

4 PARCELS FOR SALE

401.28 +/- ACRES

WINTERS, CALIFORNIA

Location: *Parcels are contiguous, attached and North of City of Winters in Yolo County, California. Previous Owner proposed "Greyhawke Subdivision #4476" (in 2000) that provided for 986 +/- residential units (838 Market Rate units):*

Proposed Project:

<i>Rural Residential:</i>	<i>1.0 Acre</i>
<i>Low Density Residential:</i>	<i>49.2 Acres</i>
<i>Medium Density Residential:</i>	<i>151 Acres</i>
<i>Med/High Density Residential:</i>	<i>9.5 Acres</i>
<i>High Density Residential:</i>	<i><u>7.0 Acres</u></i>
<i>Residential Totals:</i>	<i>217.7 Acres</i>

<i>Commercial:</i>	<i>1.0 Acres</i>	<i>Retail Strip Center</i>
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<i>High School:</i>	<i>38.0 Acres</i>
<i>Recreation and Parks:</i>	<i>15.6 Acres</i>
<i>Public Open Space:</i>	<i>105.1 Acres</i>
<i>Circulation:</i>	<i><u>23.0 Acres</u></i>
<i>Total:</i>	<i>400 Acres</i>

<i>Total Units:</i>	<i><u>986</u></i>
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Price: *\$9,000,000 (\$22,428/acre)*

Size: *401.28 acres, APN: 030-210-004 (160 +/- acres), APN: 038-050-012 (79.99 +/- acres), APN: 038-050-067 (135.94 +/- acres), and APN:038-050-068 (25.35 +/- acres).*

Zoning: *030-210-004: Public/Quasi-Public, Low Density Residential, Open Space;
038-050-012: Open Space, Heavy Industrial;
038-050-067: Parks and Recreation, Medium/High Density Residential, Open Space, Neighborhood Commercial (This parcel is not within the Winters City Limits.);
038-050-068: Open Space, Medium/High Density Residential, Neighborhood Commercial.*

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

Chuck L. Krouse
Broker

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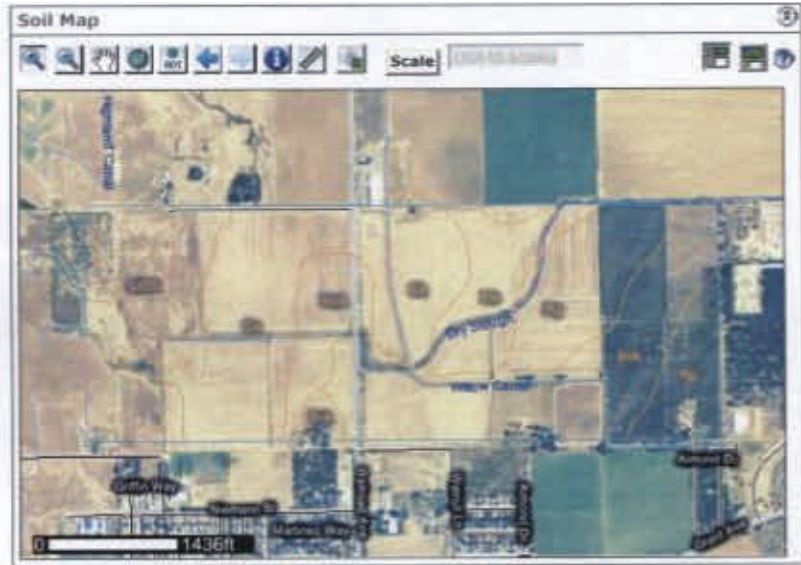
COMMERCIAL REAL ESTATE SERVICES

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Map Unit Legend

Yolo County, California (CA113)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaA	Arbuckle gravelly loam, 0 to 2 percent slopes	3.5	0.9%
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	56.3	13.9%
Ca	Capay silty clay	63.8	15.7%
CtD2	Corning gravelly loam, 2 to 15 percent slopes, eroded	68.3	16.8%
HcA	Hillgate loam, 0 to 2 percent slopes	25.2	6.2%
Ms	Myers clay	33.4	8.2%
Rg	Rincon silty clay loam	113.4	27.9%
Sh	San Ysidro loam	42.2	10.4%
Totals for Area of Interest		406.1	100.0%



PREVIOUS UNAPPROVED PLANS

Grayhawk Specific Plan

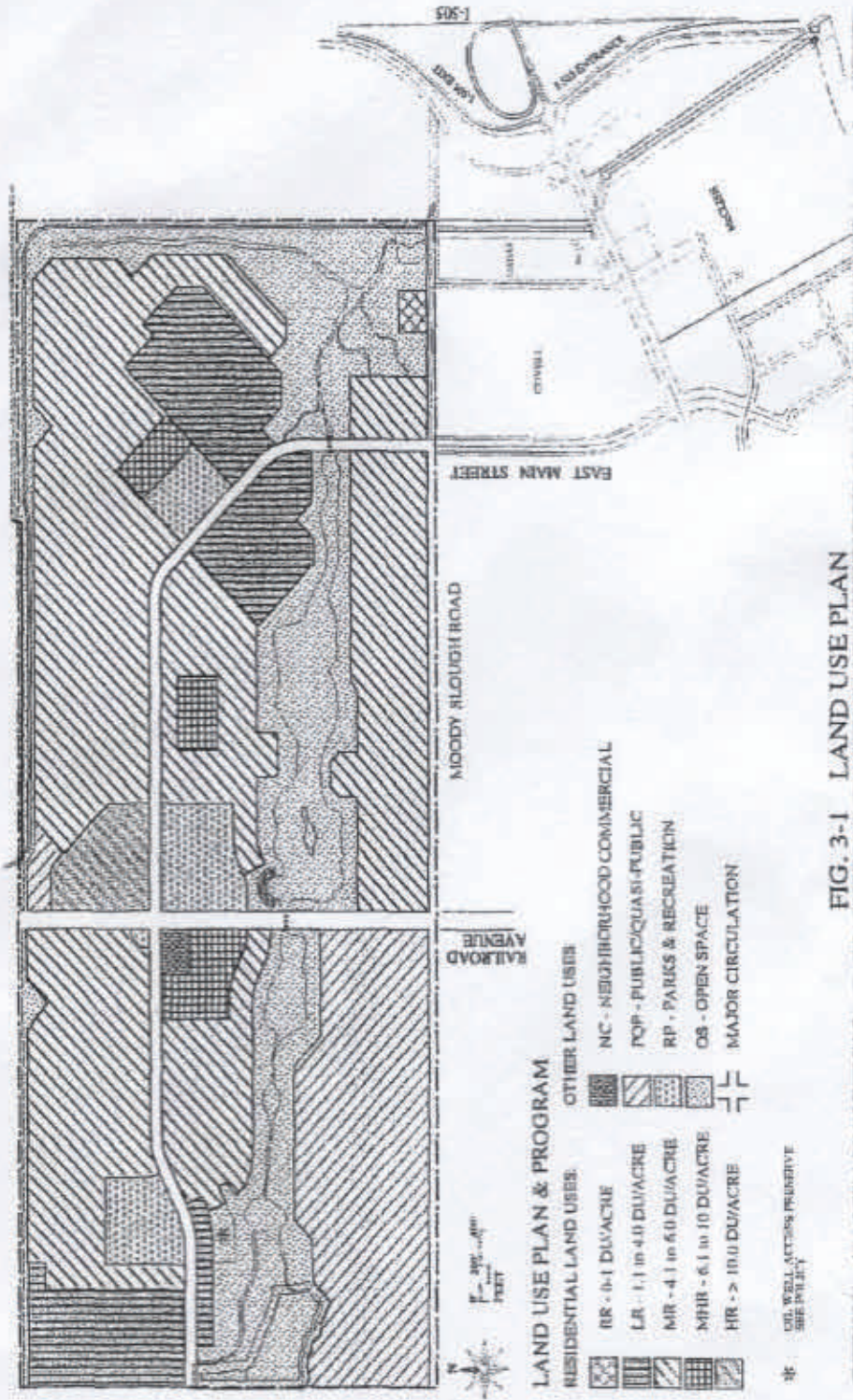


FIG. 3-1 LAND USE PLAN

R/1700

