

OFFERING MEMORANDUM · VACANT RESIDENTIAL LAND

822 Acalanes Road

Lafayette, California 94549 · Contra Costa County

Proposed Parcel B, Minor Subdivision MS502-25 · Hillside Overlay District

LIST PRICE

\$899,000

LOT SIZE

42,096 sq ft · 0.97 ac

ZONING

R-10 · Hillside Overlay

APN

Separate APN pending ·
parent 252-040-049



Illustrative concept. Not an architectural design, engineered plan, or representation of any approved or approvable project.



PRESENTED BY

Andy Read

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corcoran

ICON PROPERTIES

A 0.97-acre hillside lot on Acalanes Road.

822 Acalanes Road is a vacant 42,096-square-foot residential parcel on an oak-covered hillside in Lafayette.¹ It is proposed Parcel B of Minor Subdivision MS502-25, a split of 820 Acalanes Road that was placed on the Lafayette Planning Commission's December 1, 2025 agenda.^{5,6} The land rises about 39 feet from Acalanes Road to the rear line.² An engineer-prepared plan set identifies a building area, a driveway location and a concept for a five-bedroom single-family home.²

LOT SIZE 42,096 sq ft 0.97 acre · certified survey	ZONING R-10 Single-Family Residential + Hillside Overlay	LIST PRICE \$899,000 \$21.36 per sq ft of land · ~\$930,000 per acre
ACCESS Acalanes Road Single driveway location shown on plan set	UTILITIES Along Acalanes Road ~100 ft from building area (owner estimate) · not yet confirmed by providers	FLOOD ZONE Zone X FEMA panel 06013C0268F

PROPERTY HIGHLIGHTS

- 01 The City approved tentative minor subdivision MS502-25, which was on the Planning Commission's December 1, 2025 agenda.^{6,18} The final parcel map is awaiting City signatures; the owner expects recording in 2–4 weeks.¹⁸
- 02 The City approved the access and driveway location as part of the subdivision, according to the owner.¹⁸ The 01/02/2025 plan set measures 241.5 feet of sight distance there, against a 200-foot minimum.²
- 03 The planned building area averages 19.3% slope. The Hillside Overlay District generally limits building sites to 30% slope.^{2,10}
- 04 At 42,096 square feet, the lot is more than four times the R-10 minimum lot size of 10,000 square feet.^{1,7}
- 05 The parcel lies in FEMA Flood Zone X; no base flood elevation applies.^{1,3}
- 06 The plan set includes a two-story, five-bedroom concept home of about 4,230 square feet with a 507-square-foot garage. The concept is illustrative and not yet approved.²

ABOUT THIS MEMORANDUM

This memorandum was prepared for Andy Read, Corcoran Icon Properties, from the certified survey, the subdivision plan set, county records and City of Lafayette documents listed in Section 10. A buyer's own verification of zoning, title, soils and utilities is expected.

Sources. 1 Certified boundary survey, Transit Land Surveying job 24159. 2 Plan set, S&P Structural Engineers job 24-1955, 01/02/2025. 3 CoreLogic property detail, APN 252-040-049-6, 10/12/2026. 5 City of Lafayette, Planning Applications Received, Feb. 2025. 6 Planning Commission agenda, Dec. 1, 2025. 15 Third-party meeting summary (not an official record). 7 LMC §6-724. 10 LMC Ch. 6-20. 18 Owner / listing team information, Oct. 2026. Full register in Section 10.

Proposed Parcel B.

Address	822 Acalanes Road, Lafayette, CA 94549
Parcel	Parcel B, tentative Minor Subdivision MS502-25 (approved) ^{5,6,18}
Legal status	Final parcel map awaiting City signatures; the owner expects recording in 2–4 weeks.¹⁸ Parcel B becomes a separate legal parcel when the map records.
APN	Not yet assigned; the owner expects the assessor to assign it 2–4 months after recording.¹⁸ Parent parcel APN 252-040-049-6.^{3,4}
Parent legal description	Parcel A, Parcel Map MS 501-19, filed December 9, 2021, Book 218 of Parcel Maps, pages 24–26, Contra Costa County Recorder ¹
Lot area	42,096 sq ft · 0.966 acre (net, Parcel B) ¹
Parent parcel area	110,538 sq ft gross; Parcel A 68,442 sq ft retains the existing residence ¹
Depth · average width	208.2 ft depth · 202.2 ft average width (lot area ÷ depth), tentative map sheet A-1.0 ²
Current use	Vacant land; no structures on Parcel B ¹
Zoning	R-10 Single-Family Residential ⁵ · Hillside Overlay District, confirmed ^{14,18}
Tax rate area · tract	TRA 14002 · Census tract 3500.00 (parent parcel) ³
Flood zone	Zone X, FEMA panel 06013C0268F (06/16/2009); no base flood elevation ^{1,3}
Topography	Rises from about 580 ft at the street to 617 ft at the rear over ~329 ft; 11.9% average lot slope ²
Building area slope	Three measured points at 20.6%, 18.3% and 19.1%; 19.3% average ²
Vegetation	Mature oak canopy; individual trees located on the survey; an arborist report is referenced on the survey ¹

RECORD NOTES FOR BUYER VERIFICATION

- **Parent APN.** The assessor map, CoreLogic record and tentative map identify the parent parcel as 252-040-049.^{2,3,4} The boundary survey labels it 252-040-047.¹
- **Width and depth.** This memorandum uses the tentative map figures (sheet A-1.0). The boundary survey's general notes list different figures. Lot area (42,096 sq ft) agrees in both.

Sources. 1 Certified boundary survey, job 24159. 2 Plan set, job 24-1955. 3 CoreLogic property detail, 10/12/2026. 4 Contra Costa County Assessor's Map Bk. 252 Pg. 04. 5 City application log, Feb. 2025. 14 City application log, Jan. 2022. 18 Owner / listing team information, Oct. 2026.

Access, conditions and encumbrances.

ACCESS

Street frontage	Acalanes Road (public) ¹
Driveway	One 20-ft driveway at the location approved with the subdivision, with a turnaround so vehicles exit forward ^{2,18}
Sight distance	241.5 ft measured; 200 ft minimum ²

EASEMENTS AND ACCESS LIMITS

ITEM	EFFECT ON THE PARCEL
Abutter's rights relinquishment	No other driveway access along the Acalanes Road frontage ¹⁵
6-ft public access easement	Public pedestrian path along the frontage ²
Sight-line area	Kept clear of fences, landscaping and other improvements at the driveway ²

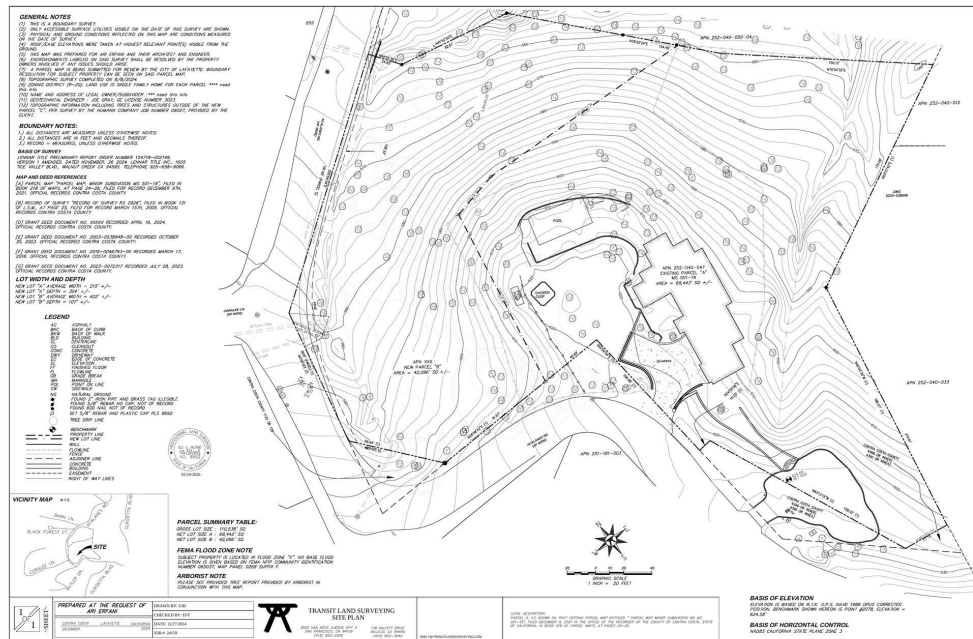
Subdivision conditions, to be recorded with the parcel map. Confirm against the recorded documents.

TITLE

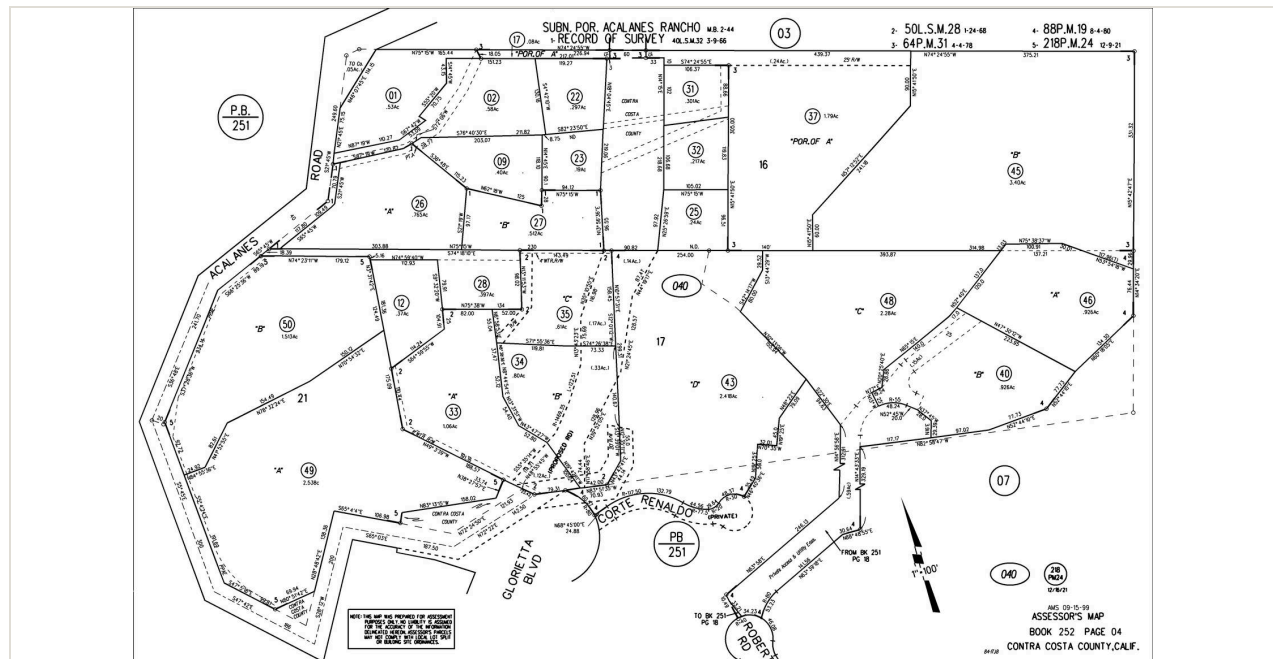
The survey's basis is Lennar Title preliminary report no. 154718-002149, version 1 amended, dated November 26, 2024, for the parent parcel.¹ A preliminary title report for Parcel B as a separate legal lot is expected after the parcel map records. Buyers should review all exceptions in that report.

Sources. 1 Certified boundary survey, job 24159. 2 Plan set, job 24-1955, sheets A-1.0 and A-1.1. 15 Third-party meeting summary (not an official record). 18 Owner / listing team information, Oct. 2026.

Survey and assessor's map.



Boundary survey and site plan, Transit Land Surveying, job 24159, dated 12/27/2024, stamped 03/19/2026. New Parcel B (42,096 sq ft) is at left along Acalanes Road; existing Parcel A with the residence is at right. Full-size sheet available on request.



Contra Costa County Assessor's Map, Book 252, Page 04. Parcel 49 (2.538 ac, Parcel A of 218 PM 24) is the parent parcel at lower left. The map predates the 2025 split and does not yet show Parcel B. Prepared for assessment purposes only.

Site photographs.

Taken October 13, 2026.



The parcel above the curve in Acalanes Road.



Orange poles and flagging, looking toward Acalanes Road.



Frontage seen from Acalanes Road.



Looking across the slope under the oak canopy.



Looking up-slope within the parcel.

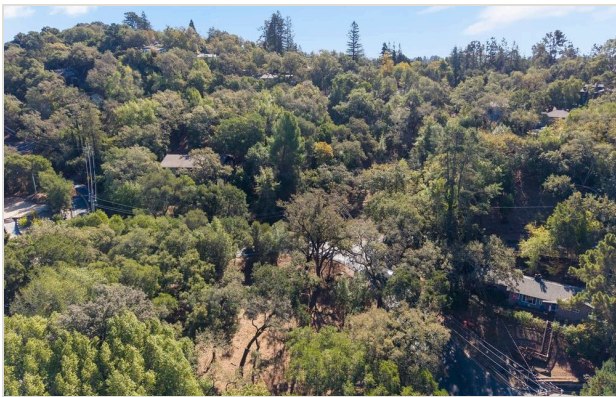
The purpose of the poles and flagging has not been verified.

Aerial photographs.

Taken October 13, 2026.



Overhead view of the site and Acalanes Road. Parcel lines are not drawn; see the locator in Section 4.

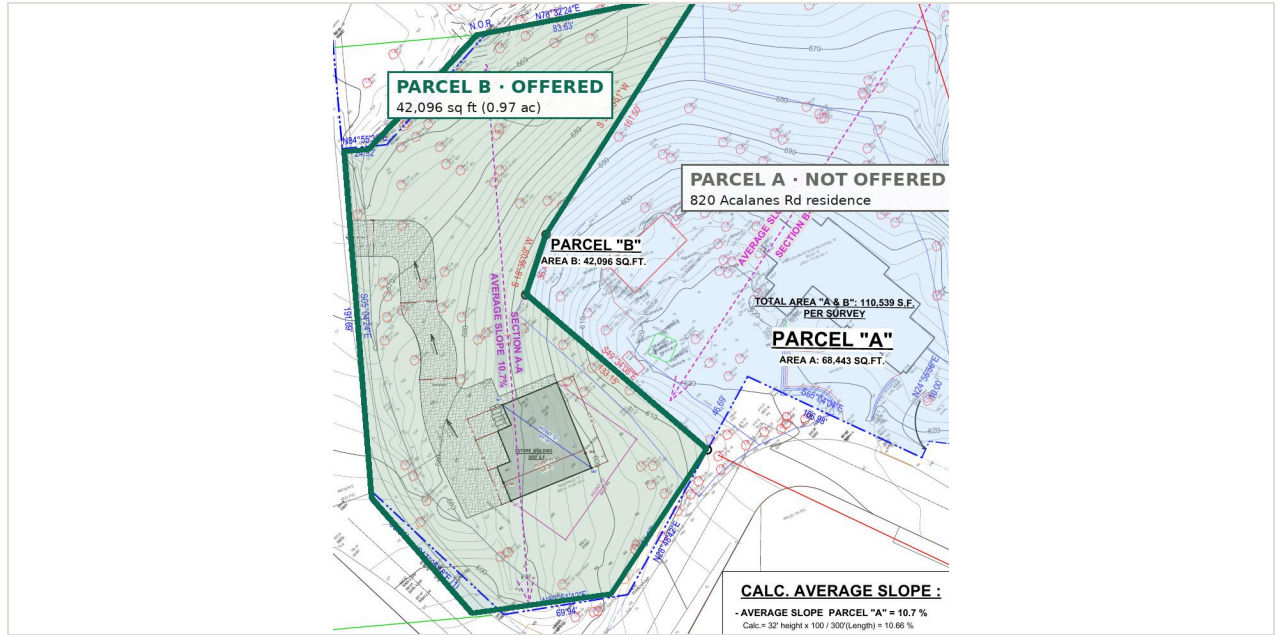


Low aerial over the site and neighboring homes.



Wider view of the surrounding wooded neighborhood and hills.

A wooded residential setting on Acalanes Road.



Parcel B (offered) outlined in green on the tentative map, sheet A-1.0, S&P Structural Engineers, 01/02/2025. Parcel A, with the existing residence at 820 Acalanes Road, is shaded blue and is not part of this offering. Outline and labels added for this memorandum, following the sheet's own boundary lines; not a survey. North is up.

The parcel sits in a low-density residential area of large wooded lots, mapped by CoreLogic within the Acalanes Rancho subdivision and by MLS as the Acalanes Valley area.³ Surrounding land use is single-family residential.⁴ The parcel fronts Acalanes Road; Glorietta Boulevard and Butler Drive are nearby.^{1,3}

DISTANCES

DESTINATION	MILES
Orinda BART station	≈1.4
Lafayette BART station	≈2.0

Straight-line distances from the MLS coordinate for the parcel (37.8824, -122.1588). Driving distances are longer.

● Derived

PUBLIC SCHOOLS

LEVEL	DISTRICT / SCHOOL
Elementary	Lafayette School District ³
Middle	Lafayette School District ³
High	Acalanes Union High School District ³

Districts per county records. Individual school assignment has not been verified; confirm with each district.

Transportation: State Route 24 serves Lafayette and Orinda, with BART service on the same corridor. Traffic counts are not published for this residential section of Acalanes Road.

Sources. 1 Certified boundary survey, job 24159. 3 CoreLogic property detail, 10/12/2026. 4 Assessor's Map Bk. 252 Pg. 04. Coordinates: MLS record CC41126166.

R-10 Single-Family Residential, Hillside Overlay.

Base district	R-10 Single-Family Residential, Lafayette Municipal Code (LMC) Title 6, Ch. 6-7, §§6-721-6-730 ^{5,7}
Overlay	Hillside Overlay District, LMC Ch. 6-20; confirmed by the listing team ^{10,14,18}
Jurisdiction	City of Lafayette Planning & Building Department

What R-10 means. The district is for detached single-family homes on lots of at least 10,000 square feet, with accessory buildings and a small set of low-impact home-based uses. The Hillside Overlay keeps the same list of uses. It adds review of siting, grading, views and ridgelines through a Hillside Development Permit (HDP). ^{9,10}

USES UNDER CURRENT ZONING

USE	HOW IT IS ALLOWED	APPROVAL BODY
Detached single-family dwelling	Permitted use; on this vacant hillside lot, a Phase I and Phase II HDP are required first	Planning Commission, then Design Review Commission
Accessory buildings (garage, studio, pool house)	Permitted, subject to accessory height and setback rules	Staff / HDP review
Accessory dwelling unit (ADU)	Allowed under state ADU law and LMC §§6-560-6-569; often ministerial (approved by staff without a public hearing)	Staff
Junior ADU (within the home, up to 500 sq ft)	Allowed under state law	Staff
Home occupation	Permitted with limits	Staff
Small residential care facility; supportive housing	Permitted as residential uses under state law	Staff
Small farm animals (e.g., chickens, bees)	Permitted with limits, LMC Ch. 6-5, Art. 6	Staff
Residential business, private school, church, community building, greenhouse over 300 sq ft	Land Use Permit — requires a public hearing	Planning Commission

The use list summarizes LMC Title 6 and state law. Uses requiring a Land Use Permit are discretionary. ¹¹

Sources. 5 City application log, Feb. 2025. 7 LMC R-10 article (City handout). 9 City of Lafayette, Hillside Development Permit page. 10 City hillside and ridgeline requirements summary. 11 LMC Title 6 via Municode; secondary summary by GoCodebook. 14 City application log, Jan. 2022.

Dimensional standards and overlay rules.

STANDARD	R-10 REQUIREMENT	PARCEL B	CODE
Minimum lot area	10,000 sq ft	42,096 sq ft	§6-724
Minimum average width	80 ft	202.2 ft	R-10 article
Minimum depth	90 ft	208.2 ft	R-10 article
Maximum height	35 ft or 2½ stories	—	§6-727
Front setback	20 ft	—	R-10 article
Side yards	10 ft minimum each; 20 ft combined	—	§6-728
Rear yard	15 ft	—	§6-730

HILLSIDE OVERLAY DISTRICT (LMC CH. 6-20)

Uses	Same as the base district; overlay rules take precedence where they differ ¹⁰
Two-phase review	New building on a vacant lot: Phase I HDP for siting and massing (Planning Commission), then Phase II HDP for final design and site impacts (Design Review Commission) ⁹
Building-site slope	Generally limited to 30% or less (§6-2047). Planned building area averages 19.3%. ^{2,11}
Ridgelines	Restricted near mapped Class I–III ridgelines; none shown on the plan set. Confirm on the City ridgeline map. ¹⁰
Design review	A new home on a vacant Hillside Overlay lot requires Phase I and Phase II review regardless of its size ⁹

STATE HOUSING LAW

Senate Bill 9 (SB 9) allows some single-family lots to be split. Eligibility for this parcel depends on slope, fire-hazard zone, access and owner occupancy, and has not been reviewed. ● Not verified

ZONING VERIFICATION

This zoning summary is based on the City of Lafayette's zoning code as of October 18, 2026. Buyers may obtain a written zoning verification letter from the City of Lafayette Planning & Building Department.

Sources. 2 Plan set, job 24-1955. 7 LMC R-10 article. 8 City Residential Zoning Requirements Chart. 9 City HDP page. 10 City hillside and ridgeline summary. 11 LMC Title 6 via Municode.

Service providers and site conditions.

SERVICE	PROVIDER	WHAT THE RECORDS SHOW	STATUS
Sewer	Central Contra Costa Sanitary District (Central San) ¹³	Survey shows a sanitary sewer manhole along Acalanes Road near the parcel ¹	● Lateral and fees to confirm
Water	East Bay Municipal Utility District (EBMUD); Lafayette is within EBMUD's boundaries ¹⁶	Survey shows a fire hydrant along Acalanes Road near the parcel ¹	● Will-serve to request
Electric	Expected: Pacific Gas & Electric (PG&E)	New service to be underground and separately metered ²	● Application to PG&E
Natural gas	Expected: PG&E	Same as electric ²	● Application to PG&E
Telecom	—	FCC National Broadband Map not yet checked for this parcel	● Missing source
Fire protection	Contra Costa County Fire Protection District ³	District comments on emergency access reported as incorporated into conditions ¹⁵	● Confirm in resolution

SITE CONDITIONS

Flood	FEMA Zone X, panel 06013C0268F; not within 250 ft of multiple flood zones ^{1,3}
Stormwater	The plan set shows a permeable-paver driveway. ² Impervious-area calculations and any required stormwater control plan are set with the final home design.
Soils / geotechnical	Geotechnical engineer named on the survey: Joe Gray, GE 3023. No geotechnical report is in the data room. ¹
Retaining walls (concept)	Up to 6 ft at the rear and 4 ft at the side of the concept home ²
Fire hazard severity zone	Parcel designation not verified. Lafayette's current map took effect July 10, 2025; the City reports 41 acres of Very High zone citywide.¹⁷ Check the parcel on the CAL FIRE map.

AVAILABILITY AND CONNECTION COSTS

The owner estimates utility connections at Acalanes Road roughly 100 ft from the planned building area; no provider has been contacted.¹⁸ Availability and capacity for Parcel B are not confirmed. Utility connection and impact fees for a new home are set by each provider's published schedule. They have not been estimated here. Buyers should request current fees from Central San, EBMUD and PG&E.

Sources. 1 Certified boundary survey, job 24159. 2 Plan set, job 24-1955. 3 CoreLogic property detail. 6 Planning Commission agenda, Dec. 1, 2025. 15 Third-party meeting summary (not an official record). 13 Contra Costa LAFCO, Central County Water/Wastewater Municipal Service Review, Executive Summary §1.1. 16 LAFCO West County MSR, Ch. 9. 17 City FHSZ map page. 18 Owner / listing team information, Oct. 2026.

City of Lafayette at a glance.

MEASURE	LAFAYETTE	SOURCE YEAR
Population	25,313	Census estimate, July 1, 2025
Median household income	\$228,250	ACS 5-year, 2020–2024
Median value, owner-occupied homes	\$2,000,000+	ACS 5-year, 2020–2024 (top-coded)
Owner-occupied housing rate	77.1%	ACS 5-year, 2020–2024
Bachelor's degree or higher, age 25+	79.0%	ACS 5-year, 2020–2024
Persons per household	2.62	ACS 5-year, 2020–2024

ACS is the U.S. Census Bureau's American Community Survey. Figures are city-wide; census-tract figures for tract 3500.00 are not shown.¹²

RECENT DEVELOPMENT ACTIVITY NEARBY

DATE	FILE	DESCRIPTION
Dec 1, 2025	MS502-25	Minor subdivision of 820 Acalanes Rd into Parcels A and B; Planning Commission agenda item with a recommendation to adopt Resolution 2025-12
Jan 2022	HDP01-22	Phase II HDP, design review and tree permit for a 4,839 sq ft two-story home on the parcel split from 820 Acalanes Rd in 2019 (outside the 24-month window; nearest documented precedent)

From City of Lafayette monthly application logs.^{5,14} A full 24-month permit scan within a defined radius has not been run.

Sources. 5, 14 City application logs. 12 U.S. Census Bureau QuickFacts, Lafayette city, California (V2025; ACS 2020–2024).

Site illustration.

One way a single-family home could sit on Parcel B.



Illustrative concept. Not an architectural design, engineered plan, or representation of any approved or approvable project. Actual development requires design, engineering, and municipal approvals. Not a survey; not to scale. The driveway location follows the access approved with the subdivision. ^{2,18} Depicted use: detached single-family dwelling, permitted in R-10 (LMC §§6-721–6-723).

Sources. 2 Plan set, S&P Structural Engineers job 24-1955, 01/02/2025. 18 Owner / listing team information, Oct. 2026.

Preliminary home concept.

One possible home program; placement on the lot has not been designed.



First floor, about 2,682 sq ft: great room, dining, kitchen with pantry, office, Bedrooms 1–2, three baths, two covered decks and a two-car garage.



Second floor, about 1,548 sq ft: primary suite, Bedrooms 3–4, family room, laundry, three baths and two decks; great room open below.

CONCEPT PROGRAM	AREA	NOTES
First floor	2,682 sq ft	Footprint ~75'-5" × 67'-11"
Second floor	1,548 sq ft	Great room open to below
Living area	~4,230 sq ft	5 bedrooms, 6 bathrooms as drawn
Attached garage	507 sq ft	Two cars
Gross with garage	~4,737 sq ft	Living area plus garage

ABOUT THESE PLANS

The furnished plans are conceptual illustrations based on sheets A-2.1 and A-2.2 of the plan set.² They show one possible home program; how a home is sited on the lot is part of the future Hillside Development Permit review. Furnishings are illustrative and dimensions are to be verified. No building plans have been submitted to the City; this is a preliminary concept prepared with the subdivision.¹⁸ Building height and massing against the 35-foot limit have not been checked because elevations are not part of the plan set.

Sources. 2 Plan set, S&P Structural Engineers job 24-1955, sheets A-0.2 (massing study), A-2.1 and A-2.2, dated 01/02/2025. 18 Owner / listing team information, Oct. 2026.

Approval status and anticipated review process.

Authority	City of Lafayette (Planning Commission, Design Review Commission, Engineering); Contra Costa County Fire Protection District
General Plan designation	<i>Not confirmed — request with the zoning verification letter</i>
CEQA	Reported as exempt from the California Environmental Quality Act (CEQA), the state's environmental review process; confirm in the adopted resolution ¹⁵

APPROVAL PATH FOR A NEW HOME

01	Tentative minor subdivision MS502-25 Approved, including the access and driveway location (Dec. 1, 2025 agenda; Resolution 2025-12). Final parcel map awaiting City signatures; owner expects recording in 2–4 weeks and a separate APN 2–4 months after that. ¹⁸	Planning Commission MAP PENDING
02	Phase I Hillside Development Permit Siting and massing of the home on the vacant lot; public hearing. No application has been submitted. ¹⁸	Planning Commission
03	Phase II Hillside Development Permit and design review Final architecture, grading, landscaping and site impacts.	Design Review Commission
04	Tree permit, if protected trees are affected LMC Ch. 6-17.	Staff / Commission
05	Grading, drainage and building permits Includes fire access review and stormwater compliance.	Planning & Building; Con Fire

A third-party meeting summary reports that a neighbor raised streambed, drainage and hillside questions, which were directed to the building-phase reviews (steps 2–5).¹⁵ The City does not publish typical review timelines for these permits, so none are stated here.

Sources. 2 Plan set, job 24-1955. 6 Planning Commission agenda, Dec. 1, 2025. 15 Third-party meeting summary (not an official record). 9 City HDP page. 18 Owner / listing team information, Oct. 2026.

What is available, and what to obtain.

AVAILABLE FROM THE LISTING AGENT

- ☐ Boundary survey and site plan, Transit Land Surveying job 24159
- ☐ Plan set, S&P Structural Engineers job 24-1955 (A-0.2, A-1.0, A-1.1, A-2.1, A-2.2)
- ☐ Concept floor plans and massing study
- ☐ Assessor's Map, Book 252, Page 04
- ☐ CoreLogic property detail for the parent parcel
- ☐ Full-resolution files of every sheet and plan shown in this memorandum

REFERENCED, NOT YET IN THE DATA ROOM

- ☐ Planning Commission Resolution 2025-12 and conditions of approval (adopted copy)
- ☐ Recorded parcel map and easement documents (recording expected in 2–4 weeks)
- ☐ Preliminary title report for Parcel B
- ☐ Arborist tree report (referenced on survey)
- ☐ Geotechnical report
- ☐ Utility will-serve letters

Request documents through Andy Read at andy@readhouses.com or 925.330.1948.

BUYER DUE DILIGENCE

Prospective buyers are expected to conduct their own due diligence on all matters material to their acquisition decision, including zoning verification, title, environmental, soils, survey, utility capacity, and any other matters specific to their intended use.

SOURCE REGISTER

#	SOURCE	ACCESSED
1	Boundary survey and site plan, Transit Land Surveying, job 24159, 12/27/2024, stamped 03/19/2026	10/12/2026
2	Plan set, S&P Structural Engineers, job 24-1955, 01/02/2025	10/12/2026
3	CoreLogic property detail, APN 252-040-049-6 (via MetroList), generated 10/12/2026	10/12/2026
4	Contra Costa County Assessor's Map, Book 252, Page 04	10/12/2026
5	City of Lafayette, Planning Applications Received, Feb. 2025	10/12/2026
6	City of Lafayette Planning Commission agenda, Dec. 1, 2025 (MS502-25; recommendation to adopt Resolution 2025-12)	10/13/2026
7	City of Lafayette, R-10 district code handout	10/12/2026
8	City of Lafayette, Residential Zoning Requirements Chart	10/12/2026
9	City of Lafayette, Hillside Development Permit	10/12/2026
10	City of Lafayette, hillside and ridgeline requirements summary	10/12/2026
11	Lafayette Municipal Code, Title 6; GoCodebook summary (secondary)	10/12/2026
12	U.S. Census Bureau QuickFacts, Lafayette city	10/12/2026
13	Contra Costa LAFCO, Central County Water/Wastewater MSR	10/12/2026
14	City of Lafayette, Planning Applications Received, Jan. 2022	10/12/2026
15	Third-party meeting summary (SOAR) ; not an official record	10/12/2026
16	Contra Costa LAFCO, West County Water/Wastewater MSR, Ch. 9 (EBMUD)	10/13/2026
17	City of Lafayette, Fire Hazard Severity Zone Map	10/13/2026
18	Owner / listing team information, October 14 and 18, 2026 (approval, map, APN, plan and utility status; Hillside Overlay confirmation)	10/18/2026

For inquiries and showings.



Andy Read

Corcoran Icon Properties · CA DRE #01356611

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Property	822 Acalanes Road, Lafayette, CA 94549

corcoran

ICON PROPERTIES



Equal Housing Opportunity. All real estate advertised herein is subject to the federal Fair Housing Act and California fair housing law. The property is offered without regard to race, color, religion, sex, handicap, familial status, national origin or any other protected class.

SELLER DISCLOSURES

Known material facts affecting the property will be disclosed as required by California law. Disclosure documents for this vacant-land sale will be provided in the form approved by the listing broker. Prospective buyers should consult their own attorney regarding disclosure obligations applicable to this transaction.

RENDERINGS

Illustrative concepts in this memorandum are not architectural designs, engineered plans, or representations of any approved or approvable project. Actual development requires design, engineering, and municipal approvals.

PREPARER STATEMENT

This Offering Memorandum was prepared by Obsidyn based on publicly available records, jurisdictional data, utility provider information, GIS data, and county and MLS/CoreLogic property records as of the preparation date. Sources for principal property information are identified throughout. This memorandum does not constitute a legal opinion, appraisal, engineering assessment, environmental review, or title report. Prospective buyers should verify all information independently and consult appropriate licensed professionals. Prepared under the oversight of Jennifer Jones, CA DRE #01454810.

Prepared	October 18, 2026
Document ID	OBS-LE-20261018-822ACAL
Prepared by	Obsidyn · Jennifer Jones, CA DRE #01454810