

NEWBURY PARK PROJECT



VENTURA ESTATES SITE ROAD IMPROVEMENT REPORT

NEWBURY PARK PROJECT



BRIEF HISTORY



- April 14, 2014 – Purchase & Sale Agreement (PSA) was signed for \$13.2 Million, and an Escrow was open.
- May 18, 2015 – Delegates at Constituency Session were informed that Escrow was scheduled to close in August 2015.
- July 20, 2015 – 4th Amendment to PSA – moved Close of Escrow (COE) to December 26, 2015.



- Nov 12, 2015 – 5th Amendment to PSA – extend COE to review PSA.
- January 14, 2016 – 6th Amendment to PSA – moved COE to March 28, 2016.
- February 10, 2016 – 7th Amendment to PSA - \$100,000 added to the original price.



- April 13, 2016 – 8th Amendment to PSA – moved COE to June 27, 2016.
- Sep 20, 2016 – 9th Amendment to PSA – COE moved to October 21, 2016 - \$100,000 added to the original price.
- October 7, 2016 – 10th Amendment to PSA – COE moved to December 2, 2016. – \$250,000 advanced deposit to Sellers.

- November 17, 2016 – 11th Amendment to PSA – moved COE due to Soil Vapor Survey.
- December 26, 2016 – 12th Amendment to PSA – moved COE to March 28, 2016. – Soil Vapor report not ready to approve
- February 11, 2017 – 13th Amendment to PSA – moved COE to March 15, 2017.

NEWBURY PARK PROJECT



VENTURA ESTATES SITE CLOSE OF ESCROW

Close of Escrow

Sale Price	\$13,450,000
Extension Fee 11/21-12/26	\$36,000.00
Extension Fee 12/27-3/17	\$87,000.00
Applicable Deposits Received	(\$475,000.00)
Less Extension Fee Received	(\$36,000.00)
Gross Proceeds at COE	\$13,062,000.00
Less payoff demands (City of TO, Rich, Commission)	(\$4,177,739.70)
Less Holdback Accounting for Road Improvement	(\$4,273,778.00)
Less Closing Costs	(\$16,798.31)
Less Natural Hazards Report	(\$222.50)
Less Transfer Taxes	(\$14,795.00)
Less 2nd Installment of Property Taxes	(\$27,193.87)
Net Proceeds From Sale	\$4,551,472.62
Less General Conference Loan Payoff	(\$8,752,780.67)
Funds to Be Deposited by SCC	(\$4,201,308.05)



Another Quality Project Built By:
MOOREFIELD
CONSTRUCTION
INC.

915 Estates Dr.

GRANDE VISTA DR.







915 Estates Dr.







WORKHOURS
ARE FROM
7AM TO 7PM
MON-SAT

Project Financing Provided By

Bank of America

MOOREFIELD
CONSTRUCTION
SAFETY FIRST
HARD
HAT
REQUIRED
IN OR NEAR THIS BUILDING

MOOREFIELD
CONSTRUCTION
SAFETY FIRST
NO
YES
ALCOHOL, DRUGS
WEAPONS
RECKLESS LANGUAGE
RECKLESS / LAME BEHAVIOR
POSSIBLE / TRAIL SHOULDER
ROAD FLAT
ROAD RAILS
WORKER EYE
VISIBILITY - LANE PARTS
SITE PROTECTION
WEARING PROTECTIVE
FULL PROTECTION

Another Quality Project Built By:

MOOREFIELD
CONSTRUCTION
INC
SANTA ANA 714-978-0700 ♦ SACRAMENTO 916-614-7888 ♦ ARKANSAS 847-0152
MOOREFIELD CONSTRUCTION INC. ARIZONA L.L.C. FLORIDA L.L.C. ILLINOIS L.L.C. KANSAS L.L.C. MISSISSIPPI L.L.C. NORTH CAROLINA L.L.C. SOUTH CAROLINA L.L.C. TEXAS L.L.C. VIRGINIA L.L.C. WASHINGTON L.L.C. WISCONSIN L.L.C. WYOMING L.L.C.

DANGER
YOU ARE ENTERING A
CONSTRUCTION SITE
ALL VISITORS MUST CHECK IN
AT THE CONSTRUCTION TRAILER
NO EXCEPTIONS!
MOOREFIELD
CONSTRUCTION



















MOOREFIELD
CONSTRUCTION
INC.
SANTA ANA, CALIFORNIA
SACRAMENTO, CALIFORNIA



MOOREFIELD
CONSTRUCTION
INC.

30



Another Quality Project Built By
MOOREFIELD CONSTRUCTION
INC.
SANTA ANA 714.875.4198 SACRAMENTO 916.464.7501





← Wendy Dr
Camino Dos Rios →



LANE
CLOSED





RP REALTY
SALES
SERVICES

RP REALTY
SALES
SERVICES

RP REALTY
SALES
SERVICES

T.B.S.

T.B.S.

MOOREFIELD







KEEP
→
RIGHT

5UML978











LOWE'S
TRUCK EXIT
←



















