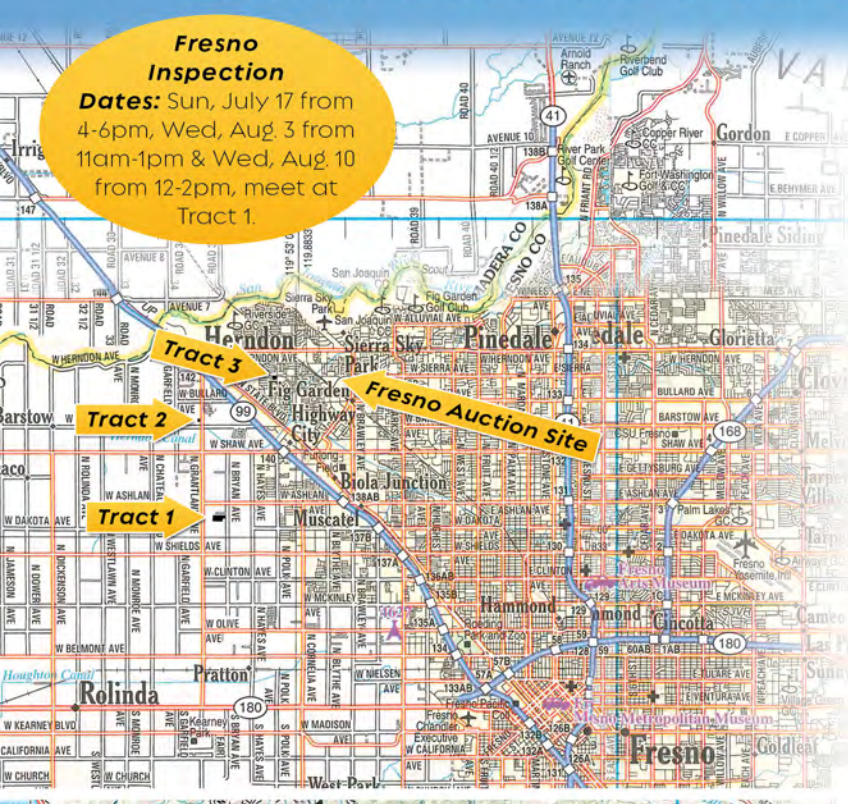


Important Real Estate Auction

San Luis Obispo & Fresno County, CA

36.61± acres

Offered in 4 Tracts



Fresno Inspection
Dates: Sun, July 17 from 4-6pm, Wed, Aug 3 from 11am-1pm & Wed, Aug 10 from 12-2pm, meet at Tract 1.

Directions to Local Auction Locations
Fresno (August 10th • 6pm): The Elite Event Venue, 4105 W. Figarden Dr, Fresno, CA 93722 • From the south on Hwy 99, take exit 142 & turn right on W Herndon Ave to go east/northeast for 2.2 mi. Then turn south on N Santa Fe Ave for 1 mi. Then turn left on W. Figarden Dr to head northeast for 0.3 mi. The venue will be on the south side of the road. From the north on Hwy 99, take exit 143 to N. Golden State Blvd. From N. Golden State Blvd, turn left on W. Herndon Ave to go east/northeast for 2.2 mi. Then turn south on N Santa Fe Ave for 1 mi. Then turn left on W. Figarden Dr to head northeast for 0.3 mi. The venue will be on the south side of the road.
Cambria (August 11th • 6pm): Cambria Pines Lodge, 2905 Burton Dr, Cambria, CA 93428 • From Hwy 1, turn north on Burton Dr for 0.3 mi. Turn left on Patterson Place & the venue will be on the right side of the road.

Directions to Property
Tract 1: From Hwy 99 take exit 138 if coming from the north or 138B if coming from the south. Go west on W Ashlan Ave for 3.2 mi. then turn south on N Bryan Ave & travel for 0.3 mi. Property is on the west side of the road.
Tract 2: From Hwy 99 take exit 140 & travel west on Shaw Ave for 1.7 mi. to N Grantland Ave. Turn north on N Grantland Ave & travel 0.6 mi. Property is on the east side of the road.
Tract 3: Traveling from the south: From Hwy 99 take exit 142 to W Herndon Ave. Turn right on W Herndon Ave & travel 1.6 mi. to N Polk Ave. Turn south on N Polk Ave & travel for 0.5 mi. to Dante Ave. Property is located on the southwest corner of the intersection of N Polk Ave & N Dante Ave. Traveling from the north: From Hwy 99 take exit 143 to N Golden State Blvd. Turn left on W Herndon Ave & travel 1.6 mi. to N Polk Ave. Turn south on N Polk Ave & travel for 0.5 mi. to Dante Ave. Property is located on the southwest corner of the intersection of N Polk Ave. & N Dante Ave.
Tract 4: From Hwy 1 turn east on Cambria Pines Rd. Property is about 0.2 mi. down the road on the north side of the road.

Tracts 1-3
Fresno
Wednesday, August 10th • 6pm
 Held at 4105 W. Figarden Drive, Fresno, CA

Cambria Inspection
Dates: Mon, July 18 from 11am-1pm, Tue, Aug 2 from 4-6pm & Thur, Aug. 11 from 12-2pm, meet at Tract 4.

Tract 4
Cambria
Thursday, August 11th • 6pm
 Held at 2905 Burton Drive, Cambria, CA

Auction Company: **SCHRADER** Real Estate and Auction Company, Inc.
California Broker: Sierra Land Company Ph: 559.479.6582
ONLINE BIDDING AVAILABLE You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.

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Tract 4
Cambria
Thursday, August 11th • 6pm
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- 36.61± Acres of a Mix of Rural & Commercial/Development Land
- Beautiful Potential Homestead & Development Sites
- 2 Tracts in Fresno City Limits, 1 Tract Just Outside City Limits
- Tract 4 Near the Famous Hwy 1 with an Ocean View!
- Tracts Ranging from 1.92-17.54± Acres

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August	Su	Mo	Tu	We	Th	F	Sa
28	29	30	31	1	2	3	4
5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28

Tracts 1-3
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Important Real Estate Auction

San Luis Obispo & Fresno County, CA

36.61± acres

Offered in 4 Tracts



Tract 1



Tract 1 - Road Frontage



Tract 1 - 17.54± acres zoned RR-Rural Residential that is just outside Fresno city limits in the City of Fresno Sphere of Influence. Located just south of Glacier Point Middle School and the newly constructed Justin Garza High School. A lot of development potential to be found and still includes the rural fee!! A draft of the ALTA survey, Phase 1 and Phase 2 test results can be seen in the information book and data room.

Tract 1

Tracts 1-3
Fresno

Wednesday,
August 10th • 6pm

Held at 4105 W. Figarden Drive,
Fresno, CA

Auction Company:
SCHRADER
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The Assemi Group is offering an exciting opportunity to purchase vacant land with extensive development potential! Tract 4 is in Cambria City limits, right along the famous Highway 1, offering a tremendous location with a beautiful view of the Pacific Ocean. Tract 1, 17.54± acres outside of Fresno city limits, presents the ability to use this property in many different ways. Tracts 2 and 3 are within Fresno City Limits and are located in the hotspot of current development adjacent to subject properties.



Tract 2

Tract 2 - 1.92± acres in Fresno city limits zoned Commercial Community located near the intersection of N Grantland Ave and W Barstow Ave. Current commercial development occurring on the adjacent properties to the north and south. Located in the Justin Garza School District.

Tract 3 - 3.99± acres tract that is currently zoned RM-2/UGM/CZ- Residential Multi-Family, Urban Neighborhood in Fresno city limits. Located on the SW corner of N Polk Ave and W Sierra Ave. Great location for future development! A proposed site plan and easement maps can be found in the information booklet and data room. Located in the Justin Garza School District.

Tract 2 - Road Frontage



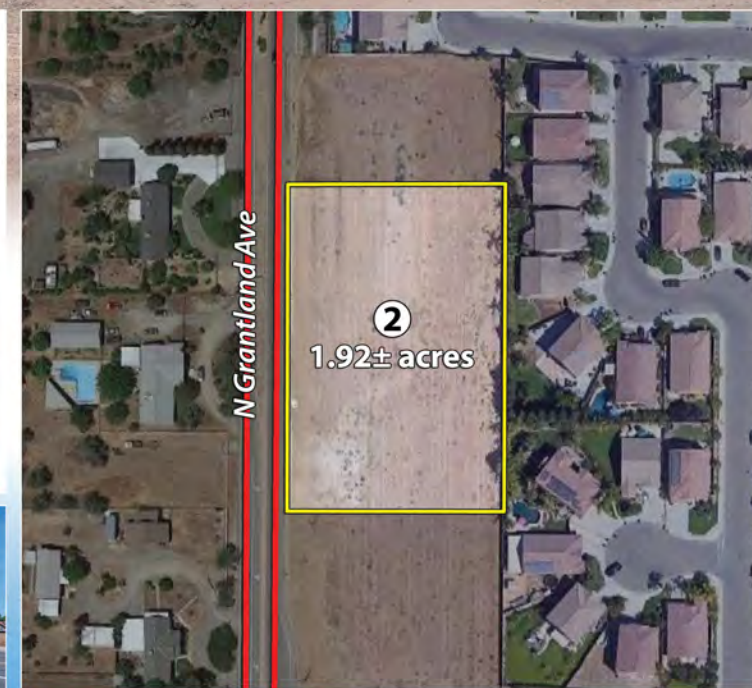
Tract 3 - Road Frontage



Tract 3



A detailed Information Book will be available. It will include additional due diligence materials such as: soil maps, tax & FSA details, etc.



N Grantland Ave

②
1.92± acres



W Sierra Ave / N Dante Ave

③
3.99± acres

N Polk Ave

6% Buyer's Premium **800.451.2709**
www.SchraderAuction.com



Tract 4 - 13.16± acres with a great location off the famous Highway 1 which provides a tremendous view of the Pacific Ocean! Ideally situated in San Luis Obispo County with quick access to Moonstone Beach, and within short driving distance to Paso Robles and San Luis Obispo. A survey drawing can be viewed in the information book and data room. Do not miss this extremely rare opportunity!

Tract 4



Tract 4



Tract 4

Tract 4
Cambria

Thursday,
August 11th • 6pm

Held at 2905 Burton Drive,
Cambria, CA

SUMMARY OF AUCTION TERMS & CONDITIONS:
BIDDING PROCEDURE: You may bid on any individual tract or any combination of two or more of the Fresno County tracts. Bidding on the individual Fresno County tracts will compete w/ combination bids until the end of bidding. Final bids are subject to Seller's acceptance or rejection.
PURCHASE CONTRACT: Immediately following the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information contained in this brochure & other marketing materials is subject to the terms of the purchase contract.
BUYER'S PREMIUM: The purchase price will be the high bid amount plus a 6% buyer's premium.
PAYMENT: 10% of the purchase price will be due as an earnest money deposit, w/ the balance due at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.
CLOSING: To be scheduled in accordance w/ the purchase contract, approx. 45 days after the auction.
POSSESSION: At closing.
REAL ESTATE TAXES: Prorated to the day of closing.
DELIVERY OF TITLE: By warranty deed, subject to Permitted Exceptions as defined in the purchase contract.
EVIDENCE OF TITLE: Preliminary title evidence will be available to review before the auction. Buyer will receive a final title insurance commitment before closing. At closing, Seller will pay for the cost of a standard coverage owner's title insurance policy.
SURVEY: It is expected that each tract will be conveyed using existing legal descriptions without a new survey. A new survey will be obtained only if necessary to record the conveyance or otherwise deemed necessary in Seller's sole discretion. The cost of any such survey will be shared equally (50:50) by Seller & Buyer.
ACRES; TRACT MAPS: Advertised acres & depictions of boundary lines are approximations based on property tax data & maps.
DISCLAIMER: THE PROPERTY IS OFFERED "AS IS, WHERE IS," WITHOUT ANY WARRANTY OF ANY KIND AS TO ITS CHARACTER OR CONDITION OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE. The information contained in this brochure & any other marketing materials for this auction is provided without any warranty or representation as to the accuracy, completeness, or significance of any such information. Prospective bidders are responsible for completing their own independent inspections, investigations, inquiries & due diligence prior to bidding & for independently verifying any information relied upon. No liability for its accuracy, errors, or omissions is assumed by the Seller, Broker, or Auction Company.
AGENCY: The Broker (Sierra Land Company; Sarah Donaldson) will act as a seller's agent & will represent only the seller in connection w/ any sale. The Auction Company (Schrader Real Estate & Auction Company, Inc.) is providing auction services on behalf of (and will represent only the interests of) the owner/seller.
CONDUCT OF AUCTION: The conduct of the auction & increments of bidding will be at the direction & discretion of the auctioneer. All decisions of the auctioneer regarding the conduct of bidding at the auction are final. Seller & its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc.
CHANGES: Please arrive early to review any updates to the property information. **THE TERMS OF THE PURCHASE CONTRACT & AUCTION DAY ANNOUNCEMENTS WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS & ANY OTHER PRIOR STATEMENTS.**

Cambria Inspection

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Seller: West Fresno Holdings LLC, Waterford Foundation Inc.,
Assemi Brothers LLC