



NOTES Re Oak Shadows/Saddleback Development

APN and street locations – Lot 24 off of Highway 49 at 0 Buckskin and Saddleback, and 1300 Calaveritas

The APN for the lots are:

044- 028-013 -000	13.35acr
044- 014-016 -000	22.83acr
044- 014-024 -000	18.48acr
044- 014-011 -000	6.30acr

Pad Rent prices for the adjacent MHP - Oak Shadows MHP - \$600/month, per owner.

No vacancies

No MHs for sale.

City Water/Sewer

Regarding Sanitation Fees and General Information

SASD number 209-754-3281

Ask for the manger. There is no engineer to speak to.

Hugh Logan is the District Manager of the SASD.

The previous Oak Shadows/Saddleback project was initiated in 2005. To date, there was a system upgrade in 2010, as well as the new digester replacement project on going.

Below are the SASD initial permit fees. The fees are intended to recoup the cost of the engineering studies that they subcontract out with a firm in Stockton. Anything not actually spent on the study is refunded.

Application fee:	500-800
Study (Engineering)	2,500
Capacity Charge:	
1 bedroom	\$ 5,192
2 bedroom	\$10,384
3 bedroom	\$15,576

Connection Inspection Fee	\$ 1,000
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There are no development projects on the books now requiring sewer, other that single home permits.

It is Hugh Logan's opinion is that there is a need for entry-level housing. There are no rental units available right now. Stanislaus Housing Authority is building a 20-unit Section 8(HUD) property in the area now. He also commented that the Calaveras Planning Commission has a much more growth-oriented make up than 10 years ago.

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Buyer to do Due Diligence. The information provided is believed to be true, but not verified by broker nor sellers