



EXPERIENCE THE VIEWS
BEYOND OPEN SPACE

UNMATCHED VIEWS

RESIDENTIAL SCHOOL



26 Acres - Hidden Hills Adjacent

26 Acres - Hidden Hills Adjacent

UNINCORPORATED LOS ANGELES COUNTY, CALIFORNIA

+/- 26 Acres of undeveloped land

SRINIVAS CHEELA
MANAGING MEMBER
HIDDEN HILLS ESTATES LLC
Phone: 303.919.6784
Email: LCheela@gmail.com

Contents

05	Executive Summary
06	Regional Map & Drive Times
07	Aerial Map
09	Property Map
11	Tax Map
12	Zoning Map
13	Sphere of Influence
14	Hidden Hills / Calabasas
15	Regional Amenities
16	Confidentiality & Disclaimer

Executive Summary

PROPERTY OVERVIEW

"26 Acres - Hidden Hills Adjacent" (Subject Property) represents a rare opportunity to acquire ±26 undeveloped acres of land in Unincorporated Los Angeles County, within the Santa Monica Mountains North Planning Area. The Subject Property is located in the heart of the Conejo Valley, with close proximity to major employment centers in the San Fernando Valley, Thousand Oaks, Calabasas and Agoura Hills. The site is bordered by the ultra-exclusive City of Hidden Hills to the north, open space to the west, private property to the east, and Mureau Rd and the 101 freeway to the south. The Subject Property's rolling topography offers a secluded setting and view potentials, while sitting high above the 101 freeway.

LOCATION: 25100 Mureau Road, Calabasas, CA 91302 (Mailing Address)

MUNICIPALITY: Unincorporated Los Angeles County

APN: 2049-044-001

OWNER OF RECORD: HiddenHills Estates LLC

GROSS ACRES: ± 26.49

SITE CONDITION & TOPOGRAPHY: Raw land, rolling hills

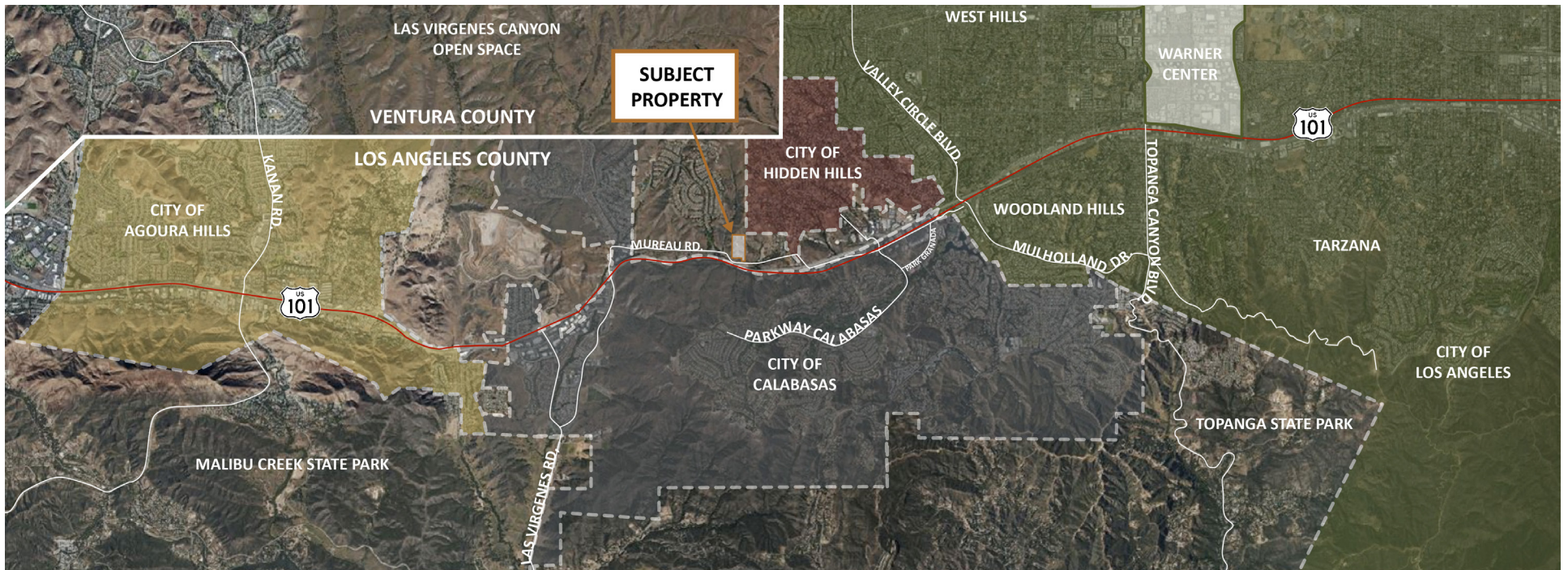
ENTITLEMENTS: No entitlements are currently in place for the Subject Property.

ZONING: LA County A2-5 Heavy Agriculture. Allows single family residences (minimum 5 acres).

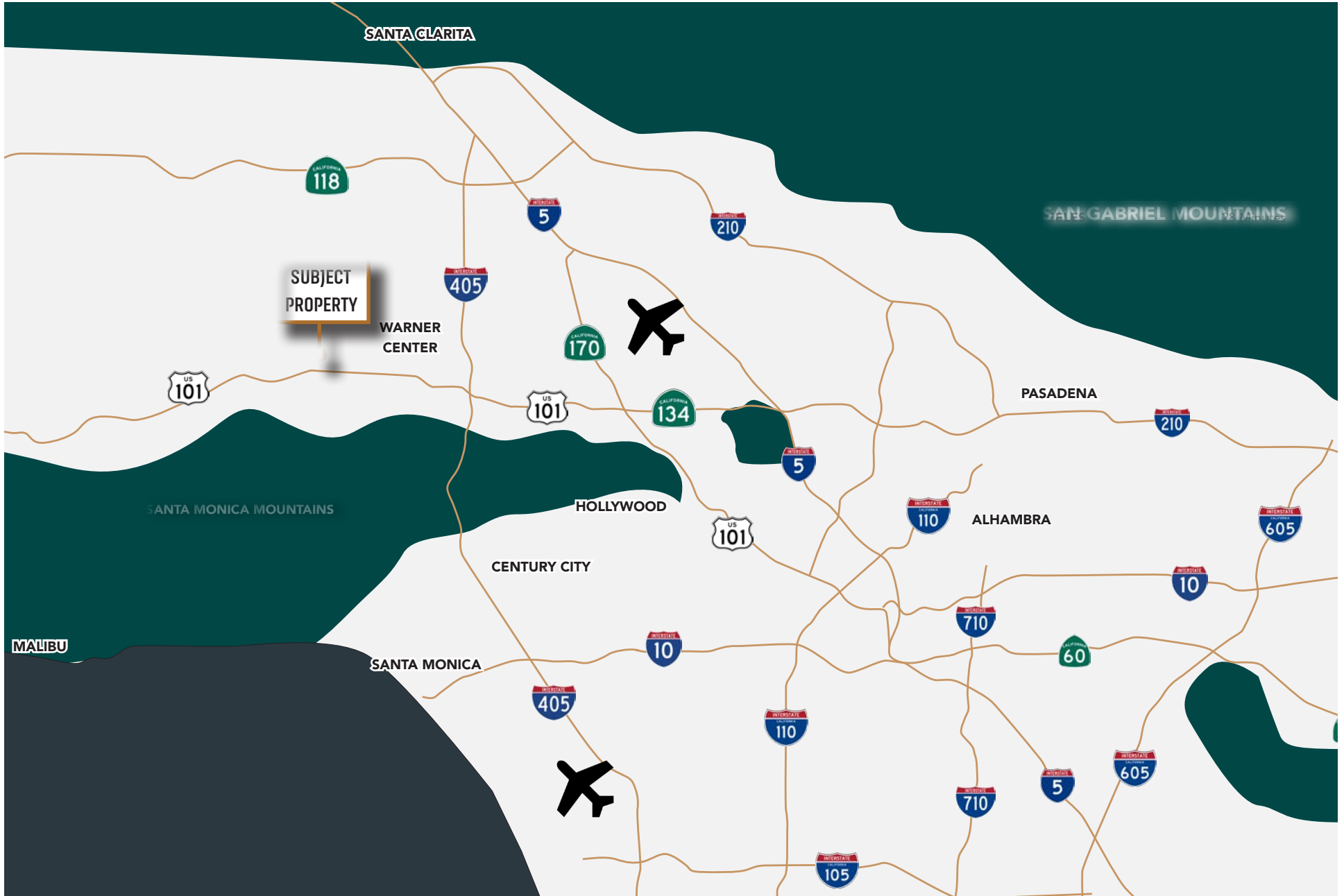
GENERAL PLAN: Santa Monica North Area Plan .

SPHERE OF INFLUENCE: The Subject Property is currently in the City of Hidden Hills' sphere of influence, making it a potential candidate for annexation into the City. Buyer to verify with City of Hidden Hills and County of Los Angeles.

UTILITIES: According to the Las Virgenes Municipal Water District (LVMWD), a 30" potable water line is in Mureau Rd. The nearest sewer connection is approximately 2000' ft East at Garrett Ct., however, septic may be a viable on-site alternative. Edison electrical lines bisect the property. Other utilities are unknown. **Buyer to investigate the ability to use any utility connections.**



Regional Map & Drive Times



EAST VIEW

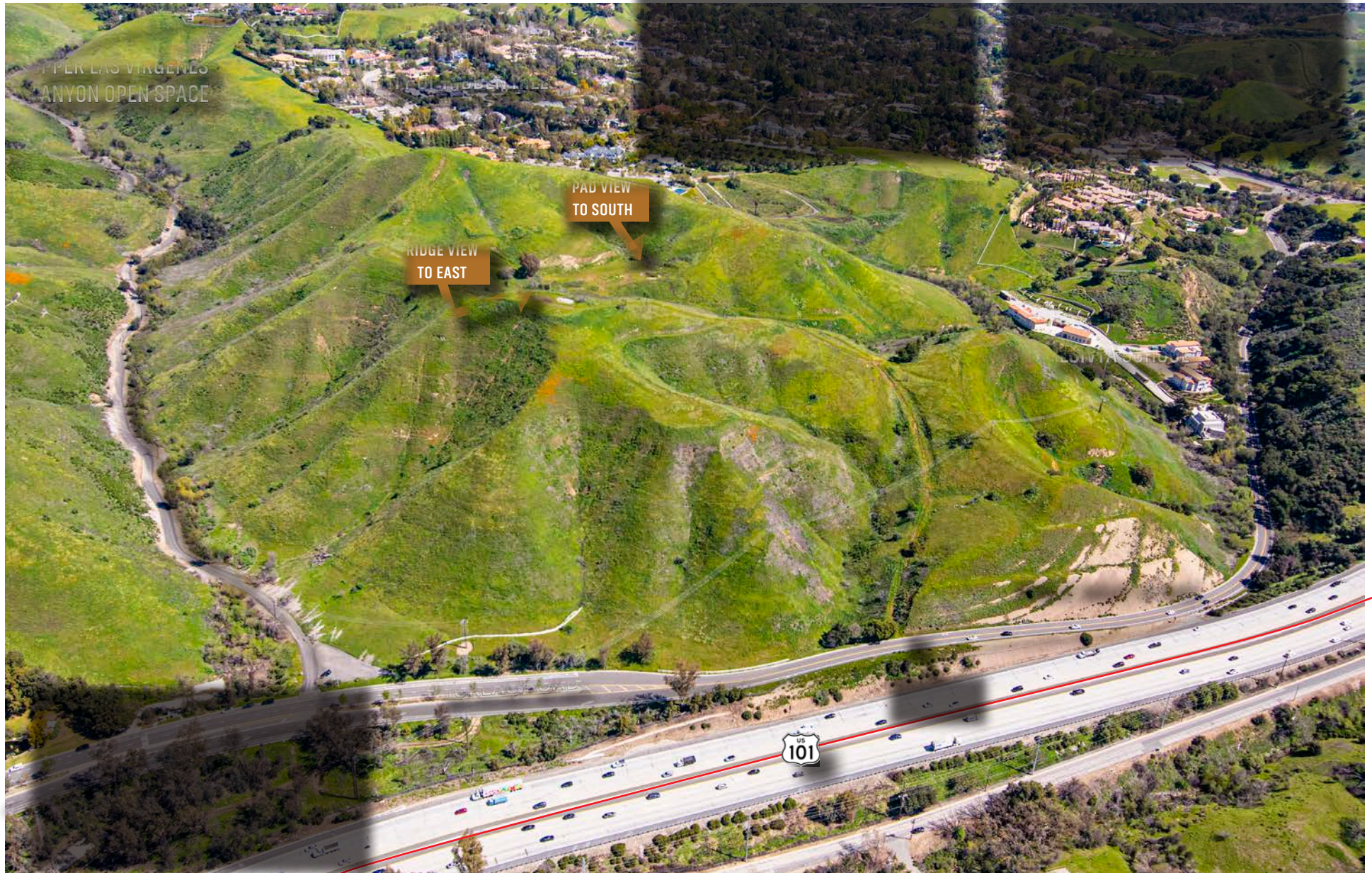


Aerial Map

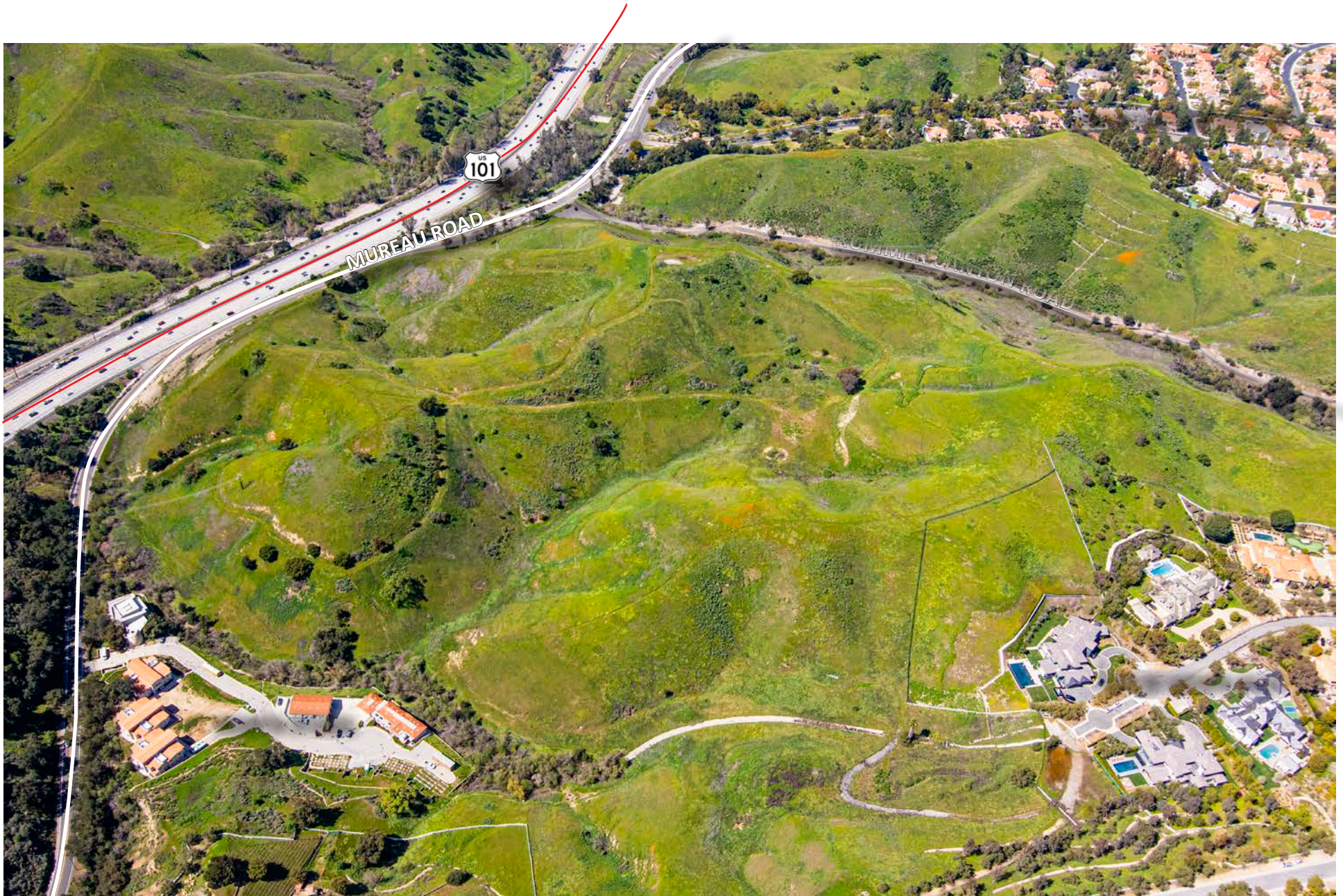
WEST VIEW



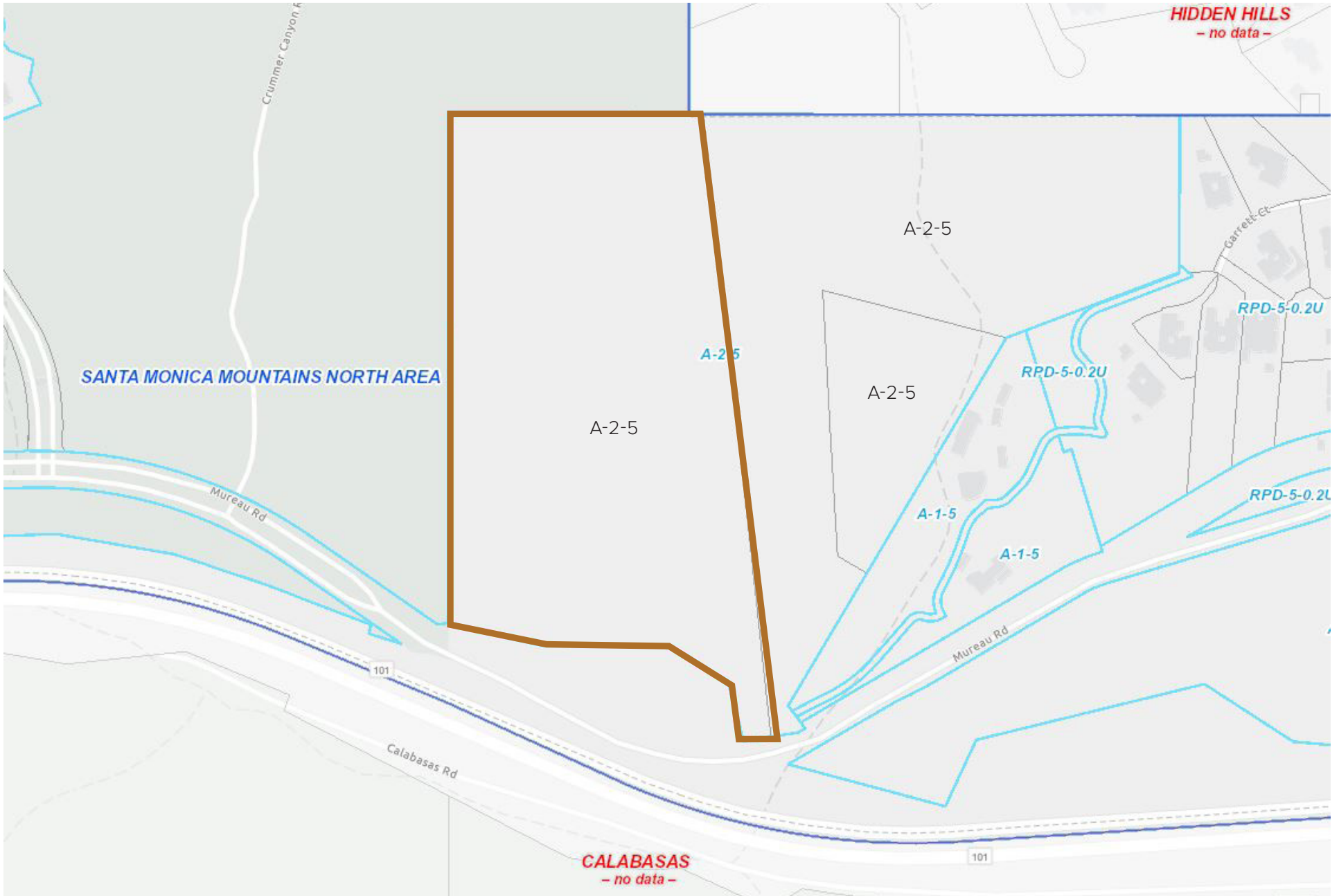
Property Map



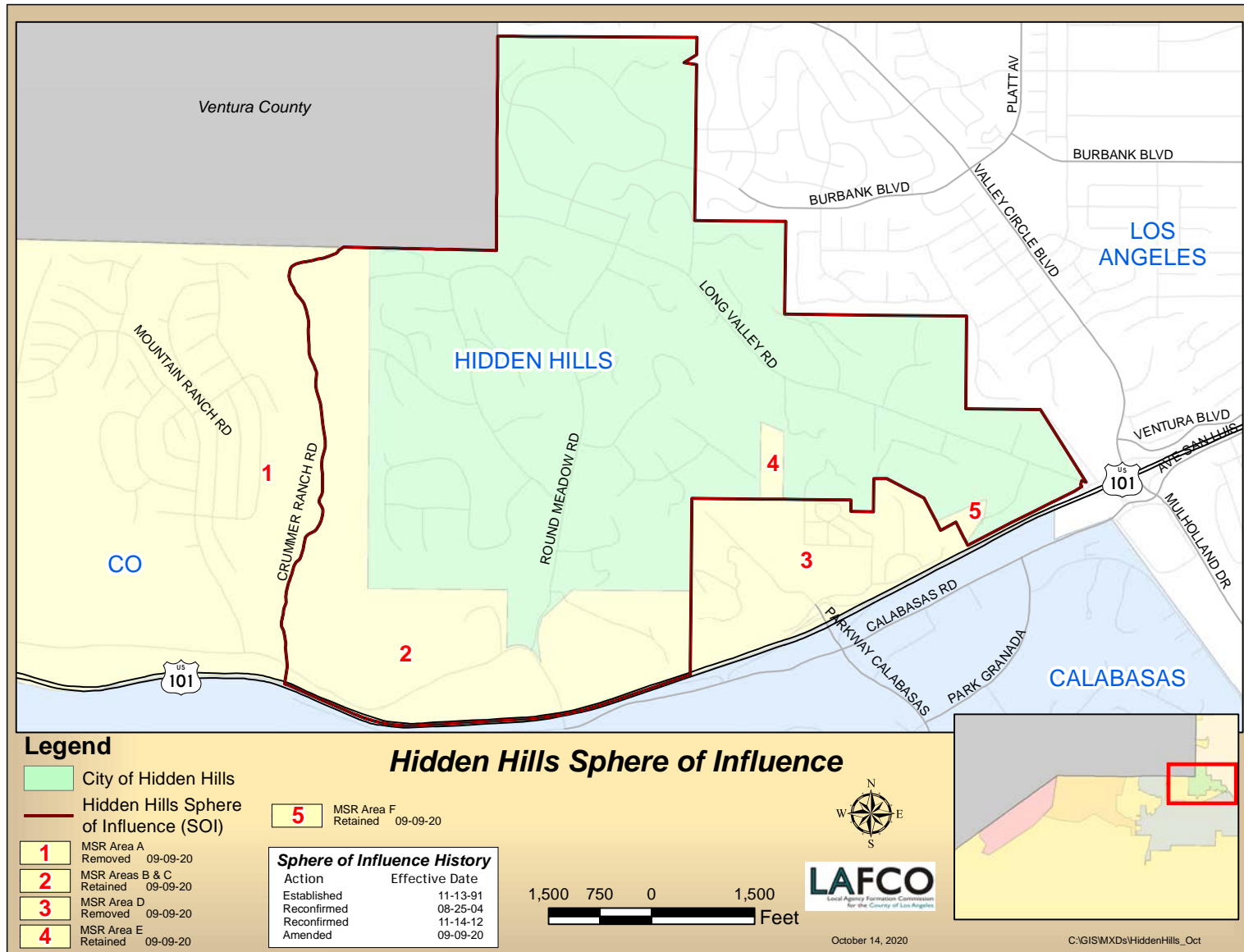
Property Map



Zoning Map



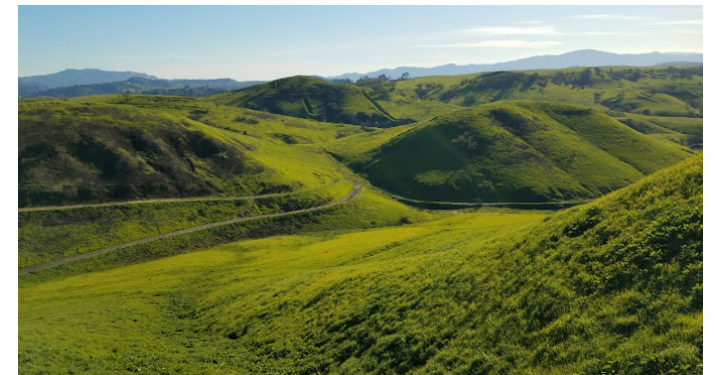
Sphere of Influence



Hidden Hills / Calabasas

Situated on the western edge of the San Fernando Valley, the bedroom communities of Hidden Hills, Calabasas and Agoura Hills offer a unique blend of natural beauty and urban convenience. The communities are bordered by the Upper Las Virgenes Canyon Open Space Preserve to the north, featuring miles of hiking, equestrian, and mountain biking trails. Just minutes to the east, Warner Center offers the urban conveniences of high-end shopping, robust employment and cultural attractions.

Over the years, the area has attracted an affluent population and is known for its abundance of celebrities. In particular Hidden Hills has gained a reputation as one of the most exclusive gated communities in the country, known for its stunning homes and high-end amenities. A major draw to the area is the Las Virgenes Unified School District. With approximately 11,500 students, the school district offers award-winning music, athletics and a multitude of distinctive programs. The District, its teachers, and staff have been honored with distinguished awards including the US Blue Ribbon & California Gold Ribbon, AP Honor Roll District of Distinction and the California Green School District Award. The district is host to state of the art theaters, sport facilities and other infrastructure. All of which makes the area a highly desirable place to live.



Regional Amenities

SHOP

- 01 Agoura Hills Town Center
- 02 Twin Oaks Shopping Center
- 03 The Summit at Calabasas
- 04 Creekside Village
- 05 The Commons at Calabasas
- 06 El Camino Shopping Center
- 07 Westfield Promenade
- 08 The Village at Westfield Topanga
- 09 Fallbrook Center

PLAY

- 10 Las Virgenes Canyon Open Space Preserve
- 11 Juan Bautista de Anza Park
- 12 Red Rock Regional Mountains Recreation
- 13 Calabasas Country Club
- 14 Malibu Creek State Park
- 15 Woodland Hills Country Club

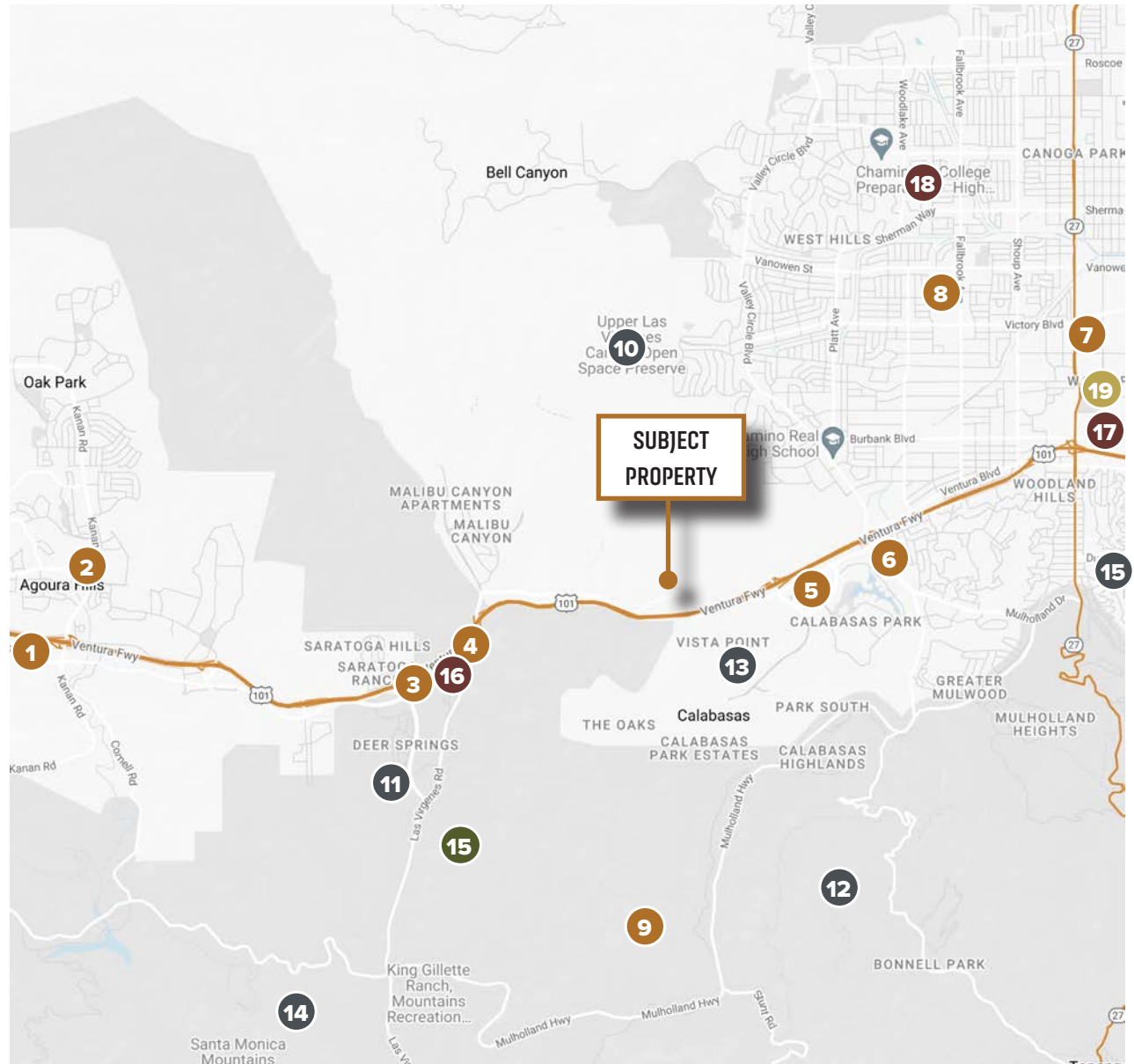
WELLNESS

- 16 Pacific Shores Hospital
- 17 Kaiser Permanente Woodland hills
- 18 West Hills Hospital & Medical Center

EMPLOYMENT CENTERS

- 19 Warner Center

MAJOR EMPLOYERS AT WARNER CENTER



Confidentiality & Disclaimer

The information contained in this offering material ("Brochure") is confidential, furnished solely for the purpose of a review by prospective purchaser of any portion of ±26 Acres - Hidden Hills Adjacent (APN 2049-044-001) within Unincorporated Los Angeles County Jurisdiction, 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 Hidden Hills Estates LLC. The material is based in part upon information supplied by Hidden Hills Estates LLC ("Seller") and in part upon information obtained 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, 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 Brochure was prepared by the Seller. 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 Brochure, 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 Brochure 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 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 expressly reserves 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 Brochure 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.

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

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