

ESTRELLA

by
Newland COMMUNITIES

Presidio Fact Sheet

Estrella's second residents' club, Presidio, is a highly anticipated new amenity that broke ground in the community of Montecito in June 2015. Newland conducted extensive research to better understand what amenities are most important to its residents and today's homebuyer, and has designed a community center that will help meet the needs of its growing master-planned community.

Plans are still in the process of being finalized but the following is a list of initially planned amenities. Construction will take approximately 13 months and the facility is currently slated to open in summer of 2016.

Designed in the rustic, Mediterranean character of Andalusian architecture, the building incorporates heavy timber detailing on exterior roof eaves and interior ceilings as well as the use of traditional stucco, stone and brick building materials. The interior also incorporates this style with handmade tile flooring, decorative wall tile accents, wood paneled 'old world' doors and wood paneled wall and ceiling accents. The décor will be rooted in a light neutral color pallet with blue, mustard and caramel accents.

At approximately 18,500 square-feet, the Presidio will include:

- Sustainable features
 - Energy efficient heating and cooling system
 - Walls constructed with high performance building materials comprised of structural insulated panels and insulated concrete forms
- 3,400+ square-foot fitness facility and separate rooms for instructor-led classes
 - Men's and Women's locker rooms
- Social space/great room with fireplace offering multiple seating areas providing an atmosphere for intimate and cozy gatherings
- Large teaching/demo kitchen
- Lounge area with multi-functioning furniture, TV, stereo and sound system and outdoor patio
- A café will offer coffee and light fare in the morning and afternoon and transform into a beer/wine bar later in the day
- Information Center satellite office
- A robust offering of outdoor amenities including:
 - 650 square-foot covered patio, with misters, overlooking the pool area and surrounding mountain views, with access to the café
 - Large event lawn
 - Unique barbeque area
 - Outdoor living space with comfortable seating and a fireplace
 - Pool with a beach entry
 - Splash pad/kid's area
 - Shade structures
 - Pool building with restrooms and outdoor shower
 - Pool side covered loggia

Square footage is approximate. Amenities, features and programming are based upon current development concepts and timeframes, which are subject to change without notice. No guarantee is made that the features depicted will be built, or, if built, will be as depicted. 2015 © Estrella. All rights reserved. Estrella is a trademark of NNP III-Estrella Mountain Ranch, LLC, and may not be copied, imitated or used, in whole or in part, without prior written permission.

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Q: Since you will be serving beer and wine at the café, will residents be able to BYOB to events?

A: This will be dependent on the type of liquor license required and will be determined by the State of Arizona.

Q: Will the Café be age restricted? Are children under the age of 21 allowed in the wine bar during the evening?

A: This will be dependent on how the facility will operate and be determined by the type of liquor license required.

Q: Will there be a separate Lifestyle Director for Presidio?

A: No.

Q: Will you be hiring staff for Presidio? How do I apply?

A: Yes. Information and notice will go out to residents next year, as we get closer to opening the facility.

Q: Will the hours of operation be the same as Starpointe Residents Club?

A: Currently, the hours are slated to be the same as Starpointe with the intent to extend hours via resident card access. This is subject to change as plans for Presidio are finalized in the next year.

Q: Will the Café hours be different than the building hours since it is a wine bar in the evening?

A: This has not yet been finalized. Currently we are working on an access system that would allow residents to use the facility with extended hours, however firm hours of operation for the café has yet to be determined.

Q: Will the swimming pool and/or splash pad be heated and open year-round?

A: It is currently intended to heat only the pool and from October through mid-June each year. This is subject to change based on cost and budget impact.

