OFFERING MEMORANDUM
July 2026

STERLING RANCH

Castaic/Val Verde
Los Angeles County

222 Single-Family Estate Lots

CHAPARRAL
LAND COMPANY
CA DRE# 01253244

CONTENTS

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01

Property Overview

Property Overview

Sterling Ranch will feature 222 single family detached lots with 7,000 SF minimum lot sizes and average lot sizes of 10,00 SF or greater on approximately 113.9 gross acres.

Location

Offering beautiful hillside/open space views, the property is located immediately south and west of the intersection of Hasley Canyon Road and Del Valle Road in the Castaic/Val Verde Area of unincorporated area of Los Angeles County. The subject site is conveniently located approx. 1.5 miles west of Interstate 5 via Hasley Canyon exit and approx. 2 miles north of the Hwy 126 freeway at Chiquito Canyon exit.

The project is strategically located within 500 feet of the IAC & Valencia Commerce Centers which consists of 10 million square feet of Industrial, High-Tech and Office Buildings.

The project is located approx. 1/4 mile of the northern boundary of Newhall Ranch.

Ownership, Assessor Parcel Nos., & Acreage

Ownership	APN	Acreage	Use
Sterling Gateway, L.P.	3271-004-012	2.5	Commercial
Sterling Gateway, L.P.	3271-004-013	113.9	Primary Residential
Sterling Gateway, L.P.	3271-005-032*	37.9	Open Space
Sterling Gateway, L.P.	3271-014-038	0.15	Open Space
Sterling Gateway, L.P.	3272-029-026, 023 & 024	50.72	Offsite Open Space
Total		**205.17**	

**Portion of*

Lot Breakdown

Land Use	# of Lots	Min. Lot Size
Residential		
Residential	91	7,000 SF – 10,000 SF
Residential	131	≥10,000 SF
Total/Avg.	**222**	**11,272 SF**
Commercial		
Commercial	1	2.5 Acres

Entitlement Status

Sterling Ranch (Project No. 03-250-(5)) has received the following approvals:

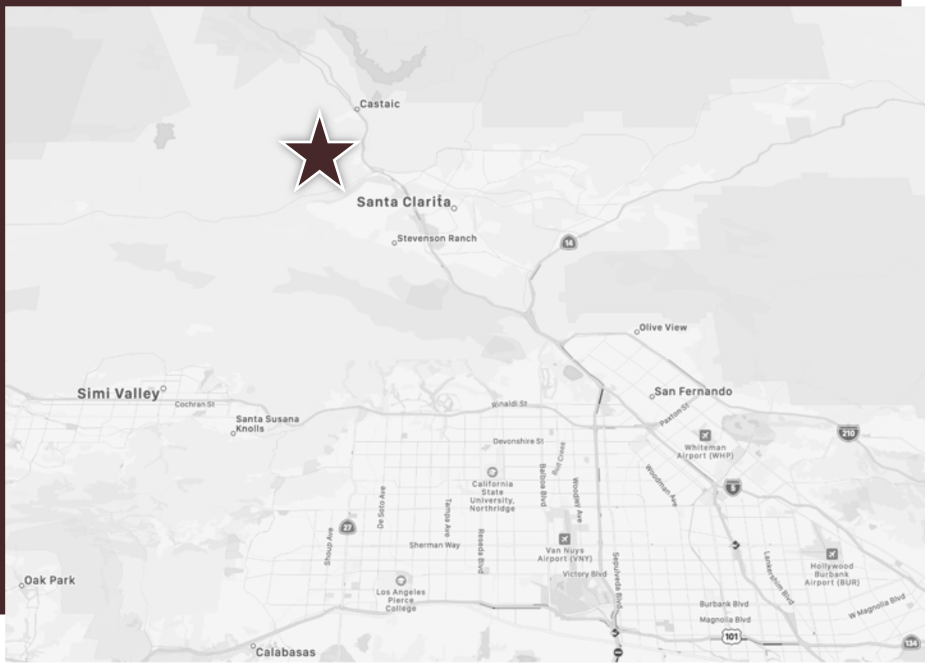
- Vesting Tentative Tract Map No. 060257
- Conditional Use Permit No. 03-250
- Oak Tree Permit No. 200700007
- Environmental Assessment No. 03-250 (EIR)
- State Clearinghouse No. 2019080092

Zoning

- R1 (Single-Family Residential)
- C2 (Neighborhood Commercial)

Land Use Designation

- H2 – Residential (0-2 DU/AC)
- H5 – Residential 5 (0-5 du/ac),
- GC – General Commercial
- (OVOV) HM – Hillside Management
- U1 – Urban
- OS – Open Space



Topography
The subject site features rolling hills.

Site Condition
The subject site is in an unimproved condition and will be delivered "as is". Buyer will be responsible for making any necessary improvements.

School District
Castaic Unified School District
- Live Oak Elementary School (K-5)
- Castaic Middle School (6-8)

William S. Hart Union High School District
- Castaic High School (9-12)

Homeowners Association
Build out of the project will require the formation of an HOA to maintain common areas. A draft HOA document has been prepared for submittal to LA County.

Community Facilities District
A Community Facilities District ("CFD") has not been formed.

Tax Rate
The tax rate is to be determined.

Service Providers

Service	Service Providers
Water	Waterworks District #36
Sewer	L.A. County Sanitation District No. 32
Electricity	Southern California Edison
Gas	Southern California Gas Company

Affordable Housing
Suggest: Sterling Ranch will make a voluntary contribution of $4,000 per unit or $888,000 to be split evenly between Bridge To Home and Family Promise of Santa Clarita Valley.

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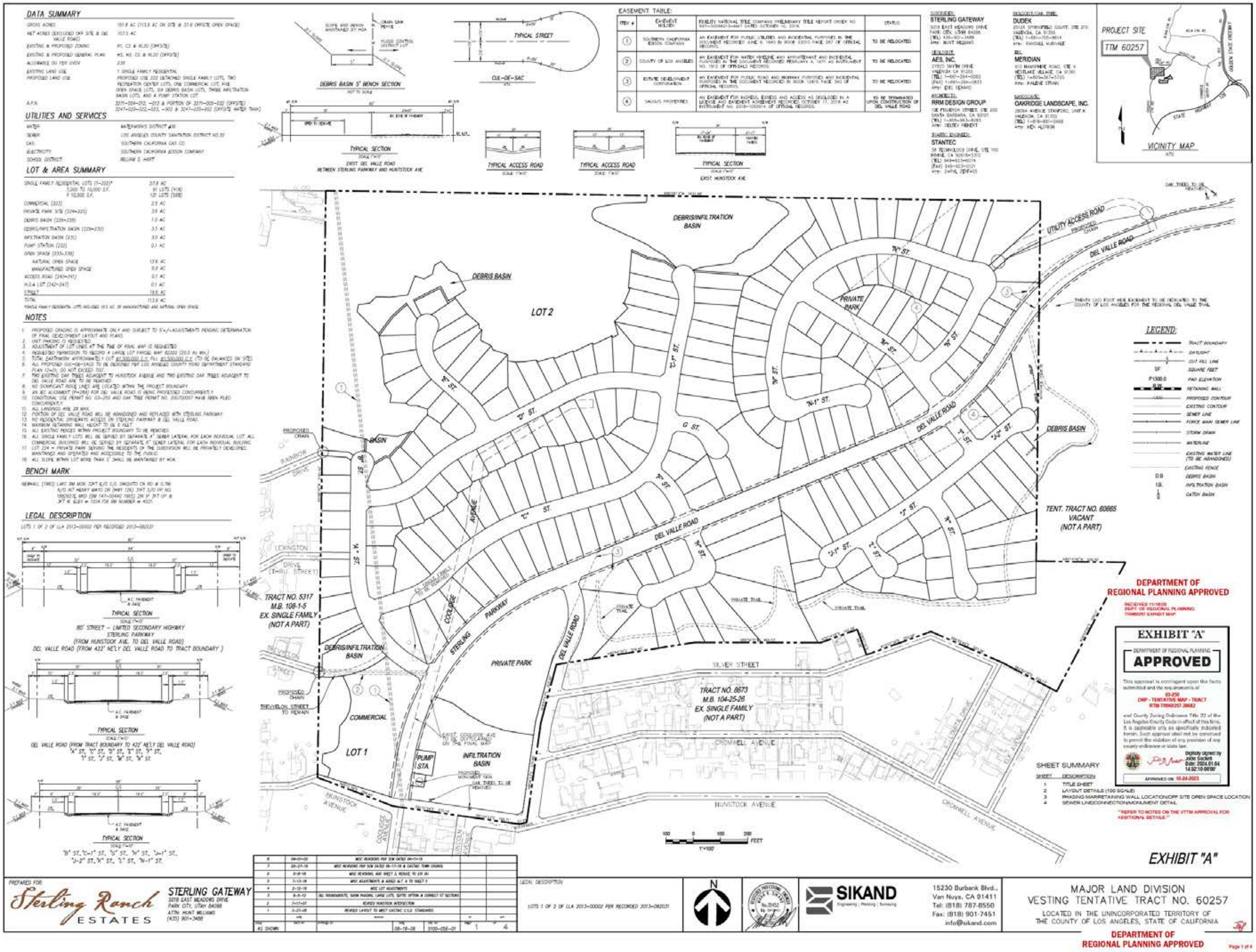
AERIAL MAP



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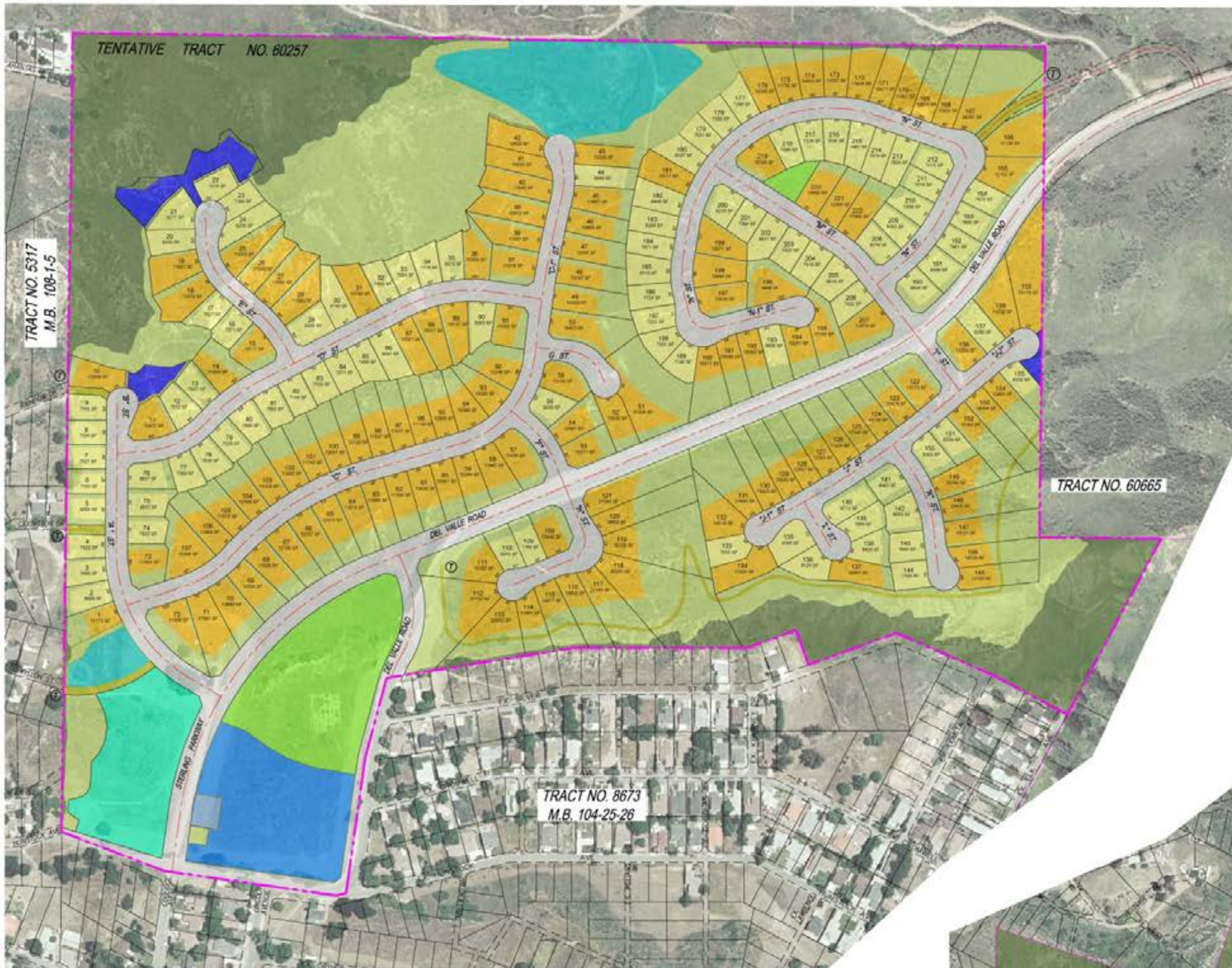
VTTM No. 60257



STATISTICAL SUMMARY			
TRACT NO. 60257			
LAND USE	ACRES	DENSITY	DU's
Single Family Residential Lots*	57.9	3.83	222

NON-RESIDENTIAL	ACRES	DENSITY	DU's
Natural Open Space	12.6	--	--
Manufactured Open Space**	10.1	--	--
Park	3.6		
Road	19.6	--	--
Commercial	2.5	--	--
Debris Basin	1.00	--	--
Debris/Infiltration Basin	3.00	--	--
Infiltration Basin	3.5	--	--
Pump Station	0.1	--	--
Sub-total	56.0		
Project Totals	113.9		

NON-RESIDENTIAL	ACRES	DENSITY	DU's
Offsite Open Space	37.9	-	-

SINGLE FAMILY RESIDENTIAL PRODUCT DISTRIBUTION		
	DU's	Percentage
10,000 Square Feet Minimum Lots	131	59%
7,000 Square Feet Minimum Lots	91	41%
Total	222	100%

*Includes portion of trails, natural and manufactured open space acreage.
**Includes trail, H.O.A lot and access road acreage.

LEGEND

- NATURAL OPEN SPACE
- LANDSCAPED OPEN SPACE
- PARK
- TRAILS & ACCESS ROAD
- DEBRIS BASIN
- DEBRIS/WATER QUALITY BASIN
- WATER QUALITY BASIN
- PUMP STATION
- COMMERCIAL
- LOTS 10,000 MIN
- LOTS 7,000 TO 9,999
- STREET
- (T) TRAIL AND OR ACCESS ROAD
- PROJECT BOUNDARY

OFFSITE OPEN SPACE

SCALE: 1" = 150'

PREPARED FOR: Sterling Ranch ESTATES

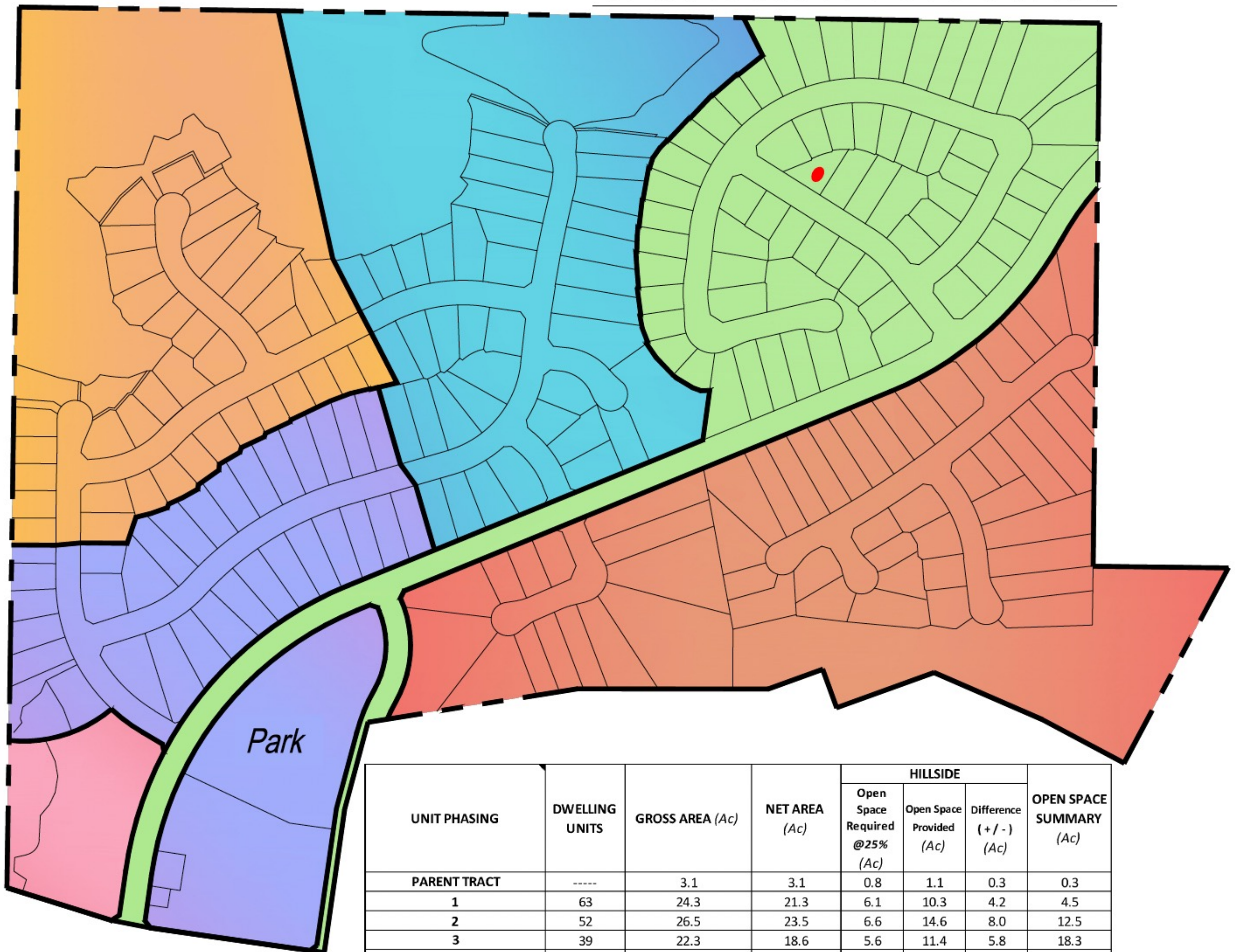
STERLING GATEWAY

SIKAND
15230 Burbank Blvd., Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

STERLING RANCH ESTATES ILLUSTRATIVE

SITE PLAN

TENTATIVE TR 60257



UNIT PHASING	DWELLING UNITS	GROSS AREA (Ac)	NET AREA (Ac)	HILLSIDE			OPEN SPACE SUMMARY (Ac)
				Open Space Required @25% (Ac)	Open Space Provided (Ac)	Difference (+/-) (Ac)	
PARENT TRACT	-----	3.1	3.1	0.8	1.1	0.3	0.3
1	63	24.3	21.3	6.1	10.3	4.2	4.5
2	52	26.5	23.5	6.6	14.6	8.0	12.5
3	39	22.3	18.6	5.6	11.4	5.8	18.3
4	39	20.5	18.0	5.1	11.1	6.0	24.3
5	29	17.3	12.2	4.3	7.2	2.9	27.2
TOTAL	222	114.0	96.7	28.5	55.7	27.2	

NOTES:

- ALL THE OFFSITE IMPROVEMENTS TO BE CONSTRUCTED WITH PHASE 60257-01
- CONSERVATION EASEMENT (37.9 ACRES) TO BE RECORDED PRIOR TO ISSUANCE OF GRADING PERMIT.

LEGEND:

60257-01
60257-02
60257-03
60257-04
60257-05
60257
POCKET PARK

N
N.T.S.

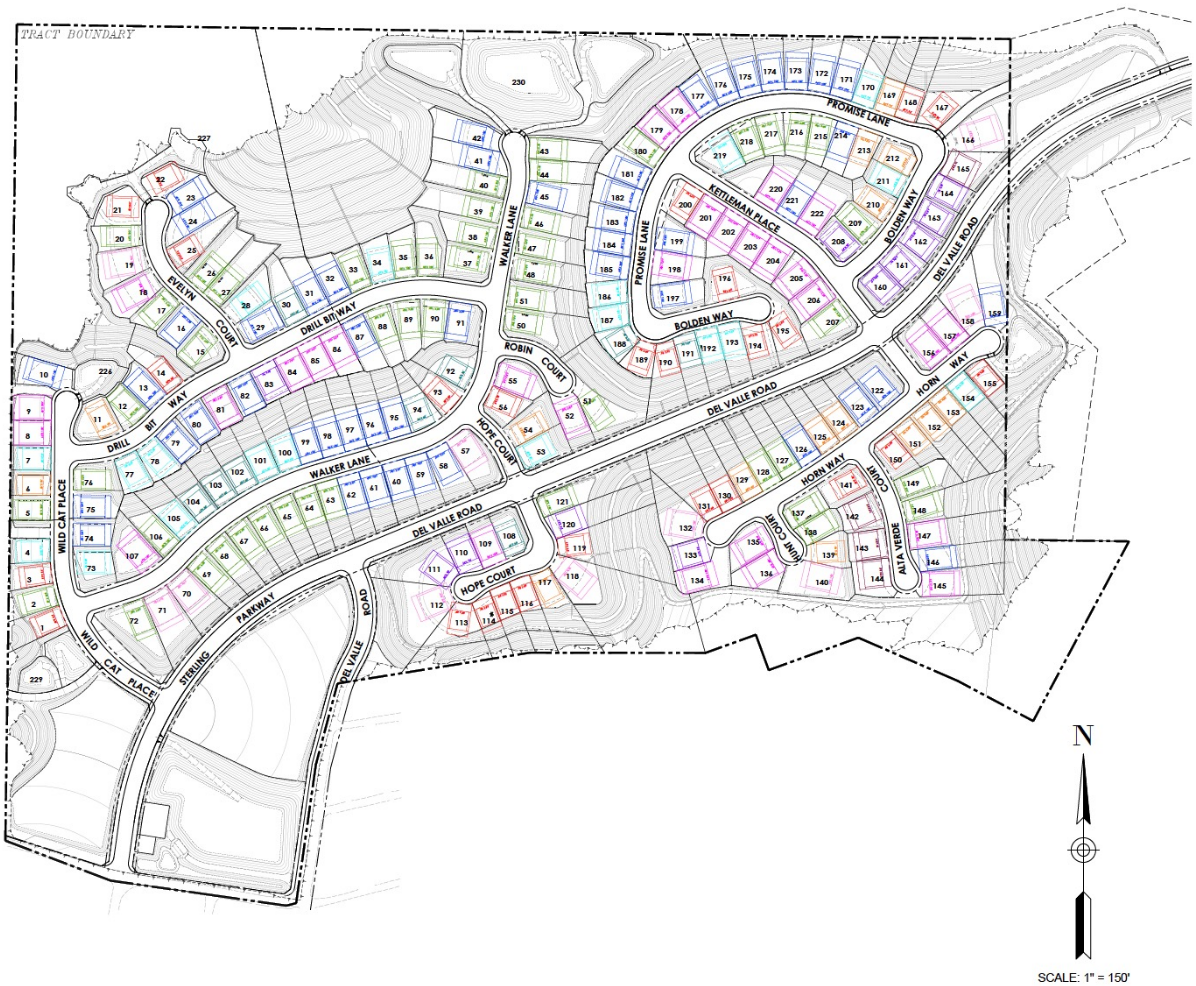
SHEET 1 OF 1

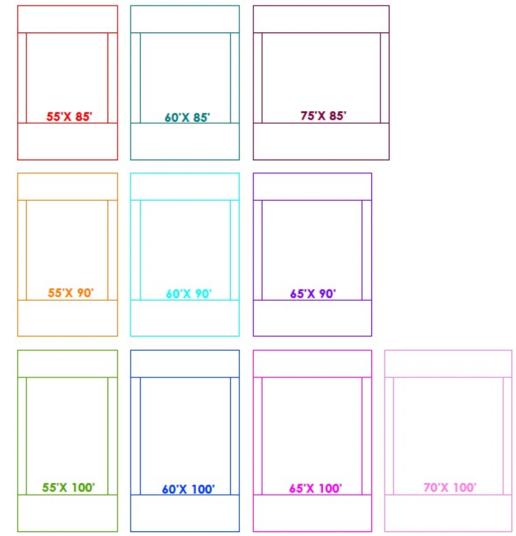
PREPARED FOR:
Sterling Ranch ESTATES
5018 EAST MEADOWS DRIVE, PARK CITY, UTAH 84098

PHASING MAP

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd.,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

X:\CIVIL3D\5100-056\TENTATIVE MAPS\EXHIBITS\TM 60257-PHASING MAP AND OPEN SPACE.DWG (05-20-25 1:46:13PM)





PAD SIZE SUMMARY	
PRODUCT SIZE	NO. OF UNITS
55'X85'	26
55'X90'	15
55'X100'	50
60'X85'	9
60'X90'	19
60'X100'	49
65'X90'	11
65X100'	29
70'X100'	10
75'X85'	4
TOTAL	**222**

PREPARED FOR: PHONE: (435) 901-3488

Sterling Ranch ESTATES

STERLING GATEWAY

5018 EAST MEADOWS DRIVE, PARK CITY, UTAH 84098

BUILDING FIT EXHIBIT

PREPARED BY:

SIKAND Engineering | Planning | Surveying

15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

DATE: 03-06-2026

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PAD SIZES

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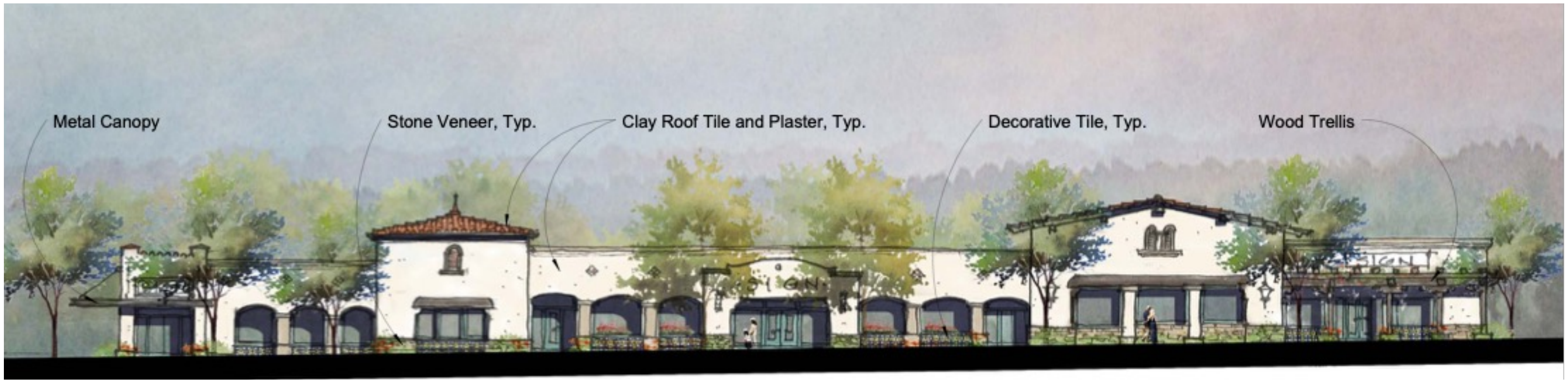
TYPICAL RESIDENTIAL LOT LAYOUT

CONCEPTUAL RENDERINGS

STERLING RANCH COMMUNITY BENEFITS

- 3.4 Acre Community Park, built maintained and managed by Project's HOA
- There will also be a .20 Acre Pocket Park.
- A 20,000 SF neighborhood-serving commercial center
- Permanent dedication of 88.7 acres (in addition to 42 acres previously dedicated) of open space maintain by approved third-party land manager.
- Trail dedication creating critical links to the existing Regional Trail System
- 300,000 gallons of additional fire water storage for Val Verde Community (reimbursement credits available).
- Reconstruction of Del Valle Road to significantly improve public safety
- Community wireless internet connection at the commercial retail and park site
- Project served by Sanitary Sewer System



COMMERCIAL CENTER

*Conceptual images (provided herein are all subject to change)

Conceptual Park Concept

LEGEND

1. Larger open lawn / field area for both passive & active play.
2. Tot lot / play ground, designed for 2-5 age group, with wood fiber surfacing or approved equivalent.
3. Wood shade structure with 6 picnic tables and free standing BBQ.
4. Public street, per Civil.
5. Walkway node with bench seating.
6. Proposed perimeter fencing, "to be similar to Hasley Canyon Vinyl Ranch Rail Fencing".
7. Main park entry with potential signage wall and colorful planting.
8. Common area drought-tolerant landscaping (trees, shrubs & groundcovers to meet local California water regulations).
9. 6'-8' wide natural colored concrete walkway, with light broom finish and narrow tooled joints.
10. Natural mounding / berms around the perimeter, with screen / buffer trees.
11. Proposed canopy tree.
12. Proposed specimen tree.
13. Proposed small-medium accent / flowering tree.
14. Proposed screen / buffer tree.
15. Proposed parkway street tree, per City standards and approved Master Tree list.
16. City sidewalk / parkway, per Civil and City standards.
17. Lot line / R.O.W., per Civil.
18. Public asphalt parking lot, with 3 guest standard & 3 guest ADA stalls.
19. Public ADA accessible, "All-gender" restroom building.

*Conceptual images (provided herein are all subject to change)

Scale: 1" = 30'

CONCEPTUAL PARK

Project Documents Utilized
1. TM 60257 - TM Set_11-17-2020 copy
2. L2_Sterling Park Concept-A_Revised_Fuel Mod Submittal_2019 1223_R2 (1
3. Approved GEO Report-20.07.20 VTTM 60257 6.29.20 review copy
4. DEIR - Sterling Ranch (2021-11)
5. 2019080092_CDFW comment
6. Tract 60257 Cost Estimate-mmv-2-23-21 copy

Product Type:	SFD	Product Type:	SFD	Product Type:	SFD
No. of Units (DU):	222	No. of Units (DU):	222	No. of Units (DU):	222
Average per DU SF:	2,900	Average per DU SF:	2,900	Average per DU SF:	2,900
Total Product SF:	643,800	Total Product SF:	643,800	Total Product SF:	643,800
Density (DU/Net AC):	2.2	Density (DU/Net AC):	2.2	Density (DU/Net AC):	2.2
Graded Acres:	103.0	Graded Acres:	103.0	Graded Acres:	103.0
Gross Acres:	113.9	Gross Acres:	113.9	Gross Acres:	113.9

	Grand Total - CFD @ 1.70%		Grand Total - CFD @ 1.80%		Grand Total - CFD @ 1.90%	
CONSTRUCTION ITEMS - DRAFT STERLING RANCH ESTATES - UNIT PRICING UPDATE	**AMOUNT**	**(per DU)**	**AMOUNT**	**(per DU)**	**AMOUNT**	**(per DU)**
1. Demolition	135,000	608	135,000	608	135,000	608
2. Grading	12,063,904	54,342	12,063,904	54,342	12,063,904	54,342
3. Erosion Control	921,273	4,150	921,273	4,150	921,273	4,150
4. Storm Drainage	7,186,805	32,373	7,186,805	32,373	7,186,805	32,373
5. Sanitary Sewer	7,440,740	33,517	7,440,740	33,517	7,440,740	33,517
6. Domestic Water	12,114,241	54,569	12,114,241	54,569	12,114,241	54,569
7. Reclaimed Water (N/A)	-	-	-	-	-	-
8. Street Improvements	5,309,951	23,919	5,309,951	23,919	5,309,951	23,919
9. Signalization (N/A)	-	-	-	-	-	-
10. Dry Utilities	6,893,027	31,050	6,893,027	31,050	6,893,027	31,050
11. Dry Utility Refunds	-	-	-	-	-	-
12. Landscaping & Irrigation	4,052,466	18,254	4,052,466	18,254	4,052,466	18,254
13. Site Amenities	2,519,869	11,351	2,519,869	11,351	2,519,869	11,351
14. Walls & Fencing	3,085,582	13,899	3,085,582	13,899	3,085,582	13,899
15. Bond Exoneration	444,000	2,000	444,000	2,000	444,000	2,000
15. Habitat Mitigation (Santa Monica Mtn. Conservancy Endowment and Maintenance - Per Client)	2,250,000	10,135	2,250,000	10,135	2,250,000	10,135
Sub-Total: Construction Costs (Draft Sterling Ranch Estates - Unit Pricing Update)	64,416,857	290,166	64,416,857	290,166	64,416,857	290,166
Contingency 10.00%	6,216,686	29,017	6,216,686	29,017	6,216,686	29,017
	**Excl. Habitat Mitigation from Contingency*		**Excl. Habitat Mitigation from Contingency*		**Excl. Habitat Mitigation from Contingency*	
Total: Construction Costs (Draft Sterling Ranch Estates - Unit Pricing Update)	**70,633,543**	**319,183**	**70,633,543**	**319,183**	**70,633,543**	**319,183**
LESS: CFD (Estimated) Proceeds	(8,519,167)	(38,375)	(11,797,982)	(53,144)	(15,045,588)	(67,773)
SERVICE & FEE ITEMS - DRAFT STERLING RANCH ESTATES - UNIT PRICIN	**AMOUNT**	**(per DU)**	**AMOUNT**	**(per DU)**	**AMOUNT**	**(per DU)**
1. Consulting Services	3,378,801	15,220	3,378,801	15,220	3,378,801	15,220
2. Subdivision Bonds	918,489	4,137	918,489	4,137	918,489	4,137
3. Entitlement Fees (Completed By Seller)	-	-	-	-	-	-
4. Permit, Plan Check And Inspection Fees (Plan Check Completed By Seller)	2,916,648	13,138	2,916,648	13,138	2,916,648	13,138
5. Development Impact Fees	13,370,392	60,227	13,370,392	60,227	13,370,392	60,227
Sub-Total: Services & Fees	20,584,330	92,722	20,584,330	92,722	20,584,330	92,722
Contingency 5.00%	1,029,217	4,636	1,029,217	4,636	1,029,217	4,636
Total: Services & Fees (Draft Sterling Ranch Estates - Unit Pricing Update)	**21,613,547**	**97,358**	**21,613,547**	**97,358**	**21,613,547**	**97,358**
LESS: CFD (Estimated) Proceeds (Fees)	(3,021,638)	(13,611)	(3,021,638)	(13,611)	(3,021,638)	(13,611)
TOTAL (Without CFD)	**92,247,090**	**415,527**	**92,247,090**	**415,527**	**92,247,090**	**415,527**
TOTAL (With CFD)	**80,706,285**	**363,542**	**77,427,470**	**348,772**	**74,179,864**	**334,144**

The Opinion of Probable Costs contained within this document has been prepared by Crede. The Opinion of Probable Costs contained herein represents a good-faith effort by Crede and is supported by the most current information (as available on the most current date of this document) that has been provided to Crede and listed above. The Opinion of Probable Costs is based on Crede's extensive qualifications and experience in the industry. This Opinion of Probable Costs is limited only to the conditions and factors expressly enumerated herein. All other conditions and factors that have not been expressly enumerated herein are excluded from this Opinion of Probable Costs. All Opinions of Probable Costs are expressed in U.S dollars as of the date of this document and do not account for future inflation and/or cost escalations.

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This data, as provided by Crede, may not be modified or amended without the expressed permission of Crede. If approval by Crede is not requested and modifications are made. Crede may take legal action to collect any damages and associated costs caused in the potential harming of the reputation of Crede.

Scenario 1

Bond Sizing and Total Tax Rate Analysis - 5.00% Interest Rate, 1.018M Home Price and 1.70% Tax Rate

Exhibit A
Sterling Gateway-Tentative Tract Map 60257
Total Tax Rate and Bond Sizing Analysis
6/8/2026 Discussion Draft
Scenario 1 - Bond Sizing and Total Tax Rate Analysis - 5.00% Interest Rate, 1.018M Home Price and 1.70% Tax Rate

DRAFT

I. Home Prices and Combined Tax Rates:

LAND USE INFORMATION							TOTAL TAX RATE ANALYSIS						
Phase/ Plan	Assumed Average Pad Size	Home Size	Units	Estimated Home Price	Less Homeowner Exemption	Net Home Price	FY 2025-26 Ad Valorem Tax Rate	Other Fixed Charges and Assess.	Total Tax Rate w/o Proposed New CFD	Proposed New CFD	Total Tax per Unit	Total Tax Rate	Total CFD Revenues
(a)	(a)	(a)	(a)	(a)	(a)	(a)	(b) 1.186429%	(b)		(c)			
7,000 - 10,000	8,500	2,150	91	$ 900,000	$ (7,000)	$ 893,000	$ 10,595	$ 1,369	1.340%	$ 3,337	$ 15,300	1.70%	$ 303,622
> 10,000	12,000	2,900	131	$ 1,100,000	(7,000)	1,093,000	12,968	1,432	1.317%	4,300	18,700	1.70%	563,342
Subtotal/ Wtd. Avg.	10,565	2,593	222	$ 1,018,018	$ (7,000)	$ 1,011,018	$ 11,995	$ 1,406	1.326%	$ 3,905	$ 17,306	1.70%	$ 866,964
		TOTAL	**222**									***TOTAL***	**$ 866,964**

	Total
II. Total Annual Special Taxes for Bonding (Annual CFD Revenues less $40,000 annual administration/ 110% Coverage)	$ 751,786
	Interest Rate
III. CFD Bond Sizing & Construction Proceeds:	**5.00%**
Bond Amount (30 Year Term, 29 Year Amortization, 2% Annual Escalation)	**$14,245,000**
Reserve Fund	(1,257,045)
Underwriter Discount (2.0%)	(284,900)
Capitalized Interest (12 mos)	(712,250)
Incidental Costs (Estimate)	(450,000)
Total Net Construction Proceeds	**$ 11,540,805**
Per Unit	**$ 51,986**

IV. Potential List of Authorized Facilities to be Financed by CFD:

A. Potential Castaic School CFD	**Amount**		**Total (See Exhibit B-1) (d)**	**% Amount Funded**	**Amount Funded Per Unit**	**Total Amount Funded**
Castaic Union School District	$ 3.50	per SF (e)	$ 2,014,425	100%	$ 9,074	$ 2,014,425
Premium @ 50%	$ 1.75	per SF (e)	1,007,213	100%	4,537	1,007,213
Castaic Union School District Subtotal	$ 5.25		$ 3,021,638		$ 13,611	$ 3,021,638
County Sanitation		(d)	3,600,000	100%	16,216	3,600,000
Water Works			10,159,457	47%	21,478	4,768,175
County Drainage			7,186,805	2%	680	150,992
Total Allocation of Proceeds			$ 23,967,899		$ 51,986	$ 11,540,805

V. Footnotes:

(a) Square footage and pricing estimated based on Client provided ranges.
(b) Please see Exhibit A-1 for further detail.
(c) Represents the proposed annual special tax for a new County CFD or School CFD. This Special Tax is subject to escalate each year by 2%.
(d) Please see Exhibit B-1 for further detail and please note that this list is preliminary and subject to confirmation from each agency.
(e) Castaic Union School District (CUSD) has historically allowed their fees to be financed by a CFD. However, further discussions are needed with CUSD to determine their willingness to participate in a CFD and what the potential mitigation payment would be. For illustration purposes, a 50% premium is assumed.

Scenario 2

Bond Sizing and Total Tax Rate Analysis - 5.00% Interest Rate, 1.018M Home Price and 1.80% Tax Rate

Exhibit A
Sterling Gateway-Tentative Tract Map 60257
Total Tax Rate and Bond Sizing Analysis
6/8/2026 Discussion Draft
Scenario 2 - Bond Sizing and Total Tax Rate Analysis - 5.00% Interest Rate, 1,018K Home Price and 1.80% Tax Rate

I. Home Prices and Combined Tax Rates:

LAND USE INFORMATION							TOTAL TAX RATE ANALYSIS						
Phase/ Plan	Assumed Average Pad Size	Home Size	Units	Estimated Home Price	Less Homeowner Exemption	Net Home Price	FY 2025-26 Ad Valorem Tax Rate	Other Fixed Charges and Assess.	Total Tax Rate w/o Proposed New CFD	Proposed New CFD	Total Tax per Unit	Total Tax Rate	Total CFD Revenues
(a)	(a)	(a)	(a)	(a)	(a)	(a)	(b) 1.186429%	(b)		(c)			
7,000 - 10,000	8,500	2,150	91	$ 900,000	$ (7,000)	$ 893,000	$ 10,595	$ 1,369	1.340%	$ 4,237	$ 16,200	1.80%	$ 385,522
> 10,000	12,000	2,900	131	$ 1,100,000	(7,000)	1,093,000	12,968	1,432	1.317%	5,400	19,800	1.80%	707,442
Subtotal/ Wtd. Avg.	10,565	2,593	222	$ 1,018,018	$ (7,000)	$ 1,011,018	$ 11,995	$ 1,406	1.326%	$ 4,923	$ 18,324	1.80%	$ 1,092,964
		TOTAL	**222**									***TOTAL***	**$ 1,092,964**

	Total
II. Total Annual Special Taxes for Bonding (Annual CFD Revenues less $40,000 annual administration/ 110% Coverage)	$ 957,240
	Interest Rate
III. CFD Bond Sizing & Construction Proceeds:	**5.00%**
Bond Amount (30 Year Term, 29 Year Amortization, 2% Annual Escalation)	**$18,140,000**
Reserve Fund	(1,600,581)
Underwriter Discount (2.0%)	(362,800)
Capitalized Interest (12 mos)	(907,000)
Incidental Costs (Estimate)	(450,000)
Total Net Construction Proceeds	**$ 14,819,619**
Per Unit	**$ 66,755**

IV. Potential List of Authorized Facilities to be Financed by CFD:

A. Potential Castaic School CFD	**Amount**		**Total (See Exhibit B-1) (d)**	**% Amount Funded**	**Amount Funded Per Unit**	**Total Amount Funded**
Castaic Union School District	$ 3.50	per SF (e)	$ 2,014,425	100%	$ 9,074	$ 2,014,425
Premium @ 50%	$ 1.75	per SF (e)	1,007,213	100%	4,537	1,007,213
Castaic Union School District Subtotal	$ 5.25		$ 3,021,638		$ 13,611	$ 3,021,638
County Sanitation			(d) 3,600,000	100%	16,216	3,600,000
Water Works			10,159,457	52%	23,628	5,245,485
County Drainage			7,186,805	41%	13,300	2,952,497
Total Allocation of Proceeds			$ 23,967,899		$ 66,755	$ 14,819,619

V. Footnotes:

(a) Square footage and pricing estimated based on Client provided ranges.
(b) Please see Exhibit A-1 for further detail.
(c) Represents the proposed annual special tax for a new County CFD or School CFD. This Special Tax is subject to escalate each year by 2%.
(d) Please see Exhibit B-1 for further detail and please note that this list is preliminary and subject to confirmation from each agency.
(e) Castaic Union School District (CUSD) has historically allowed their fees to be financed by a CFD. However, further discussions are needed with CUSD to determine their willingness to participate in a CFD and what the potential mitigation payment would be. For illustration purposes, a 50% premium is assumed.

Scenario 3

Bond Sizing and Total Tax Rate Analysis - 5.00% Interest Rate, 1.018M Home Price and 1.90% Tax Rate

Exhibit A
Sterling Gateway-Tentative Tract Map 60257
Total Tax Rate and Bond Sizing Analysis
6/8/2026 Discussion Draft
Scenario 3 - Bond Sizing and Total Tax Rate Analysis - 5.00% Interest Rate, 1,018K Home Price and 1.90% Tax Rate

DRAFT

I. Home Prices and Combined Tax Rates:

LAND USE INFORMATION							TOTAL TAX RATE ANALYSIS						
Phase/ Plan	Assumed Average Pad Size	Home Size	Units	Estimated Home Price	Less Homeowner Exemption	Net Home Price	FY 2025-26 Ad Valorem Tax Rate	Other Fixed Charges and Assess.	Total Tax Rate w/o Proposed New CFD	Proposed New CFD	Total Tax per Unit	Total Tax Rate	Total CFD Revenues
(a)	(a)	(a)	(a)	(a)	(a)	(a)	(b) 1.186429%	(b)		(c)			
7,000 - 10,000	8,500	2,150	91	$ 900,000	$ (7,000)	$ 893,000	$ 10,595	$ 1,369	1.340%	$ 5,137	$ 17,100	1.90%	$ 467,422
> 10,000	12,000	2,900	131	$ 1,100,000	(7,000)	1,093,000	12,968	1,432	1.317%	6,500	20,900	1.90%	851,542
Subtotal/ Wtd. Avg.	10,565	2,593	222	$ 1,018,018	$ (7,000)	$ 1,011,018	$ 11,995	$ 1,406	1.326%	$ 5,941	$ 19,342	1.90%	$ 1,318,964
		TOTAL	222									*TOTAL*	$ 1,318,964

II. Total Annual Special Taxes for Bonding (Annual CFD Revenues less $40,000 annual administration/ 110% Coverage)

	Total
II. Total Annual Special Taxes for Bonding	$ 1,162,695

III. CFD Bond Sizing & Construction Proceeds:

	Interest Rate 5.00%
Bond Amount (30 Year Term, 29 Year Amortization, 2% Annual Escalation)	$22,035,000
Reserve Fund	(1,944,117)
Underwriter Discount (2.0%)	(440,700)
Capitalized Interest (12 mos)	(1,101,750)
Incidental Costs (Estimate)	(450,000)
Total Net Construction Proceeds	$ 18,098,433
Per Unit	$ 81,524

IV. Potential List of Authorized Facilities to be Financed by CFD:

A. Potential Castaic School CFD	Amount			Total (See Exhibit B-1) (d)	% Amount Funded	Amount Funded Per Unit	Total Amount Funded
Castaic Union School District	$ 3.50	per SF (e)		$ 2,014,425	100%	$ 9,074	$ 2,014,425
Premium @ 50%	$ 1.75	per SF (e)		1,007,213	100%	4,537	1,007,213
Castaic Union School District Subtotal	$ 5.25			$ 3,021,638		$ 13,611	$ 3,021,638
County Sanitation			(d)	3,600,000	100%	16,216	3,600,000
Water Works				10,159,457	56%	25,778	5,722,794
County Drainage				7,186,805	80%	25,778	5,722,794
Total Allocation of Proceeds				$ 23,967,899		$ 81,384	$ 18,067,226

V. Footnotes:

(a) Square footage and pricing estimated based on Client provided ranges.
(b) Please see Exhibit A-1 for further detail.
(c) Represents the proposed annual special tax for a new County CFD or School CFD. This Special Tax is subject to escalate each year by 2%.
(d) Please see Exhibit B-1 for further detail and please note that this list is preliminary and subject to confirmation from each agency.
(e) Castaic Union School District (CUSD) has historically allowed their fees to be financed by a CFD. However, further discussions are needed with CUSD to determine their willingness to participate in a CFD and what the potential mitigation payment would be. For illustration purposes, a 50% premium is assumed.

MITIGATION MEASURE

MM 5.3-28: Mountain Lion Movement. Prior to issuance of a grading permit, to mitigate the contribution of the Project to a regional cumulative impact on mountain lion movement: (1) the subdivider shall establish a Conservation Easement over the 37.9- acre Off-Site Open Space Dedication Area and a Conservation Plan prepared and implemented to preserve coastal scrub habitat in the Off-Site Open Space Dedication Area and a 0.36-acre public trail as illustrated on Vesting Tentative Tract Map No. 60257 shall be maintained in perpetuity to maintain movement opportunities for mountain lions between Chiquita Canyon and the Los Padres National Forest (please refer to MM 5.3-1); and (2) subdivider shall purchase an off-site conservation easement, to be held by a public agency or non-profit conservation planning organization, (a) covering at least 50 acres of equivalent habitat or (b) a smaller area if the following can be demonstrated: (i) within a known mountain lion corridor, or (ii) containing a riparian habitat and adjacent to a known mountain lion corridor, or (iii) within a known or modeled mountain lion movement corridor located in western Los Angeles County or eastern Ventura County, north of State Route[1]126 and south of the Los Padres National Forest. The conservation easement shall be recorded prior to grading permit issuance. The final size and location of the conservation easement shall be to the satisfaction of the director.

Acton Required

A. The subdivider shall establish a Conservation Easement over the 37.9-acre Off-Site Open Space Dedication Area and a Conservation Plan and a 0.36-acre public trail.

B. The subdivider is under contract to purchase +/-50 additional off-site acres to mitigate Mountain Lion, to be held by., to be held by a public agency or non-profit conservation planning organization.

Mitigation Timing

Prior to the commencement of rough grading.

Monitoring Agency or Party

LACDRP

CHAPARRAL
LAND COMPANY
CA DRE# 01253244

02
Market Overview

Source: Zonda (Q3 '23)

COMPETITIVE MARKET AREA

PRICE FLOOR	PRICE CEILING	SF RANGE	TOP INCENTIVE	BROKER CO-OP
$736K	**~$1.6M+**	**1,511–4,872 SF**	**$60K Credit**	**Up to 3%**
Altis at Skyline (55+)	*Lennar Campana at Tesoro*	*Across all communities*	*Tri Pointe Altis*	*Williams Ranch QMI homes*

BUILDER PROFILES

Builder	Community	Age Restriction	Base Price	Price Ceiling	Size Range (SF)	Beds	Avg. Sales Pace/YTD (per week)	Top Incentive	Notes
WILLIAMS HOMES									
Williams Homes	Williams Ranch	All Buyers	**$844,078**	$1,243,071	1,736–4,872 SF	3–5 BD	1.14 Overall (0.29/Collection)	Up to $40,000 Flex Cash through Feb 28 Rate Rolldown via Great Western Home Loans 2% Broker Co-op / 3% on QMI homes	*15 floorplans on pool-sized lots (7K–23K SF). ~50% of master plan complete. ADU & RV garage options on select homes. Solar standard.*
LENNAR									
Lennar	Campana at Tesoro Highlands	All Buyers	**$1,289,216**	$1,623,990	3,285–3,920 SF	4–5 BD	0.78	Everything's Included® (appliances, cabinetry, smart home standard) Rate/closing cost assist via Lennar Mortgage Opendoor partner for existing-home sellers	*Luxury move-up segment. Near sellout — only a few QMI homes remain as of Jan 2026. Next Gen® suite option (multi-gen living) on select plans. Absorption pace not published.*
LENNAR									
Lennar	Sierra Bella at Tesoro Highlands	*55+ Age-Qualified*	**$739,990**	$917,990	1,938–2,536 SF	2–3 BD	0.72	Everything's Included® (appliances, cabinetry, smart home standard) Rate/closing cost assist via Lennar Mortgage Gated 55+ amenities	*Gated 55+ community with its own HOA and amenities separate from Campana. Meaningful inventory still available. More affordable entry point for age-qualified buyers within Tesoro master plan.*
TRI POINTE HOMES									
Tri Pointe Homes	Altis at Skyline	*55+ Age-Qualified*	**$720,000**	$1,059,334	1,511–2,564 SF	2–3 BD	0.72	Up to $60,000 closing credit (buyer's choice of use) Broker co-op available (register client on 1st visit) Bobby Berk designer packages on select homes	*NO Mello Roos — key competitive advantage vs. comparable 55+ communities. All single-story floorplans (6 plans). Most aggressive dollar incentive in the SCV market currently. Gated community.*
TRI POINTE HOMES									
Tri Pointe Homes	Luna at Skyline	All Buyers	**$983,000**	$1,035,000	2,085–2,950+ SF	3–5 BD	0.69	2-1 Rate Buydown: Yr 1 at 2.99% / Yr 2 at 3.99% (5.304% APR, limited time offer) Broker co-op available	*Among the final phases of the Skyline master plan — urgency-driven incentive structure. Most of broader Skyline community occupied as of late 2024. Bobby Berk design collab available on select plans.*
Toll Brothers									
Toll Brothers	Tesoro Highlands - Alta Monte & Bella Terra	All Buyers	**$1,574,000 / $,849,000**	TBD	3,377-4,988+ SF	4-5 BD	-	3.375% (5.56% APR) First Year Rate, 30-Year Fixed Rate w/ 2/1 Buydown	*13 Quick Move-In Homes Availabe*
Toll Brothers	Five Point Valencia - Skylar & Skylar II	All Buyers	**$1,399,000 / $2,449,000**	TBD	3,633-3,903 SF	5-7 BD	-	3.375% (5.56% APR) First Year Rate, 30-Year Fixed Rate w/ 2/1 Buydown	*6 Quick Move-In Homes Available*

Source: Data sourced from builder websites, NewHomeSource, Livabl, and Gregory Real Estate Group community reports. Pricing, availability, and incentives are subject to change without notice. Verify directly with builder sales teams. Prepared February 2026.

03

Offering Guidelines

CHAPARRAL
LAND COMPANY
CA DRE# 01253244

Purchase Price
Please submit an all-cash offer in writing.

Seller
Sterling Gateway, L.P.

Letter of Intent
A Letter of Intent ("LOI") should identify the purchase price, deal structure, terms, feasibility period, closing date, and source of capital which will be used to purchase the Property.

Feasibility Period
Buyer shall have a sixty (60) day Feasibility Period in which to investigate all aspects of the Property. The Feasibility Period shall commence upon mutual execution of the Purchase & Sale Agreement.

Purchase & Sale Agreement
Seller shall provide Buyer with the initial draft of the Purchase & Sale Agreement ("PSA").

Property Condition at COE
The subject site will be delivered "as-is, where-is".

Close of Escrow
The close of escrow ("COE") shall occur thirty (30) days after the approval of the Feasibility Period.

Title & Escrow
Title Company: First American Title Company

Due Diligence Materials
Due diligence materials are available upon request.

Offering Deadline
A call for offers will be on Friday, August 14, 2026.

Contact

Dana Levy	Craig Levy
Principal	Sales
DRE #01139195	DRE #01419526
C: 805.444.3550	C: 805.469.5480
E: dana@dirtdeals.com	craig@dirtdeals.com

The information contained in this offering material ("Offering Memorandum") is confidential, furnished solely for the purpose of a review by prospective purchaser of any portion of Sterling Ranch (APNs: 3271-001-049, 3271-004-012, 3271-004-013, 3271-005-032, 3271-014-038, & 3247-029-023) within the County of Los Angeles, California ("Property") and is not to be used for any other purpose or made available to any other person without the express written consent of Dana A. Levy & Associates, Inc., a California corporation d/b/a Chaparral Land Company ("Chaparral") (the "Listing Agent"). The material is based in part upon information supplied by Sterling Gateway, L.P. ("Seller") and in part upon information obtained by the Listing Agent from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, Listing Agent, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by the Listing Agent. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All assumptions are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Listing Agent or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and Listing Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. Listing Agent is not authorized to make any representations or agreements on behalf of Seller.

This Offering Memorandum is the Property of Listing Agent and may be used only by parties approved by the . The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Listing Agent immediately upon request of Chaparral or Seller and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Agent and Seller.

Please be advised, Buyer acknowledges that Dana A. Levy & Associates, Inc., a California corporation d/b/a Chaparral Land Company and/or Duane Levy & Associates, Inc., a California corporation, may (1) act as an agent for more than one prospective Buyer on the Property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting Listing Agent to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

DISCLOSURE AND CONSENT FOR REPRESENTATION OF MORE THAN ONE BUYER OR SELLER Excerpts From – C.A.R. Form DA, 11/06
A real estate broker, whether a corporation, 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 license as a broker or through different associate licensees acting for the Broker. The associates licensees may be working out of the same or different office locations.

Broker may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, 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.

Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

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 a 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 a dual agency, Seller and Buyer agree that: (a) Broker, without the prior notice written consent of the Buyer, will not disclose to the Seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the 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 many 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.

SOURCES
Sources used throughout this package include, but are not limited to: County of Los Angeles, Castaic Union School District, William S. Hart Joint Union School District

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