



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



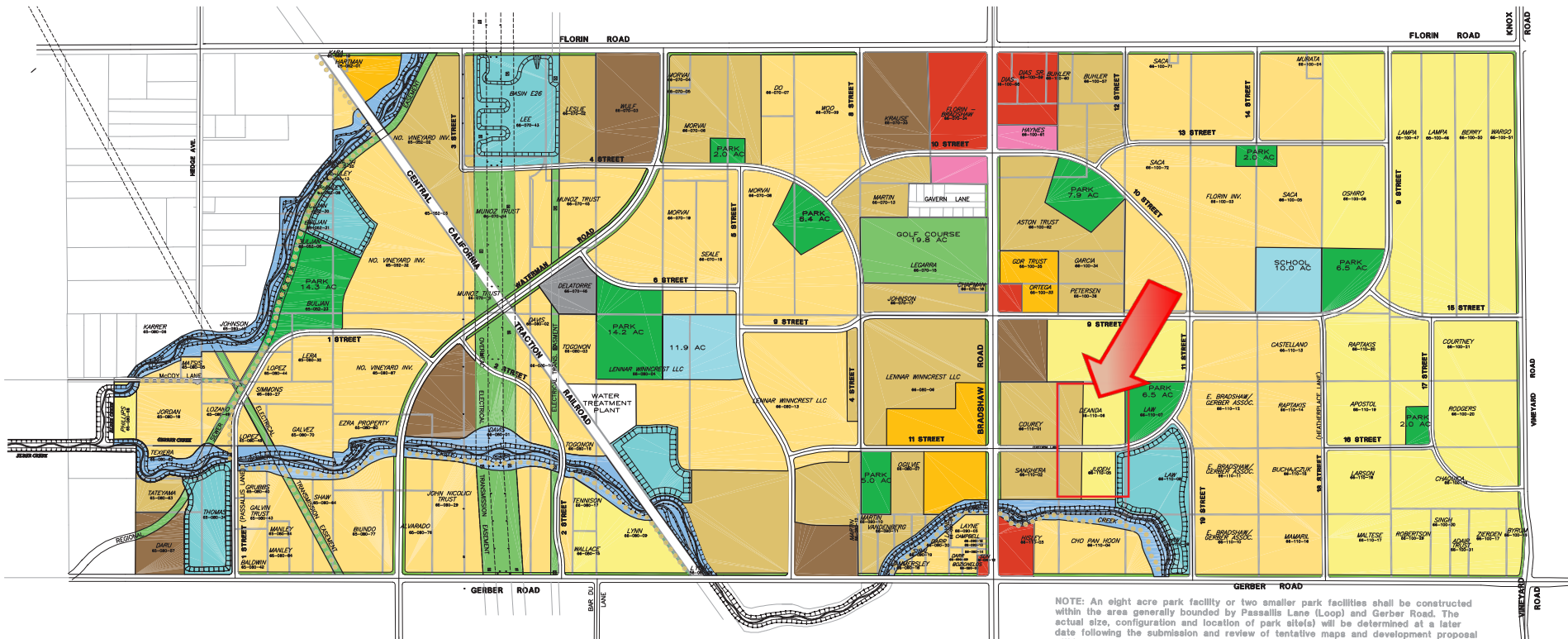
- The property is approximately 17.14 +/- acres
 - Located on the east side of Bradshaw Road and north of Gerber Road, in the North Vineyard Station Specific Plan Area. The North Vineyard Station Plan is located two miles north of Elk Grove and is approximately 1,597 acres, approved for 4,852 single-family 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 single family residential.
 - 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, for an estimated \$7.9 million.
- Subject Property is Sacramento County Assessor Nos. 066-0110-006 & 025.
 - Listing Price: \$895,000. Listing Broker has an ownership interest in the Property.

Offered exclusively by Doug Bayless, Bayless Properties, Inc.

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

Phone: 916-641-0300 E-mail: doug@baylessproperties.com CA DRE# 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 Passalita 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		LANDSCAPE CORRIDOR
	COMMERCIAL		DRAINAGE PARKWAY
	SINGLE FAMILY RESIDENTIAL (1-3)		PARKWAY
	SINGLE FAMILY RESIDENTIAL (3-5)		STORM WATER DETENTION BASIN
	SINGLE FAMILY RESIDENTIAL (4-7)		OPEN SPACE
	MEDIUM DENSITY RESIDENTIAL (7-12)		PUBLIC SERVICES
	MULTI-FAMILY RESIDENTIAL (12-22)		SCHOOL
			PARKS

LAND USE SUMMARY

RESIDENTIAL SUMMARY

LAND USE	DENSITY	PER ACRE	AREA	UNITS
MULTI-FAMILY RES.	12 to 22	10 units	60.0	1,180
MEDIUM DENSITY RES.	7 to 12	10 units	30.0	300
SINGLE FAMILY RES.	4 to 7	8 spread	19.1	1,180
SINGLE FAMILY RES.	3 to 5	8 spread	30.0	3,000
SINGLE FAMILY RES.	1 to 3	2 spread	300.0	600
EXISTING RESIDENTIAL			6.1	10
SUB-TOTAL:			1,181.4	6,080

NON-RESIDENTIAL SUMMARY

LAND USE	AREA
GOLF COURSE	19.1
COMMERCIAL	30.1
BUSINESS / PROFESSIONAL	21.1
SCHOOLS	30.0
PARKS	60.0
PARKWAYS	—
DRAINAGE PARKWAY	—
OPEN SPACE / STORM WATER DETENTION	—
LANDSCAPE CORRIDORS	—
PUBLIC SERVICES	10.0
MAJOR STREETS	—
RAILROAD	—
SUB-TOTAL:	445.1
TOTAL:	1,626.5

AMENDMENTS

Control #	Date Adopted
03-0082	11/10/2004



Mackay & Somp
CIVIL ENGINEERS, INC.
SACRAMENTO, CALIFORNIA (916) 929-6092
Job Number: 753610 Date: 12/28/04

**NORTH VINEYARD STATION
LAND USE DIAGRAM**
ADOPTED NOVEMBER 4, 1999
COUNTY OF SACRAMENTO



REINERS INC.
3101 34th Street
Sacramento, CA 95811
(916) 486-1100
www.reinersinc.com

LENNAR
The Home of Everything's Included.

Florin Rd

Gavern Ln

Den Ln

Coe Ln

Diamond Ranch Dr

Hanfield Dr

Morning Hills St

Levellle Way

Hazel Way

Heatherpace Ln

Gerber Ln

Admiral Ln

Sacramento

Waterman Rd
Kelvedon Way

Bar Du Ln

Rogers Rd

Avon Ln

Carmencita Ln

Plains Way

Phoenician Way

Vineyard Rd

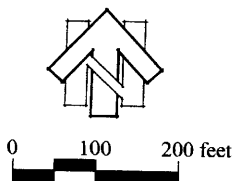
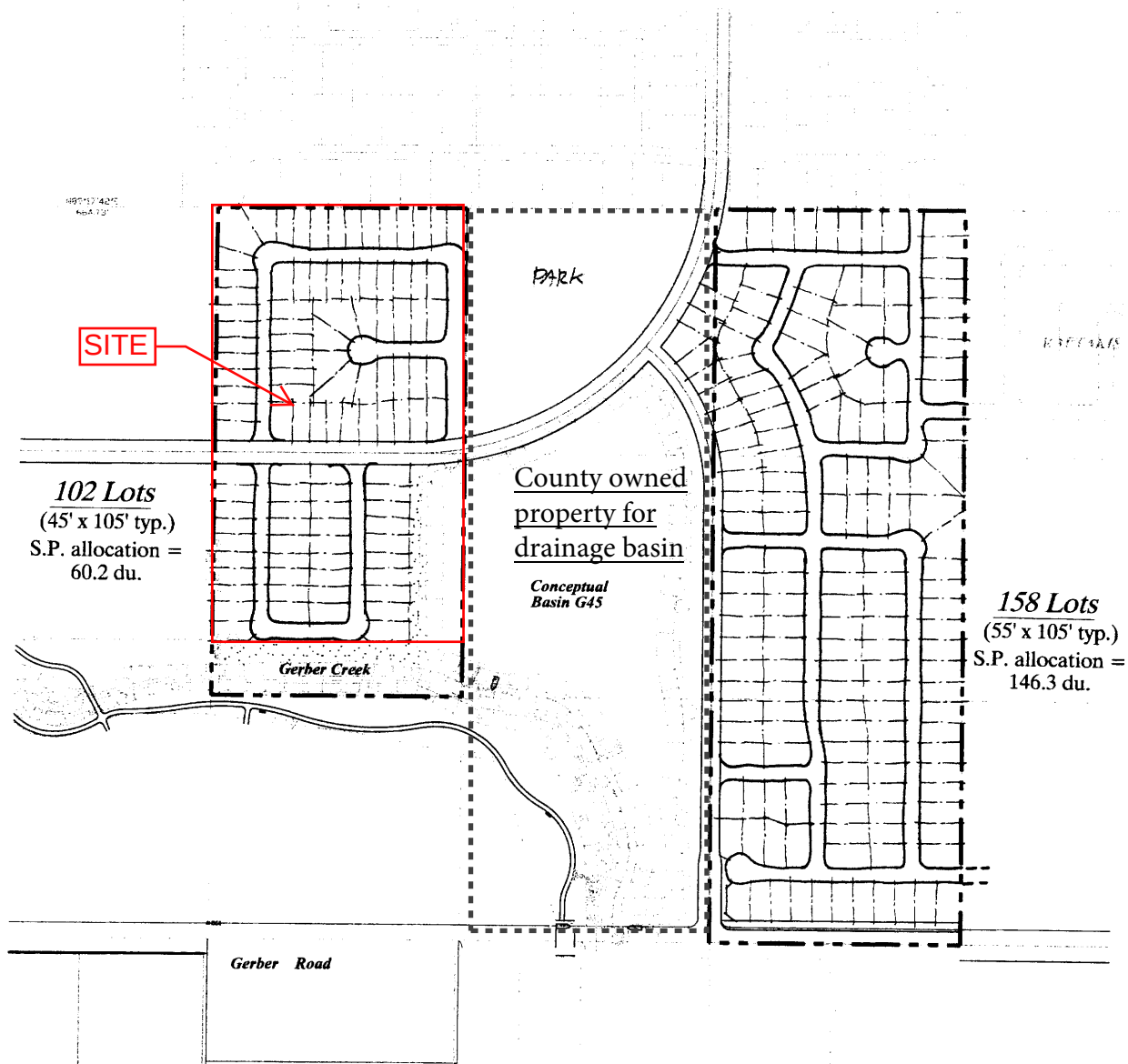
Omeara Dr

Tigerwood Dr

Maybell Ln

997 lots

Reserve at Wildhawk



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.

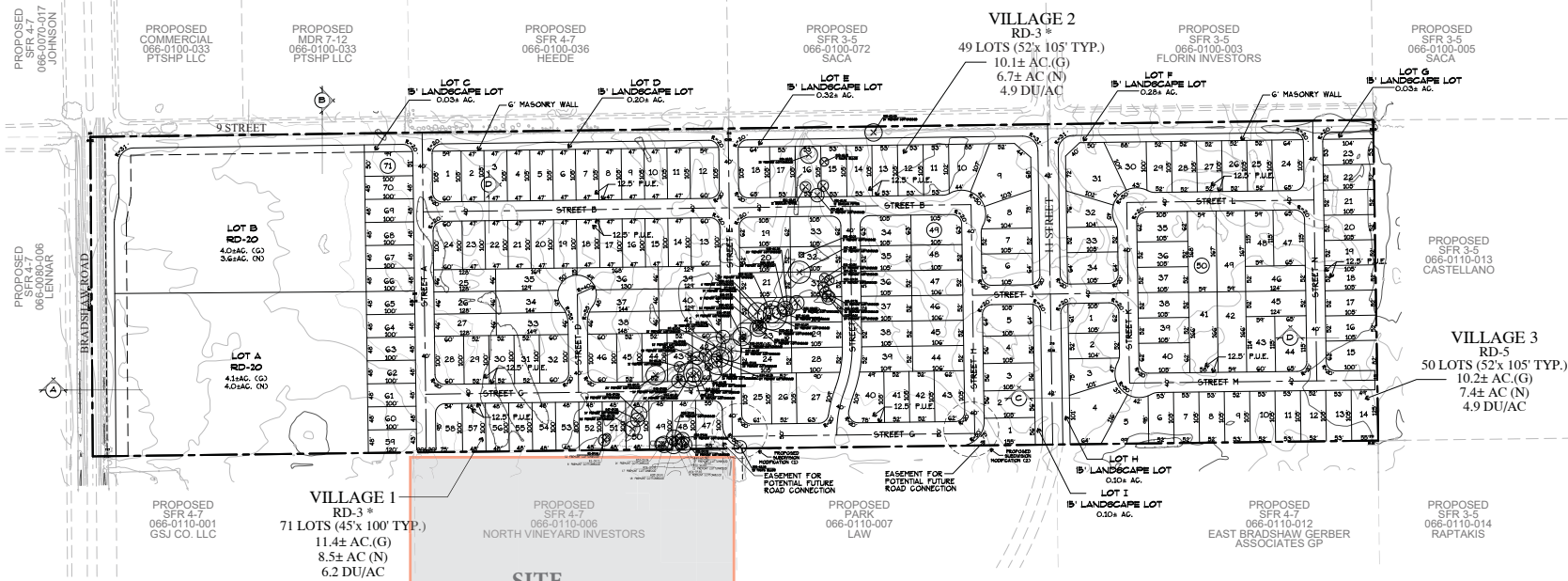
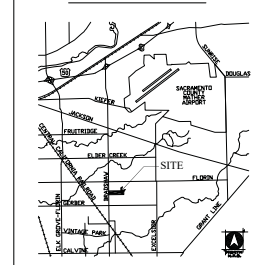
MACKEY & SONPS
CIVIL ENGINEERS, INC.
SACRAMENTO, CALIFORNIA (916) 929-6092

4-13-2005 10:20:51 J:\7000\7792-00- Baseline Rd\Cor Map\7792-Layout-SE.dwg
There are no references in this drawing.

TENTATIVE SUBDIVISION MAP
MURPHY PROPERTY
COUNTY OF SACRAMENTO, CALIFORNIA
JULY 6, 2006

Approved Tentative Map

LOCATION MAP



PROJECT NOTES

ASSESSOR'S PARCEL NO. 066-0100-024
OWNER RALPH W. MARGARET MURPHY
3705 BUTTERNWOOD WAY, APT. 1621
NAPLES, FLORIDA 34112
APPLICANT/DEVELOPER MCQUITY, LLC
3104 O STREET, SUITE 167
SACRAMENTO, CA 95816
PHONE: (916) 448-8555
PLANNER/ENGINEER WOOD-RODGERS, INC.
3301 O STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: TROY DENTON
PHONE: (916) 341-7760
PROPOSED USE PLANNED DEVELOPMENT
EXISTING ZONING AG-20
PROPOSED ZONING RD-3, RD-5, RD-20
PARK DISTRICT ELK GROVE PARK DISTRICT
FIRE PROTECTION FLOREN FIRE DISTRICT
SCHOOL DISTRICT ELK GROVE UNIFIED
SEWERS SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
STORM DRAIN COUNTY OF SACRAMENTO
WATER COUNTY OF SACRAMENTO
ELECTRICITY SPSD
EXISTING USE VACANT
NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS
FURNISH TO SECTION 645453(A) OF THE SUBDIVISION MAP ACT.
2. A 12.5-FOOT PUBLIC UTILITY EASEMENT WILL BE LOCATED ADJACENT
TO ALL RIGHTS-OF-WAY EXCEPT AS APPROVED BY THE CITY ENGINEER.
3. SEE PRELIMINARY ARBORIST REPORT (PREPARED BY SERA NEVADA
ARBORISTS, DATED JAN. 2005) FOR DEFINITIVE INFORMATION ON TREES.
4. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL
SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.

PROPOSED SUBDIVISION
MODIFICATIONS

NUMBER	REQUEST
1	NON-STANDARD ELBOW DESIGN
2	NON-STANDARD ELBOW DESIGN

SUMMARY TABLE

VILLAGE NO./ LOT NO.	LAND USE	ACRES± (G) (N)	TYPICAL LOT SIZE	DENSITY (G) (N)
VILLAGE 1	SINGLE-FAMILY RESIDENTIAL (RD-3)	11.4	71 LOTS (453100 TYP)	6.2 DU/AC
VILLAGE 2	SINGLE-FAMILY RESIDENTIAL (RD-3)	10.1	6.7	4.9 DU/AC
VILLAGE 3	SINGLE-FAMILY RESIDENTIAL (RD-5)	10.2	7.4	4.9 DU/AC
LOT A	MULTI-FAMILY RESIDENTIAL (RD-20)	4.1	4.0	4.9 DU/AC
LOT B	MULTI-FAMILY RESIDENTIAL (RD-20)	4.0	3.6	4.9 DU/AC
LOT C - I	LANDSCAPE CORRIDOR	4.0	3.6	4.9 DU/AC
INTERNAL STREETS	PUBLIC STREET RIGHTS-OF-WAY	1.0	-	-
R/W	PUBLIC STREET RIGHTS-OF-WAY	2.3	-	-
	CRASHAW LAKE, 1 ST. (11 ST.)	6.3	-	-

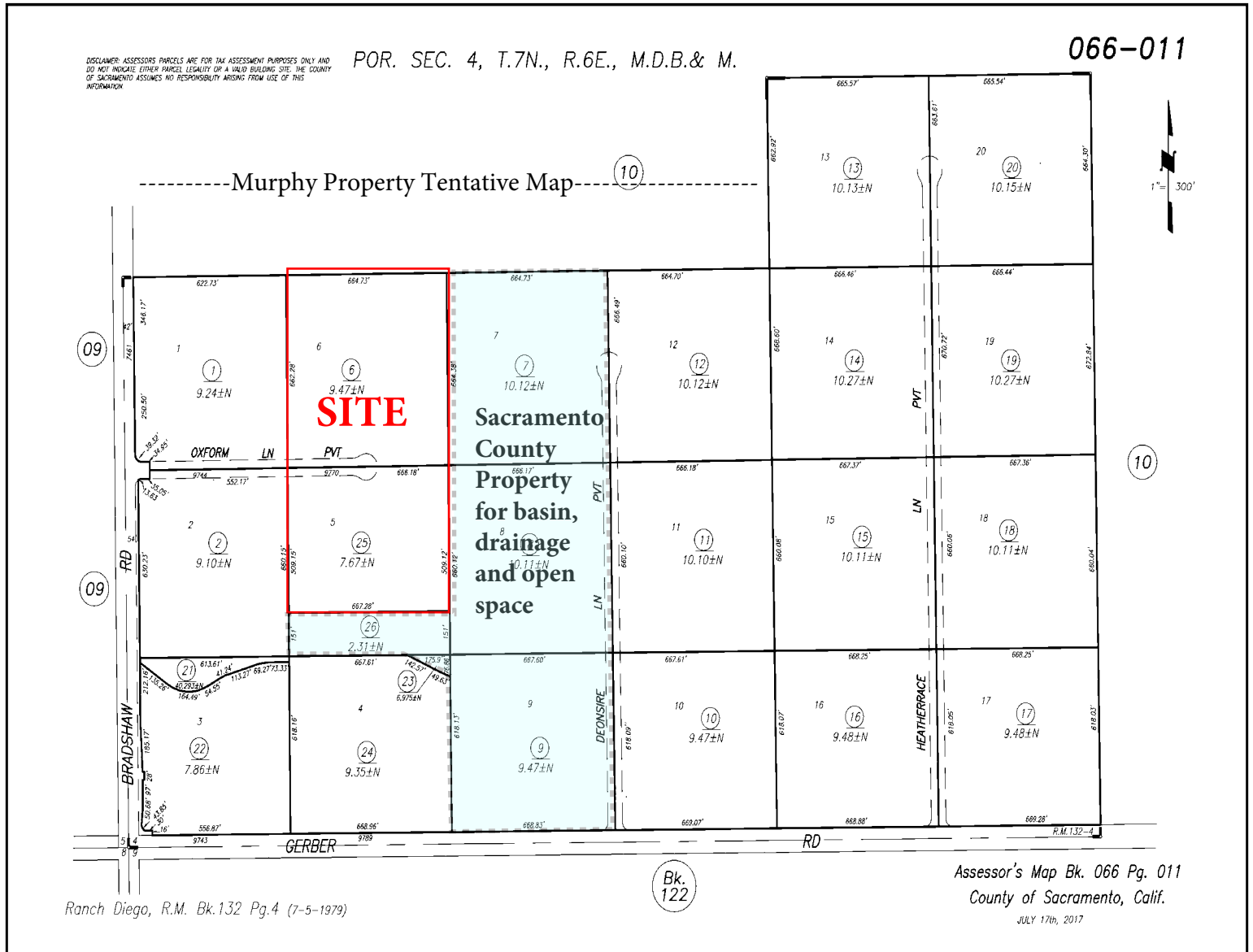


First American

myFirstAm®

Tax Map

Deonsire Ln, Sacramento, CA 95829





9770 Oxform Lane

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

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

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