



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

PUBLISHED RESERVE: \$465,000

LAST ASKING: \$595,000

SIZE: 15.89± Acres

ZONING: I (Industrial)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This industrial development site was planned to be developed as the Pine Hill Business Park and is located within the unincorporated community of Cameron Park, near the Highway 50/Cameron Park interchange. The city of Sacramento is within a 30-minute drive west on Highway 50, and the city of Placerville is ten miles east of Cameron Park.

Commercial development located nearby includes Cameron Park Place, Goldorado Center and Food-4-Less, with some industrial/commercial buildings located on Robin Lane, near the site, and along Durock Road, south of the property.

The site is comprised of two parcels containing 15.89± acres. Approximately 2.97± acres of the site are considered wetlands and are undevelopable, yielding a net developable size of 12.91± acres. A tentative map for the proposed Pine Hill Business Park property was previously approved by El Dorado County in order to subdivide the property into seven developable parcels, with one parcel designated for open space. That tentative map has subsequently expired. The owner of the site prior to the current Seller spent an estimated \$1 million for engineering and permit fees, including a wetland mitigation plan completion in compliance with Army Corps of Engineers permit process. (See Supplemental Information Package for details.)

The property is zoned Industrial, which supports a wide range of industrial uses, including commercial uses. All utilities are available to the site.

LOCATION: Robin Lane – Cameron Park, CA. APN 109-230-09; 10

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012