

Offering Sheet

Zinfandel Subdivision

El Centro Avenue, Napa AP#s 038-361-10,40 +42

List price - \$13,200,000.

Sellers- Trinity Project, LLC

Cash out to seller. Seller will not carry paper.

Deposit to be a minimum of 3% of the accepted offer.

Title and Escrow paid by buyer- currently with Placer Title Company of Napa

Feasibility Study- 45 days

Buyer to provide proof of funds to close.

Buyer to provide some other subdivisions that buyer has completed in the Bay Area.

Buyer to acknowledge they have received and reviewed the information on the website-
www.zin subdivision.com

Please note that El Centro Avenue power lines to be undergrounded and there is a North
Jefferson Street impact fee of \$10K+ per lot.

Closing to be within 60 days from removal of all buyer's contingencies

Buyer to compensate Buyer's agent (if buyer is represented by an agent) under separate
compensation agreement.

All written offers to be presented on 4/1/2026 starting at 9 a.m. Sellers will not consider any
offers prior to that date.

Please allow 7-10 days for sellers to respond to your offer.

Please contact listing agent, Randy Gularte, 707-256-2145 or email R.Gularte@ggsir.com
to set up a presentation time slot during that day. If you are unable to present your offer in
person, then submit to listing agent, Randy Gularte at R.Gularte@ggsir.com and he will
present the offer on your behalf (but listing agent not be representing you).