

FOR SALE

40.13 +/- ACRES (All or Part)
WINTERS, CA

Location: Three parcels located at Grant Ave/Highway 128 just West of Hwy 505 in the City of Winters, California.

Price: Submit location & size of property desired to determine price.

Size's: 29.74 +/- Acres — APN: 038-070-039
5.94 +/- Acres — APN: 038-070-038
4.45 +/- Acres — APN: 038-070-037
(All or Part)

Zoning: Mixed Use. Please call Nelia Dyer, Community Development Director at the City of Winters for further information (530) 795-4910 ext. 114.

Contact: Chuck L. Krouse, Broker (707) 678-0500.

Chuck L. Krouse
Broker

125 North Lincoln, Suite J, Dixon, CA 95620
Phone: (707) 678-0500 Fax: (707) 678-0508
Email: chuckkrouse@sbcglobal.net

COMMERCIAL REAL ESTATE SERVICES

147
10
18

**POR. OF RANCHO RIO DEL LOS PUTOS
LOTS 11, 12, 13 WALDEMARS SUBD. T. 8N., R. 1W., M.D.B. & M.**

CAUTION - These Maps ARE NOT to be used for legal descriptions.

38 - 07

- Deeds Bk. 10, Pg. 172 - Waldemar Subd.
- M. & S. Bk. 4, Pg. 24 - Lots 11, 12 Waldemar Subd.
- M. & S. Bk. 7, Pg. 70 - J. A. Boyce
- P.M. Bk. 5, Pg. 78 - Womack, Lawry, Stark, # 3010
- M. & S. Bk. 12, Pg. 20 - Yolo Co. Housing Authority
- P.M. Bk. 8, Pg. 51 - Gene J. & Marion J. Caselli, # 3520
- M. & S. Bk. 12, Pg. 52 - Record of Survey
- P.M. Bk. 9, Pg. 84 - Parcel Map # 3649
- P.M. Bk. 11, Pg. 15 - 17 - R.M. Matz & Asso, Inc., # 4057
- M.B. 17/66 - 68 - Putah Creek Homlet # 1, # 4069
- M. & S. Bk. 2007, Pg. 138 - 147 - Record of Survey of Monumentation St. Highway 505

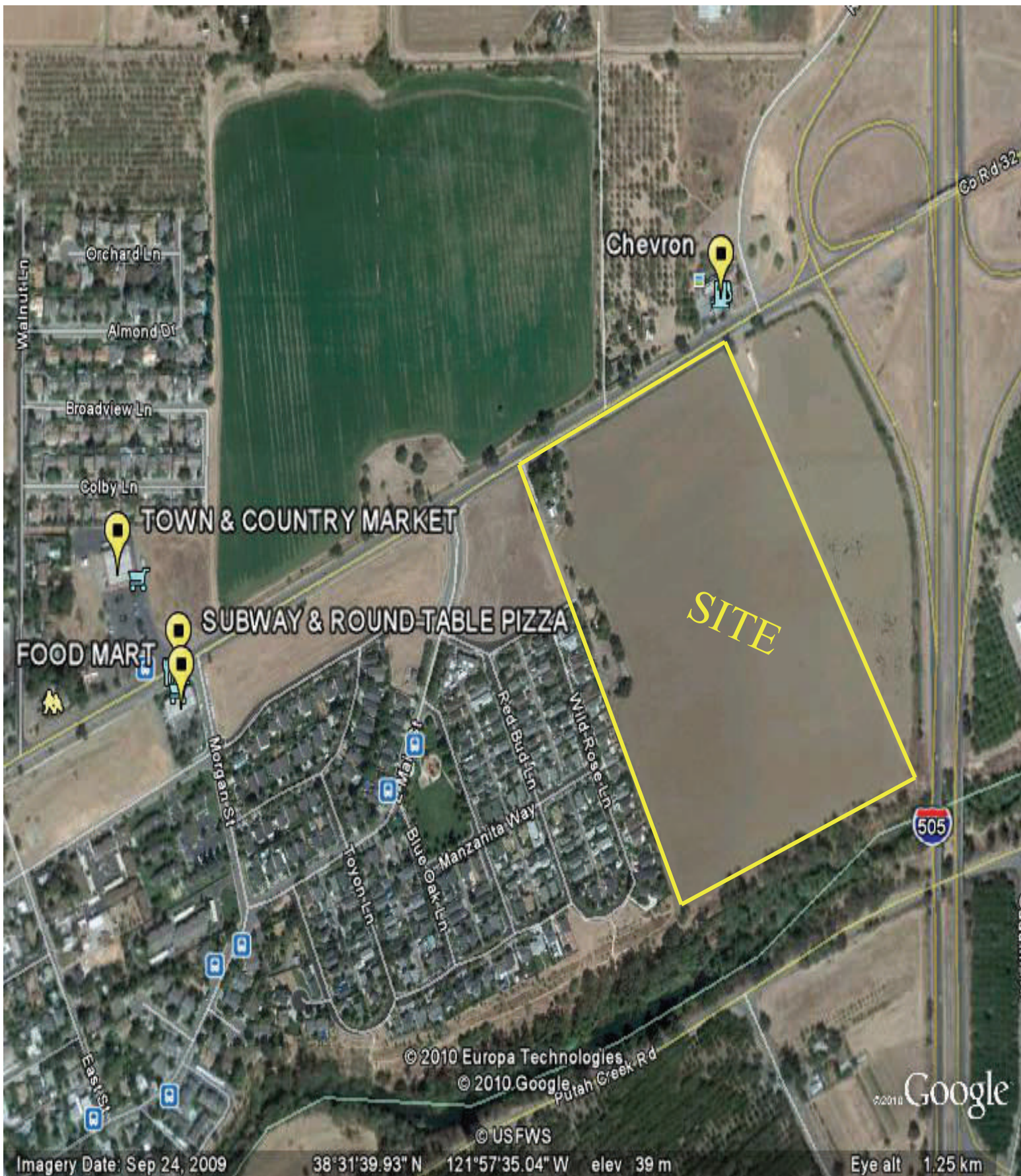


NO. PARCEL	ACRES	DATE	REVISIONS
1	1.25	1/15/78	
2	1.25	1/15/78	
3	1.25	1/15/78	
4	1.25	1/15/78	
5	1.25	1/15/78	
6	1.25	1/15/78	
7	1.25	1/15/78	
8	1.25	1/15/78	
9	1.25	1/15/78	
10	1.25	1/15/78	
11	1.25	1/15/78	
12	1.25	1/15/78	
13	1.25	1/15/78	
14	1.25	1/15/78	
15	1.25	1/15/78	
16	1.25	1/15/78	
17	1.25	1/15/78	
18	1.25	1/15/78	
19	1.25	1/15/78	
20	1.25	1/15/78	
21	1.25	1/15/78	
22	1.25	1/15/78	
23	1.25	1/15/78	
24	1.25	1/15/78	
25	1.25	1/15/78	
26	1.25	1/15/78	
27	1.25	1/15/78	
28	1.25	1/15/78	
29	1.25	1/15/78	
30	1.25	1/15/78	
31	1.25	1/15/78	
32	1.25	1/15/78	
33	1.25	1/15/78	
34	1.25	1/15/78	
35	1.25	1/15/78	
36	1.25	1/15/78	
37	1.25	1/15/78	
38	1.25	1/15/78	
39	1.25	1/15/78	
40	1.25	1/15/78	
41	1.25	1/15/78	
42	1.25	1/15/78	
43	1.25	1/15/78	
44	1.25	1/15/78	
45	1.25	1/15/78	
46	1.25	1/15/78	
47	1.25	1/15/78	
48	1.25	1/15/78	
49	1.25	1/15/78	
50	1.25	1/15/78	

CITY & VICINITY OF WINTERS
Assessor's Map Bk 38, Pg. 07
County of Yolo, Calif.

10/11

(formerly por. 31 - 07)
NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.



Imagery Date: Sep 24, 2009

38°31'39.93" N 121°57'35.04" W elev 39 m


Eye alt 1.25 km



**GATEWAY UTILITIES OPTION
CONCEPT PLAN AND COST OPINION**

PRELIMINARY

SCALE: 1" = 200' DATE: JANUARY 26, 2009



PONTELLO ENTERPRISES
 CONSULTING ENGINEERS
 1218 Fortia Avenue
 Woodland, CA 95776
 Phone: (925) 488-1883
 Fax: (925) 488-1881

Nicholas J. Ponticello, PE
 License No. 49584
 Expiration 9/30/2008