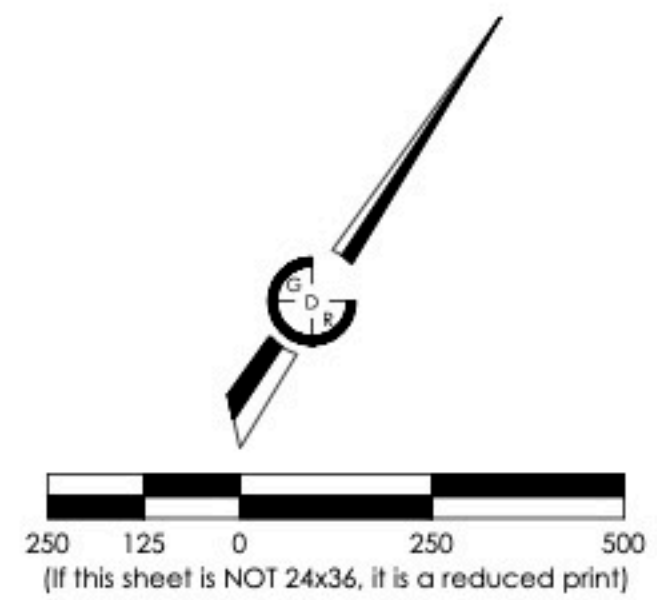


**VOP North, LLC.  
Project Breakdown**

Color	SITE #	Lot Size / Type	Lots / Units	Acreeage	Density
Light Blue	2	Single Family Residential - 50' x 100'	52	±10.0	5.2
Light Blue	17 & 18	Single Family Residential - 50' x 100'	45	±9.5	4.7
Light Blue	15 & 21	Single Family Residential - 45' x 100'	75	±12.6	6.0
Light Blue	21	Single Family Residential - 50' x 100'	33	±5.6	5.9
Light Blue		Future School Site	~	±14.8	~
Light Blue	25	Village Circle	±196	±9.8	20.0
Light Blue		Single Family Residential	±66	±5.5	12.0
Light Blue	35	Single Family Residential - 50' x 100'	79	±15.8	5.0
Light Blue	39	Single Family Residential - 50' x 100' & 45' x 90'	164	±30.4	5.4
Light Blue	52	Single Family Residential - 60' x 100'	78	±20.4	3.8
<b>VOP NORTH, LLC. - TOTAL</b>			<b>788</b>	<b>±134.4</b>	<b>~</b>

1. Acreages shown above are GROSS Acreages.
2. Lotting shown is for conceptual purposes only and subject to change.
3. Lot Line Adjustments have been recorded for Sites 21 & 39.
4. Parcel Map has been recorded (45-M-08), merging Sites 15 & 21.
5. Parcel Map has been recorded (45-M-16), dividing Site 25.

- L Low Density Residential (1 - 5.0 Units Per Acre)
- M Medium Density Residential (5.1 - 12.0 Units Per Acre)
- VC Village Circle (12.1 - 20.0 Units Per Acre)
- S Future School Site
- Existing Property Lines



# Villages of Patterson

## Exhibit "B-1" - Conceptual Site Plan for VOP North, LLC.

City of Patterson, Stanislaus County, California  
December 14, 2023

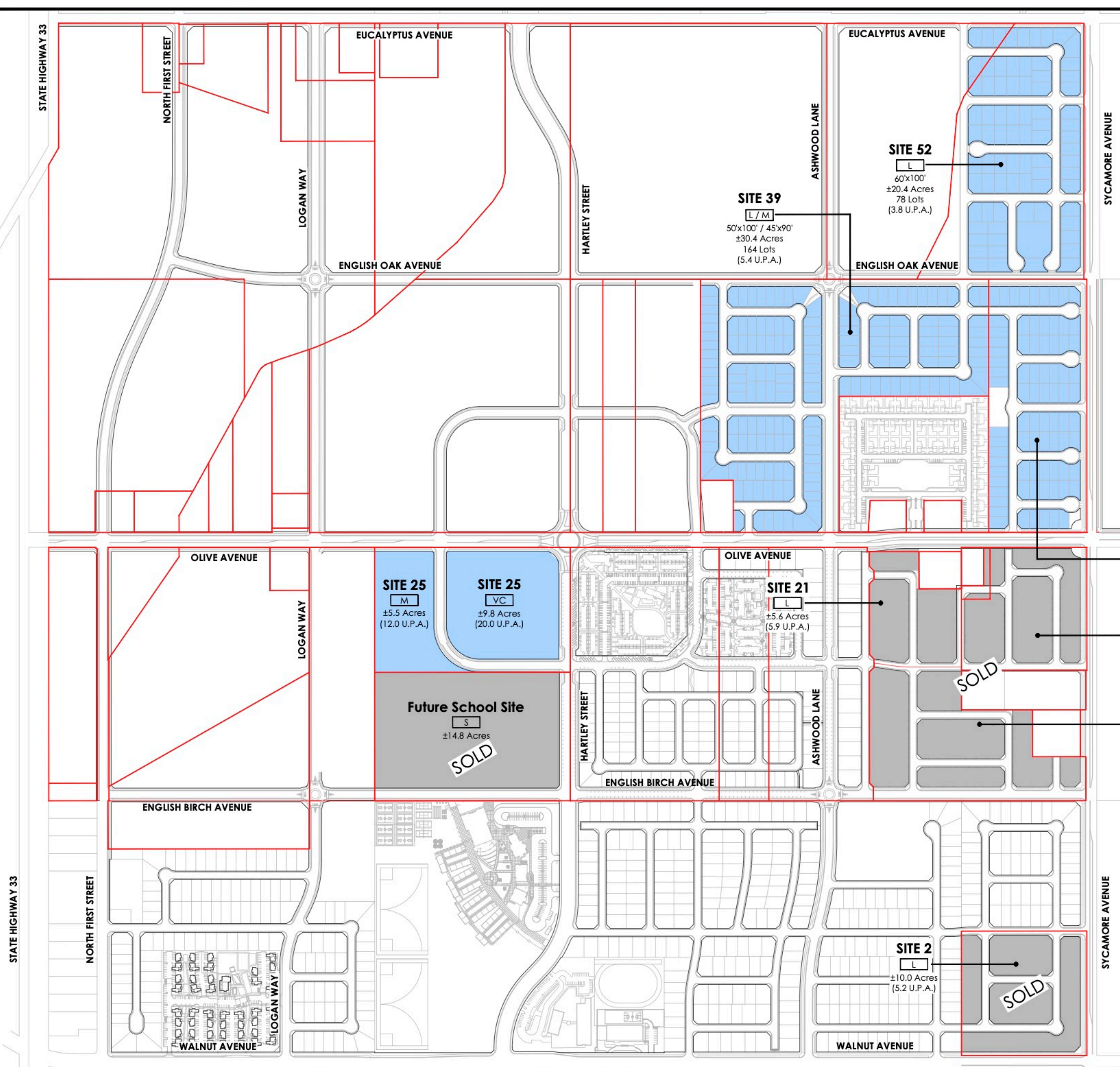
### Polatnick Properties, Inc.

660 Third Street, Suite 150      San Francisco, CA 94107  
T: (415) 442 - 5005      Contact: David Polatnick  
F: (415) 442 - 5007      E: david@propertyx.com  
www.polatnickproperties.com



### GDR ENGINEERING, Inc.

ENGINEERING/SURVEYING/PLANNING  
3525 MITCHELL ROAD, SUITE G      CERES, CA 95307  
TELEPHONE: (209) 538-3360      FAX: (209) 538-7370  
Contact: Haren Sanghera / Max Garcia  
harensanghera@gdreng.com / maxgarcia@gdreng.com



**SITE 35**  
L  
±15.8 Acres  
79 Lots  
(5.0 U.P.A.)

**SITE 17 & 18**  
L  
±9.5 Acres  
(4.7 U.P.A.)

**SITE 15 & 21**  
M  
±12.6 Acres  
(6.0 U.P.A.)

**SITE 2**  
L  
±10.0 Acres  
(5.2 U.P.A.)

**SITE 39**  
L/M  
50'x100' / 45'x90'  
±30.4 Acres  
164 Lots  
(5.4 U.P.A.)

**SITE 52**  
L  
60'x100'  
±20.4 Acres  
78 Lots  
(3.8 U.P.A.)

**SITE 25**  
M  
±5.5 Acres  
(12.0 U.P.A.)

**SITE 25**  
VC  
±9.8 Acres  
(20.0 U.P.A.)

**SITE 21**  
L  
±5.6 Acres  
(5.9 U.P.A.)

**Future School Site**  
S  
±14.8 Acres