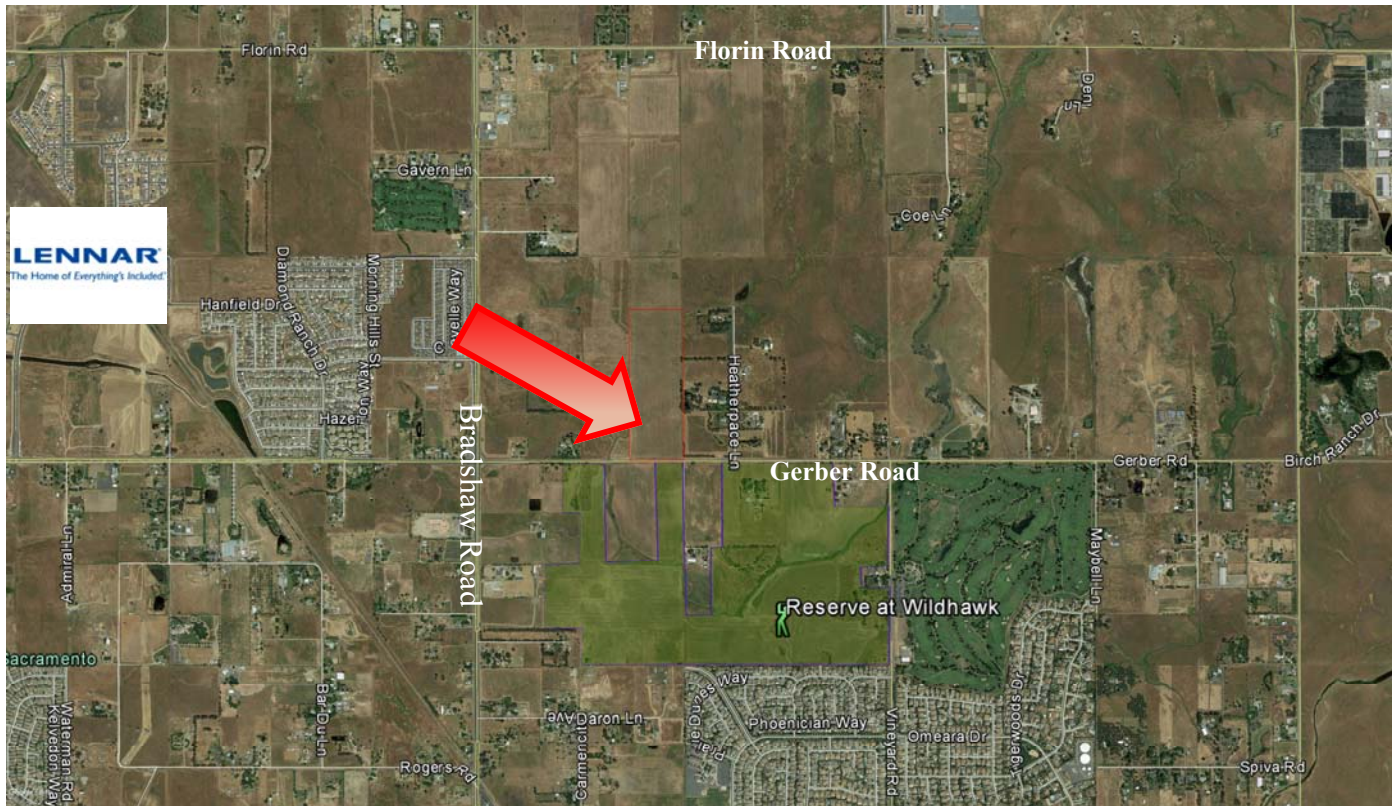




North Vineyard Station Plan Planned Single Family Residential Land Sacramento, CA



- The property is approximately 30.44 +/- acres
- Located on the north side of Gerber Road, east of Bradshaw Road in the North Vineyard Station Specific Plan Area. The North Vineyard Station Plan is located two miles north of Elk Grove and is approximately 1,597 acres, approved for 4,852 single-family units, 187 medium density and 680 multi-family units in 1998. The North Vineyard Station Land Use Plan was approved by the Sacramento County Board of Supervisors November 1998 & the Financing Plan for infrastructure improvements & phasing was approved Spring 2005. The subject site is designated in the North Vineyard Station Plan for RD-5, five single family dwelling units per acre, for 146 units.
- Approval of the North Vineyard Station Plan updated the General Plan and Vineyard Community Plan Land Uses to Single Family Residential.
- The property is located less than 10 miles from downtown Sacramento & approximately 5 miles from one of the fastest growing and largest employment areas in the entire region; the Highway 50 corridor and Rancho Cordova. Access to the Highway 50 corridor is north on Bradshaw Road, without requiring freeway driving or interchanges.

The Reserve at Wildhawk, immediately to the south, has improvement plans for the drainage, Gerber Road & sewer work prepared and have been plan checked, pending a final review they are ready to start construction. It will:

- Improve the creeks and the drainage basin right next to the Subject property for approximately \$4-5 million.
- Install the sewer line down Gerber Road for approximately \$4.6 million
- Improve Gerber Road – on the south side do 2 lanes, curb gutter sidewalk & landscape, install the landscaped median in the center of the road and install approximately 1 ½ lanes on the north side fronting on the 30 acre property area, for an estimated \$7.9 million.

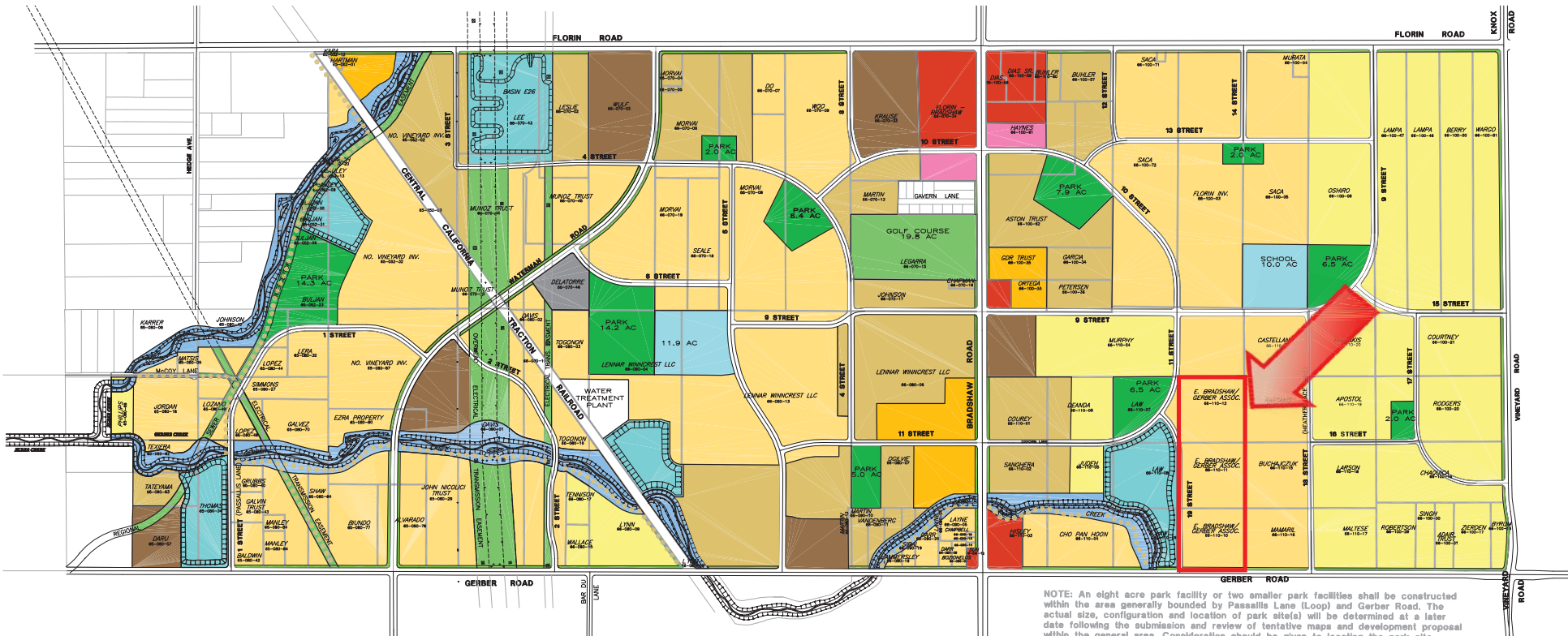
- Sacramento County Assessor Nos. 066-0110-010, -011 & -012.
- Listing Price: \$2,400,000.

Offered exclusively by Doug Bayless, Bayless Properties, Inc.

Bayless Properties, Inc. BRE 01523148 2410 Fair Oaks Blvd. Suite 110 Sacramento, CA 95825

Phone: 916-641-0300 E-mail: doug@baylessproperties.com CA BRE# 00872277 www.baylessproperties.com

*This information has been obtained by sources deemed reliable, but it cannot be guaranteed by BAYLESS PROPERTIES, INC.
All interested parties should confirm property information independently.*



NOTE: An eight acre park facility or two smaller park facilities shall be constructed within the area generally bounded by Passalls Lane (Loop) and Gerber Road. The actual size, configuration and location of park site(s) will be determined at a later date following the submission and review of tentative maps and development proposal within the general area. Consideration should be given to locating the park site adjacent to Gerber Creek in conjunction with the open space area associated with Gerber Creek. Developing property owners shall contact the Southgate Park and Recreation District to determine the size, configuration and location of the park site(s).

LAND USE LEGEND

- BUSINESS / PROFESSIONAL
- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL (1-3)
- SINGLE FAMILY RESIDENTIAL (3-5)
- SINGLE FAMILY RESIDENTIAL (4-7)
- MEDIUM DENSITY RESIDENTIAL (7-12)
- MULTI-FAMILY RESIDENTIAL (12-22)
- LANDSCAPE CORRIDOR
- DRAINAGE PARKWAY
- PARKWAY
- STORM WATER DETENTION BASIN
- OPEN SPACE
- PUBLIC SERVICES
- SCHOOL
- SCHOOLS
- PARK
- PARKS

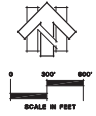
LAND USE SUMMARY (Not Revised as of 02/06/04)

RESIDENTIAL SUMMARY

LAND USE	DENSITY RANGE	PIEZED COUNT	AREA SQ-FEET	UNITS
MULTI-FAMILY RES.	12 to 22	18 Suid	66.2	1,110
MEDIUM DENSITY RES.	7 to 12	10 Suid	55.8	567
SINGLE FAMILY RES.	4 to 7	6 Suid	382.1	1,050
SINGLE FAMILY RES.	3 to 5	5 Suid	286.0	890
SINGLE FAMILY RES.	1 to 3	2 Suid	15.2	12
SUB-TOTAL:			1,105.4	3,069

NON-RESIDENTIAL SUMMARY

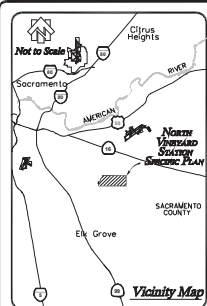
LAND USE	AREA SQUARE FEET
GOLF COURSE	19.8
COMMERCIAL	50.1
BUSINESS / PROFESSIONAL	7.1
SCHOOLS	20.9
PARKS	66.9
PARKWAYS	—
DRAINAGE PARKWAY	—
OPEN SPACE / STORM WATER DETENTION	78.7
LANDSCAPE CORRIDORS	—
PUBLIC SERVICES	11.6
MAJOR STREETS	—
ALLEYWAYS	—
SUB-TOTAL:	445.1
TOTAL:	1550.5



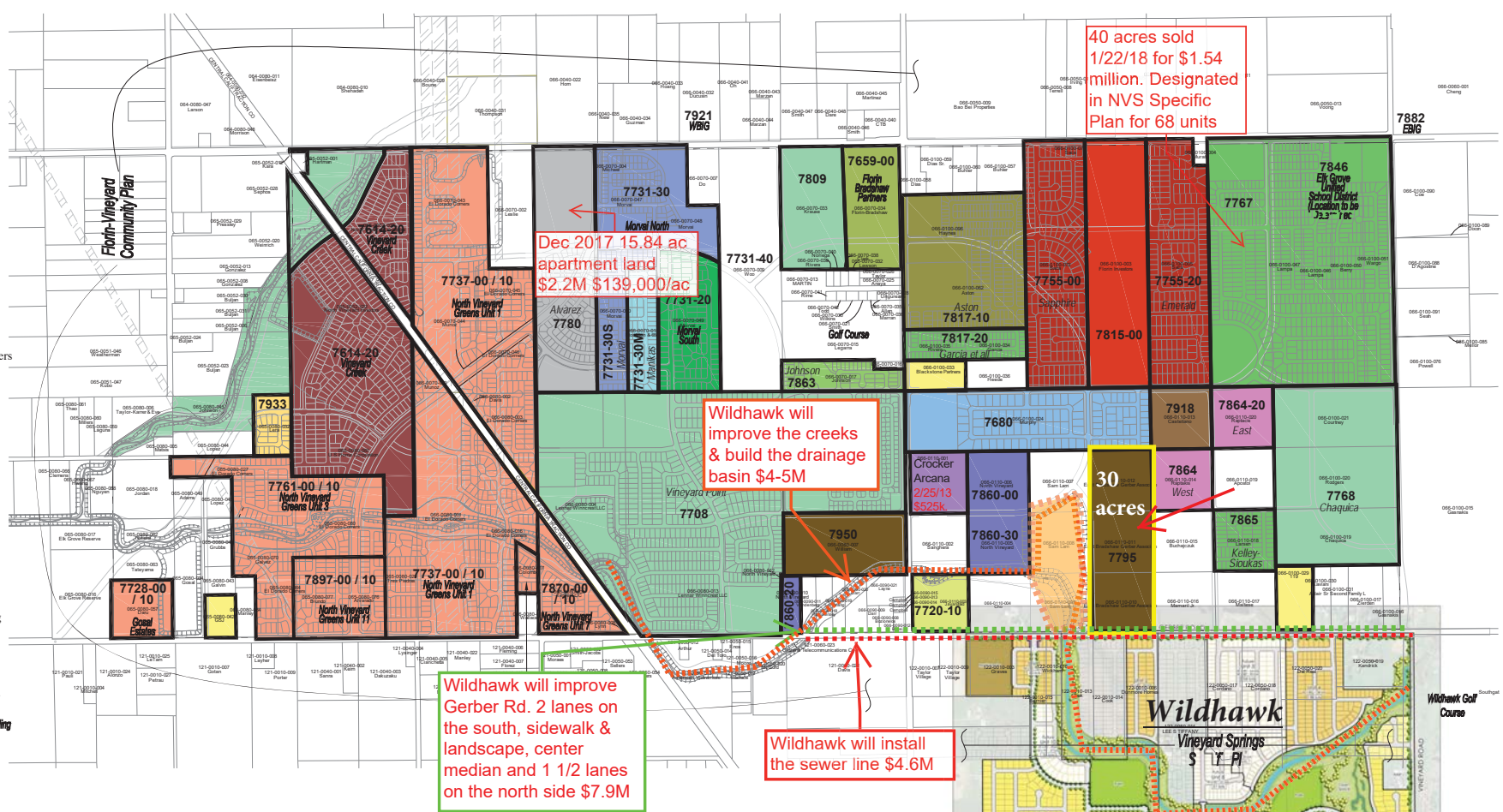
Mackay & Soms
CIVIL ENGINEERS, INC.
 SACRAMENTO, CALIFORNIA (916) 929-6092
 Job Number: 7536-10 Date: 12/28/04

NORTH VINEYARD STATION
LAND USE DIAGRAM
 ADOPTED NOVEMBER 4, 1999 REVISED 12/24/03, 5/6/03, 12/11/03, 2/2/04, 2/6/04
 COUNTY OF SACRAMENTO REVISED DECEMBER 28, 2004

DOMINIC REINERS INC.
 CIVIL ENGINEER
 2000 28th Street, Suite 100, Sacramento, CA 95818
 (916) 486-1111 FAX (916) 486-1112



Color	Developer
Grey	Alvarez
Orange	Daru
Yellow	Deane
Light Green	Dunmore Communities
Green	Evergreen
Light Blue	Florin / Bradshaw Partners
Dark Green	JAS
Light Green	Johnson
Light Green	JTS
Light Green	Lennar
Light Green	Manikas
Light Green	Murphy
Light Green	Parkland
Light Green	Prodigy / Bayless
Light Green	RAJ
Light Green	Raptakis
Light Green	Reynen & Bardis
Light Green	Saca
Light Green	Standard Pacific
Light Green	Tim Lewis Com.
Light Green	Western Pacific Housing
Light Green	Woodside



- 7738-10 North Vineyard Station
- 7738-11 Phase A1 Center Road
- 7738-12 Phase A2
- 7738-13 VSP North Vine
- 7738-14 Gerber Road Water 1-Main Extension
- 7738-15 Vineyard
- 7738-16 Vineyard
- 7738-17 Vineyard
- 7738-18 Vineyard
- 7738-19 Vineyard
- 7738-20 Phase A3 North Road
- 7738-21 Phase A3 Western Road South
- 7738-22 Phase A3 Western Road North
- 7738-23 Phase A3 Gerber Creek
- 7738-24 Phase A2 Ester Creek

North Vineyard Station Specific Plan

Sacramento County, California

DRAFT!
Subject to revision.

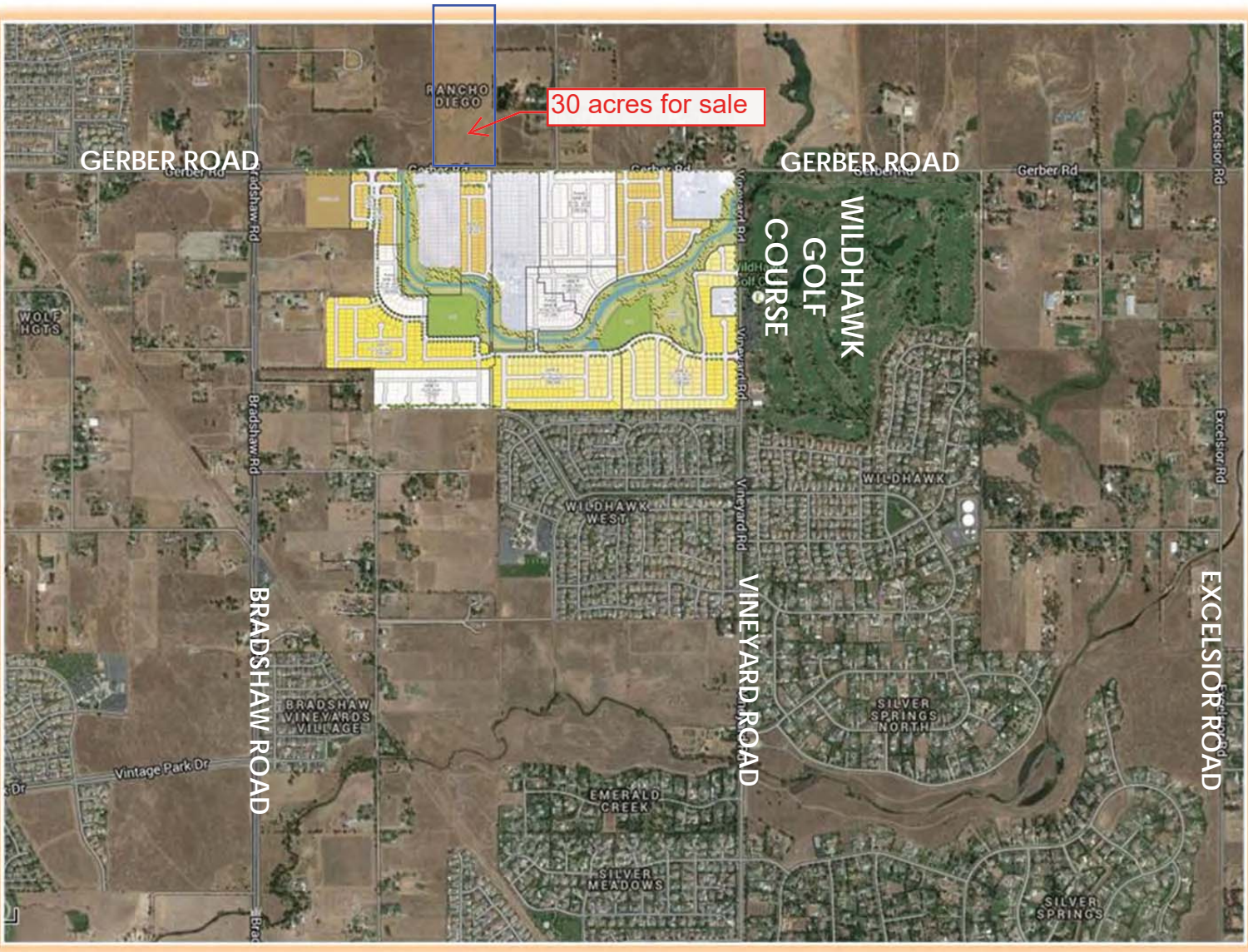
MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING AND PLANNING DIVISION
SACRAMENTO, CALIFORNIA
Job Number: 7536-10
Revised From: 11/2019



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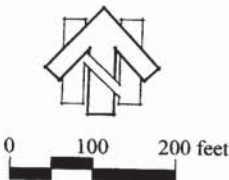
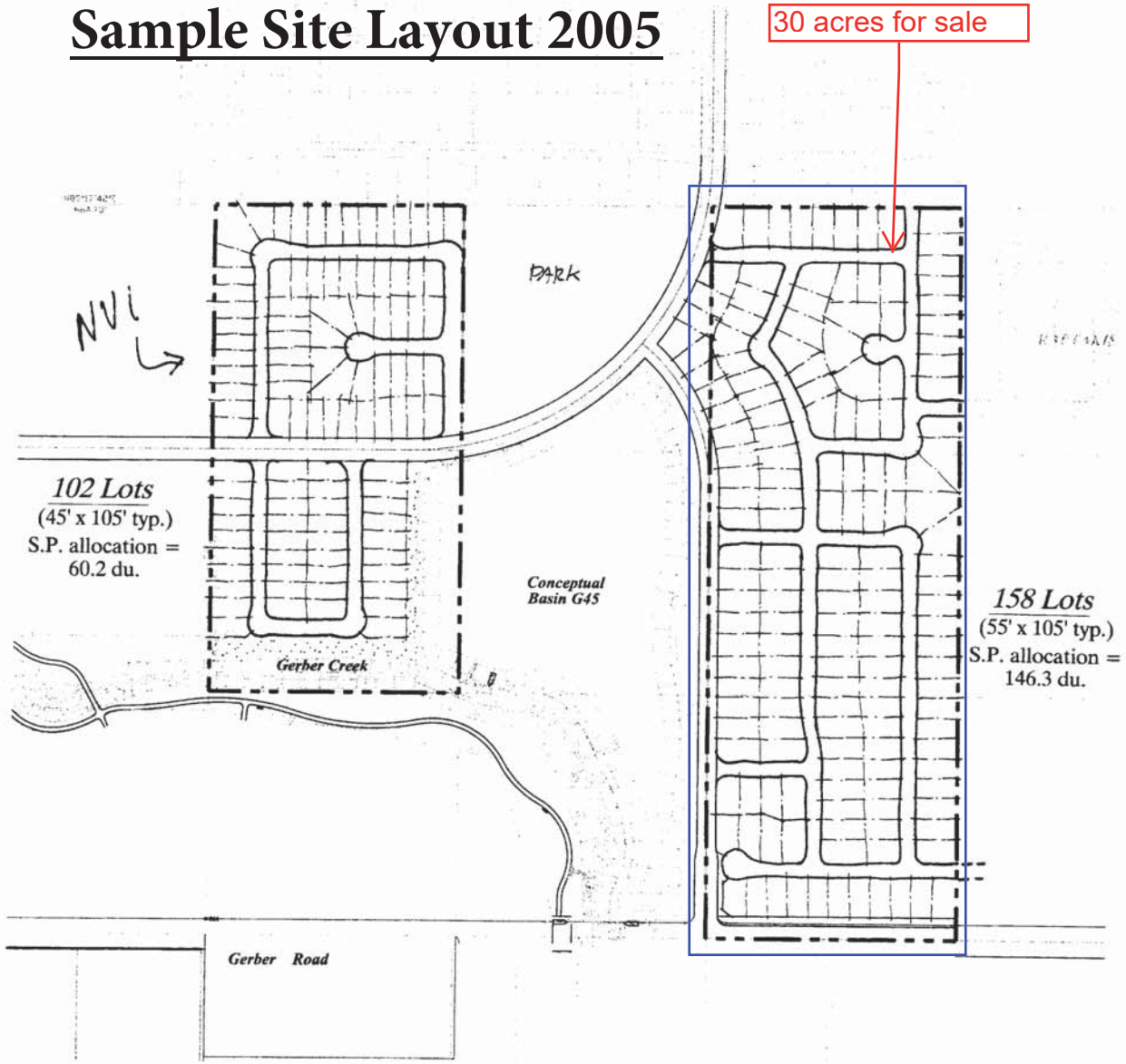
AERIAL

ALL VY ILLUIC



This exhibit depicts the Reserve at Wildhawk project, totalling 997 single family lots, which the developers are working to complete design of the sewer extension in Gerber Road. In 2018-19 they plan to install the sewer line to Vineyard Road. the water line is already installed, and following the sewer work they will complete the required Gerber Road improvements which include a median, landscaping and ultimately a 4 lane roadway.

Sample Site Layout 2005



Conceptual Layout
East Bradshaw - South
 Sacramento County, California
 Scale: 1" = 200'
 April 13, 2005

Note: Boundary and other information shown is preliminary and subject to change.

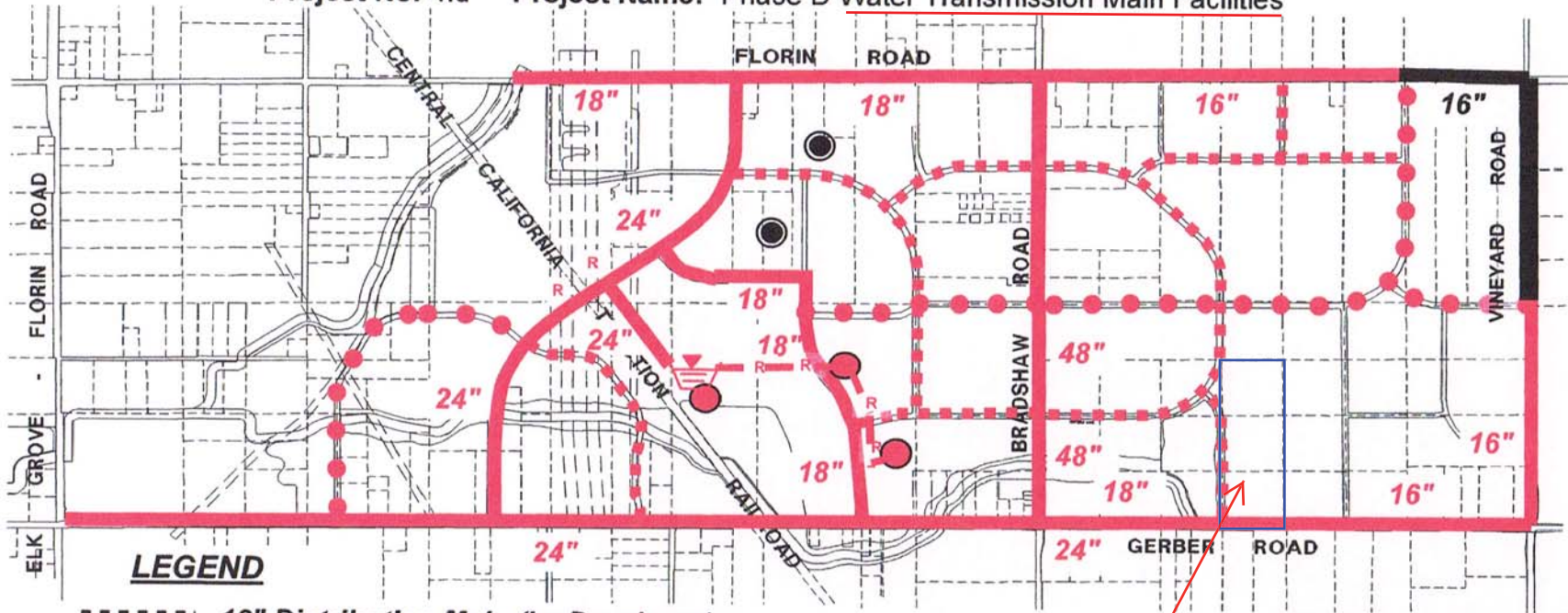
MACKAY & SOJPS
 CIVIL ENGINEERS, INC.
 SACRAMENTO, CALIFORNIA (916) 929-6092

4-13-2005 10:20:51 A:\700017782\081-Base\081\7792-Layout-SE.dwg
 There are no references in this drawing.

North Vineyard Station Specific Plan
 CIP
WATER COST DETAIL

7536-10
 Date Revised: 09/10/04
 Revised From: 07/29/03

Project No: 4.d Project Name: Phase D Water Transmission Main Facilities



LEGEND

- 10" Distribution Main (by Developer)
- ● ● ● 12" Distribution Main (by Developer)
- R — R 12" Raw Water
- 18" Transmission Main and Pipe Size
- Water Treatment / Storage Facility
- Well Site
- Possible Future Well Site (By Others)

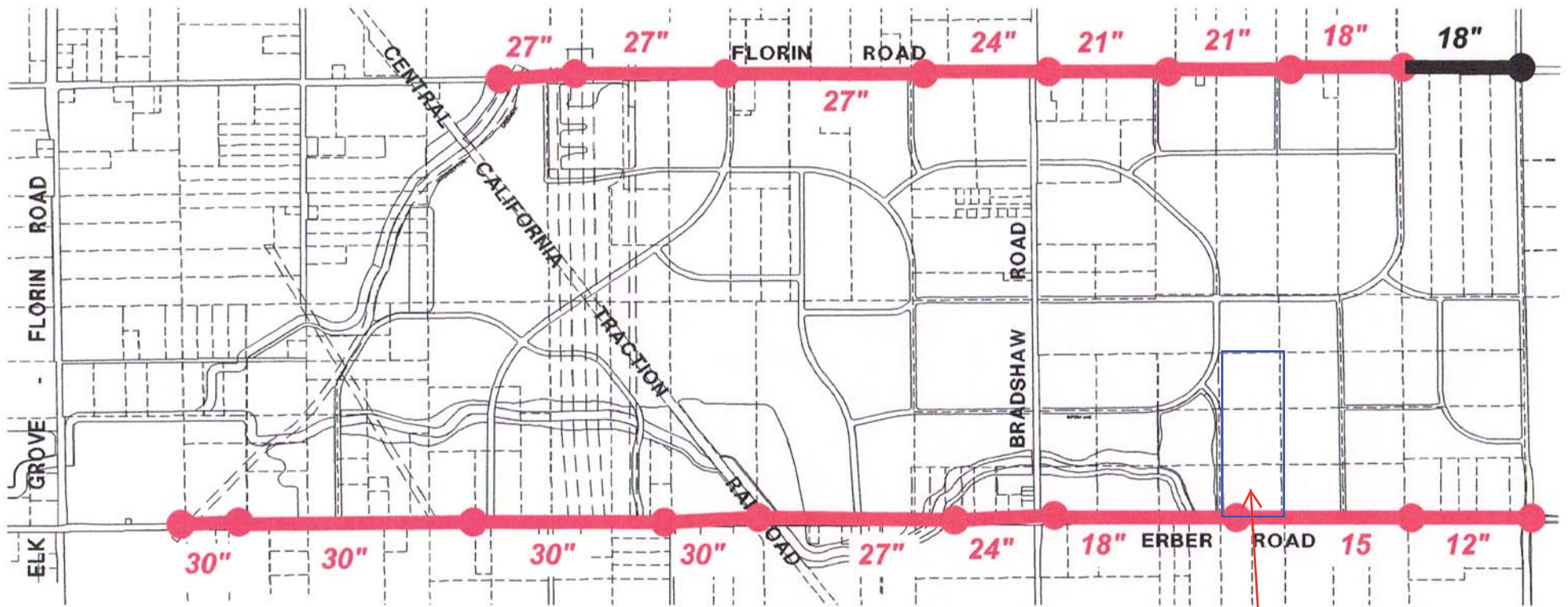
30 acres for sale

WATER ~ Phase D
 N.T.S.

North Vineyard Station Specific Plan
CIP
SEWER INDEX

7536-10
Date Revised: 09/27/04
Revised From: 09/09/02

Project No: 2.d Project Name: Phase D Trunk Sewer



SANITARY SEWER ~ Phase D

N.T.S.

Note: Phase D Sanitary Sewer Improvements Include NVSSP Phase E Development (Buildout)

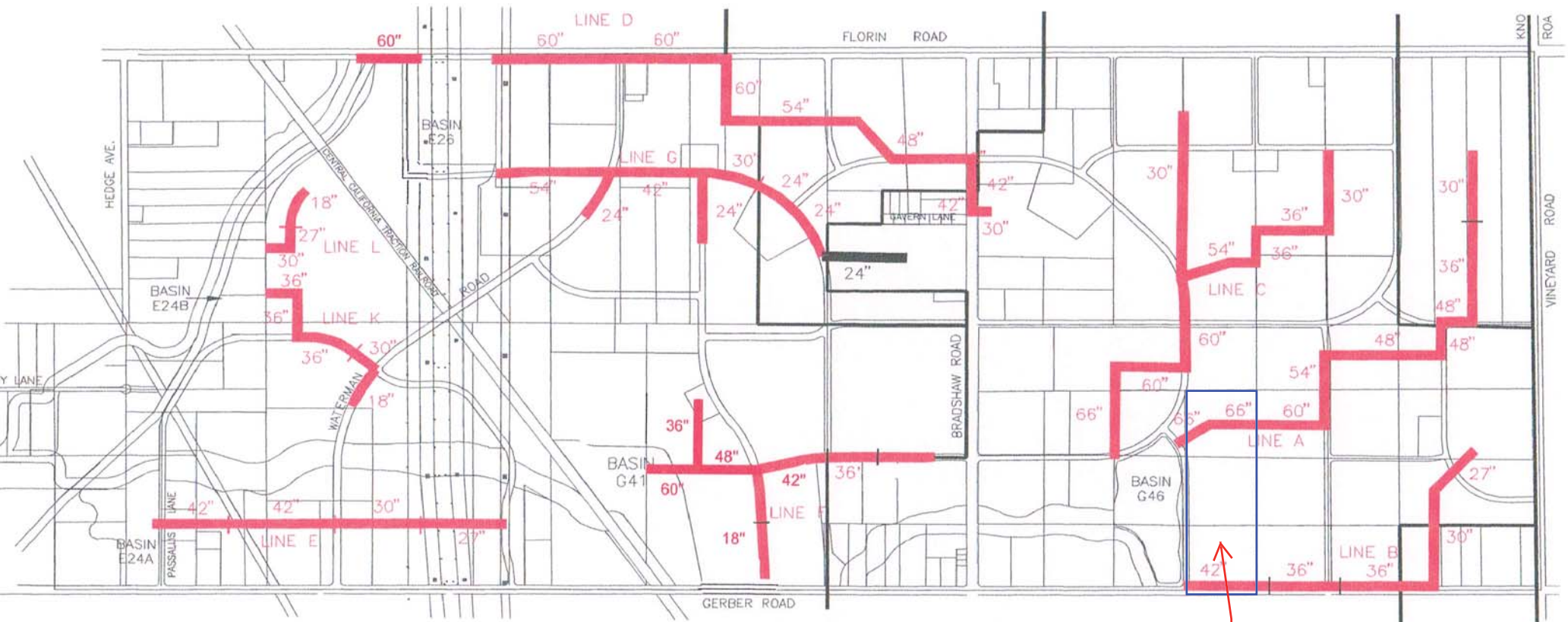
DEPTU

Figure A-5.10f
Trunk Drainage Index

North Vineyard Station Specific Plan
CIP
TRUNK DRAINAGE COST DETAIL

7536-10
Date Revised: 09/29/04
Revised From: 09/20/04

Project No: 3.20.1.e Project Name: Phase E Trunk Storm Drain



Phase E Trunk Drainage System
N.T.S.

30 acres for sale



Gerber Road 30 Acres Confidentiality Disclosure & Brokerage Disclaimer

The information contained in this offering material ("Brochure") is confidential, furnished solely for the purpose of a review by prospective purchaser of any portion of the 30+ acres on Gerber Road owned by East Bradshaw Gerber Associates (APNs 066-0110-010, -011 & -012) within the County of Sacramento, California ("Property") and is not to be used for any other purpose or made available to any other person without the express written consent of Bayless Properties, Inc. ("Bayless Properties"). The material is based in part upon information supplied by East Bradshaw Gerber Associates ("Seller") and in part upon information obtained by Bayless Properties from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, Bayless Properties, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

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The terms and conditions set forth above apply to this Brochure in its entirety.

Bayless Properties, Inc. BRE 01523148 2410 Fair Oaks Blvd. Suite 110 Sacramento, CA 95825
Phone: 916-641-0300 E-mail: doug@baylessproperties.com CA BRE# 00872277 www.baylessproperties.com

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