

EXHIBIT C-Y

AYRES ALLEGRETTO VINEYARD RESORT
PROPOSED EXPANSION

2700 BUENA VISTA DRIVE, PASO ROBLES, CA 93446

ARCHITECTURAL CONCEPT DRAWINGS
FEBRUARY 24, 2026

PROJECT DESCRIPTION

THIS PROJECT IS DESIGNED TO BE COMPLEMENTARY TO THE EXISTING AYRES VINEYARD RESORT BOTH IN ARCHITECTURAL STYLE AND ITS AMENITIES. IT IS A BLEND OF BUILDINGS IN THE ITALIANESQUE STYLE ADDING 93 KEYS TO THE EXISTING 172 CONTAINED IN THE ALLEGRETTO HOTEL, A SPA, CONFERENCE CENTER, RESTAURANT, AND WINE PRODUCTION/CLASSROOM BUILDING ALONG WITH OTHER SITE AMENITIES ALLOWING FOR AN IMMERSIVE SITE EXPERIENCE AMONG THE SMALL VINEYARDS.

THE PROJECT IS SEPARATED INTO 3 PHASES:
PHASE 1 (START 2026-2027): SPORTS COURTS & ANCILLARY BUILDINGS, CONFERENCE CENTER, RESTAURANT, & POOL W/ POOL BUILDING
PHASE 2 (START 2028): SPA BUILDING, SPA HOTEL, HOTEL, ABBEY, & PIAZZA
PHASE 3 (START 2030): VILLAS [1], VITICULTURE BUILDING [2][3], LANDSCAPING, & EQUIPMENT YARDS

[1] VILLAS UNDER SEPARATE OWNERSHIP, DETAILS TO BE DETERMINED IN PHASE 3.
[2] WINE PRODUCTION IMPACTS SUCH AS NOISE, TRUCK TRIPS, & HOURS OF OPERATION TO BE DETERMINED IN PHASE 3.
[3] LOCATION OF FUTURE VITICULTURE BUILDING TO REMAIN IN CURRENT NATURAL STATE UNTIL GRADING IN PHASE 2.

Allegretto Resort Expansion Building Area and Parking Requirements

Light Blue incicates shared Use	Building Area	Hotel Keys	Parking Calculation			
			Code Parking	30% Reduction	Parking Required	Parking Provided
Existing Allegretto Hotel Resort & Restaurant	134,014	172	202	Parking¹	202	206
SPA	14,398		43.2	-13.0	30.2	
Gym	864		2.6	-0.8	1.8	
Spa Suites	28,549	34	36.3		36.0	
SPA Retail	842		2.5	-0.8		
Event Pavilion	1,560		4.7	-1.4		
Arts & Crafts	996		3.0	-0.9		
Retail Botique	731		2.2	-0.7		
Juice Bar & Café	979		4.9	-1.5		
Allegretta Hotel Suites	39,827	35	37.3		37.0	
Allegretta Piazza Building	2,954		14.8	-4.4		
Allegretto Villas	29,400	24	25.6		25.0	
Conference Center	12,295		123.0	-36.9	86.1	
Conference Restooms	665		2.0	-0.6	1.4	
Banquet Kitchen	2,190		6.6	-2.0	4.6	
Farm to Table Restaurant & Kitchen	8,689		43.4	-13.0	30.4	
Ancillary Buildings Pool & Toilets	3,000		9.0	-2.7	6.3	
Employee Break Room, Lockers	1,931		5.8	-1.7	4.1	
Offices	3,256		9.8	-2.9	6.8	
Abbey	2,757		8.3	-2.5	5.8	
Pool Building / Toilet Rooms	669		2.0	-0.6	1.4	
Sports Court / Toilet Rooms	336		1.0	-0.3	0.7	
Viticulture Building	15,000		15.0		15.0	
Total	171,888	265	605	-86.6	518.3	519
Existing Allegretto Resort	134,014	172			206	206
Additional Hotel Keys and Parking Required	305,902	93			312	313

Land Area Coverage	Acres	Footage	Building Area	Site Coverage Ratio
Existing Resort Property	20.94	912,146	134,014	14.7%
Additional Property (Cuesta)	10.8	470,448	171,888	36.5%
Total Property and Structured Area	31.74	1,382,594	305,902	22.1%

APPLICANT

AYRES PASO ROBLES LP
2700 BUENA VISTA DRIVE
PASO ROBLES, CA 93446
ATTN. DOUGLAS AYRES

DESIGN ARCHITECT

ACS ARCHITECTURAL CONSTRUCTION SERVICES, INC.
567 SAN NICOLAS PLACE, SUITE 340
NEWPORT BEACH, CA 92660
ATTN. DAVID RHODES, AIA

ARCHITECT

ARRIS STUDIO ARCHITECTS
1319 MARSH STREET, SUITE 200
SAN LUIS OBISPO, CA 93401
ATTN. THOM JESS

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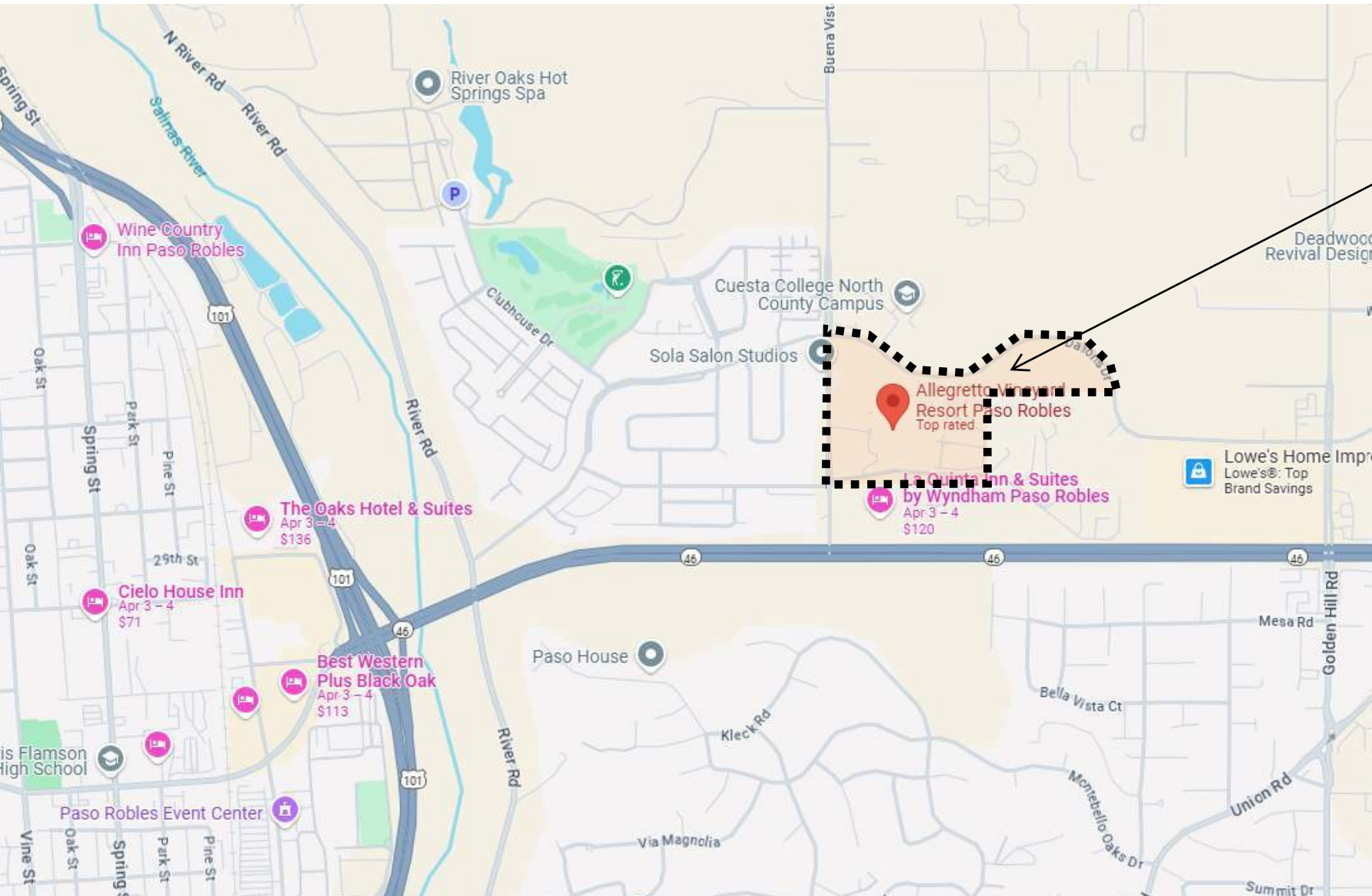
PIAZZA BUILDING FLOOR PLAN
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VILLA FLOOR PLAN
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TRASH ENCLOSURE PLAN AND ELEVATIONS



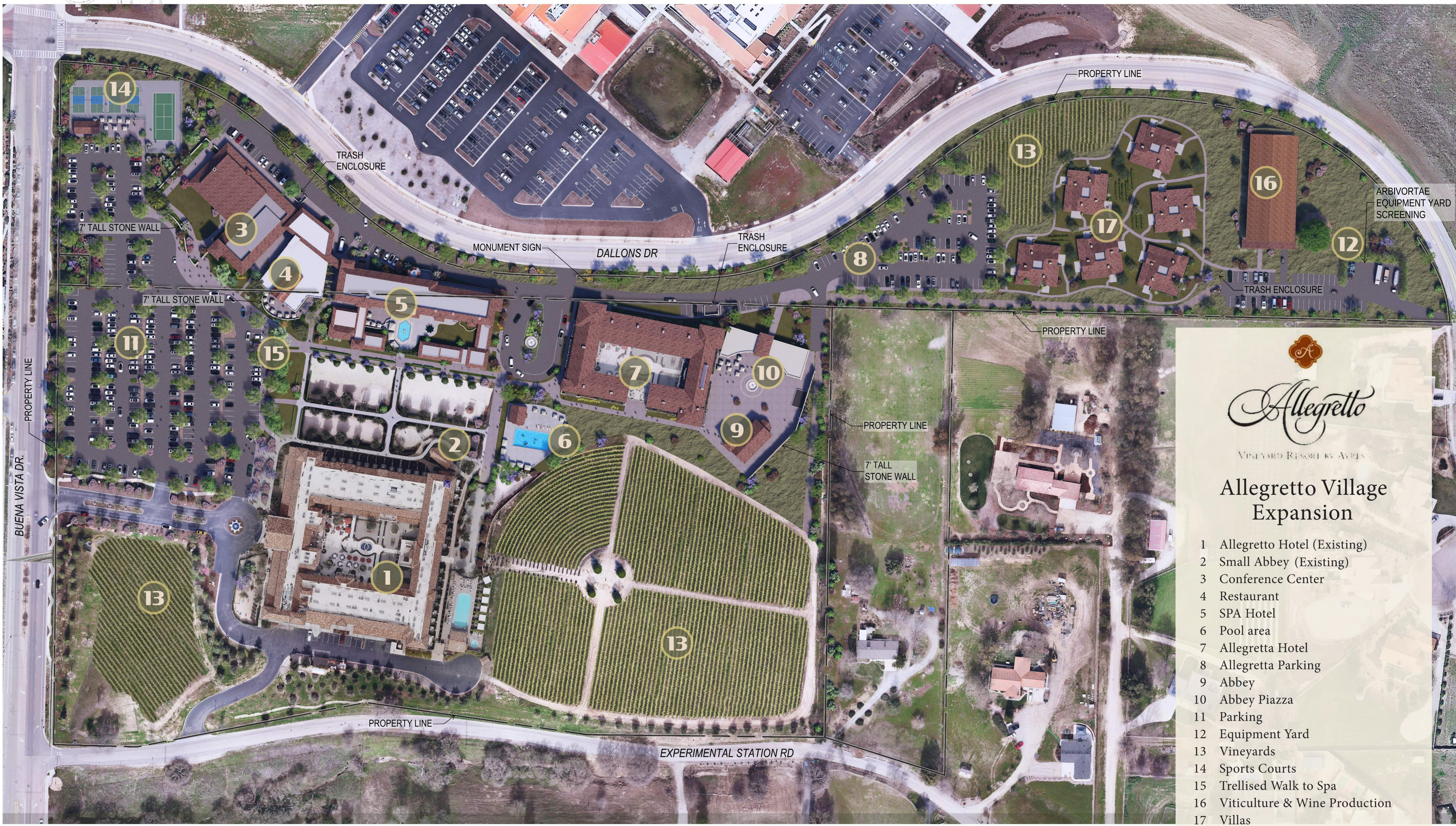
PROJECT SITE

VICINITY MAP



Allegretto

Allegretto Vineyard Resort Paso Robles
2700 Buena Vista Drive • Paso Robles, California 93446



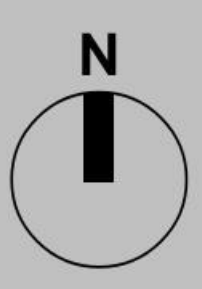


Allegretto
VINEYARD RESORT BY AYRES

Allegretto Village Expansion

- 1 Allegretto Hotel (Existing)
- 2 Small Abbey (Existing)
- 3 Conference Center
- 4 Restaurant
- 5 SPA Hotel
- 6 Pool area
- 7 Allegretta Hotel
- 8 Allegretta Parking
- 9 Abbey
- 10 Abbey Piazza
- 11 Parking
- 12 Equipment Yard
- 13 Vineyards
- 14 Sports Courts
- 15 Trellised Walk to Spa
- 16 Viticulture & Wine Production
- 17 Villas

Mar 20 2025





Allegretto

Allegretto Vineyard Resort Paso Robles
2700 Buena Vista Drive • Paso Robles, California 93446



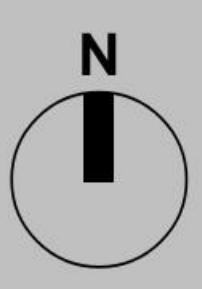


Allegretto
VINEYARD RESORT BY AYRES

Allegretto Village Expansion

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- 16 Viticulture & Wine Production
- 17 Villas

Mar 20 2025





T.O. TOWER
41' - 0"

T.O. ROOF
32' - 0"

T.O. ROOF
19' - 0"

GRADE
0' - 0"



ALLEGRETTO CONFERENCE CENTER - FRONT ELEVATION

T.O. TOWER
41' - 0"

T.O. ROOF
32' - 0"

T.O. ROOF
19' - 0"

GRADE
0' - 0"



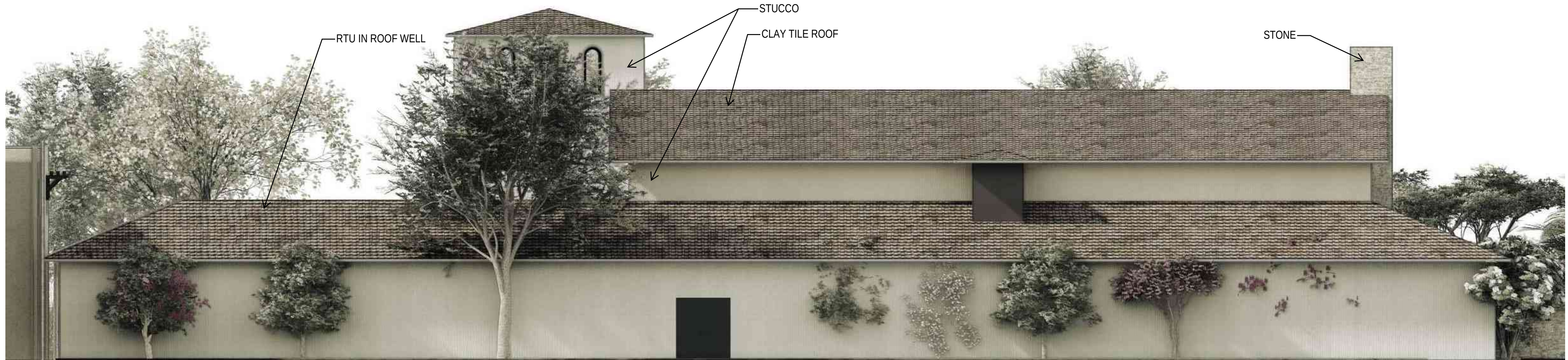
ALLEGRETTO CONFERENCE CENTER - LEFT ELEVATION

T.O. TOWER
41' - 0"

T.O. ROOF
32' - 0"

T.O. ROOF
19' - 0"

GRADE
0' - 0"



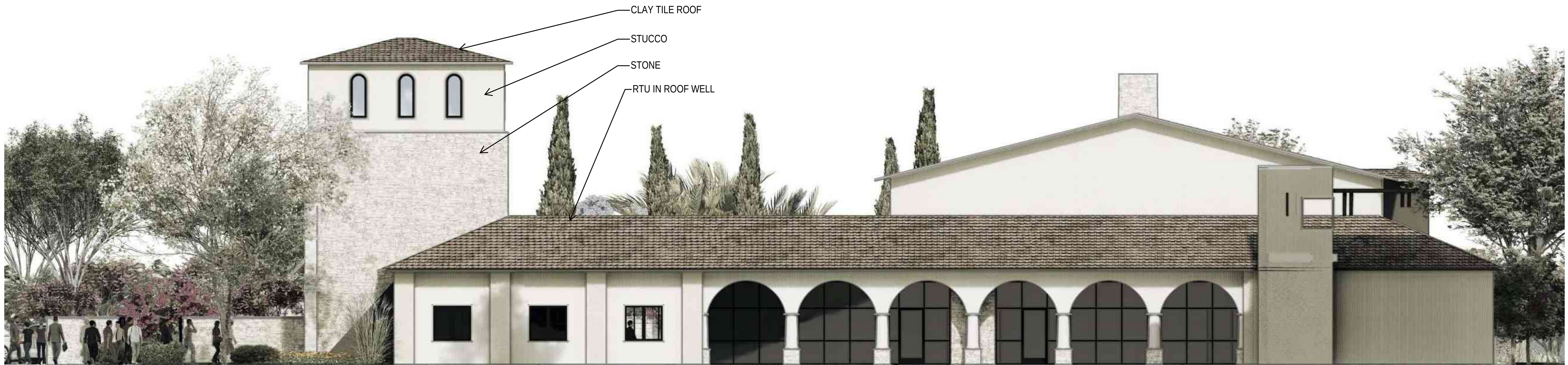
ALLEGRETTO CONFERENCE CENTER - BACK ELEVATION

T.O. TOWER
41' - 0"

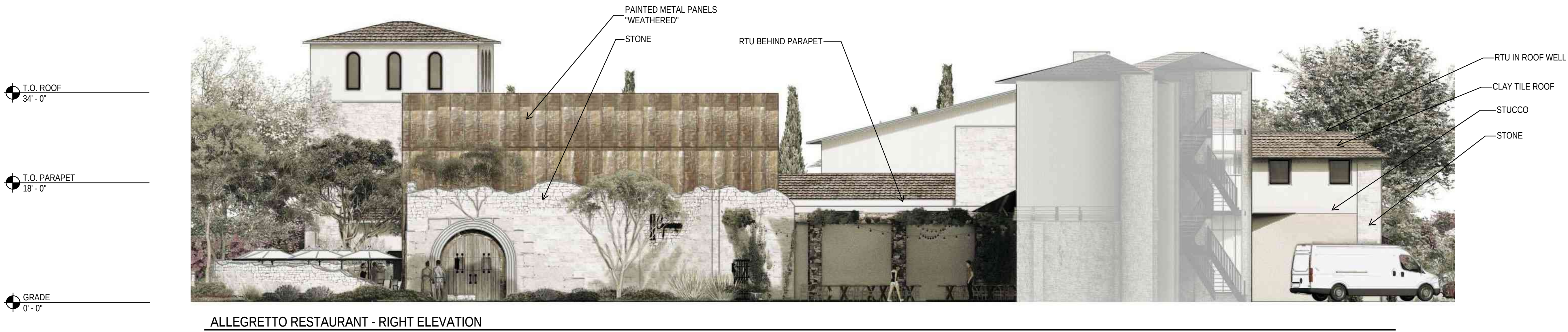
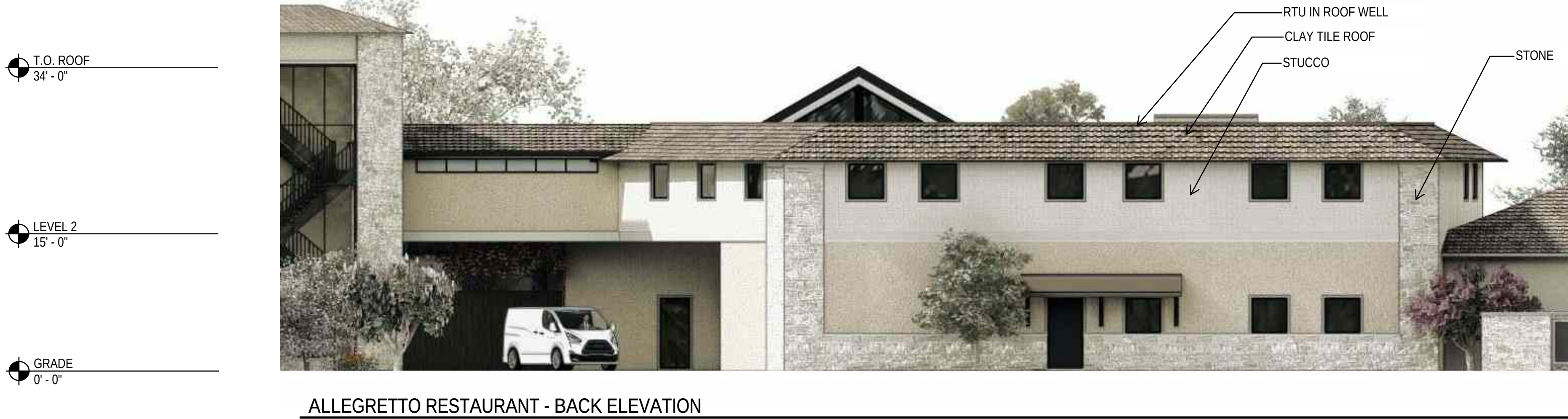
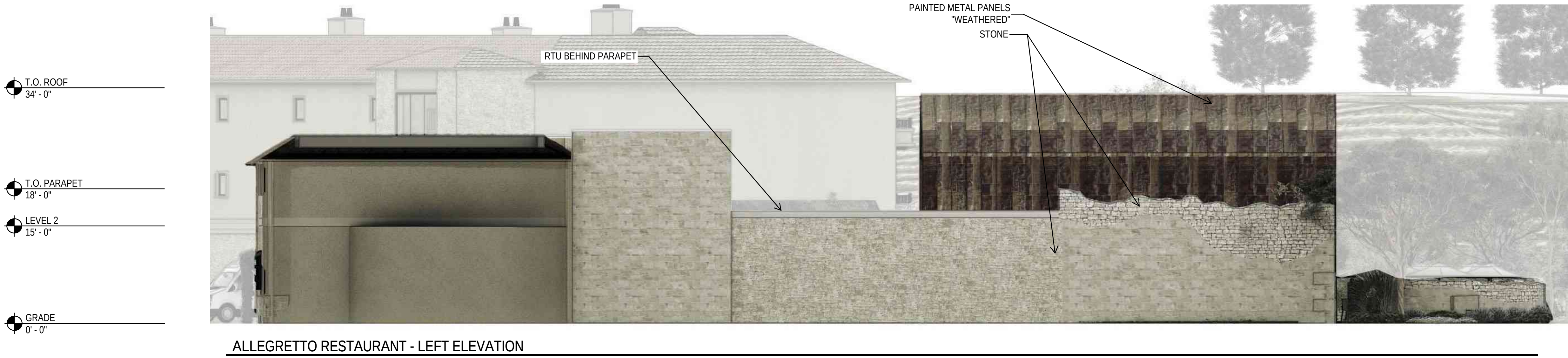
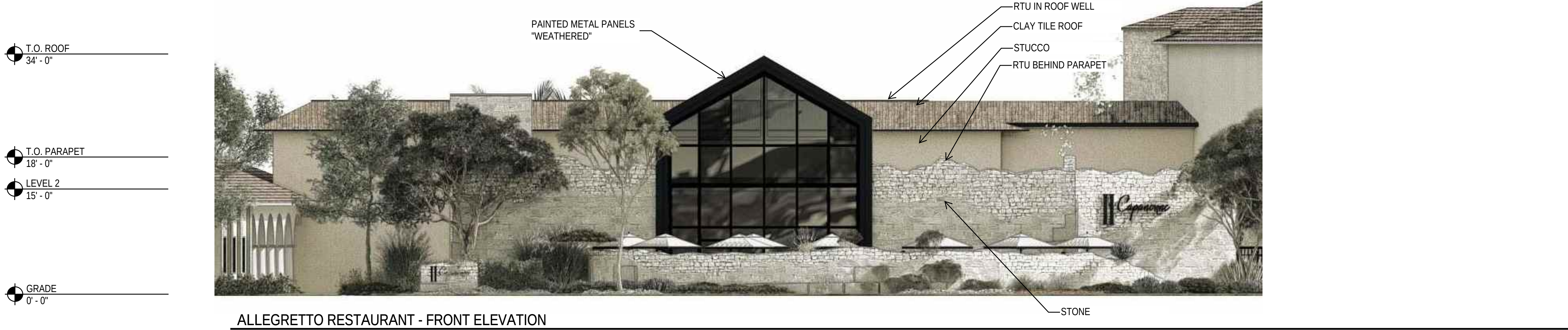
T.O. ROOF
32' - 0"

T.O. ROOF
19' - 0"

GRADE
0' - 0"



ALLEGRETTO CONFERENCE CENTER - RIGHT ELEVATION

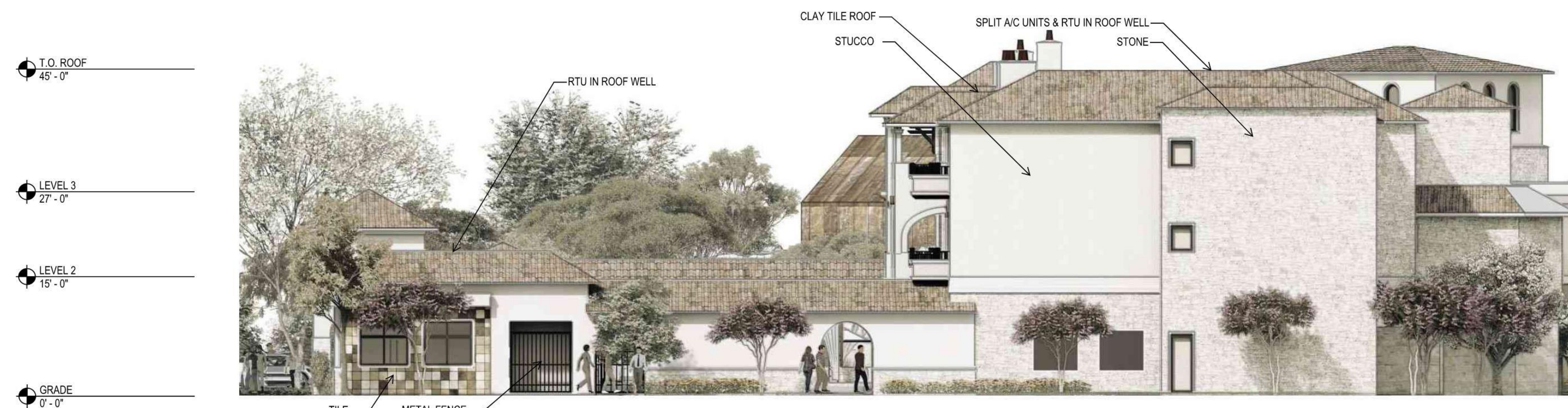




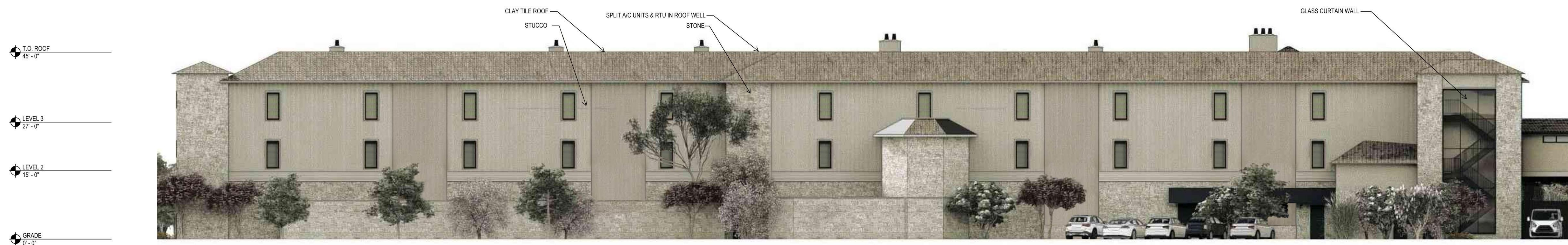
ALLEGRETTO SPA HOTEL - FRONT OUTSIDE ELEVATION



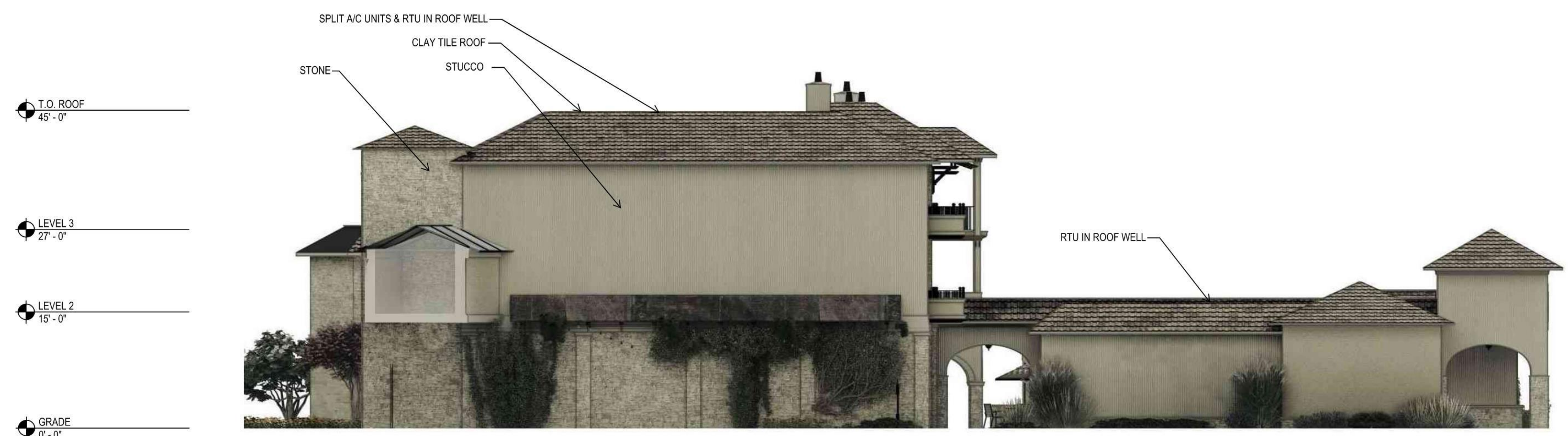
ALLEGRETTO SPA HOTEL - FRONT INSIDE ELEVATION



ALLEGRETTO SPA HOTEL - RIGHT ELEVATION



ALLEGRETTO SPA HOTEL - BACK ELEVATION



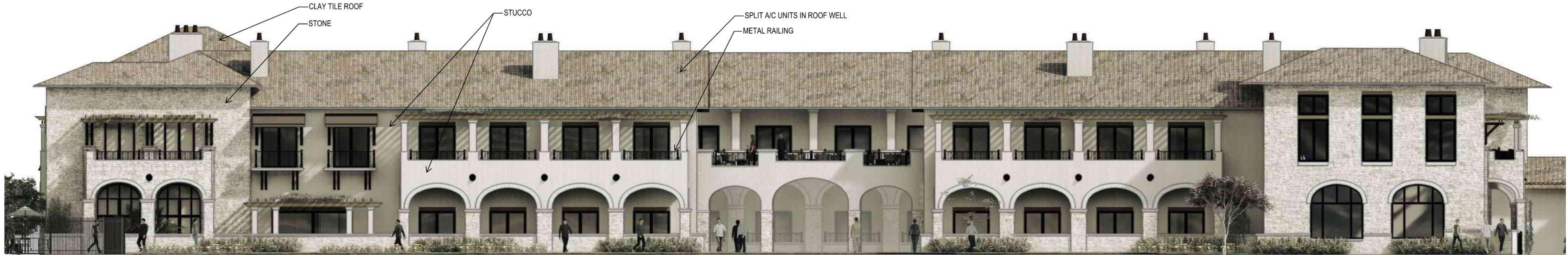
ALLEGRETTO SPA HOTEL - LEFT ELEVATION

T.O. ROOF
40' - 0"

T.O. ROOF
36' - 0"

LEVEL 2
14' - 0"

GRADE
0' - 0"



ALLEGRETТА HOTEL - FRONT ELEVATION

T.O. ROOF
40' - 0"

T.O. ROOF
36' - 0"

LEVEL 2
14' - 0"

GRADE
0' - 0"



ALLEGRETТА HOTEL - LEFT ELEVATION

T.O. ROOF
36' - 0"

LEVEL 2
14' - 0"

GRADE
0' - 0"

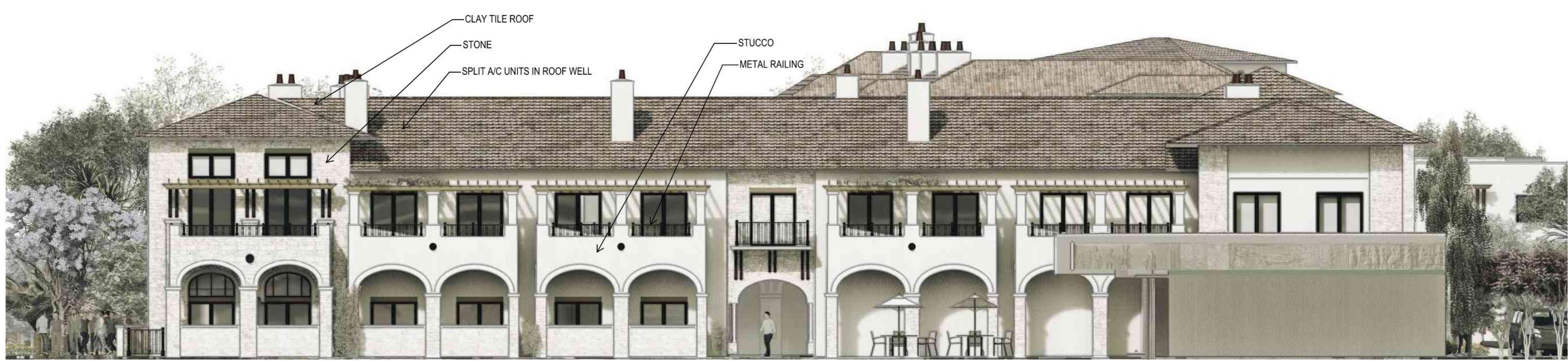


ALLEGRETТА HOTEL - BACK ELEVATION

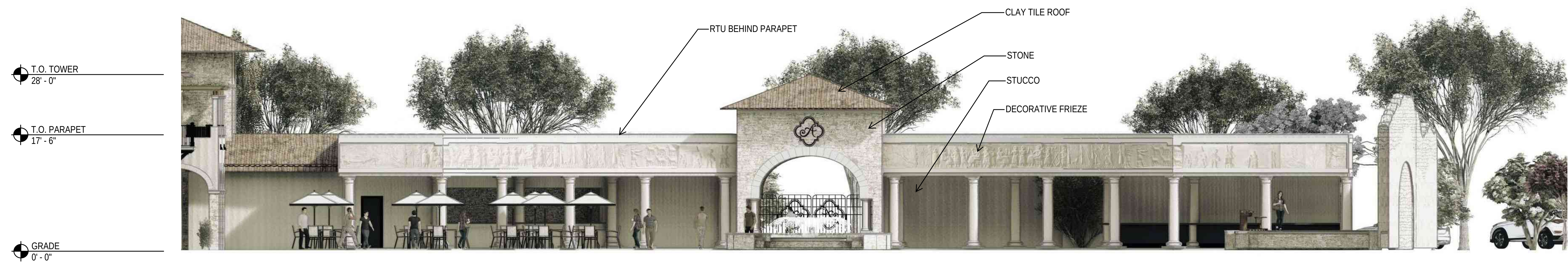
T.O. ROOF
36' - 0"

LEVEL 2
14' - 0"

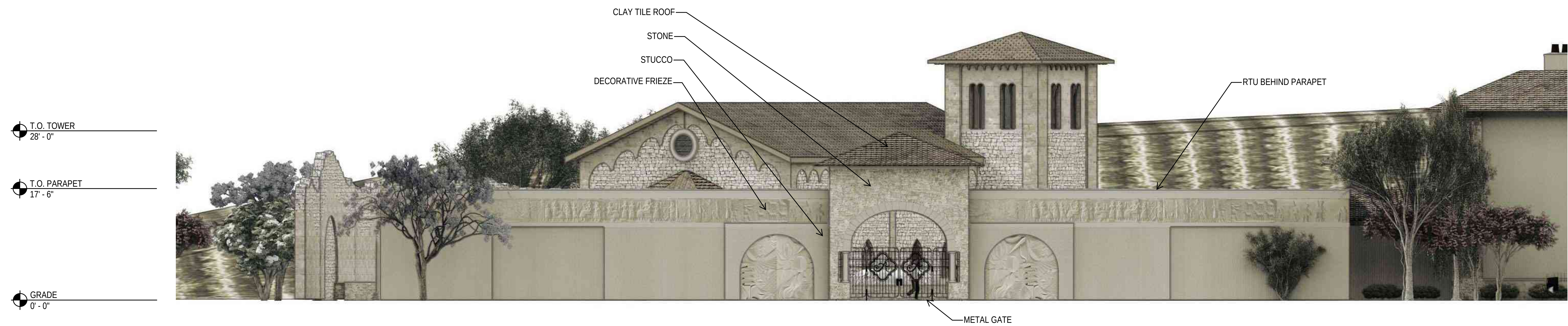
GRADE
0' - 0"



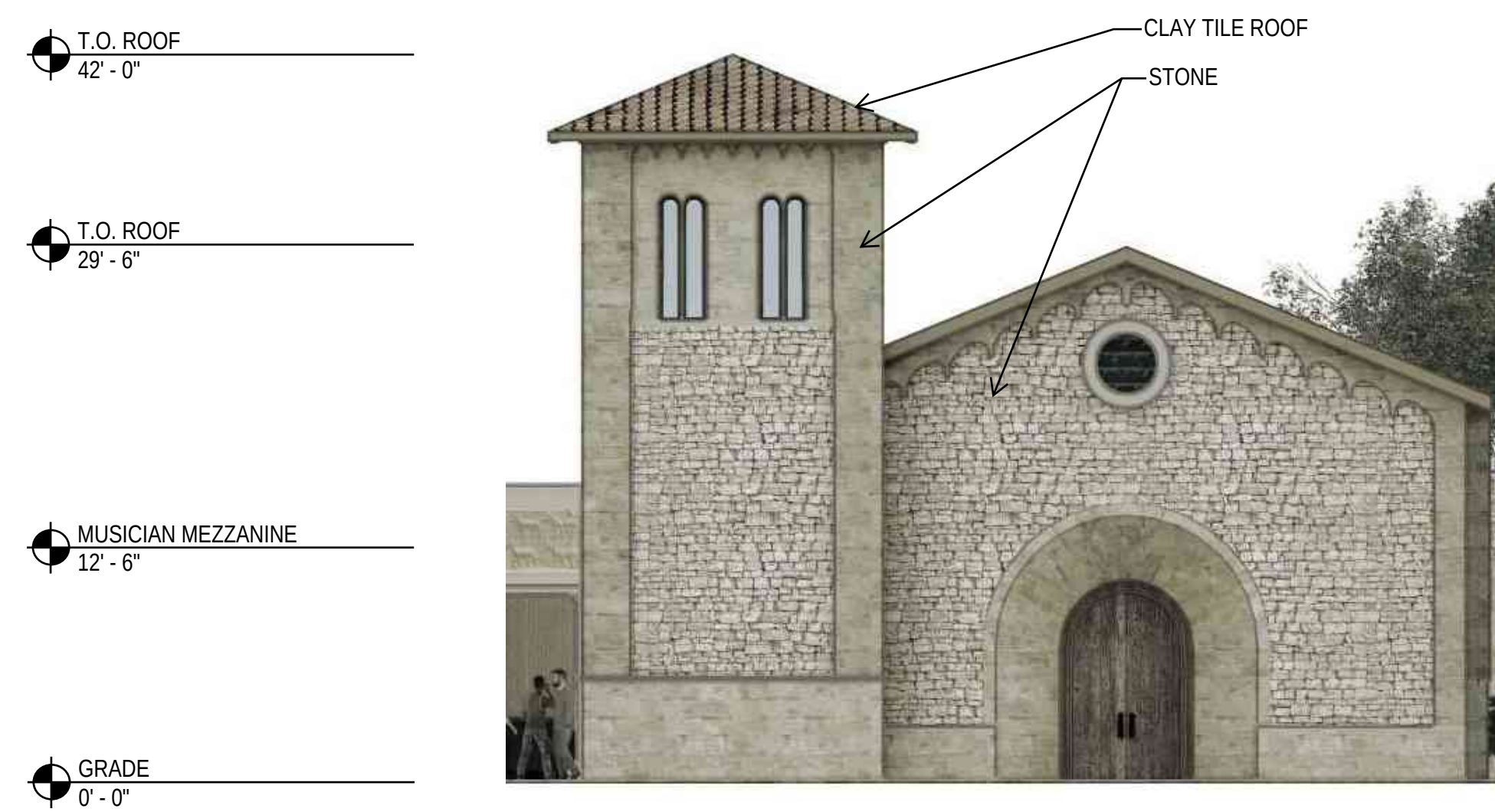
ALLEGRETТА HOTEL - RIGHT ELEVATION



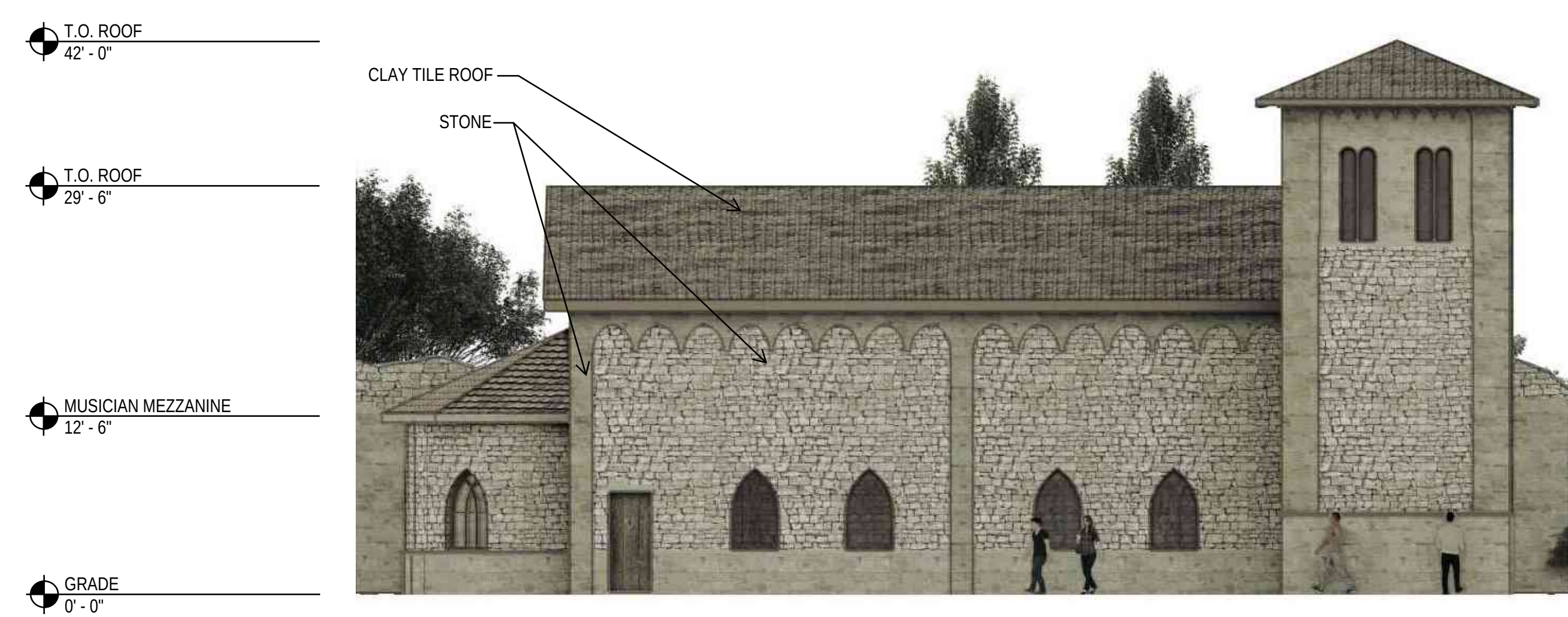
ALLEGRETTO PIAZZA - FRONT ELEVATION



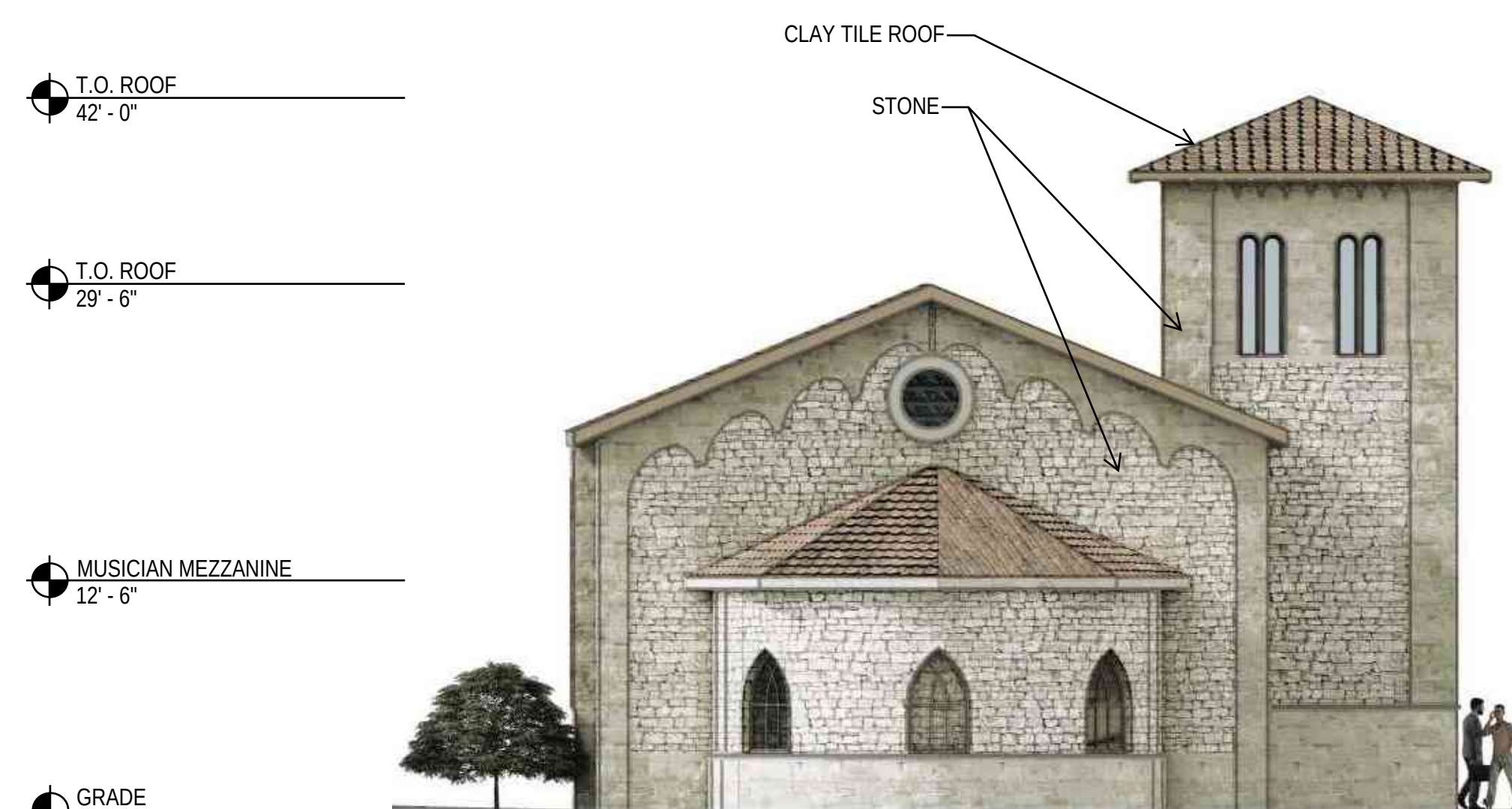
ALLEGRETTO PIAZZA - BACK ELEVATION



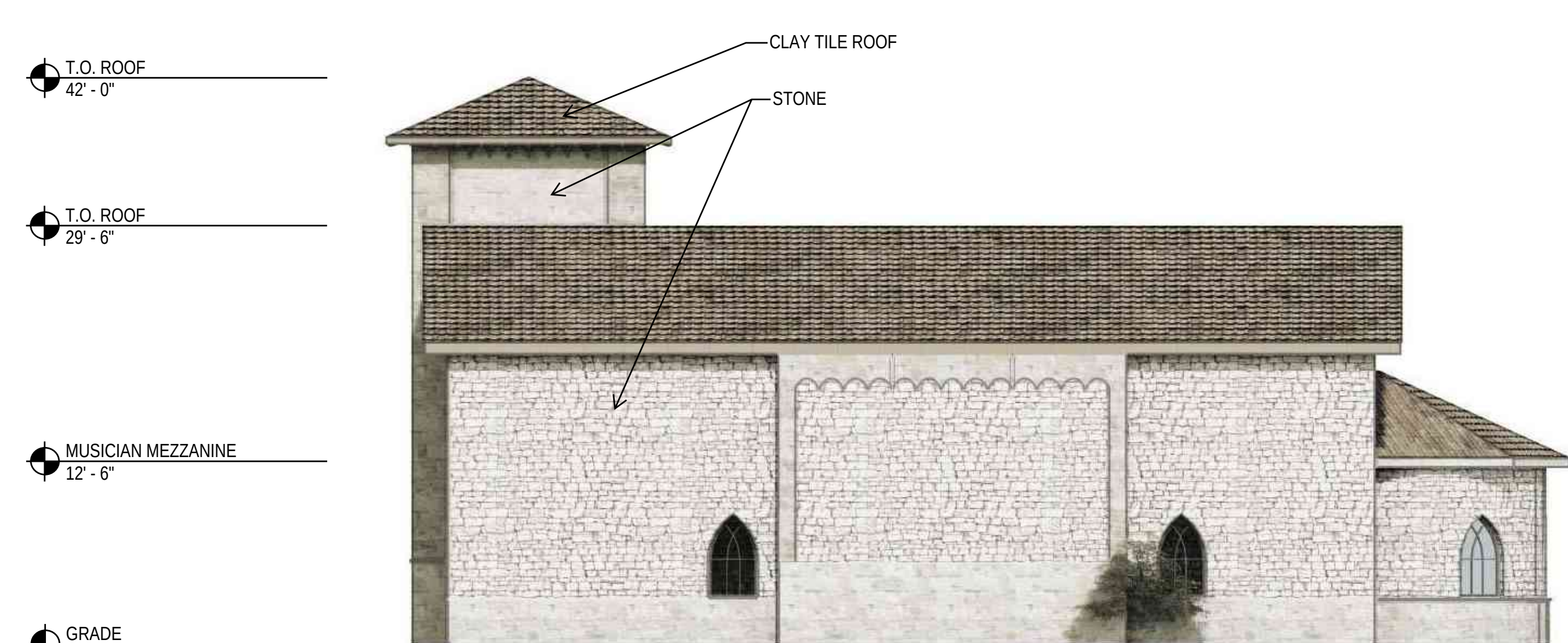
ALLEGRETTO ABBEY - FRONT ELEVATION



ALLEGRETTO ABBEY - LEFT ELEVATION



ALLEGRETTO ABBEY - BACK ELEVATION



ALLEGRETTO ABBEY - RIGHT ELEVATION

T.O. ROOF
18'-0"

GRADE
0'-0"



POOL OUTBUILDING - FRONT ELEVATION

T.O. ROOF
18'-0"

GRADE
0'-0"



POOL OUTBUILDING - LEFT ELEVATION

T.O. ROOF
18'-0"

GRADE
0'-0"



POOL OUTBUILDING - BACK ELEVATION

T.O. ROOF
18'-0"

GRADE
0'-0"



POOL OUTBUILDING - RIGHT ELEVATION

T.O. ROOF
17'-0"

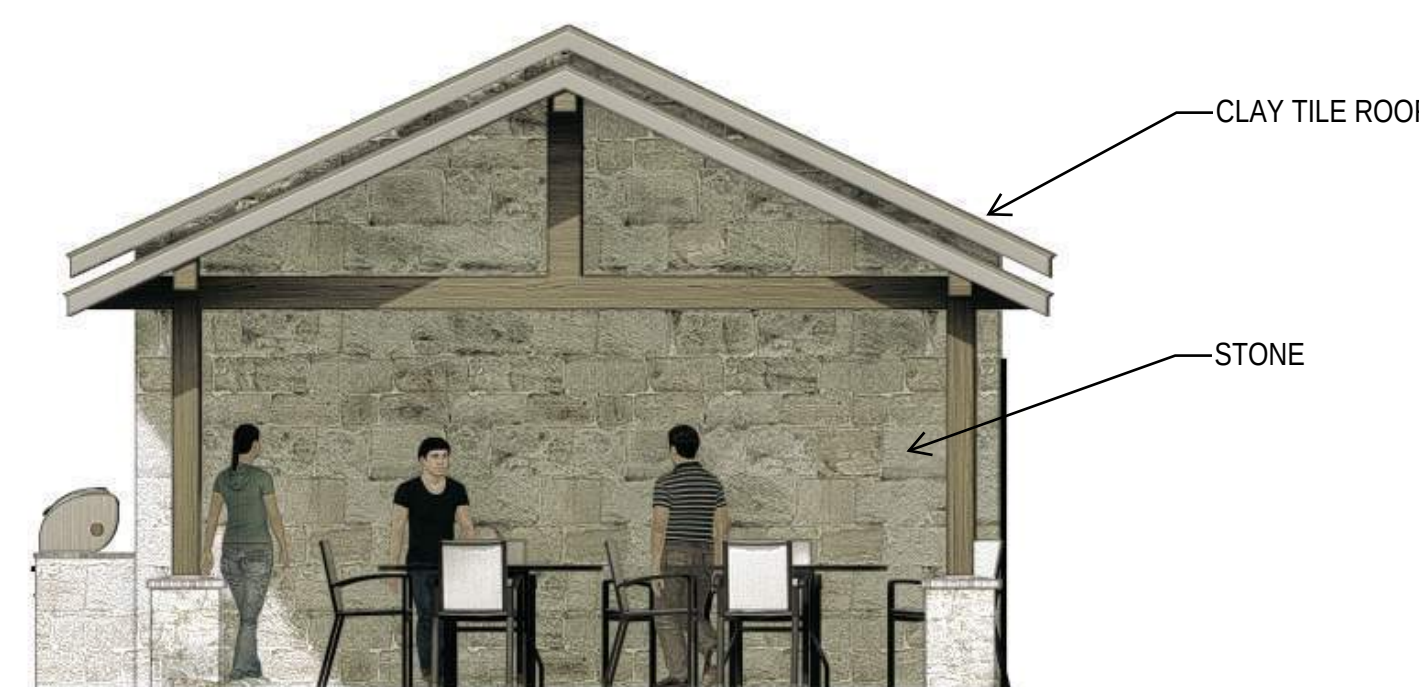
GRADE
0'-0"



PICKLEBALL OUTBUILDING - FRONT ELEVATION

T.O. ROOF
17'-0"

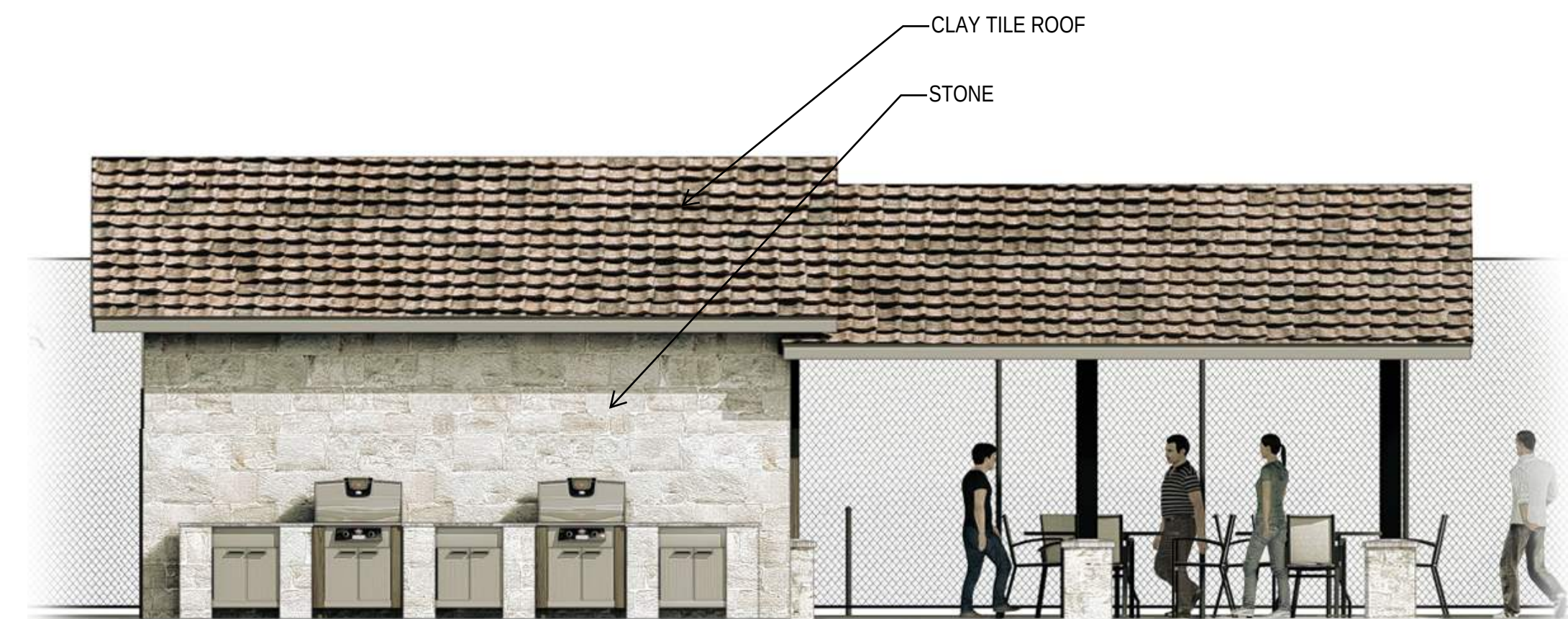
GRADE
0'-0"



PICKLEBALL OUTBUILDING - LEFT ELEVATION

T.O. ROOF
17'-0"

GRADE
0'-0"



PICKLEBALL OUTBUILDING - BACK ELEVATION

T.O. ROOF
17'-0"

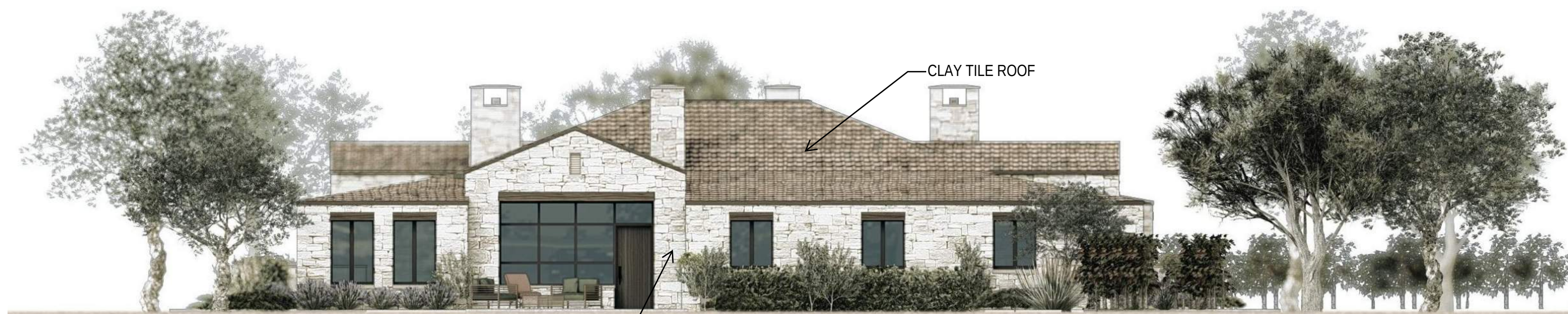
GRADE
0'-0"



PICKLEBALL OUTBUILDING - RIGHT ELEVATION

T.O. ROOF
19'-0"

GRADE
0'-0"



ALLEGRETTO VILLAS - FRONT/REAR ELEVATIONS

T.O. ROOF
19'-0"

GRADE
0'-0"

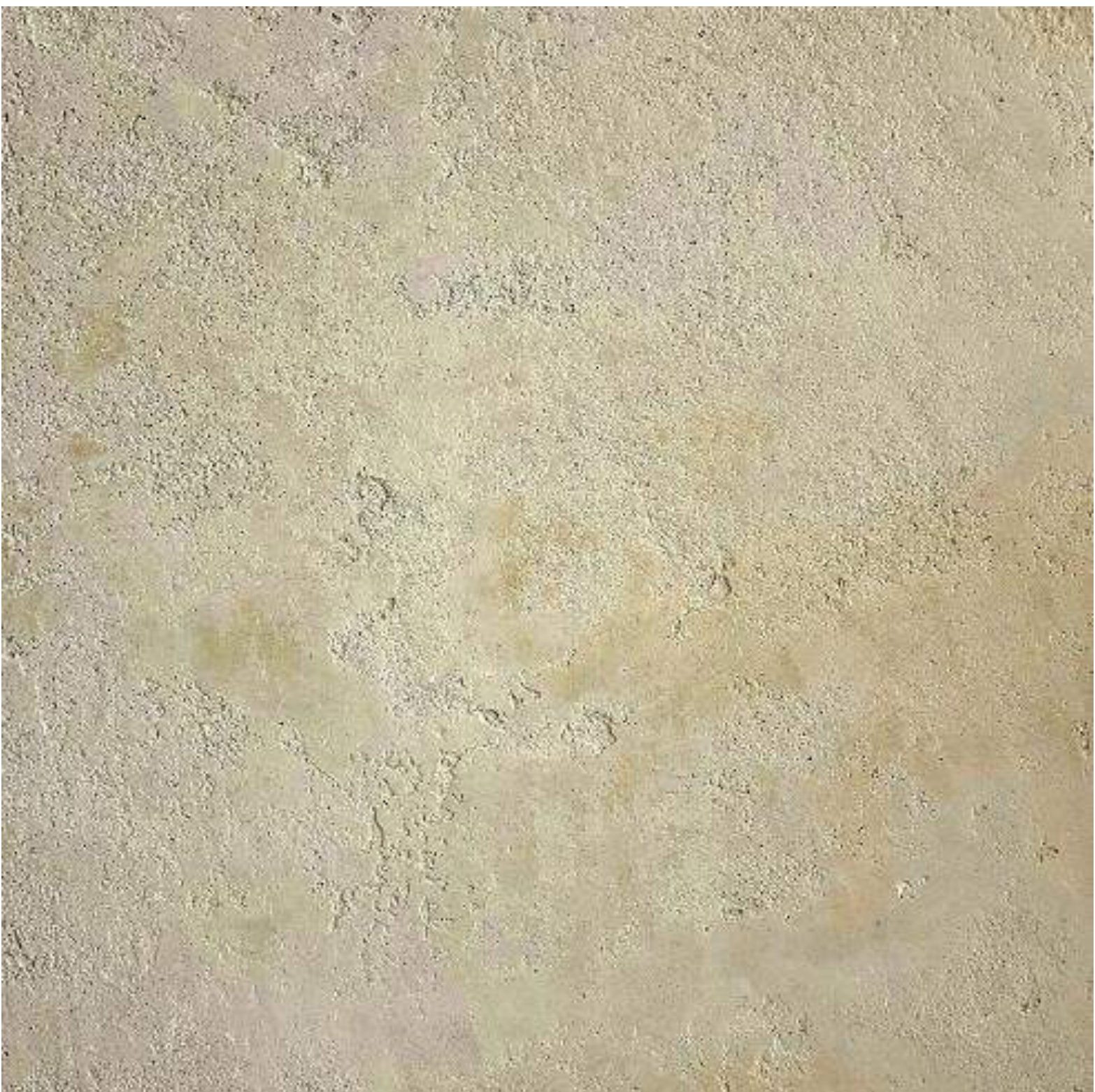


ALLEGRETTO VILLAS - LEFT/RIGHT ELEVATIONS

Preliminary Material Palette



Italian Clay Roof Tiles



Lime Plaster Stucco



Arborvitae Equipment Yard Screening



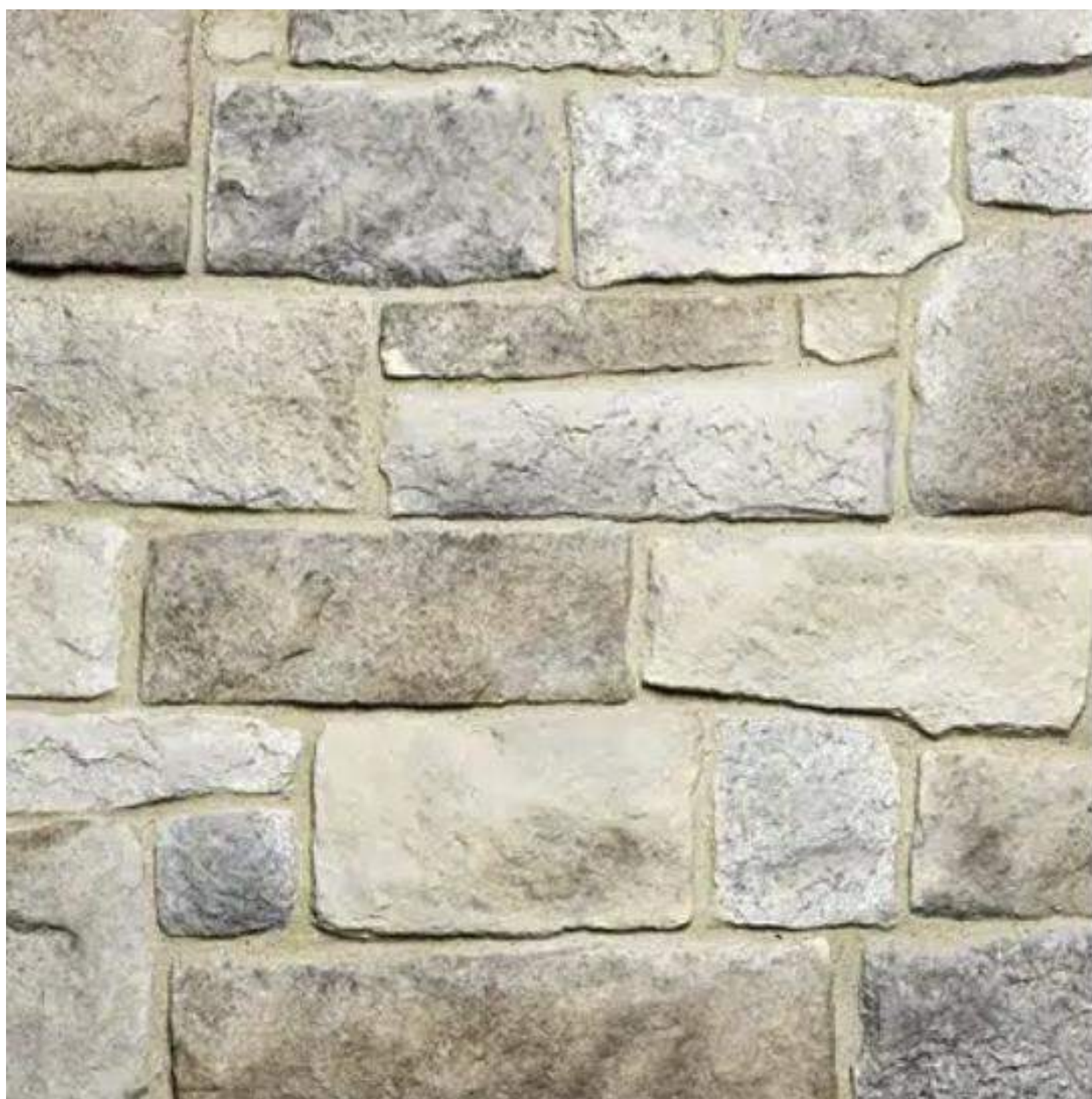
Painted Metal Panels (Weathered)



Smooth Limestone Paver



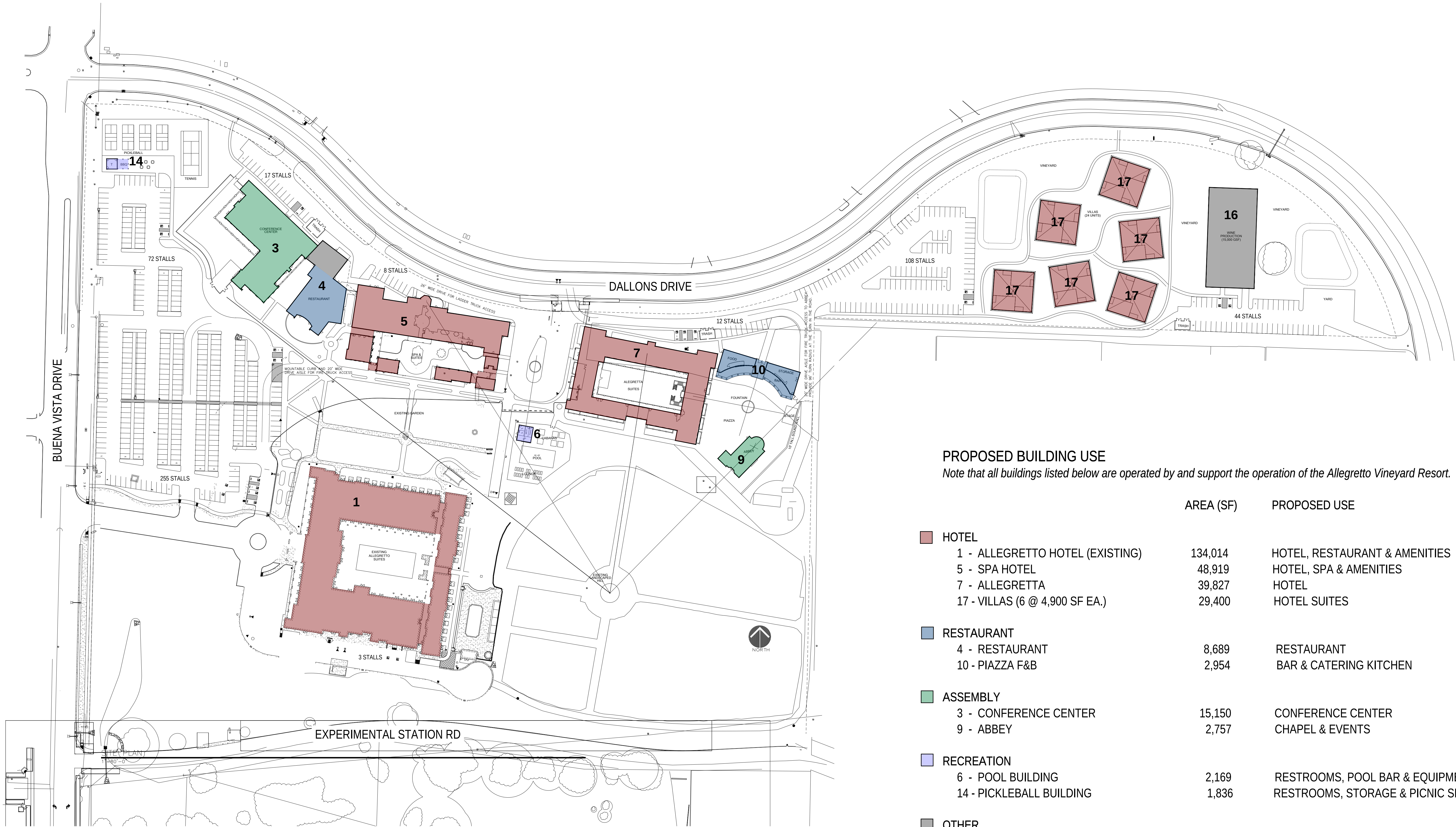
Rough Texture Limestone



Stacked Stone

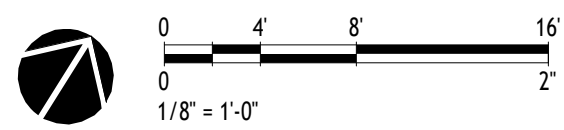


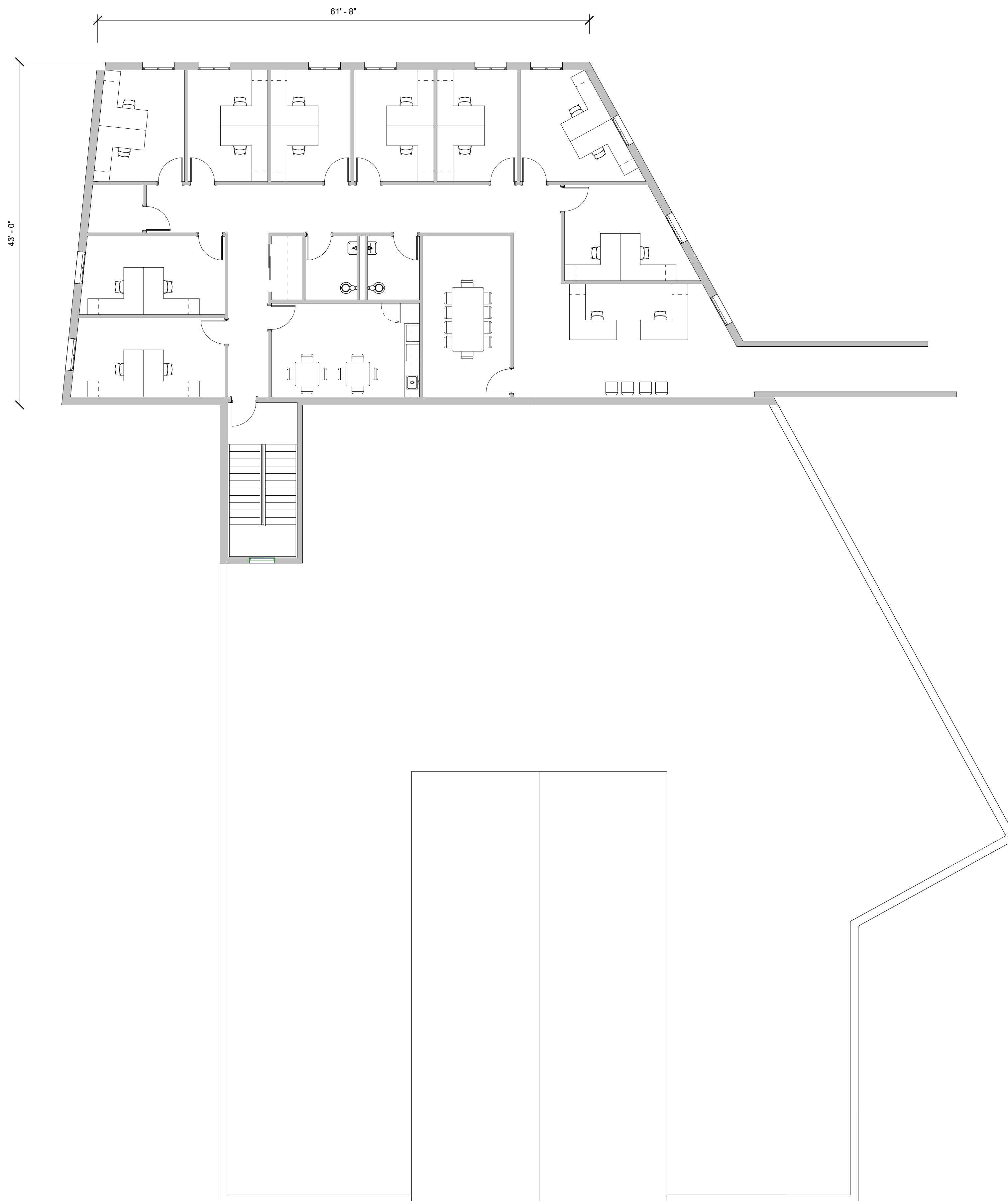
Black Metal Railing



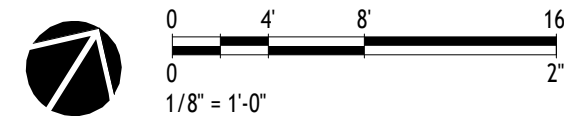
PROPOSED BUILDING USE
Note that all buildings listed below are operated by and support the operation of the Allegretto Vineyard Resort.

	AREA (SF)	PROPOSED USE	STORIES	HEIGHT
HOTEL				
1 - ALLEGRETTO HOTEL (EXISTING)	134,014	HOTEL, RESTAURANT & AMENITIES	3	62'-0"
5 - SPA HOTEL	48,919	HOTEL, SPA & AMENITIES	3	45'-0"
7 - ALLEGRETTO	39,827	HOTEL	2	40'-0"
17 - VILLAS (6 @ 4,900 SF EA.)	29,400	HOTEL SUITES	1	19'-0"
RESTAURANT				
4 - RESTAURANT	8,689	RESTAURANT	1	34'-0"
10 - PIAZZA F&B	2,954	BAR & CATERING KITCHEN	1	28'-0"
ASSEMBLY				
3 - CONFERENCE CENTER	15,150	CONFERENCE CENTER	1	41'-0"
9 - ABBEY	2,757	CHAPEL & EVENTS	1	42'-0"
RECREATION				
6 - POOL BUILDING	2,169	RESTROOMS, POOL BAR & EQUIPMENT	1	18'-0"
14 - PICKLEBALL BUILDING	1,836	RESTROOMS, STORAGE & PICNIC SHELTER	1	17'-0"
OTHER				
4 - EMPLOYEE BREAK AND OFFICES	5,187	EMPLOYEE FACILITIES & RESORT OFFICES	2	34'-0"
16 - VITICULTURE AND WINE PRODUCTION	15,000	WINE PRODUCTION, DEMONSTRATION & CLASSROOM	1	30'-0"
TOTAL PROPOSED		171,888		
EXISTING ALLEGRETTO RESORT		134,014		
TOTAL (EXISTING + NEW)		305,902		

A101



1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



RESTAURANT

DRAWING NUMBER

A102

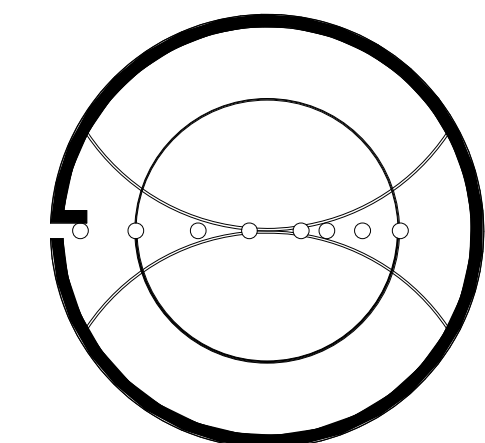
DRAWING TITLE	RES
BUILDING	ALLEGRETTO RESTAURANT
DESIGNED	ACS-Architects
DRAWN BY	E. Hillesland
PLOT DATE AND TIME	2/06/2006 10:22:06 AM



ACS Architectural
Construction
Services
Inc.

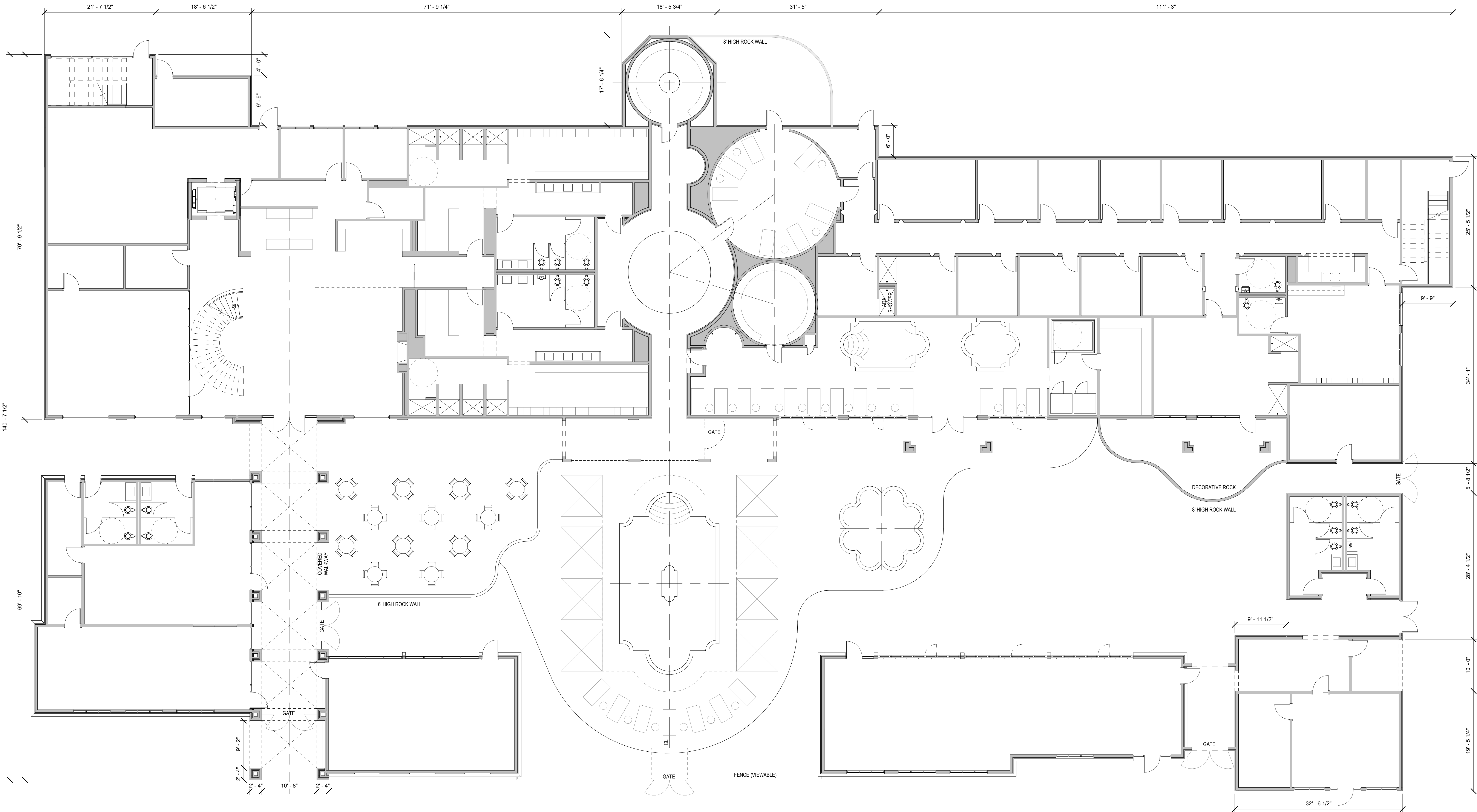
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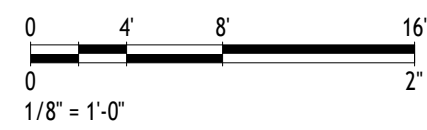


ALLEGRETTO RESORT EXPANSION

[illegible]



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



DRAWING TITLE

SPA HOTEL

DRAWING NUMBER

A101

BUILDING

ALLEGRETTO SPA HOTEL

DESIGNED

ACS Architects

DRAWN BY

T. Kasper

PROJECT MANAGER

D. Plank

CHECKED

D. Plank

PROJECT NUMBER

ARM003.02

ISSUE DATE

02/26/2025

ACS

ACS Architectural
Construction
Services
Inc.

457 San Nicolas Place
Suite 340
Newport Beach, CA
92660

714.435.0000
acs-architect.com

NOTES:

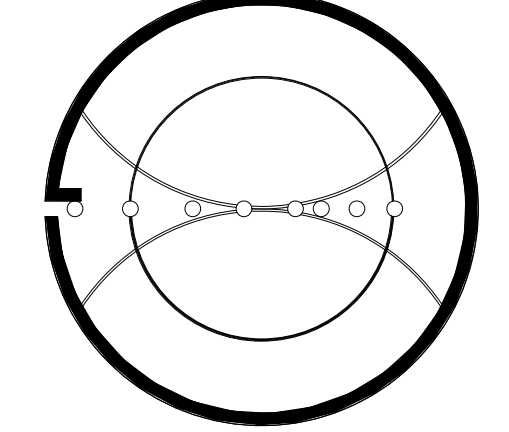
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PROJECT

ALLEGRETTO RESORT EXPANSION

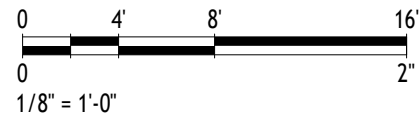
JOB ADDRESS

2700 BUENA VISTA DR, PASO ROBLES, CA 93446

CLIENT

AYRES PASO ROBLES LP

REVISIONS	
DATE	REVISION



(1)

REVISIONS

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557 San Nicolas Place
Suite 340
Newport Beach, CA
92660

NDP | AT | MKF | CIN

BUILDING
ALLEGRETTO SPA HOTEL

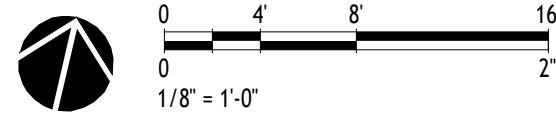
DESIGNED ACS-Architects	PROJECT MANAGER D. PLANK	PROJECT NUMBER AP4A003.02
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DRAWN BY T.Kasper	CHECKED D.Plank	ISSUE DATE 03/26/2025
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PLOT DATE AND TIME
3/26/2025 11:07:17 AM

DRAWING NUMBER

A103



(1

PROJECT

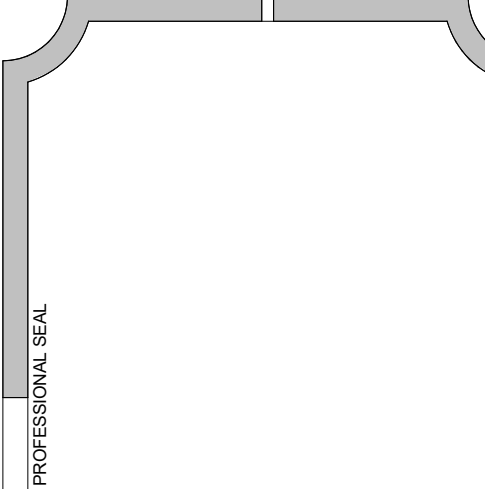
ALLEGRETTO RESORT EXPANSION

JOB ADDRESS

2700 BUENA VISTA DR, PASO ROBLES, CA 93446

CLIENT

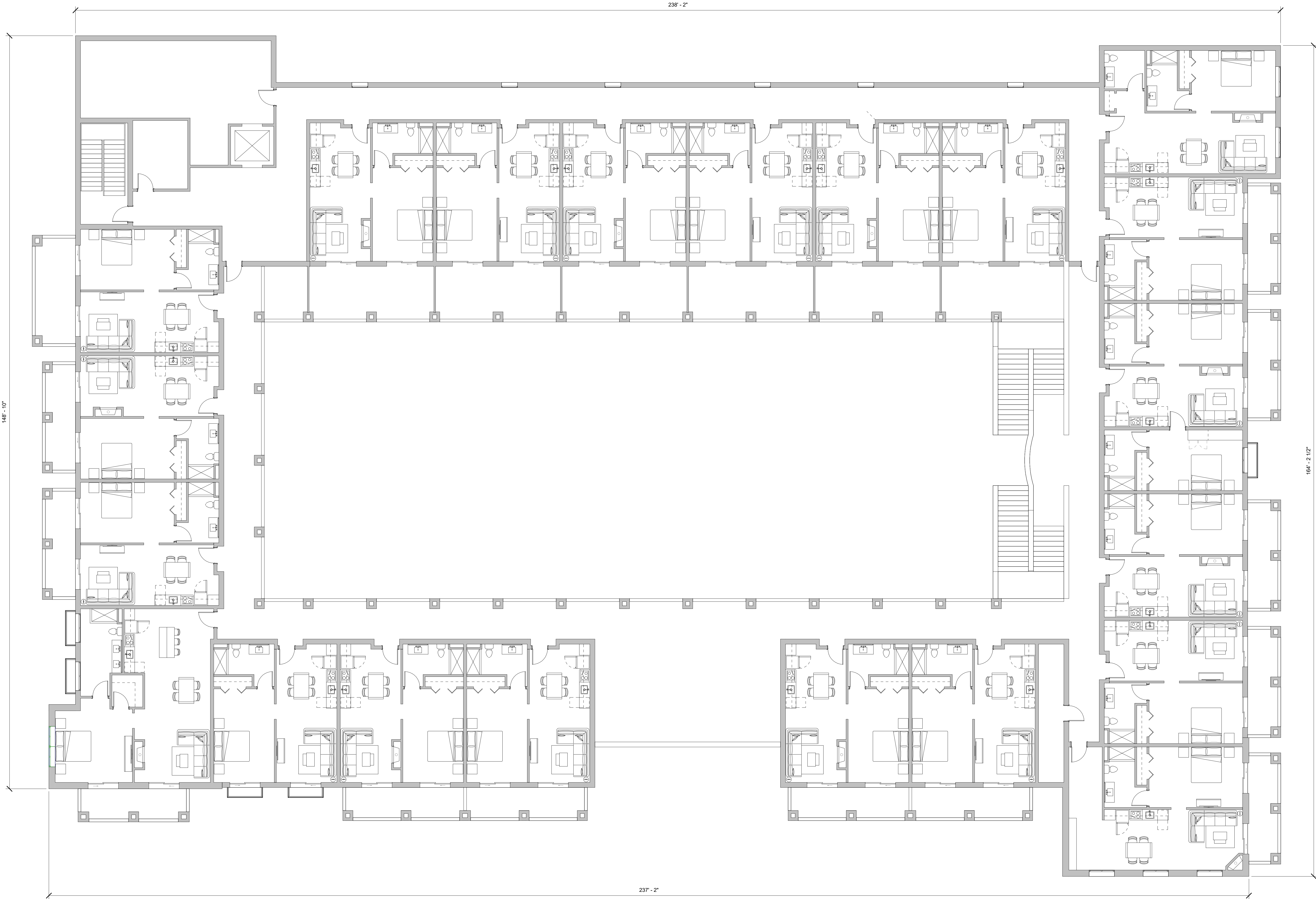
ATRES PASO ROBLES LP



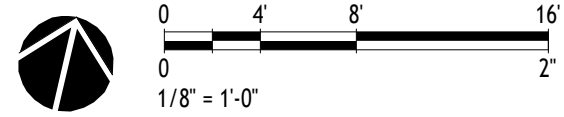
DRAWING TITLE	BUILDING		PROJECT NUMBER
	ALLEGRETTA HOTEL		
DRAWING	DESIGNED	PROJECT MANAGER	ISSUE DATE
	ACS Architects	D. Palk	
DRAWN BY	CHECKED		3/26/2025
	E. Hinesland	D. Palk	
PLOT DATE AND TIME		PLOT SCALE	
		1" = 10' 0"	

DRAWING NUMBER

A101



1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



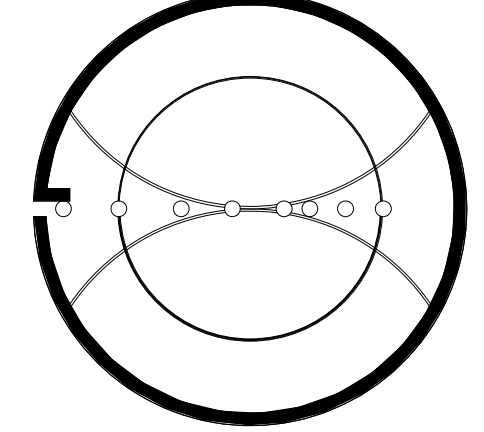
REVISIONS	
DATE	REVISION

PROJECT

ALLEGRETTO RESORT EXPANSION

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DRAWING TITLE

ALLEGRETTO HOTEL

DRAWING NUMBER

A102

BUILDING

ALLEGRETTO HOTEL

DESIGNED BY

ACS Architects

PROJECT MANAGER

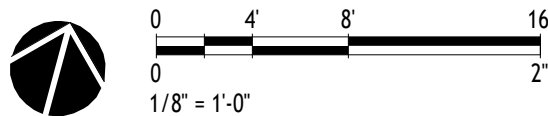
D. PERA

DATE

02/26/2025

PROJECT DATE AND TIME

3/25/2025 10:27:53 AM



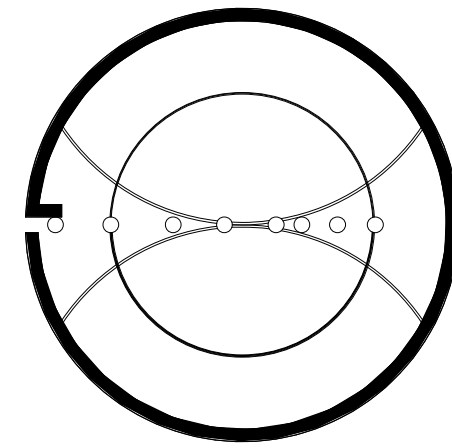
1 FLOOR PLAN
1/8" = 1'-0"

REVISIONS	DATE
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PIAZZA

PROJECT NUMBER
R4A0003.02

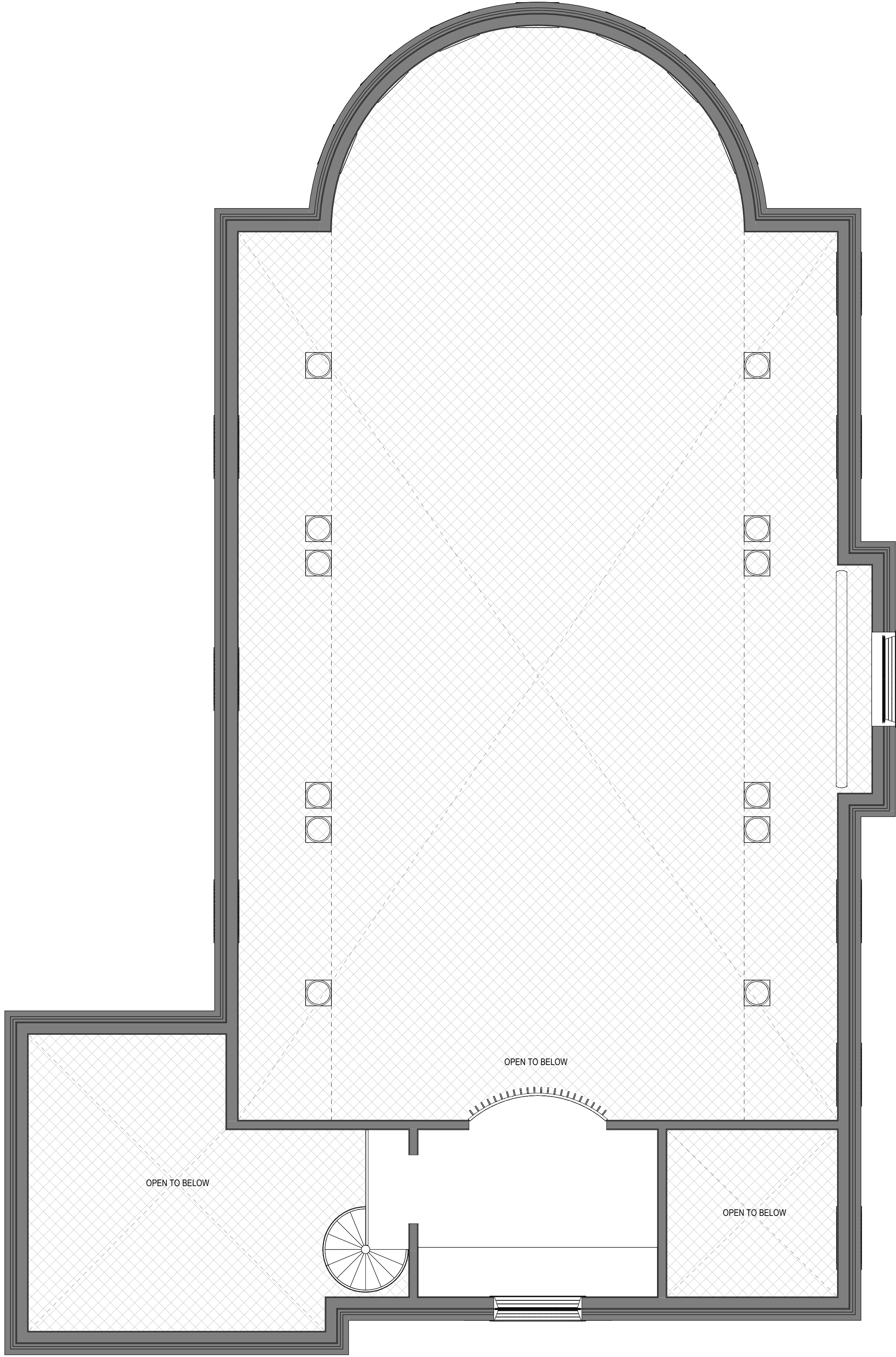
MANAGER

A	
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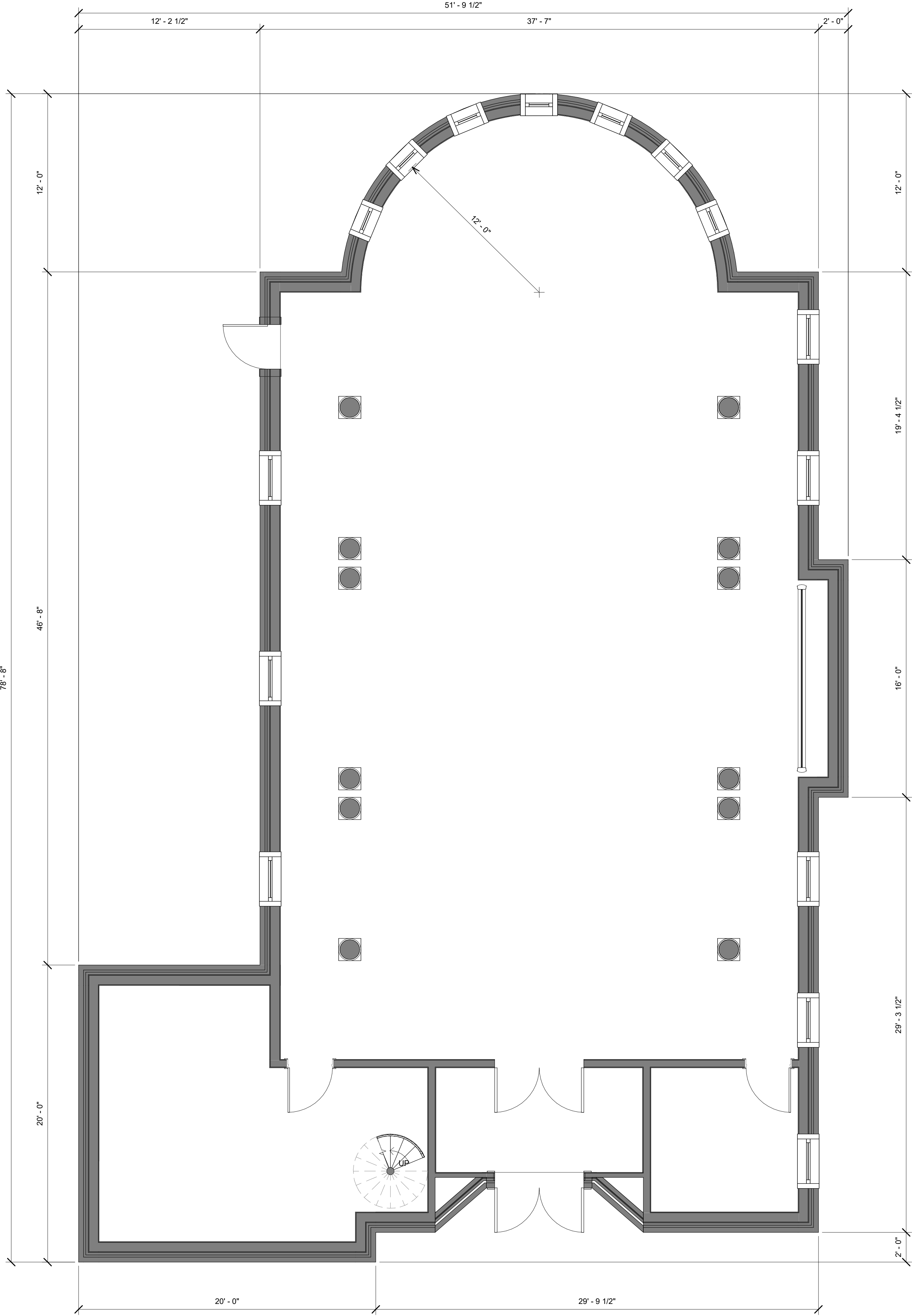
DESIGNED
JCS-Architects

NUMBER
A101

2 FLOOR PLAN - MUSICIAN MEZZANIENE
1/4" = 1'-0"



1 FLOOR PLAN - LEVEL 1
1/4" = 1'-0"



DRAWING NUMBER
A101

DRAWING TITLE
ABBAY

PROJECT
ALLEGRETTO ABBAY

DESIGNED
ACS ARCHITECTS

PROJECT MANAGER
D PLANK

CHECKED
T KASPER

DATE
02/26/2025

ISSUED
02/26/2025

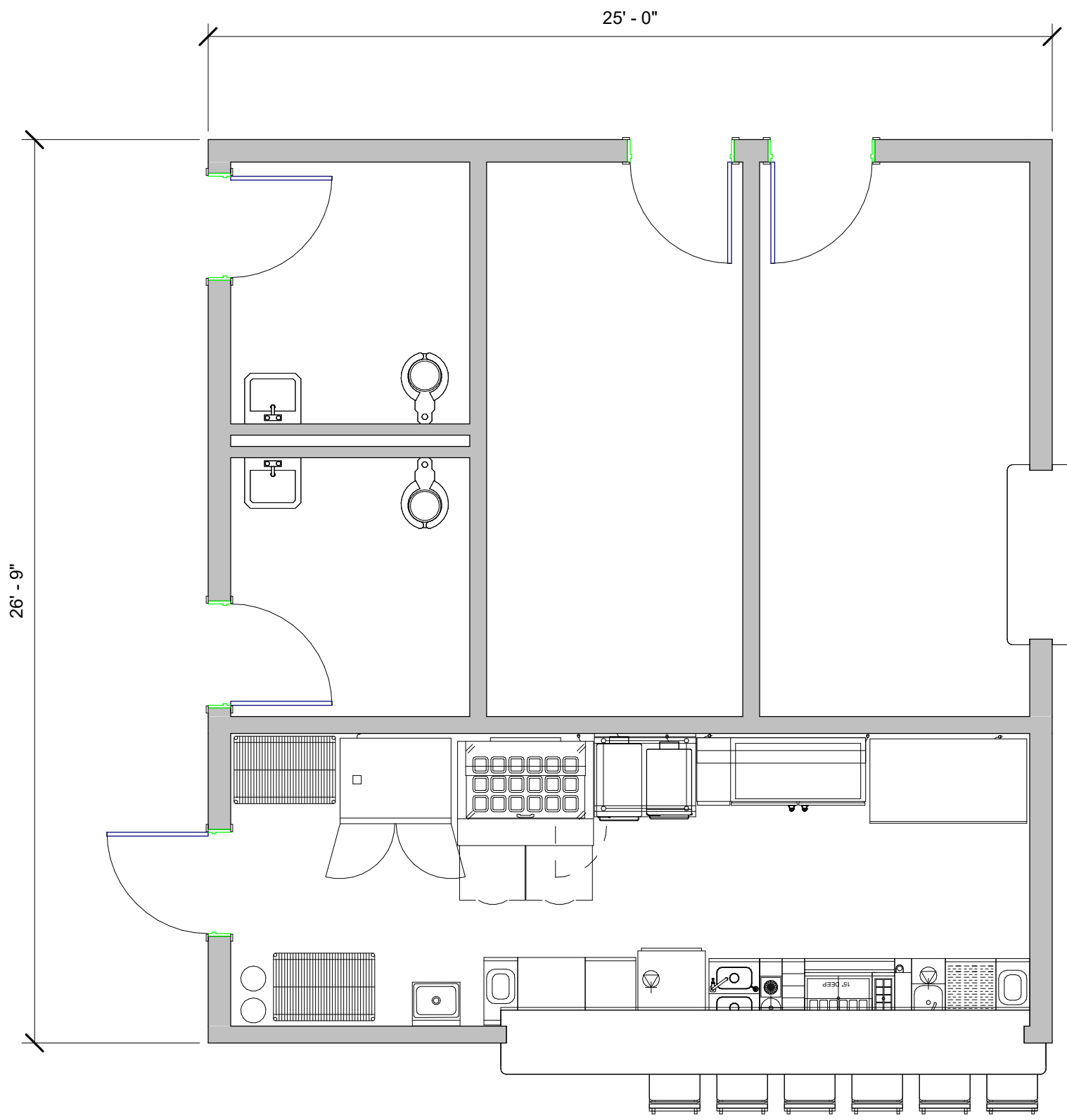
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ALLEGRETTO RESORT EXPANSION

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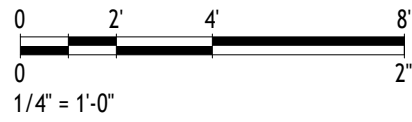
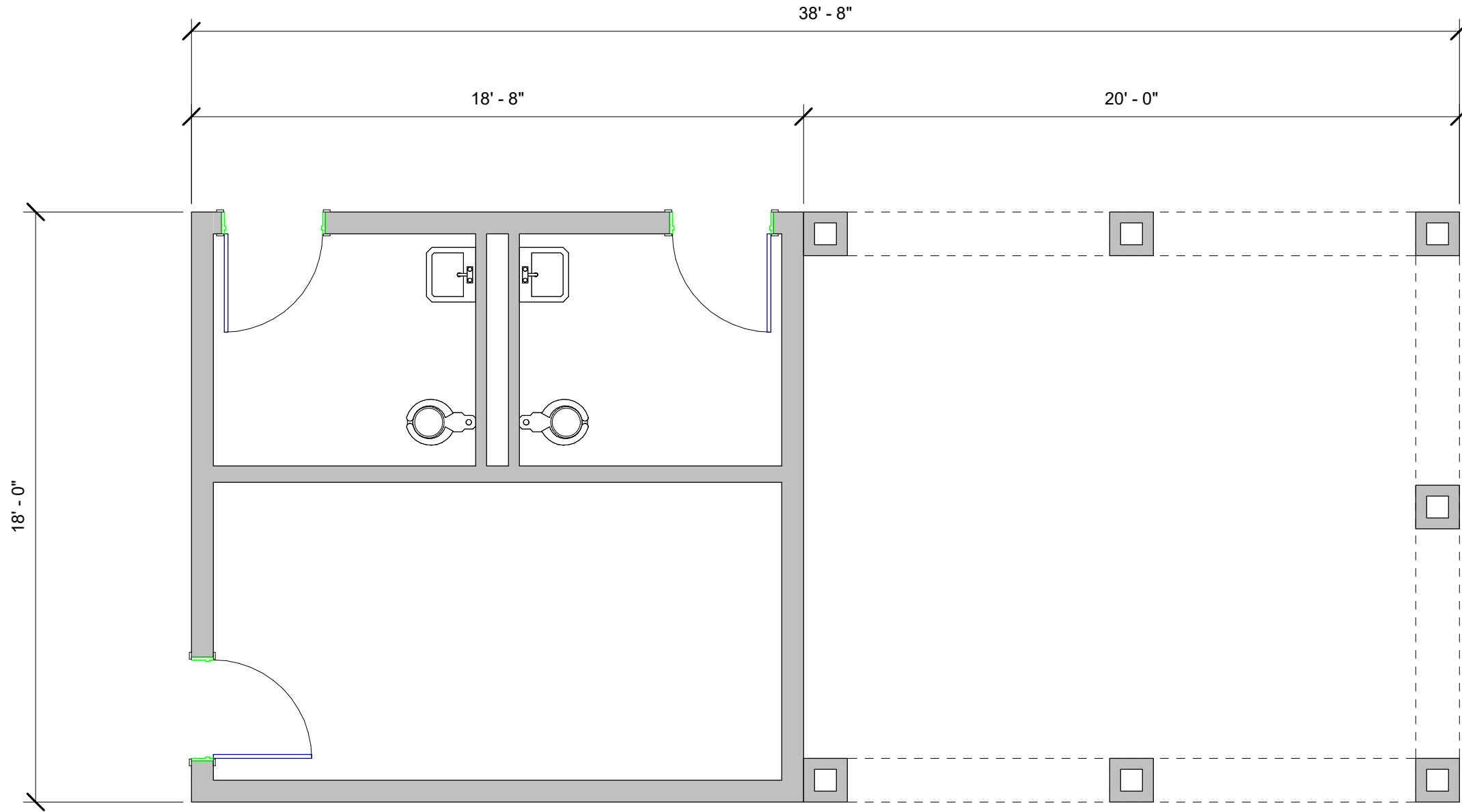
REVISIONS

REVISIONS

2 POOL OUTBUILDING FLOOR PLAN
1/4" = 1'-0"



1 PICKLEBALL OUTBUILDING FLOOR PLAN
1/4" = 1'-0"



OUTBUILDINGS

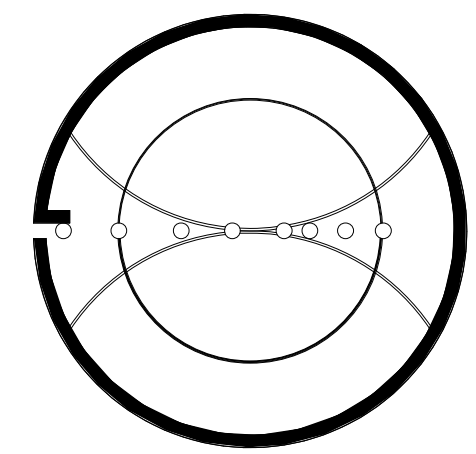
BUILDING	ALLEGRETTO OUTBUILDINGS
DESIGNED	ACS Architects
DRAWN BY	D. PERA
CHECKED	D. PERA
DATE	02/26/2025
PROJECT NUMBER	ALAC003.02
PROJECT MANAGER	D. PERA
DATE	02/26/2025



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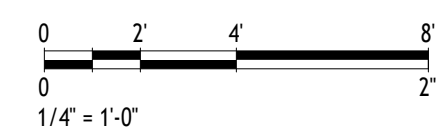
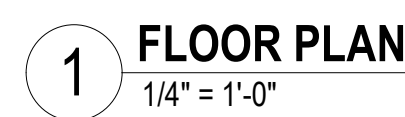
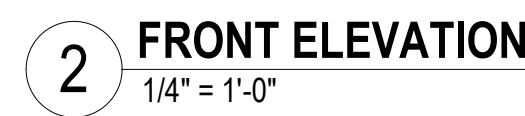
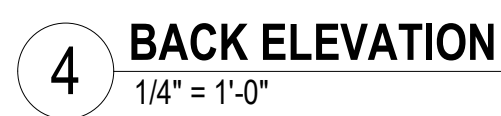
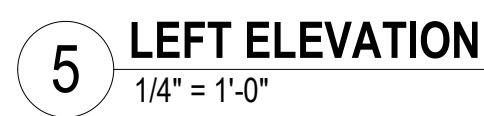
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REVISIONS

DATE

REVISION

A101