

## **FLORIN/VINEYARD COMMUNITY PLAN AND DEVELOPMENT OVERVIEW SUMMARY**

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The property being offered in this package is part of the Florin/Vineyard Community Plan (“FVSP”) which consists of approximately 3,760 acres. The property is located in the Southeast area of Sacramento County.

The “Dakuzaku” property is four contiguous parcels that total approximately 35 +/- acres located just south of Gerber Road and is bisected by Waterman Road in the planned Florin/Vineyard Specific Plan. The property is located immediately south of the North Vineyard Station Specific Plan with approximately 500 feet of frontage along Gerber Road. A portion of APN: 121-0040-003, 016, 019, 020. The property has submitted an application for a Tentative Map consisting of 99 lots (min. 60’ x 100’) and a 4.1 acre remainder parcel retained by the underlying Seller “Dakuzaku”. There is a proposed 6.2 acre park site and 3 +/- acres of open space and landscape corridors.

The property is approximately 15 miles southeast of the Central Business District for the City of Sacramento, the site offers its prospective residents excellent access to the Sacramento Valley Area employment centers, transportation nodes, retail centers, and recreational facilities. Close access to State Highway 99 to the West and Highway 50 to the North. Local retail facilities in the area are plentiful and additional retail centers within medium driving distances. Nearby recreational amenities include Lake Tahoe Recreation Area, Yosemite National Park and Kirkwood and Heavenly Skiing Area in the Sierra’s.