



CITY OF VISALIA

Disclosure Development Project

NOTICE OF COMPLETION

**INCOMPLETE OR LATE SUBMISSION OF DISCLOSURE STATEMENT COULD RESULT IN
CONTINUANCE OR DELAY OF YOUR PROJECT.**

SITE:

Address or APN(s): 077-190-007 (W of NWC of Ferguson and Demaree)

Short Title or Name of proposed project: Victory Oaks, Phase 1 and 2

Summary description of the proposed project: Two Phase 117 lot subdivision.

DEVELOPER(S):

If more than two developers, please provide information and signature(s) on a separate sheet.

Name (print) VOV Capital LP

Name (print) Aha Development Group, Inc.

Mailing Address 1170 N. Coast Hwy

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Laguna Beach, CA 92651

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Phone 949-612-9170

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Statement: I/We declare under penalty of perjury that I am/we are the developers(s) of the property per the executed Subdivision Agreement with the City of Visalia. I/We authorize the person named in this application as the Project Main Contact to act as my/our representative with City Staff regarding the processing of this application.

9/25/2025

Date

Developer Signature

Matthew S. Watson, President of Aha Development Group, Inc.,
General Partner of VOV Capital LP

Print Name & Title

Date

Developer Signature

Print Name & Title

NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:

List the names of all principals, partners, and/or trustees where any property owner and/or developer/builder are a partnership or trust. For corporations provide names of officers, directors and all stockholders owning more than 10% equity interest in corporation:

Partner/Owner/Trustee: Matthew & Shea Watson, Trustees of the Matthew and Shea Watson Living Trust, dated 2/16/2022

Partner/Owner/Trustee: Aha Development Group, Inc.

Partner/Owner/Trustee: Matthew Watson

Partner/Owner/Trustee: Shea Watson

Partner/Owner/Trustee: _____