



ANGELO PARK

FULLY SUSTAINABLE MOUNTAINTOP RETREAT



The Enchanted Hill | 2021

2020 saw a dynamic change in how we work, live and nurture. We saw entrepreneurs adapt and attitudes shift, family and our environment once again come to the forefront.

The following presentation highlights a new campaign to run concurrently with existing roll-outs, one that is geared toward sustainability, a bright new future and a landscape that appeals to the new generation of successful innovators.

We will talk about creativity, multi-platform approaches, collaborations, new relationships and ways to harness a dynamic new sector of buyers.

JEFF HYLAND | RICK HILTON | ZACH GOLDSMITH | JESSE LALLY

Nature holds the key to our
aesthetic, intellectual, cognitive
and even spiritual satisfaction.

- Dr. Edward O. Wilson



Hilton & Hyland is pleased to present, an opportunity offered once in a generation, an unrivaled offering to own one of the last and most significant properties ever available, in one of the most renowned and celebrated cities in the world. Welcome, to Angelo Park.

Born out of rich Hollywood history, this magnificent mountaintop is the setting of Kings and Queens. With 120 acres of privately owned property sitting atop Beverly Hills with access to the city a short ten minutes down the hill. Enter through the main security gates, gradually ascending up a mile long drive with tunnel, meandering through the valleys and mountaintops with 5 flat lots situated privately at various sites along the way. Each lot is uniquely positioned to take advantage of city, ocean, sweeping mountain or breathtaking canyon views in the most peaceful, private and tranquil setting imaginable.

Angelo Park affords limitless possibilities for creating a never before seen compound. Build a massive main residence at the top of the hill, taking advantage of city views to the east with ocean and sunset views to the west. With 4 additional sites primed for world-class compound amenities, consider the possibilities of having two Guest Houses with pools, a hidden Staff Quarters, a state-of-the-art Fitness and Wellness Center and Spa, an Entertainment Complex with Imax Movie Theater, Art gallery, Bowling Alley, a Sports Complex with Championship Tennis Court and Pavilion, Indoor Pool, Golf Driving Range, an Equestrian Center, The Angelo Park Vineyard with Wine Tasting Room, Outdoor Dining and Cigar Lounge, a private Lake, hiking trails and with this spectacular settings an award winning Garden.

An enchanted and magical land with a storied and legendary past, dreamed up for and by one of Hollywood's most powerful and admired couples, transferred only three times over the years to some of the most well regarded and innovative thinkers.

A short drive to the heart of Beverly Hills, this hilltop knoll provides a world of possibilities that can never again be duplicated. A perfect storm of prime location, ultimate privacy, massive acreage and flat land, Angelo presents one of the greatest real estate offerings ever available.

A magical land
with a legendary
past deserves
an equally
storied future.

ANGELO PARK

The ECO-SUSTAINABILITY chapter:

Redefining this unique ensemble of land by creating a SELF-SUSTAINED ECO VILLAGE - a modern homestead for the forward thinker. Windmills on the hill and solar technology to create your own energy field, a desalination plant to process your own water, a respite for local wildlife, a haven for bees.

Create your very own farm, OR develop an Eco-Village to share with others, a self-sufficient community that lives from, and for their natural surroundings through self-sufficiency, renewable energies and ecological materials. Develop your very own creative compound.



Sustainable architecture is architecture that seeks to minimize the negative environmental impact of buildings by efficiency and moderation in the use of materials, energy, development space and the ecosystem at large.

Let's build with purpose.





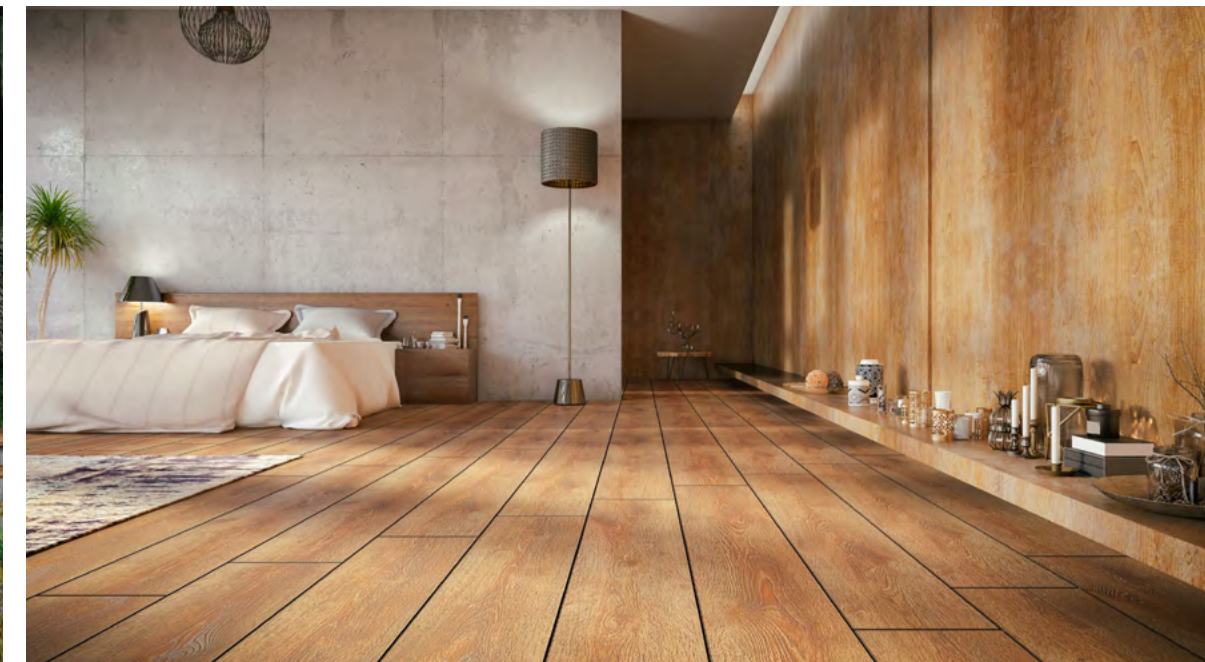
- A** Angelo Drive Entrance
- B** Benedict Canyon Entrance - 'One Mile Road'
- 1** Site One: Wellness/Fitness Center
- 2** Site Two: Community Complex/Farmshop
- T** Tunnel
- 3** Site Three: Guesthouses
- 4** Site Four: Farmland/Vineyard & Winery
- 5** Site Five: Main Property

Viability:

- Two Separate Entrances - Main Entrance at Benedict Canyon - Secondary Entrance at Angelo Drive
- One Mile Drive: Scenic Paved Road (with tunnel) from Benedict Canyon to Angelo Drive
- High Security/Gate House
- Private Hiking Trails
- 120 private acres, Including 9 flat acres
- 5 flat buildable lots
- Ocean, City, Mountain and Serene Canyon Views
- Central location, less than five mins to the Beverly Hills Hotel and seven minutes to Rodeo Drive.



Build with sustainable materials: Concepts of Design, low-profile builds and environmental allegiance.



ANGELO PARK

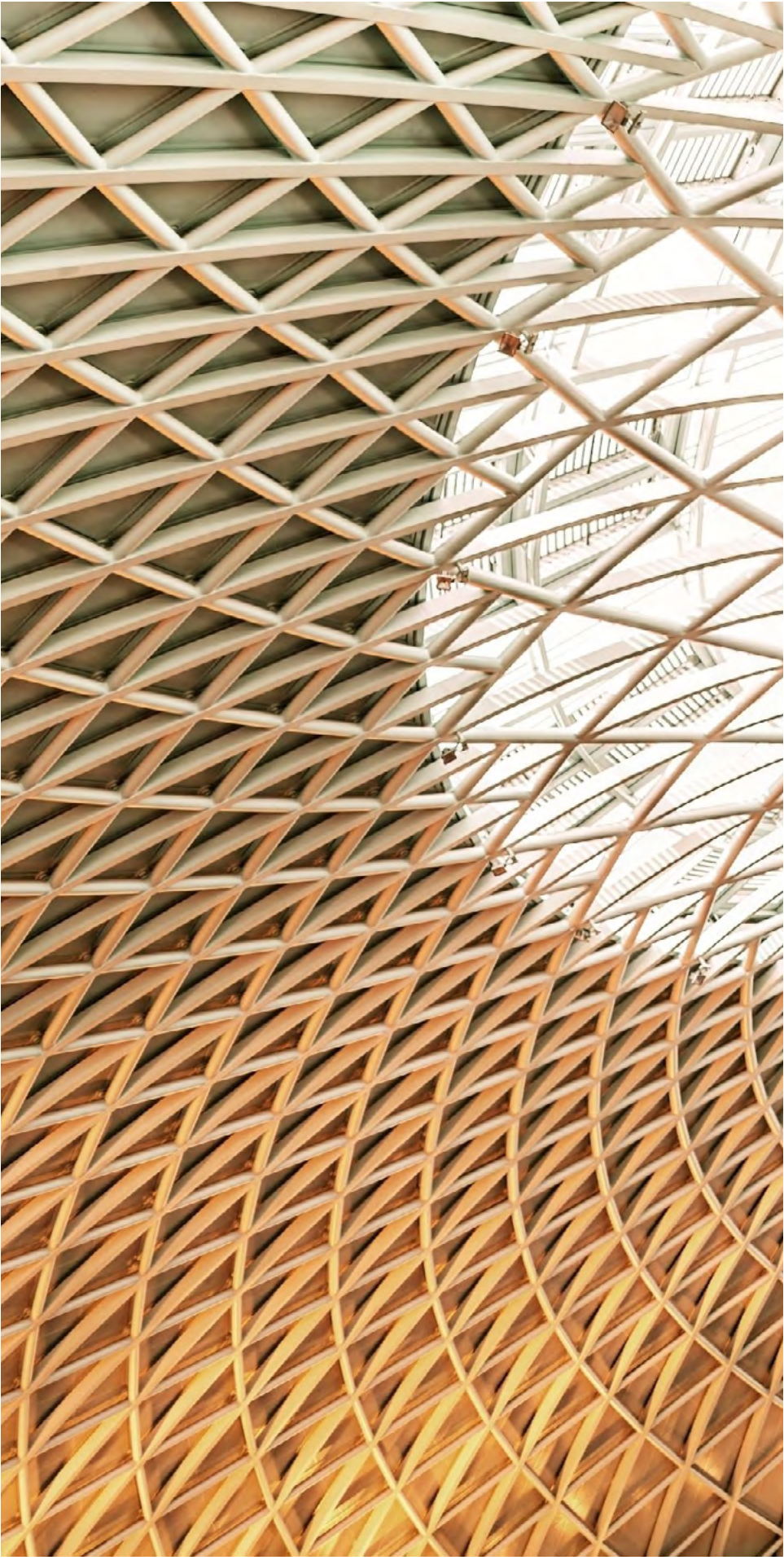
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The wealthy tech entrepreneurs and buyers of Silicon Valley, owe their prominence and success to Paul Allen and his peers for pioneering their industry. One of these young billionaires will walk the grounds of what Paul Allen dreamt of, and create their own future for “Angelo Park”

Let’s capture their attention.



Invite the World's brightest architects . . .

ALEX NEROVNYA
NOAH WALKER
MICHAEL MALTZMAN
BELZBERG ARCHITECTS
BARBARA BESTOR
DAN BRUNN
ZOLTAN PALI & JUDIT FEKETE
TIGHE ARCHITECTURE

To entice the worlds youthful entrepreneurs:

DUSTIN MOSKOVITZ (FACEBOOK)
NATHAN BLECHARCZYK (AIRBNB)
DELPHINE ARNAULT (LVMH)
BRIAN CHESKY (AIRBNB)
JOE GEBBIA (AIRBNB)
ROBERT PERA (WIRELESS NETWORKING GEAR)
SEAN PARKER (FACEBOOK)
EVAN SPIEGEL (SNAPCHAT)
BOBBY MURPHY (SNAPCHAT)
BEN SILBERMANN (PINTEREST)
JOHN & PATRICK COLLISON (STRIPE)

UNDER 40
ECO CAMPAIGN.

Create modern tranquility, develop a shared goal, live off the land.





Vineyard, Olive Groves and Bee hives,
an Urban-Farm, with a view.

Create community with a Farm Shop,
Classes, Tastings and Educational Tours.
Set up your own creative colony.





Pay-it-forward | LEED | Carbon Neutralize | Self-Sustain | The NEW Angelo Park.

OLIVE GROVES

ORCHARDS

VINEYARDS

INTELLIGENT/LOCALIZED PLANTING

BEE HIVES

RANCHING

DECENTRALISED WASTE-WATER TREATMENT | POTABLE WATER

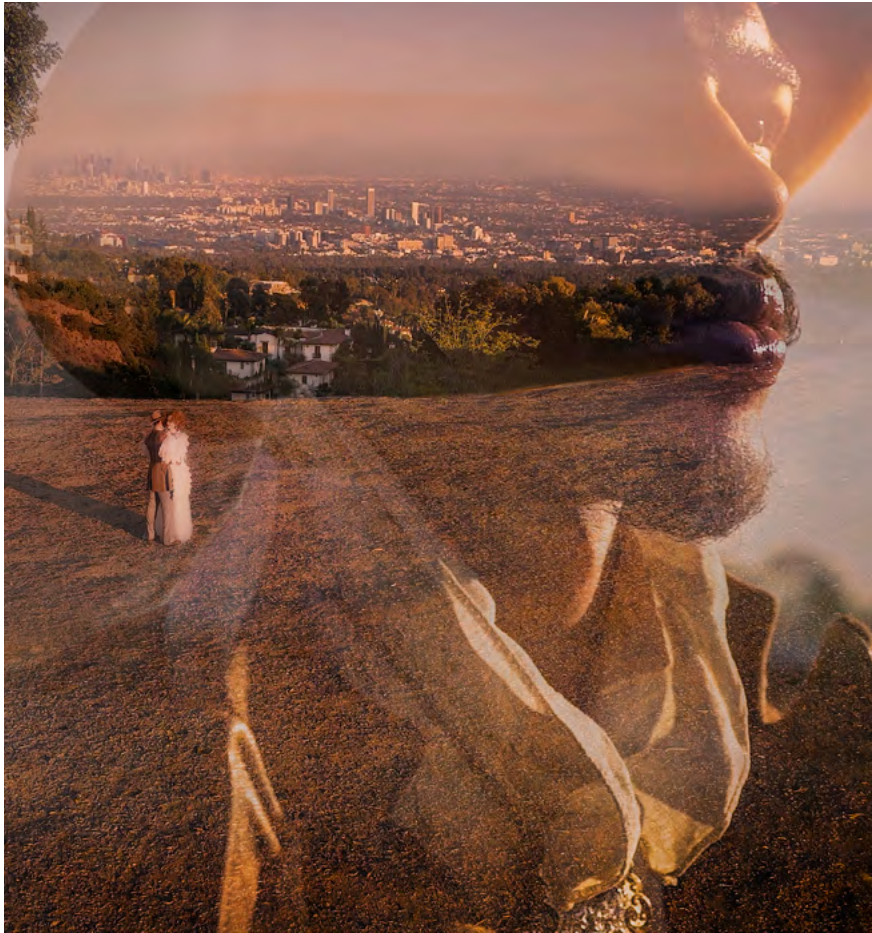
RENEWABLE ENERGY

LOOKING FORWARD:
MARKETING CONCEPTS
FOR 2021 + BEYOND.

ANGELO PARK PRESENTS AN UNPARALLELED REAL ESTATE OFFERING.

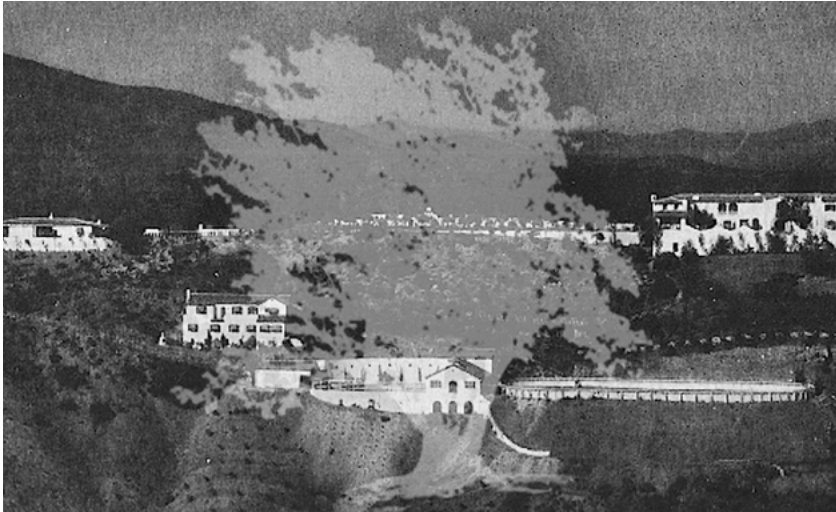
SIGNIFICANT IMPROVEMENTS TO THE PROPERTY'S INFRASTRUCTURE, RENDERS IT A UNIQUE CANVAS WITH LIMITLESS POSSIBILITIES FOR CREATING A WORLD-CLASS COMPOUND AND SPACE TO GROW FIGURATIVELY AND CREATIVELY, THE PAST YEAR HAS BROUGHT CHALLENGES AND A TRULY DIFFERENT LANDSCAPE:

NEW OPPORTUNITIES
AND SHIFTING
SOCIAL NORMS
REQUIRE A NEW
APPROACH.



FILM.
A CREATIVE SHORT
BY TONY DURAN.

FILM



Conceptual film by Tony Duran, getting back to the properties cinematic roots . . .

SOCIAL + COLLABORATION.
THE ART OF CO-BRANDING

DURAN
inc.



NOTED FASHION PHOTOGRAPHER AND DIRECTOR **TONY DURAN** INTRODUCES A VISUAL CAMPAIGN THAT TIES THE HIGH-END REAL ESTATE COMMUNITY TO FASHION, FILM, MUSIC, TECH AND BEYOND TO LURE TODAY'S DISCERNING HOMEBUYER.

HIS CELEBRITY RICH AVANT-GARDE APPROACH ANSWERS THE QUESTION: **HOW DOES ONE CONNECT WITH THE NEXT GENERATION OF AFFLUENT HOMEBUYERS?**

CO-BRANDING OPPORTUNITIES AWAIT THROUGH THE FILMS COLLABORATORS:

- | | |
|-------------------|-----------------|
| TONY DURAN | DEVIN TRUSS |
| JUSTIN SCHWAN | GWYNETH ESSEX |
| MOSES TRUZMAN | SAMMY NUGENT |
| BO BURROUGHS | VIVICA DEHI |
| KÉLA WONG | RAY RUSSELL |
| EMMA TRASK | PHILLIP PONESKY |
| EDISON ATELIER | EMILY CROUCH |
| CHRISTINE SOLOMON | RAYMOND EJIOFOR |
| CHRIS SEEFRIED | VANESSA NICHOLE |
| MARLEY MUNROE | NICK RIMEDIO |
| EWAN MERRETT | LOUIS VERDAD |

GET SOCIAL

UTILIZE ALL SOCIAL PLATFORMS THROUGH FILM, CO-BRANDING, PR AND MEDIA BACK CHANNELS, LET THE NARRATIVE BE TOLD THROUGH:

THE PIONEERS OF DESIGN, FASHION, FILM AND MUSIC.



FORBES.
OUR MEDIA POWERHOUSE

FORBES LEVERAGING NEW RELATIONSHIPS.

PROUDLY ANNOUNCING OUR NEW FOUNDING PARTNER/
EXCLUSIVE AFFILIATION WITH FORBES GLOBAL PROPERTIES:

- EXCEPTIONAL GLOBAL BRAND REPRESENTING QUALITY, INNOVATION, INFLUENCE, AND SUCCESS
- OUR CONNECTION TO THE EXTRAORDINARY 133 MILLION UNIQUE MONTHLY VISITORS TO FORBES' DIGITAL PLATFORM
- ULTRA-ELITE INTERNATIONAL NETWORK OF CAREFULLY SELECTED REAL ESTATE FIRMS
- DYNAMIC WEBSITE
- DIRECT ACCESS TO BUYER INQUIRY, DIALOGUE AND RELATIONSHIPS
- PROMINENT PLACEMENT IN THE FORBES.COM WEBSITE NAVIGATION
- CURATED ARTICLES ABOUT LISTINGS AND AGENTS ON FORBESGLOBALPROPERTIES.COM AND FORBES.COM



TOP-EARNING PODCASTERS
MEDICINE'S GUTSY REVOLUTION

2020 INVESTMENT GUIDE

CRYPTO'S GUARDIAN ANGEL
THE JAMES BOND OF WINE

MARCH 2020

Forbes

NEW BILLIONAIRE
P. J. Scaringe
"We're taking on a new path."

6.3m MAGAZINE READERSHIP	76 COUNTRIES	28 LANGUAGES
58 MOST POPULAR WEBSITES IN 2020**	133m MONTHLY GLOBAL VISITORS*	6.3m MOST TRUSTED MAGAZINE IN AMERICA***
45m SOCIAL MEDIA FOLLOWERS	100+ YEARS IN BUSINESS	44 GLOBAL EDITIONS

* GOOGLE ANALYTICS, SEPTEMBER 2020 | ** MOZ TOP 500 WEBSITES BY DOMAIN AUTHORITY, AUGUST 2020 | *** MRI-SIMMONS, FALL 2019

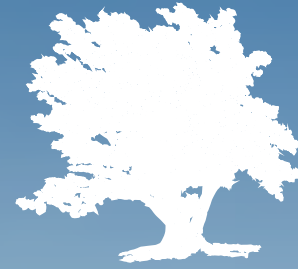
NEW MEDIA.

COLLABORATIONS, NEW MEDIA.

NEW COLLATERAL OPENS UP NEW MARKETS, AND ELEVATES THE PROPERTY INTO FUTURE FORWARD OPPORTUNITIES:



- ASPIRE
- COSMOPOLITAN
- CURBED
- DOMINO
- DUJOUR
- DWELL
- GQ
- GALERIE
- HARPERS
- HAUTE LIVING
- LA TIMES
- LUXURY DAILY
- LYFSTYL
- MODERN LUXURY
- OBSERVER
- PEOPLE
- ROBB REPORT
- TOWN & COUNTRY
- TRD
- VANITY FAIR
- VARIETY
- VOGUE
- WWD



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