

FOR SALE

7 PARCELS “Proposed”

WINTERS, CALIFORNIA

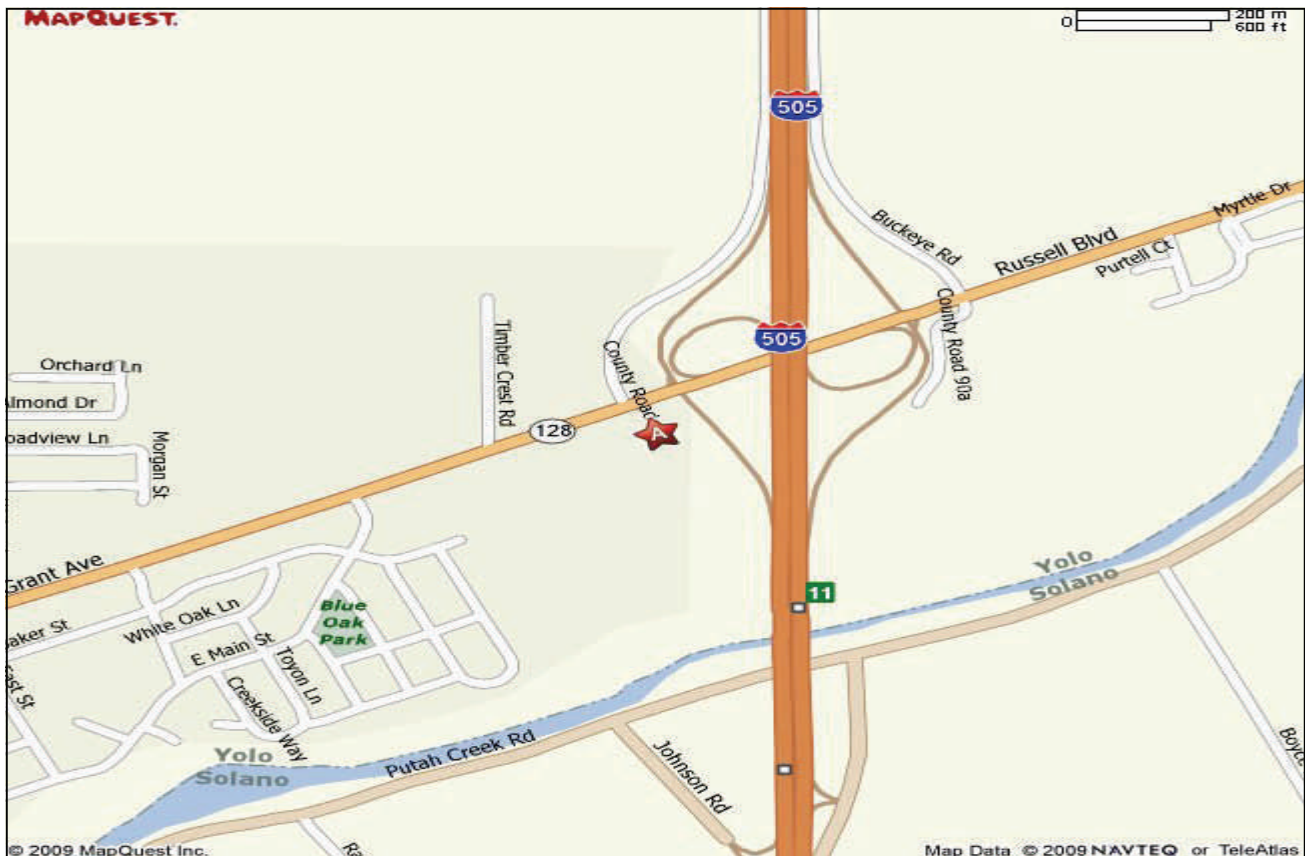
Location: Commercial land located at I-505 and Russell Blvd, in the quaint town of Winters, Yolo County, California.

Size: Seven (7) Parcels totaling 10.92 +/- Acres (All or Part). Property going through Parcel Map process to modify existing lot configuration.

Price: Submit to determine price.

APN's: 038-070-28, 038-070-29, 038-070-30, 038-070-31 and 038-070-32.

Zoning: Planned Commercial/Business Park (PC/BP) - under Gateway Master Plan.



Chuck L. Krouse
Broker

125 North Lincoln, Suite J, Dixon, CA 95620
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Email: chuckkrouse@sbcglobal.net

NOTES

PROPERTY ADDRESSING & SURVEYING
 10000 N. 10TH AVENUE, SUITE 100
 DENVER, CO 80231

PREPARED BY
 LAUGENOUR AND MEIKLE

LAUGENOUR AND MEIKLE CIVIL ENGINEERS
 600 DELBERT STREET
 WHEELAND, CO 80834
 (303) 455-1755

DATE
 12/23/08

ADDRESS'S PARCELS # 1, 2, 3, 4, 5, 6, 7
 CUM-UNIT-1028-1029
 URBAN LAND
 COMMERCIAL

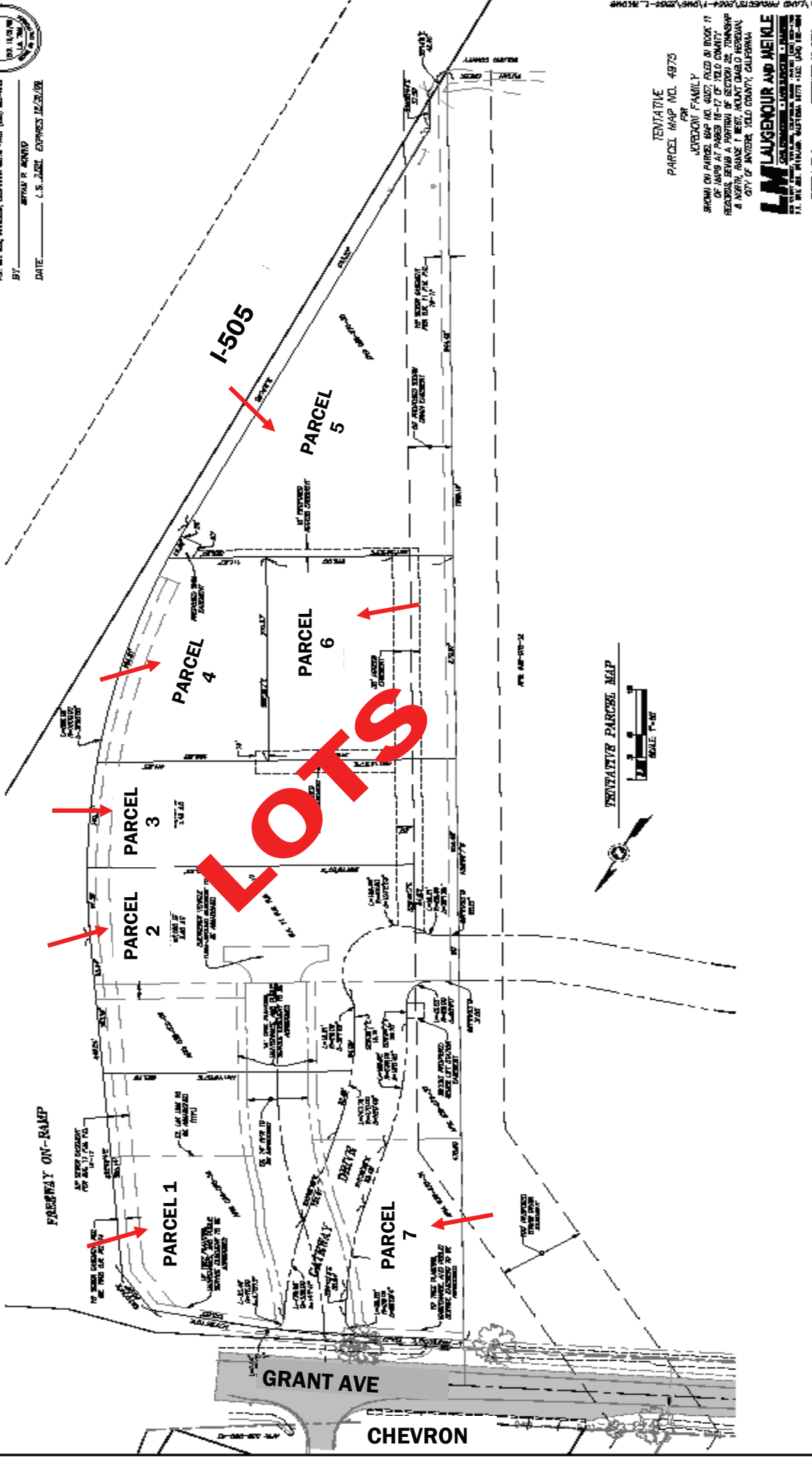
EXISTING ZONING: URBAN COMMERCIAL (U-C)
 PROPOSED ZONING: URBAN COMMERCIAL (U-C)
 WATER SERVICE: CITY OF DENVER
 SEWER SERVICE: CITY OF DENVER
 STORM DRAINAGE: GRANTWAY TO DENVER WATER
 ELECTRICAL SERVICE: PARA E
 GAS SERVICE: PARA E
 TELEPHONE SERVICE: N/A
 FLOOD ZONE INFORMATION: N/A
 DRIVE ADJAC: 7
 NUMBER OF PARCELS: 7
 GRADE OF REFINANCE: STATE BANK OF DENVER
 FEDERAL TAX ID: 84-11444

LOT #	SIZE
1	1.71 +/- AC
2	2.00 +/- AC
3	1.46 +/- AC
4	1.00 +/- AC
5	2.30 +/- AC
6	1.34 +/- AC
7	1.03 +/- AC

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BY: **WILLIAM P. HARRIS**
 DATE: **12/23/08**

U.S. SIZE EXPRESS 12/23/08



TENTATIVE
 PARCEL MAP NO. 4975

FOR THE
 JUDICIOUS FAMILY
 BEHOLDERS OF PARCELS 15-17 OF SECTION 22,
 TOWNSHIP 36N, RANGE 1E, MOUNT SANGRE DE CRISTO
 CITY OF DENVER, COLORADO

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