
Appendix N-1

Alternative Project Site Letter



CHAPARRAL
LAND COMPANY

October 21, 2022

Mr. Adam Browning
NUWI Lyons Canyon, LLC
2001 Wilshire Blvd, Suite 401
Santa Monica, CA 90401

Re: Lyons Canyon – Alternative Project Site

Mr. Browning:

I have been working as a licensed real estate broker in the Santa Clarita Valley for over 30 years. Chaparral Land Company specializes in the purchase and sale of land for residential development projects.

Per your request, I have evaluated the availability of properties in the Santa Clarita Valley that could potentially accommodate the proposed Trails at Lyons Canyon project. As described to me, the proposed Project site is 233 acres and consists of 504 residential dwelling units alongside approximately 160 acres of protected open space.

There are no such properties for sale in the Santa Clarita Valley. Further, the Lyons Canyon property is unique in its proximity to the freeway, infrastructure, topography, and residential zoning designation. I am not aware of any similarly situated undeveloped properties in this area.

Please do not hesitate to contact me with any questions.

Sincerely,

Gary Arendts
Broker
Chaparral Land Company

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