterson, CA | Current

- Serves on the Board of the Patterson Township Historical Society, supporting historic preservation, programming, and community outreach; also serves as Editor of Gateway Magazine, the Society's publication focused on Patterson-area history, people, places, and community heritage.

Patterson Irrigator — Contributor / Writer | Patterson, CA | Current

- Contributes articles and feature stories focused on Patterson history, community issues, local people, and regional events.

Del Puerto Health Care District — Director | Patterson, CA | 2019–2022

- Selected by the Board to fill a vacancy after a public applicant interview process; advocated for expanding local health care services and for the District within the community.

City of Patterson — Economic Strategic Commission | Patterson, CA | Chairman

Patterson Chamber of Commerce | Patterson, CA | Former President

Patterson Rotary Club — Former Treasurer and Secretary | Patterson, CA

EDUCATION

Sacred Heart University | Fairfield, CT | 1986–1988

- Bachelor of Science in Finance; Dean's List; Editor of Student Newspaper; Student Government; Judiciary Committee; Drama Club; PAC Club.

Northeastern University | Boston, MA | 1983–1986

- Concentration in Marketing; Dean's List.

PETER MATHEW TALIA

Attorney | California Real Estate Broker | Partner / Co-Owner

Mountain Valley Properties | 515 Keystone Blvd, Patterson, CA 95363 | Office: (209) 892-8300

PROFESSIONAL EXPERIENCE

Private Law Practice - Attorney | 1972-Present

- Engaged in more than five decades of continuous private law practice across civil matters, with a primary focus on estate planning, probate and trust matters, and real estate matters including litigation when necessary.
- Counsels clients on complex property, business, estate, probate, trust, and related civil issues, combining transactional experience with decades of litigation and client representation.

Mountain Valley Properties - Partner / Co-Owner, Broker & House Counsel | 2006-Present

- California real estate broker, partner / co-owner, and house counsel with Mountain Valley Properties, serving alongside George Galloway MacMaster and supporting the firm's work in Stanislaus and Lassen Counties.
- Provides experienced guidance on real estate transactions, property and business matters, civil litigation, municipal issues, and public-agency matters.

MILITARY & PUBLIC SERVICE

United States Army Reserve - Military Police Officer | 1968-1976

- Commissioned as a Military Police officer in 1968. Following law school, completed Military Police Officer Basic at Fort Gordon, Georgia in 1971 as an Honor Graduate.
- Was offered a Regular Army commission and declined in order to begin private law practice, while completing an eight-year period of active reserve service.

Santa Clara Unified School District - Former elected public-service role in the early 1970s; participated in district governance during a period that included school-closure issues.

COMMUNITY LEADERSHIP

- Santa Clara County Fish and Game Commission - Former Member
- City of Patterson Parks and Recreation Commission - Former Member
- Patterson Rotary - Former President
- Lassen Land and Trails Trust - Former Board Member
- Susanville Symphony Society - Former President
- Lassen County Grand Jury - Former President

EDUCATION

Santa Clara University School of Law | Juris Doctor, 1971

Santa Clara University | Bachelor of Arts in History, 1968

Bellarmine College Preparatory | Graduated 1964

BACKGROUND

Born April 19, 1946 in San Jose and raised in Santa Clara. His father, Matthew Talia, was a longtime prune and cherry rancher who later served as a City of Santa Clara Councilman and Mayor during the region's major growth period in the 1960s.

INTERESTS

Active outdoorsman with longstanding interests in hunting, fishing, golf, and baseball.

KANWARBIR (KC) CHIMA

Mountain Valley Properties | 515 Keystone Blvd, Patterson, CA 95363 | CA DRE #02026413
(209) 505-9891 | KanwarbirChima@gmail.com

PROFESSIONAL EXPERIENCE

Mountain Valley Properties - Realtor / Office Manager | Patterson, CA | 2019-Present

- Represents buyers, sellers, landlords, and tenants in residential and commercial real estate transactions, including land, orchard, industrial, and multifamily properties, as well as property marketing, negotiations, offers, transaction coordination, and client service.
- Serves as Office Manager, supporting day-to-day brokerage operations, agent coordination, administrative workflows, marketing, scheduling, document organization, and overall office efficiency.

Keller Williams - Realtor | 2018-2019

- Represented buyers and sellers with property searches, showings, comparative market analysis, listing marketing, negotiations, offers, and transaction coordination.

Century 21 - Realtor | 2017-2018

- Provided residential real estate sales and client representation, assisting with market research, property tours, purchase offers, listing support, negotiations, and transaction follow-through.

Uno Star Logistics - Owner | 2012-2025

- Owned and managed a transportation and logistics business, overseeing customer relationships, scheduling, operational planning, vendor coordination, business administration, and day-to-day management. The company is not currently in operation as of 2026.
- Balances long-term business ownership with real estate and public-service responsibilities, with an emphasis on organization, accountability, and responsive customer service.

COMMUNITY LEADERSHIP

Stanislaus Regional Housing Authority - Commissioner, District 5 | Appointed November 4, 2025-Present

- Serves on the Board of Commissioners for the regional housing authority serving Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Stanislaus, and Tuolumne Counties.
- Provides governance and oversight for housing programs that help expand access to decent, safe, and affordable housing, including public housing and Housing Choice Voucher rental assistance, while supporting housing stability and self-sufficiency.

Stanislaus County Planning Commission - Commissioner, District 5 | Appointed January 6, 2026-Present

- Appointed by the Stanislaus County Board of Supervisors to a four-year term ending December 31, 2029 and currently serves as the District 5 representative.
- Reviews land-use matters including use permits, parcel maps, variances, and exceptions, and makes recommendations involving subdivisions, rezonings, and General Plan amendments that shape responsible growth and development in Stanislaus County.

EDUCATION

Las Positas College | Livermore, CA

- Completed undergraduate college studies.

AS THE GOVERNING/LEGISLATIVE BODY FOR AND BEHALF OF THE DIABLO GRANDE COMMUNITY FACILITIES DISTRICT #1

Request for Proposals (RFP)
Commercial Real Estate Brokerage Services
Issued by: Diablo Grande Community Facilities District No. 1 Properties

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1. Introduction

Diablo Grande Community Facilities District No. 1 (the "CFD"), through its governing authority, Western Hills Water District ("WHWD"), is seeking proposals from qualified Commercial Real Estate Brokers to provide listing and marketing services for real property owned by the CFD within the Diablo Grande Community (the "Property").

The selected broker will be responsible for marketing the Property to qualified development entities capable of acquiring and completing the development of the Property.

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2. The Property

The Property to be marketed consists of approximately **3,037 acres** within the preliminary development plan for the Diablo Grande Community. The actual development planning area is **2,250 acres**. The Diablo Grande Community is a gated community located approximately 9 miles west of the City of Patterson, California in western Stanislaus County (the "County") and currently has approximately 595 existing residential homes. The County lies between San Joaquin County on the north, Merced County on the south, and Santa Clara County on the west. The County is traversed by two major highways, Interstate 5 on the west side and State Highway 99 through its central region. The City of Modesto is the County seat with a population of 218,069 according to 2022 U.S. Census Bureau estimates.

The Property currently includes:

- 62 custom residential lots ready to build with existing stubbed utilities, streets, etc.
- 60 lots that require lot lines drawn and have partial infrastructure existing
- Land approved for additional residences potentially up to 1,400 additional (Estimated)
- Two inactive golf courses
- A Clubhouse facility with pool, restaurant, bar, and pro-shop
- A large maintenance building
- Approximately 100 acres of fallow vineyard land

The golf course and vineyard facilities are currently in varying states of neglect and will require investment and redevelopment.

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3. The CFD

The CFD is presently the debtor in a Chapter 9 bankruptcy proceeding, *In re Diablo Grande Community Facilities District No. 1*, United States Bankruptcy Court for the Eastern District of California Case No. 25-26635-A-9. The principal creditors of the CFD are:

- **Bondholders of the Mello-Roos Bonds Issued by the CFD**
- **County Property Taxes on the Property**
- **Homeowners Association (HOA) Fees assessed against the Property**

The CFD acquired title to the Property through judicial foreclosure actions to enforce the special tax liens against the parcels comprising the Property for unpaid Mello-Roos taxes.

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4. Scope of Services

The objective of this RFP is to identify a **highly qualified commercial real estate brokerage firm** capable of marketing these assets nationally and identifying a reputable and financially capable development entity to acquire the Property and complete the long-term development of the community.

Additional documentation and background information related to this project is available at:

www.whwd.org/rfp

The selected broker will be expected to:

- List and market the Property on a **national basis**.
- Develop and implement a **comprehensive marketing strategy** targeting qualified development firms.
- Identify and vet **reputable development entities** with the financial capacity to complete a large-scale community development project.
- Coordinate communications between interested parties, the CFD, and relevant legal representatives.
- Provide periodic updates and reports to the CFD regarding marketing activity and prospective buyers.

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5. Minimum Qualifications

Proposals will only be considered from firms that meet the following qualifications:

- Must be a **licensed Commercial Real Estate Broker** in the United States.
- Demonstrated experience marketing **large-scale land development projects**.
- Proven ability to **market properties nationally** and attract qualified development entities.
- Demonstrated experience working with **complex real estate transactions**, preferably including distressed assets or bankruptcy proceedings.
- Ability to conduct appropriate **due diligence and buyer vetting**.

The CFD seeks to attract **established and reputable development organizations** with demonstrated financial capacity. Interested parties must be capable of placing **substantial funds into escrow** and demonstrating a commitment to completing the development of the community.

The CFD will **not consider proposals** from:

- Individual speculative investors
- Newly formed entities without demonstrated financial backing
- Organizations lacking verifiable credentials or development experience

All potential buyers may be subject to **financial verification and background investigation**.

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6. Proposal Submission Requirements

Interested brokerage firms should submit a proposal that includes:

- Company background and qualifications
- Broker license information
- Description of relevant experience with similar projects
- Proposed marketing strategy
- National marketing capabilities
- References from previous comparable engagements
- Fee structure and commission proposal

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7. Proposal Deadline

Proposals will be accepted **through October 31, 2026**, however, the WHWD reserves the right to close the RFP prior to 10/31/26.

All submitted proposals will be posted, reviewed, and considered by the WHWD Board of Directors as the governing authority for the CFD at a **public Board meeting to be held in December 2026** (date to be announced).

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8. Questions and Inquiries

All questions regarding this Request for Proposal should be directed via email to:

Ashley Wilkins, awilkins@whwd.org
Diablo Grande Community Facilities District No. 1
c/o Western Hills Water District
Email: **awilkins@whwd.org**