

QUAY VALLEY

PRELIMINARY DESIGN PLAN

New Community Application

COMMUNITY MEETINGS

Contents

Our Goal:	Create a State-of-the-Art, 21 st Century Sustainable Town
Location:	Kings County - The Heart of California
New Community:	Live, Learn, Work, Shop and Play
Timing:	Start Infrastructure Construction 2017
Team:	Experienced in Award-winning Master-Planned Developments
FAQs:	Water, Environment, Financing, Residents, Jobs

Our Goal

The Quay Valley Vision

- Create a Better Town with Sustainability Principles
- Incorporate the Latest Technologies in All Areas
- Net Zero Town Powered by Renewable Energy
- Walkability Throughout the Community
- Housing that is Affordable
- Great Schools
- Solid Jobs Base
- World Class Destinations and Recreation
- Create Strong Community Involvement or Interaction
- Honor the Agricultural Heritage of Kings County
- Provide the California Dream for All

ENVIRONMENT



Solution: New Ruralism – Best of new urbanism combined with traditional neighborhoods

WATER



Solution: Don't Use It – Reuse It

ENERGY



Solution: 100% renewable so there's no electric bill

TRANSPORTATION



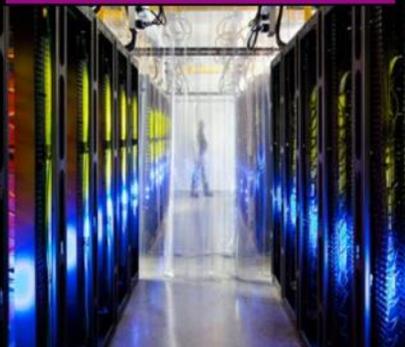
Solution: Design for people, not cars

JOBS



Solution: Create economic drivers as part of the community

CONNECTIVITY



Solution: Fiber optic to the internet and beyond

TECHNOLOGY



Solution: Future-proof infrastructure and buildings

HEALTHCARE



Solution: Provide for active lifestyles and health technology

HOMES



Solution: Hives, not cocoons

AFFORDABILITY



Solution: Get first time home buyers into the market

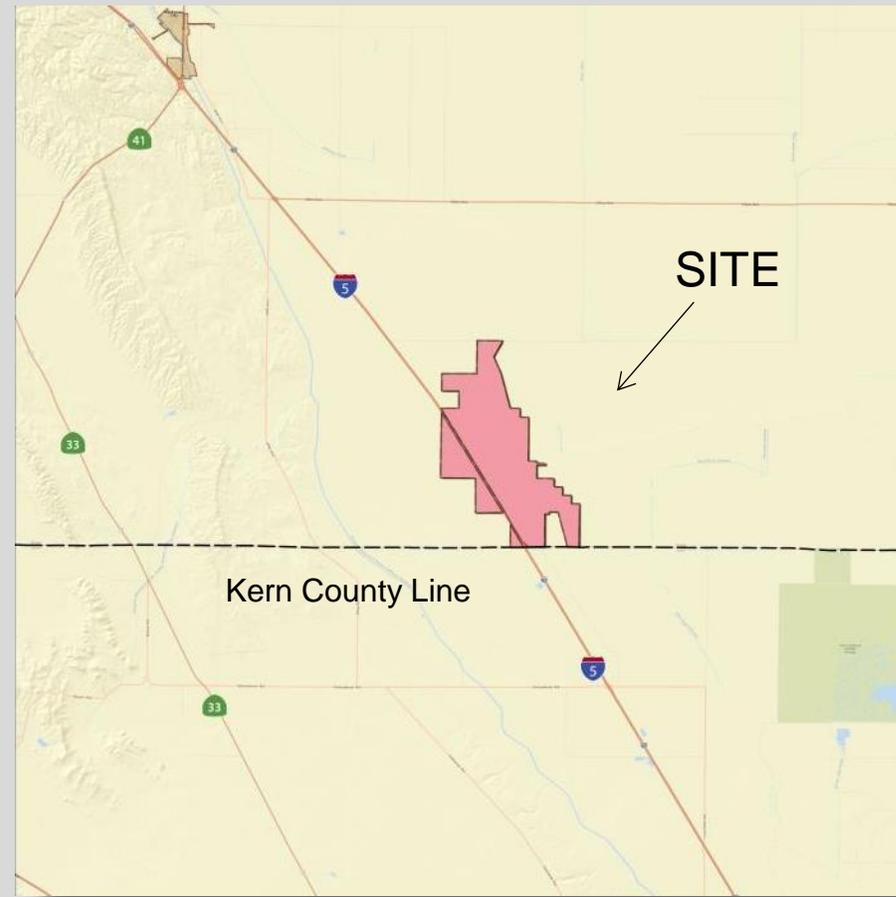
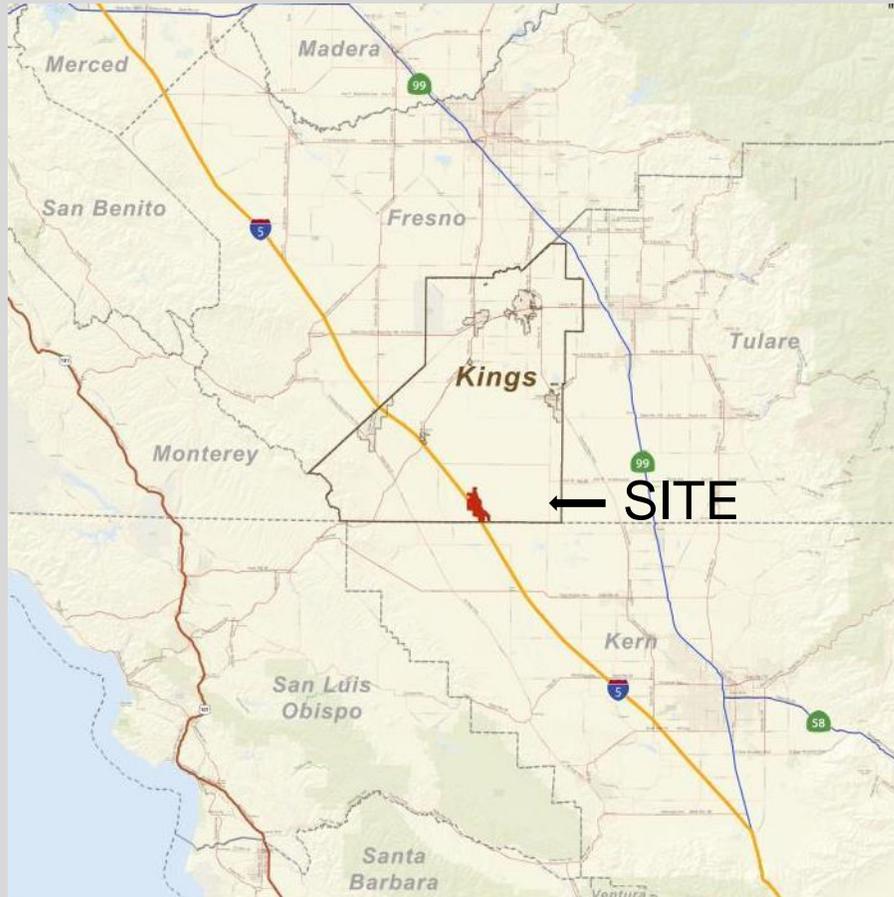
Location

Project Location - The Middle of Everywhere

- 1 hour to the coast, Sierras, Bakersfield, and the Fresno Yosemite Int'l Airport
- 50 minutes to Paso Robles wine county
- Less than 3 hours to Los Angeles, Silicon Valley, and San Francisco
- 2,300,000 residents within a 1 hour drive
- 27,000,000 residents within a 3 hour drive
- 12,000,000 vehicle trips through the site per year on Interstate 5

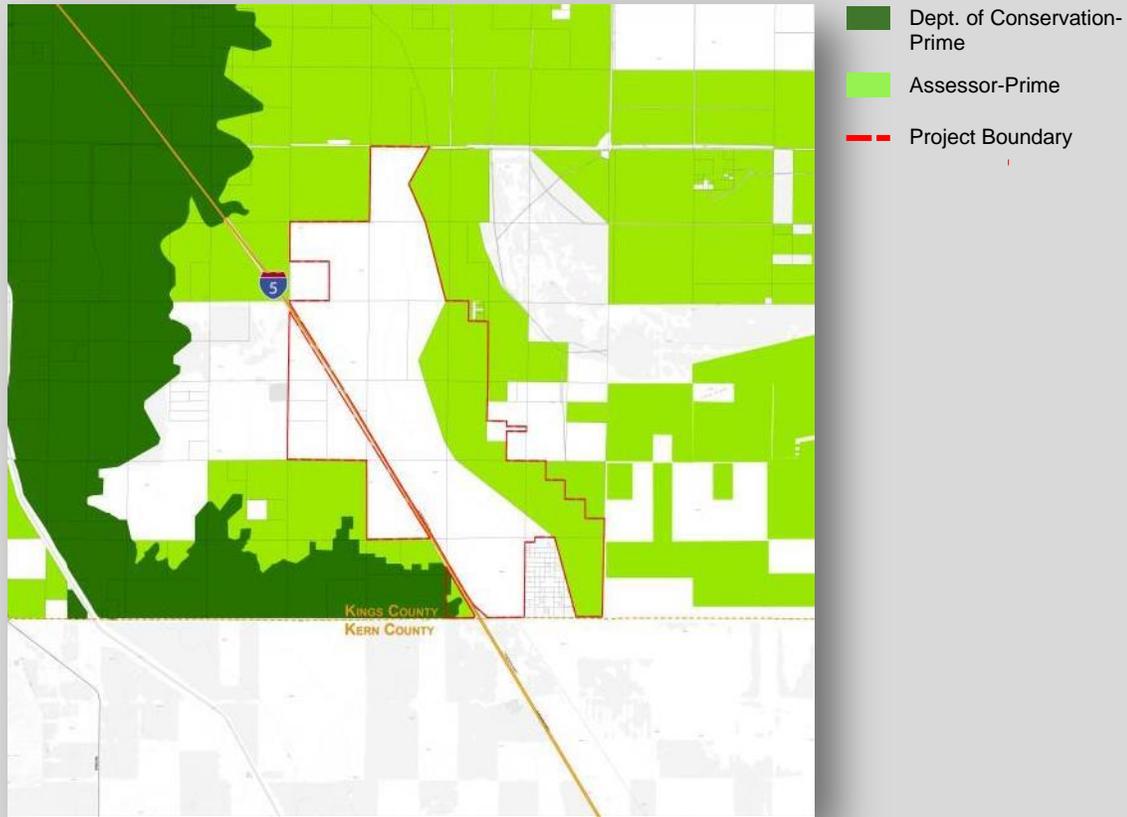


Regional Location Map

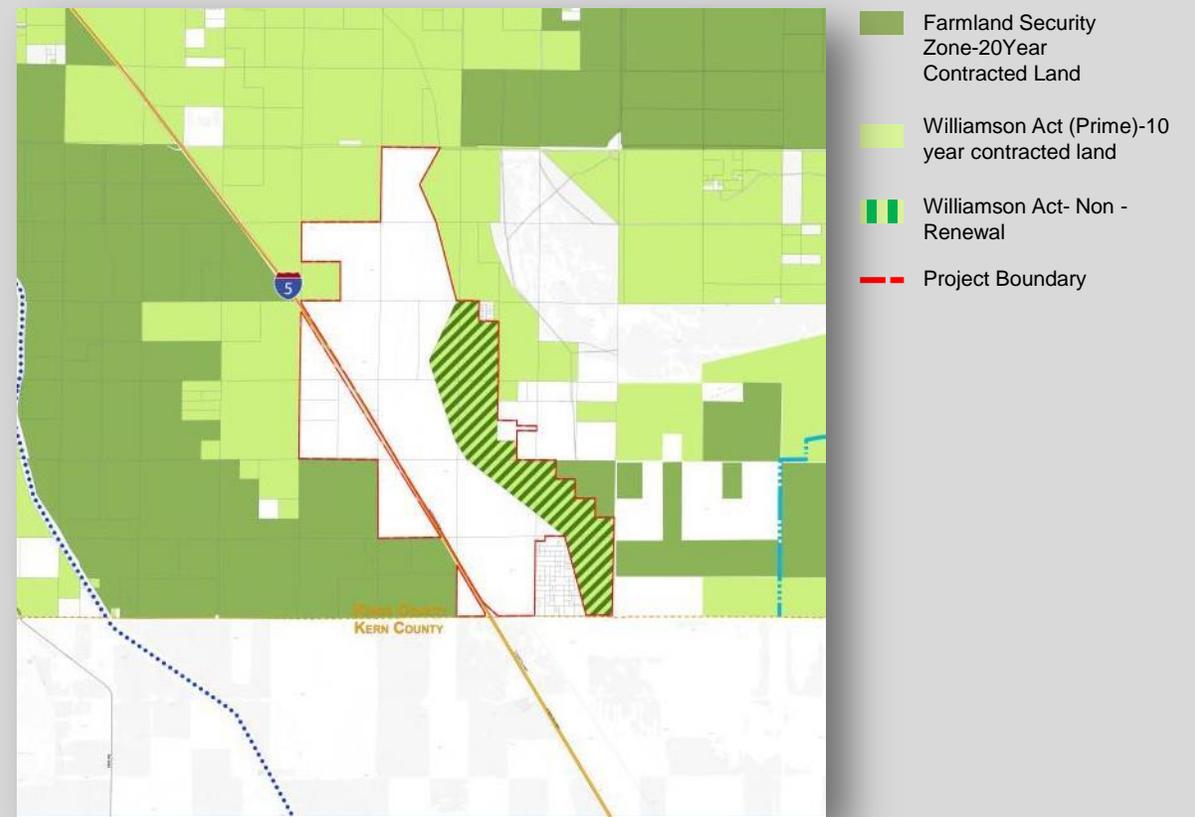


Non-Prime Farmland

A: Assessor's Prime Farmland



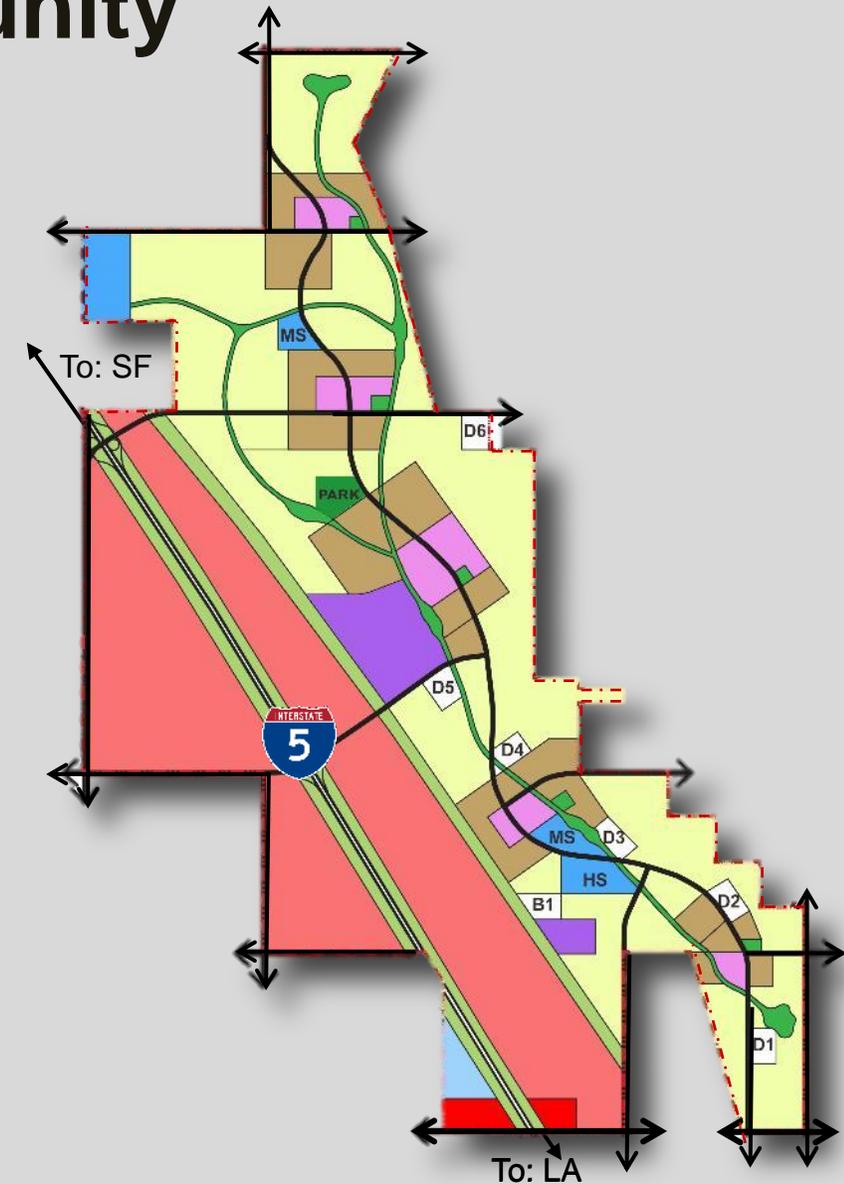
B: Williamson Act & Farmland Security Zone Map



New Community Plan

The 5 Building Blocks of the Community

- A fully SUSTAINABLE COMMUNITY
- EMBRACES THE ENVIRONMENT
- A SIGNIFICANT JOB BASE
- Embedded with state-of-the-art FUTURE FORWARD TECHNOLOGY
- A high energy, family-oriented ENTERTAINMENT DESTINATION



Community Summary

- 80,000 Residents in 26,000 Smart Homes
- 20,000,000 Square Feet of Commercial
- 2,000 Acre Entertainment Destination
- Town Center, 5 Villages, University Research Park, Destination Medical, Business Parks
- Civic Center
- 17 New School Facilities
- 100% Renewable Energy
- Permanent Agriculture
- Open Space and Greenways
- Parks, Shaded Walkways and Bike Trails
- Smart Community Infrastructure, Safety Features and Inter-Mobility
- Cultural Center



Residential

26,000 “Smart” Efficient Homes

Mix of Single Family, Multi-Family, and Apartments
Walkable Distances to Schools, Retail and Commercial Spaces

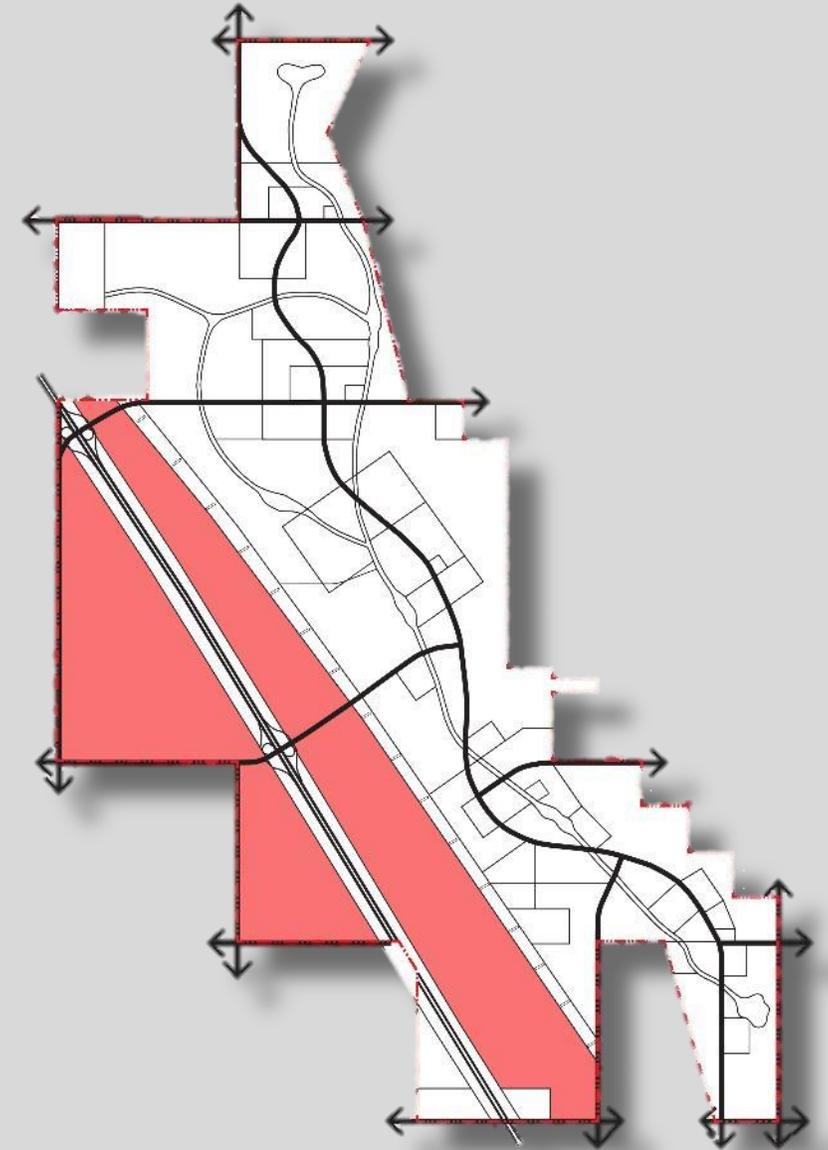
California Median Home Price - \$446,460*

Quay Valley Median Home Price - \$280,000

* California Association of Realtors

Entertainment Destination

- 2,000 acres along Interstate 5
- Economic Benefits include:
 - Tourism visitors
 - Globally recognized brands
 - Expected to create wide range of permanent jobs
 - Significant tax generation
 - Career training



Destination Retail, Resorts and Recreation

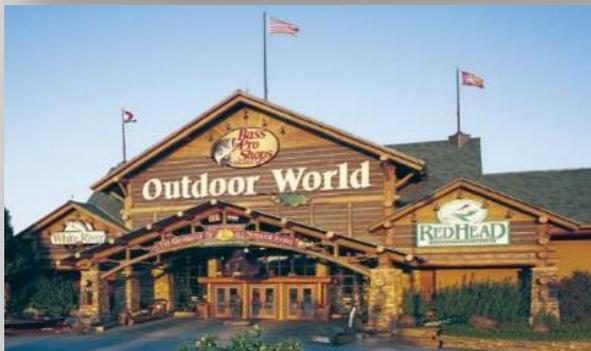


RETAIL – 2 million square feet of specialty retailers, restaurants, cafes, movie theaters and other purveyors

HOSPITALITY – 3 themed resort hotels, a convention hotel and facilities and multiple mid-range and convenience hotels

ATTRACTIONS – Action sports complex, surf park, Olympic-class whitewater kayaking course, water park, museums and cultural attractions, festival grounds, lakeside amphitheater and exciting themed attractions

RECREATION – Baseball and soccer sports complex, biking, gardens



Cultural Attractions and Entertainment



University Research Park

The California Institute of Sustainability and Innovation



Open Space

- Public and Private Parks - 278 acres
- Linear Park - 228 Acres
 - Recreation
 - Drainage
 - Stormwater
 - Support Ecosystem & Water Quality
- Urban Park- 5 acres in the core of each of the five villages
- Regional Park – 25 Acres



Open Space

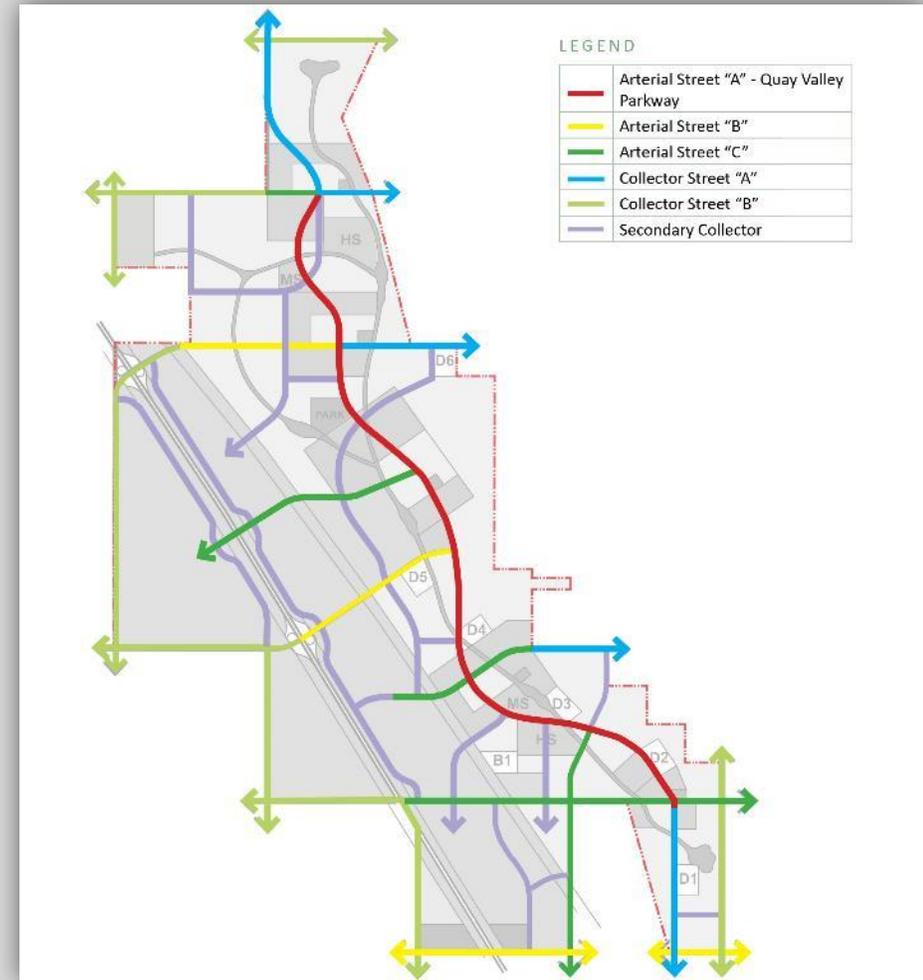


Inter-Mobility Plan

Pedestrian & Bikeway Circulation



Vehicular Circulation

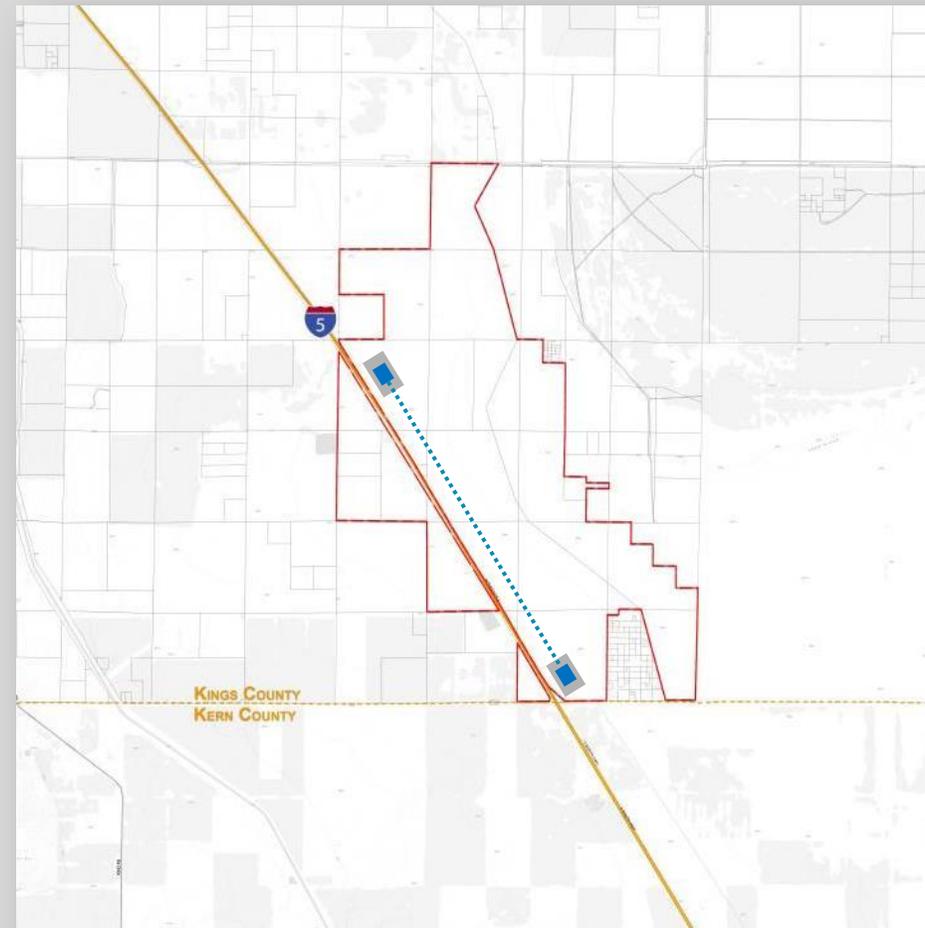


Elon Musk's Hyperloop Transportation System

- The world's first full scale, people-moving Hyperloop
- Five mile test track
- Visitors can park and ride throughout the Entertainment Destination
- Conditional Use Permit application filed with the County



Hyperloop Research Development Center

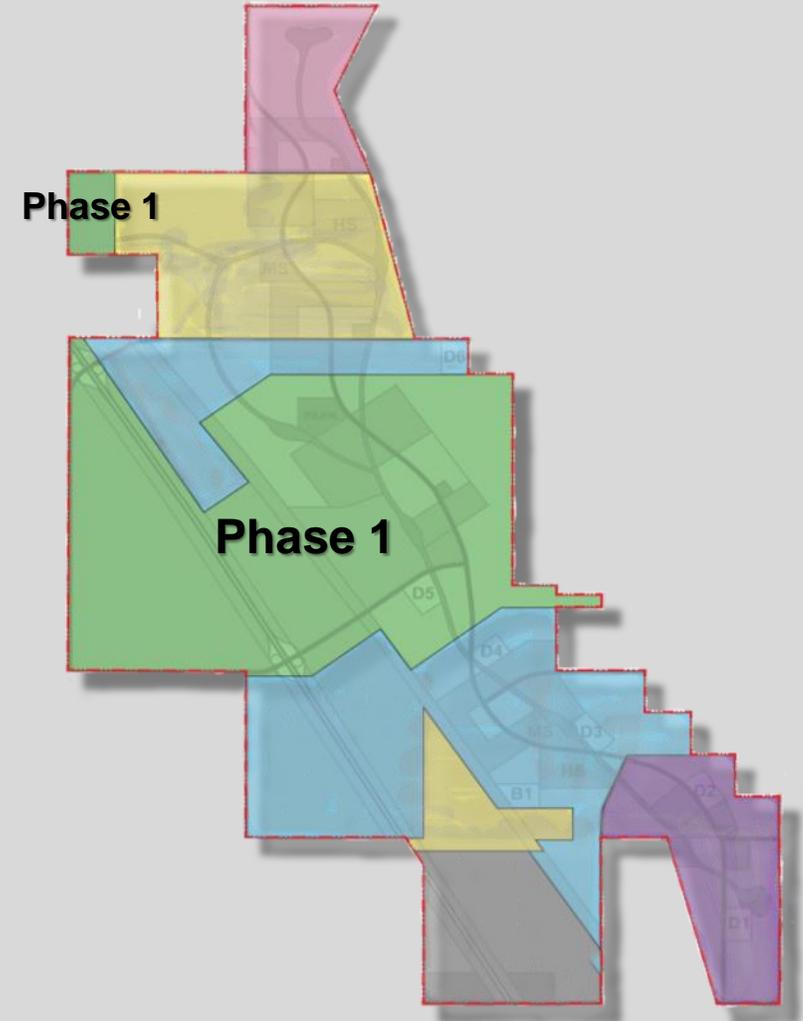


- ■ ■ Proposed HTT Alignment
- HTT Station
- HTT Station Area
- - - Project Boundary

Timing

Phase 1 Proposed to Open in 2019

- One freeway interchange
- 4,200 homes with neighborhood retail
- Village Center
- K-12 School
- 800,000 square feet of Destination Retail
- 3 themed resort hotels – 300 rooms each
- Traveler hotels
- Selected sports venues & attractions
- University Research Park – The California Institute of Sustainability and Innovation



Team

GROW Holdings LLC - Green Renewable Organic & Water

- Master Developer of Quay Valley
- Owns and controls 7,200 acres of non-prime ag land in Kings County planned for development
- Owns water rights for the project
- Has been working on the development for 9 years
- Significant investment to date
- Works closely with state and local governments and agencies, leading environmental groups, community leaders and major corporations

Planning Team

Quay Hays, CEO, GROW Holdings LLC – Founder and Principal

Jon Lash, President and COO, GROW Holdings LLC – Former COO of Pardee Homes; oversaw the development of 80,000 lots and built over 46,000 homes in over 30 master-planned communities, resulting in over \$20 billion in revenue

Ken Brindley (CPA, JD), Master Planner – Master-planned, entitled and developed 3 award-winning California cities.

Mission Viejo	11,000 acres	32,000 DU
Rancho Santa Margarita/Las Flores	6,000 acres	17,800 DU
Ladera Ranch	5,000 acres	9,800 DU

Psomas, Engineering – Top engineering firm in the western US specializing in large community projects.

Newhall Ranch	11,953 acres	20,885 DU
Centennial at Tejon Ranch	12,323 acres	19,333 DU
Tesoro Viejo	1,656 acres	5,190 DU
Playa Vista (Silicon Beach)	1,087 acres	3,000 DU

First Carbon Solutions, CEQA and Environmental Consultant – Completed over 9,000 EIRs throughout California.

Rio Mesa	15,000 acres	30,000 DU
Concord	5,200 acres	12,700 DU
Ladera Ranch	5,000 acres	9,800 DU

Place Works – The Top Planning & Entitlement firm in California.

Planning Team

Roy Higgs, Entertainment Destination Design – Global leader of entertainment destinations including CocoWalk, Easton Town Center, National Harbor, Westgate, Woodlands Town Center, Tivoli Village and more.

Steve Graham, Destination Retail – Entertainment destination retail projects include Legends at Kansas City, KS (1.2 M sq. ft. plus a NASCAR speedway) and Berkshire Hathaway's 400-acre 3.9 M sq. ft. GrandScape in Dallas.

Bob McTyre - Apogee Attractions, Attractions Planning and Operations – Former senior executive for Walt Disney Company's EPCOT, Imagineering, Disneyland, Theatrical Productions, and new parks in Anaheim and Orlando, as well as the world-famous Greek and Pantages Theatres in LA.

Barry Gross - Developers Research, Financial and Economics Analysis – Conducted economics analyses for over 8,000 real estate projects representing over 6 million home sites and 2 billion square feet of commercial and industrial space.

Patrick Bourne - DPMG, Public Facilities Financing – National real estate consulting firm has completed over 2,100 Land Secured Public Financings with over \$11 billion in bonds.

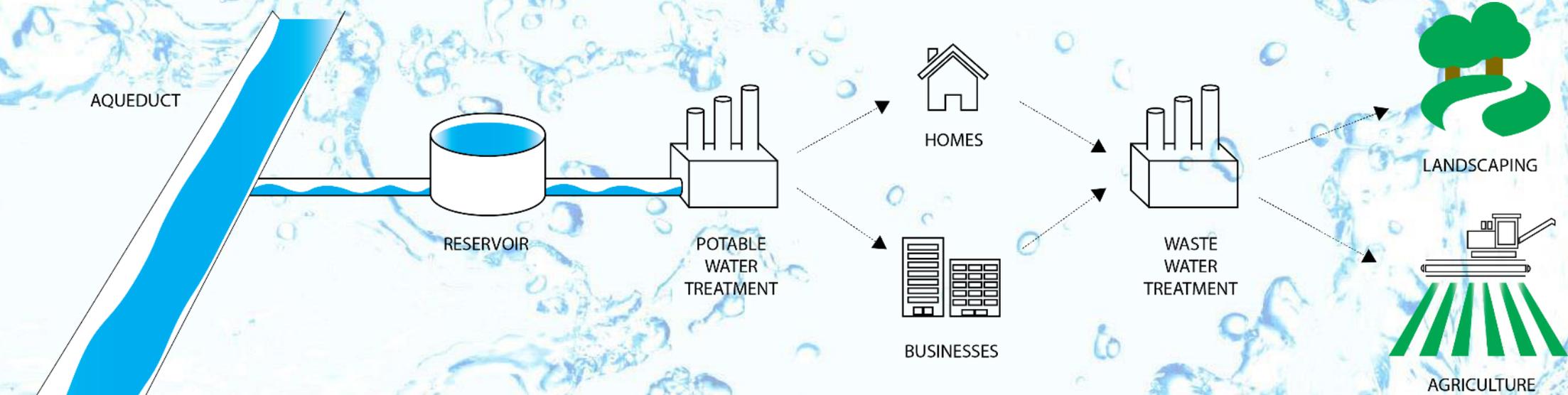
Tim Sullivan – Meyers Research, Housing Market Demand – The housing industry's premier consulting practice and leading provider of rich data for residential real estate development and new home construction.

Frequently Asked Questions

Where Are You Getting Your Water?

- Sourced from a combination of state, federal, and other legacy water rights
- No groundwater wells are proposed
- Close proximity to the aqueduct as the main delivery source
- Required built-in efficiencies will reduce demand
- Water Harvesting system will recycle up to 95% of potable water used, effectively doubling the water source
- Innovative natural conveyance and storage system of man-made reservoirs and waterways will catch and store storm water
- Minimum 1 year's back-up supply in the event of a multi-year drought
- The development will use 50% less water than if planted in permanent crops

Water System



What Are the Water Safeguards and Guarantees?

- As part of the Environmental Impact Report, a Water Supply Assessment will be prepared which will study and detail all aspects of the water source and water management plans
- A separate Water Master Plan will be submitted as part of the New Community Plan
- Before each phase receives permits, the builder must prove sufficient water is available for that phase

What About the Environment?

Supports California's landmark environmental legislation, including AB 32, SB 375, and Sustainable Groundwater Management

- Reduced Green House Gas emissions compared to conventional construction
- Requires less water per acre than permanent crop
- Raises standards of water reclamation and reuse above minimum requirements
- Reduces vehicle trips compared to standard communities
- Reduces energy use in residences compared to typical homes
- Replaces conventional energy generation with renewables
- Restores habitat and species through sensitive environmental design
- Incorporates “smart” infrastructure for efficient use of natural resources

Who Pays for the Development?

- GROW has funded, and will continue to fund, all planning and permitting activities, as well as the land and water acquisitions
- Infrastructure will be financed by a combination of private funds and traditional infrastructure bonds at no cost to Kings County
- Homes and commercial buildings will be funded by residential and commercial developers
- Schools and civic facilities will be funded by residential developers
- Community services will be funded by traditional taxes and fees, not the Kings County General Fund
- Kings County will not be paying for any improvements or services for Quay Valley

Who Would Want to Live at Quay Valley?

- Families who want a safe environment, good schools and a sense of community
- People who want the opportunity to live a healthy lifestyle with good jobs nearby
- People who want to live in California and take advantage of all it has to offer without paying unaffordable prices
- People who want the benefits of open space, yet still have two world-class cities within a 3 hour drive
- Young people who want to incorporate the latest cutting-edge lifestyle technologies into their everyday lives
- Seniors who want walkability and access to multiple activities
- Anyone who wants to live in a 21st century, environmentally groundbreaking, state-of-the-art community

Where Will People Work?

- 37,000 permanent new jobs to be created (excludes construction)
- Positions in manufacturing, service, tech, healthcare, management, education, farming, engineering, information technology, hospitality, transportation, warehouse, sales, and communication industries
- 1.4:1 ratio of jobs to housing
- 6,000 permanent jobs projected for Phase 1
- Green Collar job training program with West Hills Community College District
- Coordination with Kings County Economic Development Corporation

G R O W



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