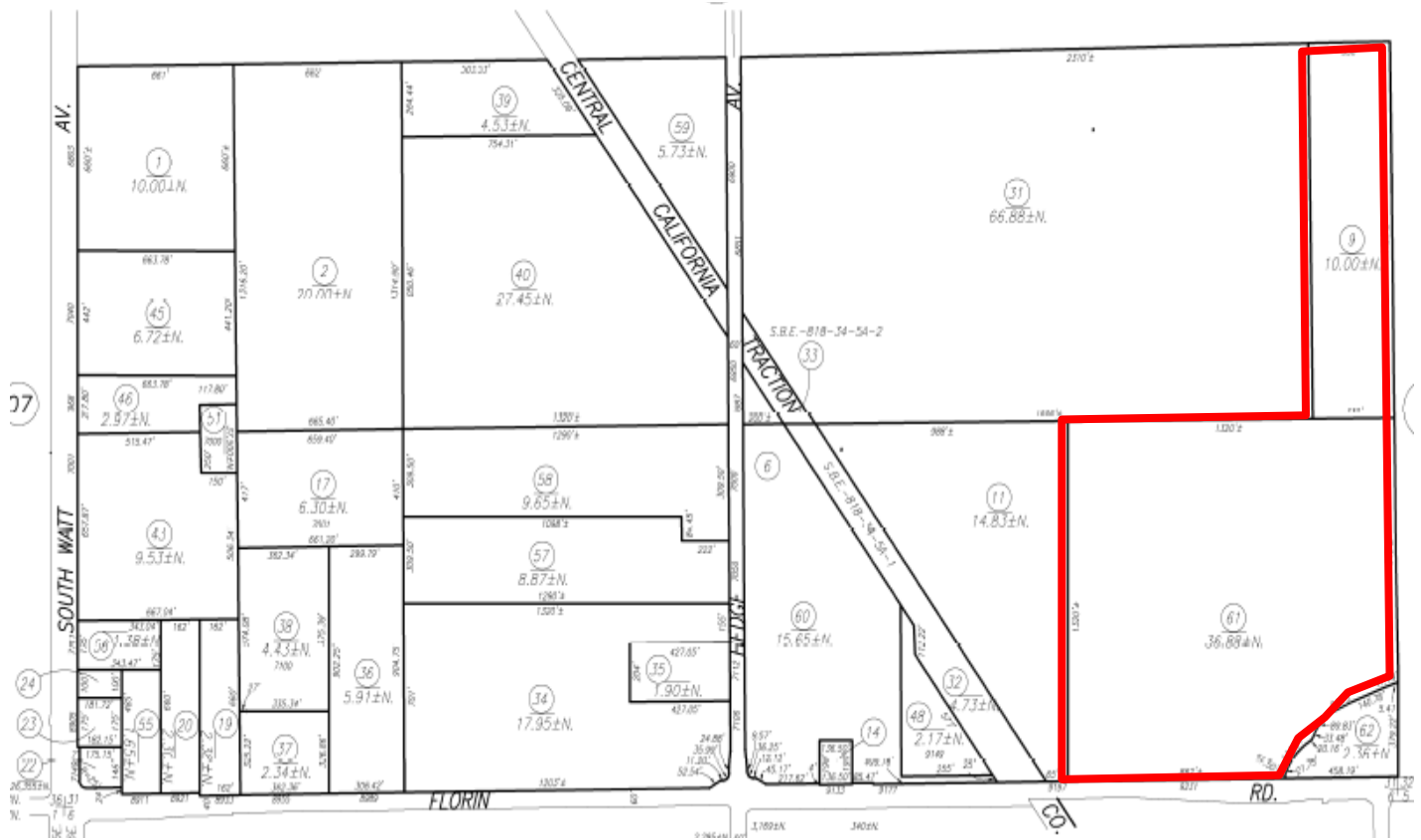


License # 00915268

46.88 acres Vacant Land T-Map at Close of Escrow Development Land



46.88 acres– Development Land

Seller Processing T-Map for approximately 250 SFR home sites

Can be sold prior to Map

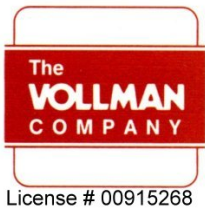


License # 00915268

THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
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For More Information:
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bgeorge@thevollmancompany.com



46.88 acres Vacant Land T-Map at Close of Escrow Development Land

SITE SUMMARY

SUBJECT: Florin - Vineyard Community Plan

LOCATION: North Side Florin Road between Hedge Rd & Bradshaw Rd

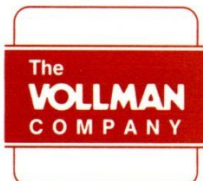
APN: 064-0080-009 & 010

LOT DESCRIPTION: Approximately 4,000 - 5,200 sf SFR Lots - Upon Map Approval

ZONING: RD 5-7

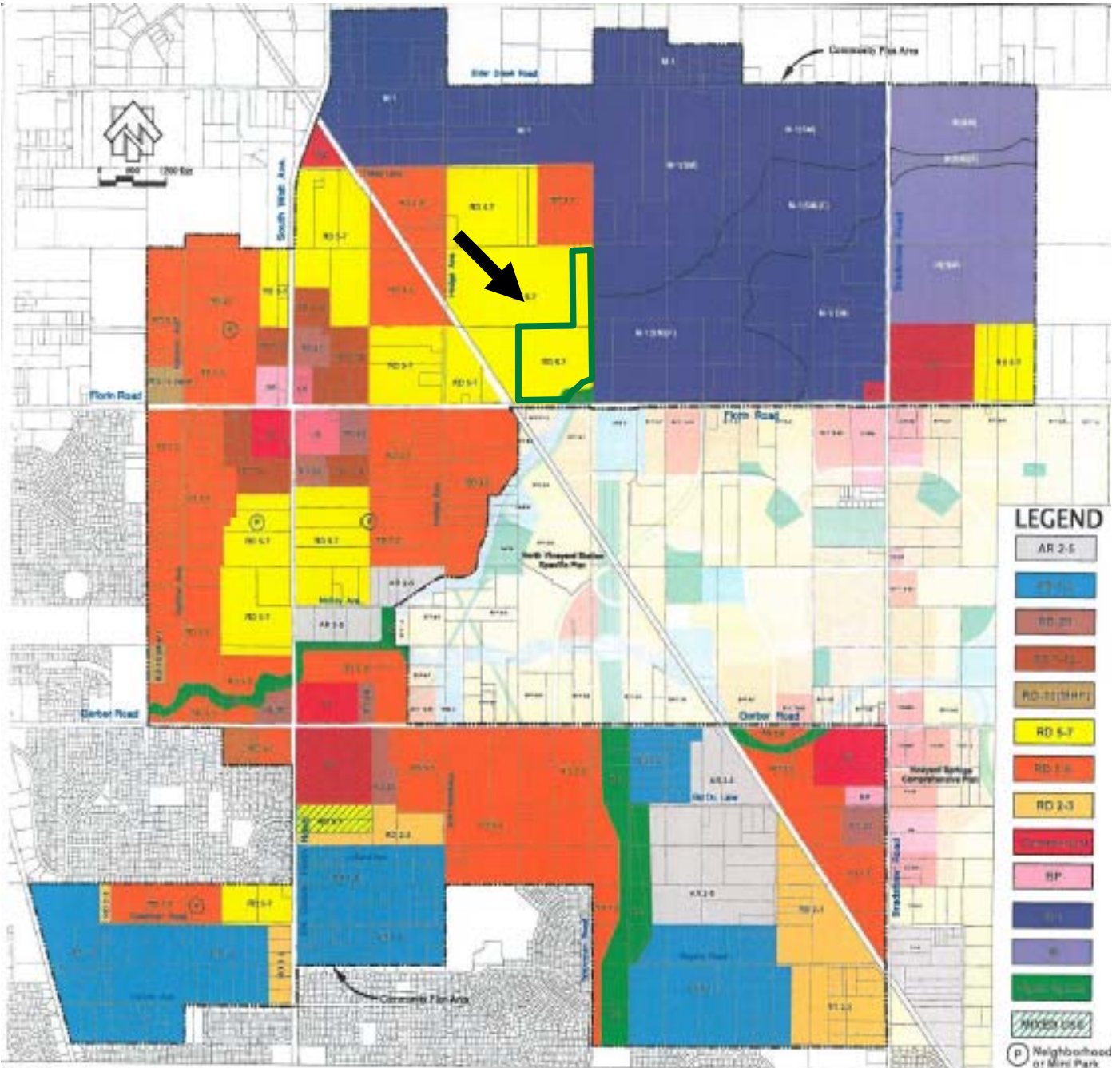
PRICE: \$8,460,000 - For Approved Tentative Map
Negotiable prior to Approval





License # 00915268

R 3-5 Allows up to 26 SFR Home Sites - FVCP Map



SCHOOLS
Based on the range of development capacities of the Florin-Vineyard Community Plan, up to five elementary school sites will be required to meet the future educational demands of the project area. An elementary school shall be located in each of the four sub-areas shown in Figure 7-3, School Plan Exhibit, of the Florin-Vineyard Community Plan text. An additional high school/middle school site shall be located within the plan area. Each site shall meet with school siting criteria and is subject to approval by the Elk Grove Unified School District.

**APPROVED
LAND USE PLAN**
FLORIN-VINEYARD COMMUNITY PLAN
County of Sacramento, California
Scale: 1"=600'
(See printed 36" x 30")

NOTE:
Adjacent land use plans shown may not be current. See appropriate land use documents for latest information.



Plan 2010-00001