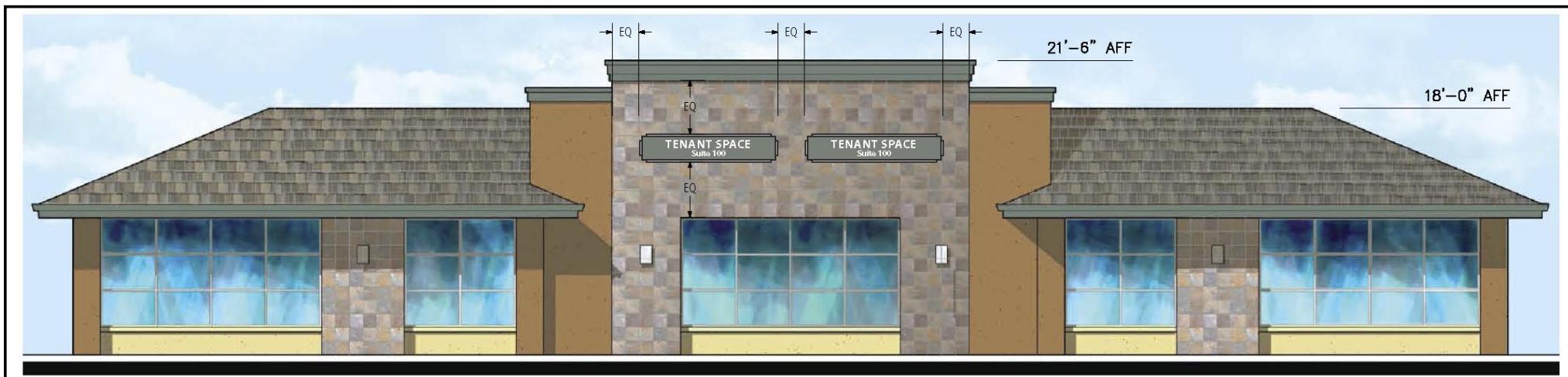


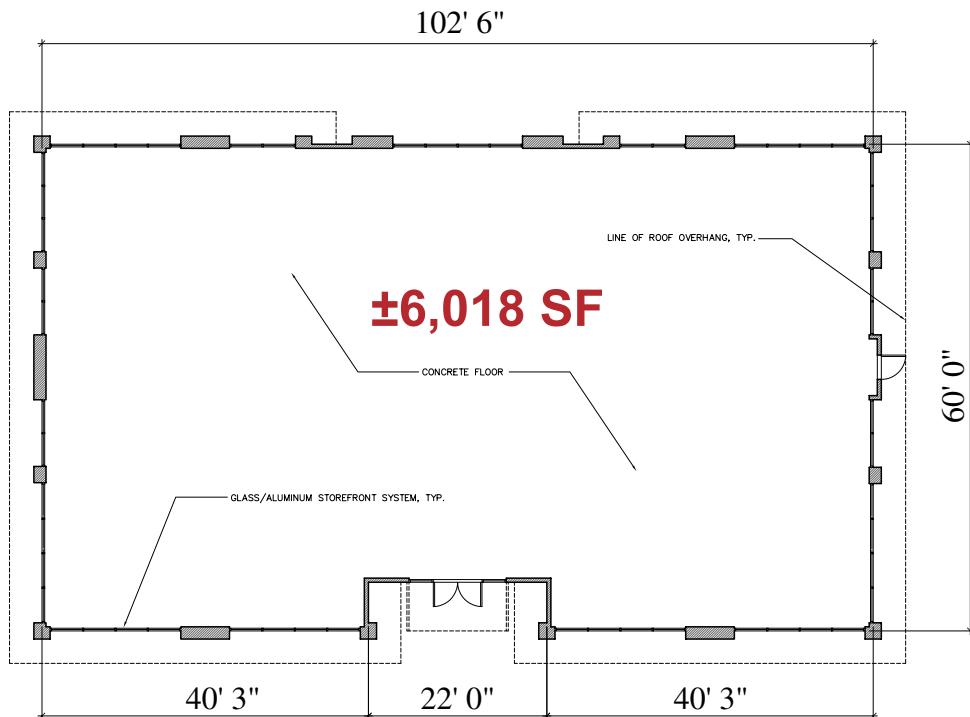
Village Professional Center - Rancho Cordova

(4) Medical, Dental & Professional Office Buildings For Sale
±5,000 SF to ±6,018 Sq. Ft. Shell Buildings



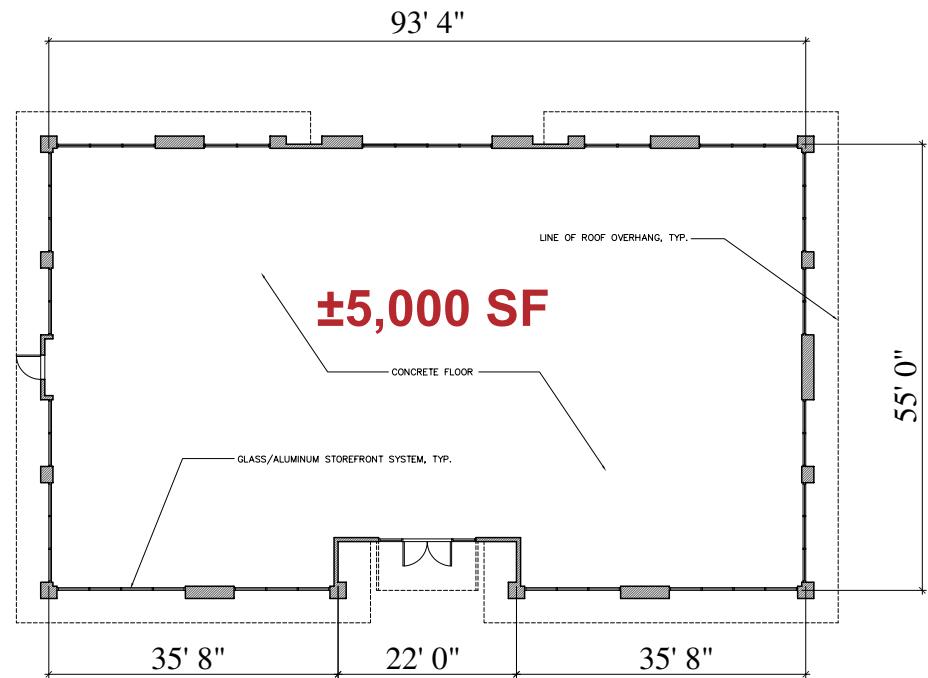
Property Features:

- \$250/SF to \$260/SF; Cold Shell
- Freestanding Buildings
- Four (4) separate parcels
- Two (2) \pm 5,000 SF buildings
- Two (2) \pm 6,018 SF buildings
- Prominent Signage Available
- Parking Ratio: \pm 4.5 spaces per 1,000 SF
- Occupancy scheduled for 1st Quarter 2010
- Finished lot sales considered

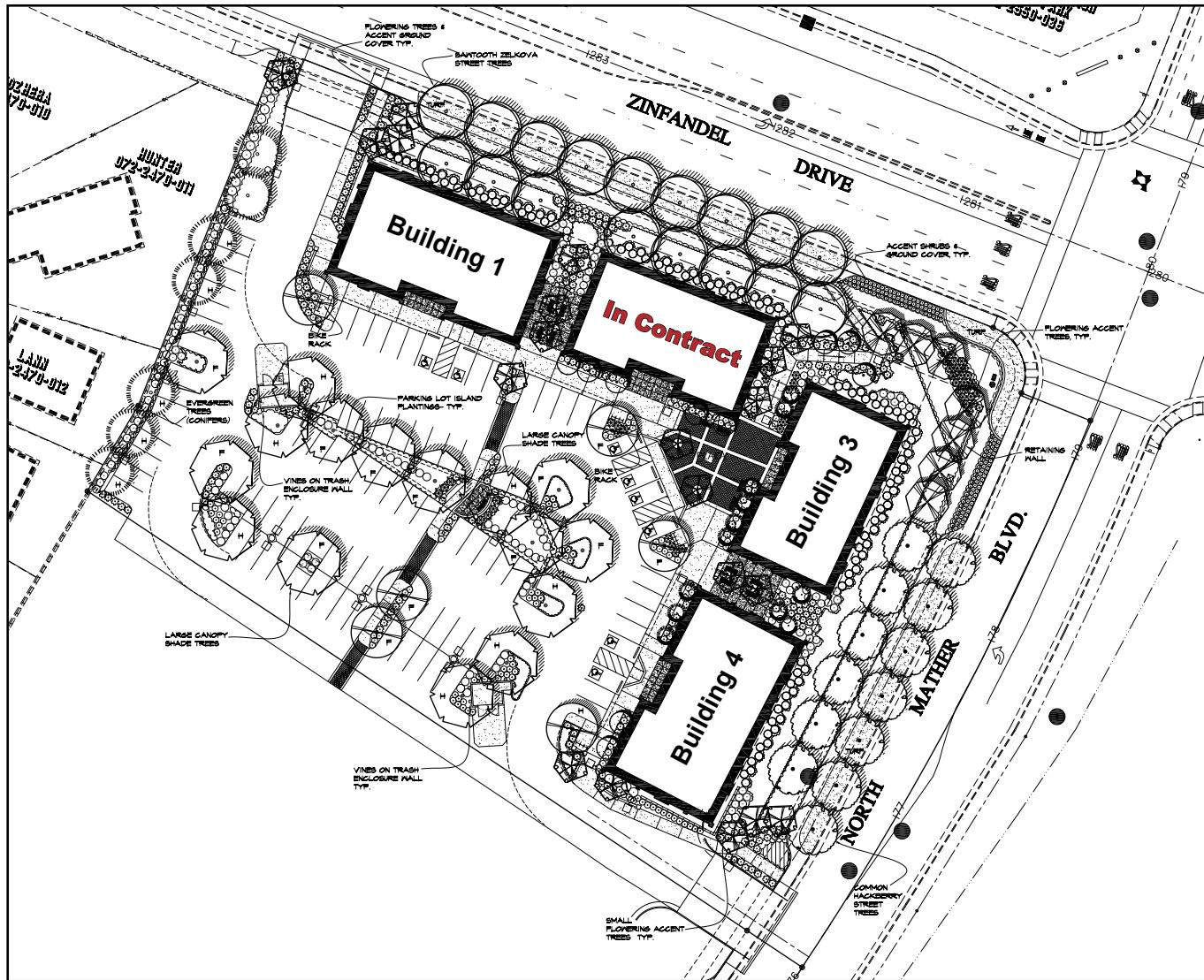


The Area:

- Notable Tenants: Veterans Hospital, Catholic Health Care West, Kaiser Medical, Sutter Medical, Vision service plan, Delta Dental, Capital Village Town Center & CVS Pharmacy
- Community: Growth rate projected at 4% from 2008 through 2012 to \pm 65,000 population. Rancho Cordova employment estimate at \pm 45,000 jobs. Road extensions of International Drive to Sunrise Blvd. (2009) and Zinfandel Drive to Douglas Road (2010) will provide better community transportation.



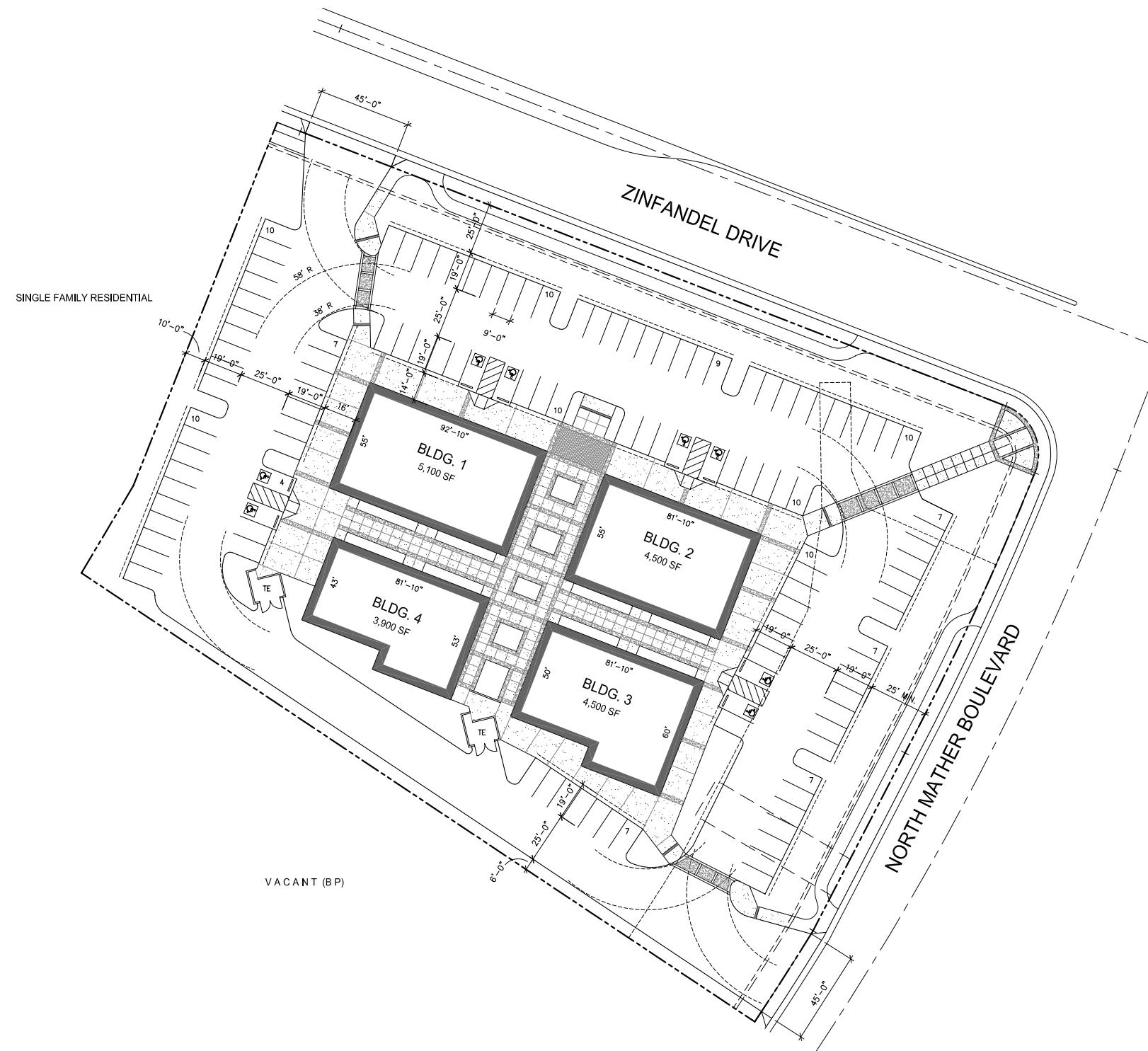
SITE MAP



PROJECT STATISTICS

BLDG. 1	5,100 SF
BLDG. 2	4,500
BLDG. 3	4,500
BLDG. 4	3,900
TOTAL BUILDING AREA	18,000 SF

PARKING REQUIRED:
MEDICAL OFFICE
@ 6.5 / 1,000 SF 117 STALLS
TOTAL PARKING PROPOSED 118 STALLS



Project:
**Zinfandel
Professional Center**
Zinfandel Drive & North Mather Blvd.
Rancho Cordova, California

SITE PLAN

4 Buildings

Job Number:	A08-098
Date:	7.23.08
Drawn By:	pvm
Revised:	

Sheet: **SP.01**



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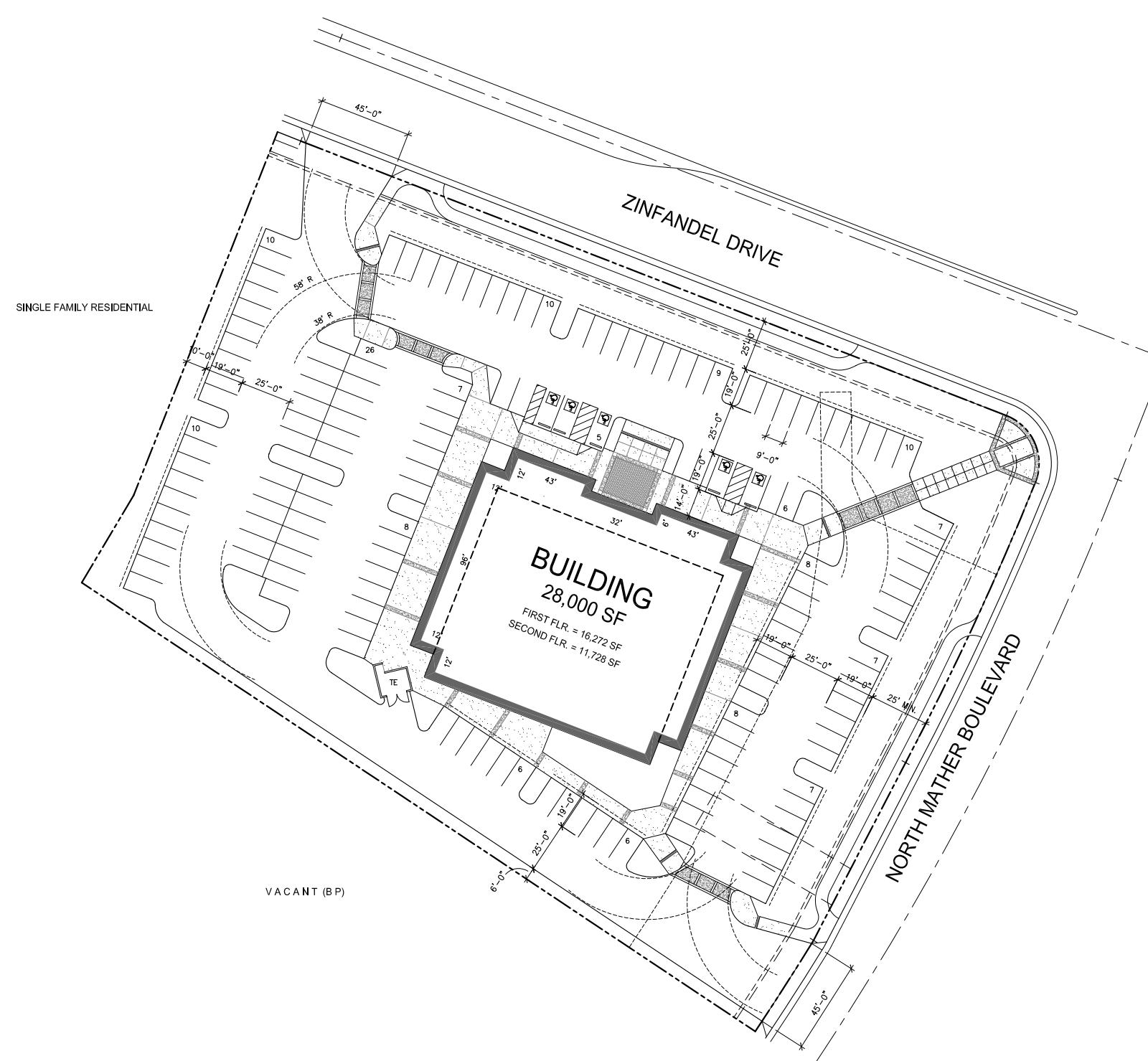
Zinfandel Professional Center

Zinfandel Drive & North Mather Blvd.
Rancho Cordova, California

0 10 30 60 120
Scale: 1" = 30'-0"
N

PROJECT STATISTICS

TOTAL BUILDING AREA	28,000 SF
PARKING REQUIRED:	
10,960 SF MEDICAL OFFICE @ 6.5 / 1,000 SF	71 STALLS
17,040 SF OFFICE @ 4.5 / 1,000 SF	77 STALLS
TOTAL PARKING REQUIRED	148 STALLS
TOTAL PARKING PROPOSED	150 STALLS



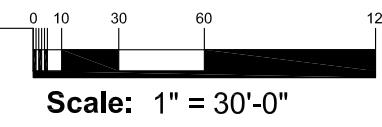
Project:
Zinfandel Professional Center
Zinfandel Drive & North Mather Blvd.
Rancho Cordova, California

SITE PLAN

2 Story Building

Job Number: A08-098
Date: 7.23.08
Drawn By: pvm
Revised:

Sheet: **SP.01**

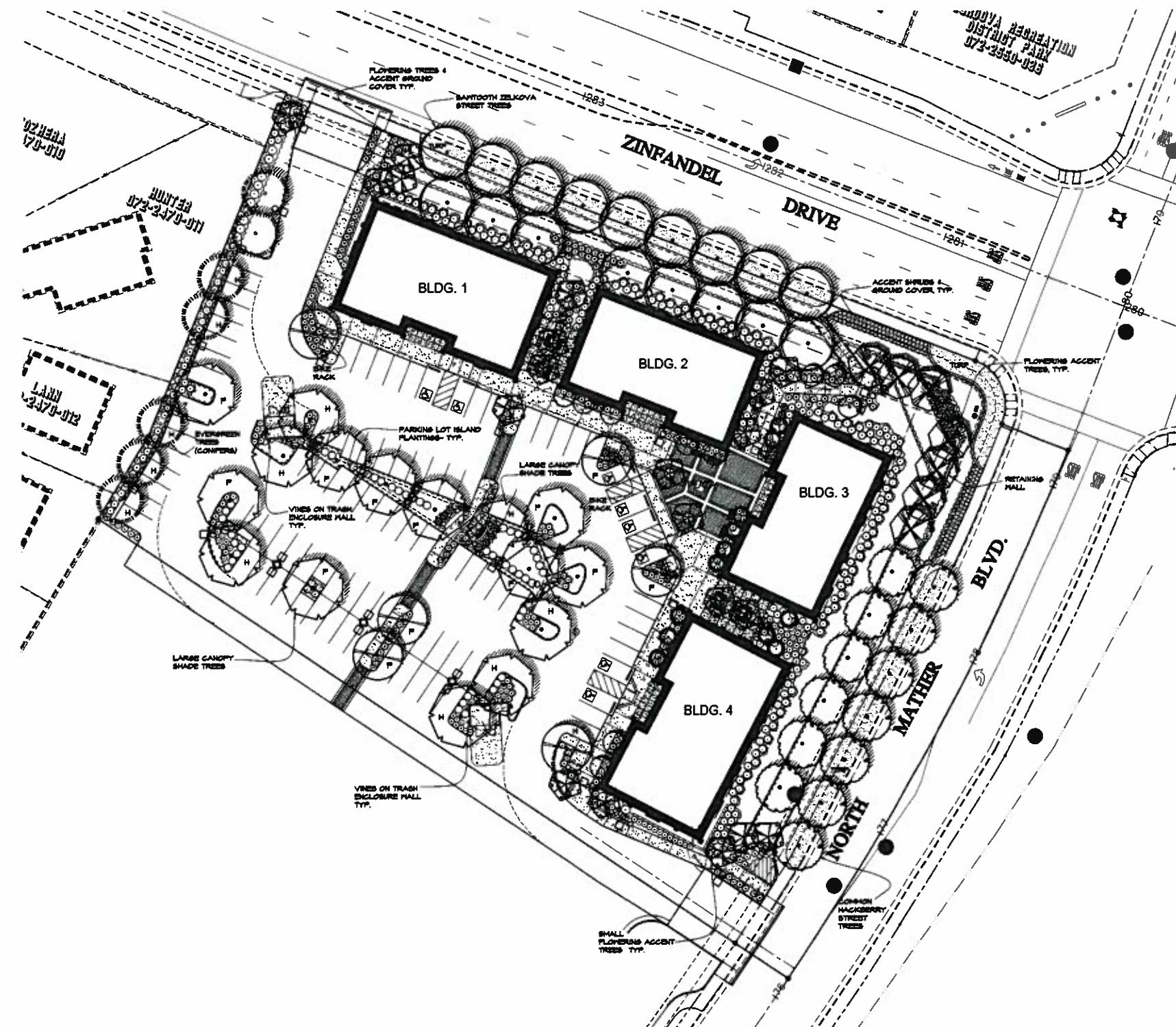


Zinfandel Professional Center

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Rancho Cordova, California

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Village Professional Center

■ Zinfandel Drive & North Mather Blvd.
Rancho Cordova, California

PRELIMINARY PLANT LIST

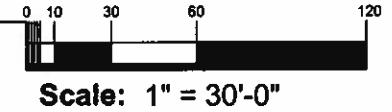
SYM	CONTAINER SIZE	BOTANICAL NAME / COMMON NAME
TREES		
PARKING LOT SHADE TREES		
15 GALLON		LIRIODENDRON TULIPIFERA - TULIP TREE
24" BOX		PINUS CANARIENSIS - CANARY ISLAND PINE
15 GALLON		PYRUS CALLERYANA 'BRADFORD' - FLOWERING PEAR
24" BOX		PRUNUS CERASIFERA 'THUNDERCLOUD' - THUNDER CLOUD PLUM
BROAD DOME STREET TREE - ZINFANDEL DRIVE		
15 GALLON		ZELKOVA SERRATA 'VILLAGE GREEN' - SANTOOTH ZELKOVA
BROAD DOME STREET TREE - NORTH MATHER ROAD		
15 GALLON		CELTIS OCCIDENTALIS - COMMON HACKBERRY
SUBORDINATE EVERGREEN TREES		
24" BOX		PINUS CANARIENSIS - CANARY ISLAND PINE
15 GALLON		PODOCARPUS M. MAKI - SHRUBBY YEN PINE
15 GALLON		PYRUS KAWAKAMII - EVERGREEN PEAR
FLOWERING ACCENT TREES		
24" BOX		ERIOBOTAIA DEPLEXA - BRONZE LOGUAT
15 GALLON		PYRUS CALLERYANA 'BRADFORD' - FLOWERING PEAR
24" BOX		PRUNUS CERASIFERA 'THUNDERCLOUD' - THUNDER CLOUD PLUM
SHRUBS, GROUND COVERS & VINES		
ENTRY ACCENT SHRUBS & GROUND COVERS		
1 GALLON		AGAPANTHUS 'PETER PAN' - DWARF LILY OF THE NILE
1 GALLON		TULBAGHIA VIOLACEA - SOCIETY GARLIC
1 GALLON		HELIOTROCHON SEMPERVIRENS - BLUE OAT GRASS
1 GALLON		HEMEROCALLIS SPECIES - DAY LILY
5 GALLON		DIETES VESICATA - FORTNIGHT LILY AS SHOWN
6'-8' HIGH HEDGE		
5 GALLON		CALISTEMON V. 'LITTLE JOHN' - DWARF BOTTLEBRUSH
PARKING LOT ISLAND PLANTINGS		
1 GALLON		HEMEROCALLIS SPECIES - DAY LILY
5 GALLON		PHORMIUM TENAX VARIETIES - PHORMIUM HYBRID
5 GALLON		DIETES VESICATA - FORTNIGHT LILY AS SHOWN
5' HIGH HEDGE		
5 GALLON		VIBURNUM TINUS 'DWARF' - DWARF VIBURNUM
TRASH ENCLOSURE VINES		
5 GALLON		CLYTOSTOMA CALLISTESIOIDES - VIOLET TRUMPET VINE
STREET FRONTAGE / BUILDING FOUNDATION PLANTINGS		
1 GALLON		ROSA SP. 'WHITE MEIDLILAND' - PANDA WHITE ROSE 64" O.C.
1 GALLON		MYOPORUM PARVIPOLIUM - MYOPORUM 50" O.C.
3 GALLON		LAVANDULA ANGUSTIOLIA - LAVENDER
5 GALLON		NANDINA DOMESTICA 'FIRE POWER' - HEAVENLY BAMBOO
5 GALLON		DIETES VESICATA - FORTNIGHT LILY AS SHOWN
LOW GROUND COVERS		
1 GALLON		ARCTOSTAPHYLOS 'EMERALD CARPET' - EMERALD CARPET MANZANITA 24" O.C.
1 GALLON		MYOPORUM PARVIPOLIUM - MYOPORUM 50" O.C.
1 GALLON		COPROSMA FUMILA 'VISTA VERDE' - COPROSMA 24" O.C.
HYDROSEEDED TURF		
- 15% 'SHORT STOP' DWARF FESCUE - 5% 'BRONCO' DWARF KENTUCKY BLUE GRASS		

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
2. LANDSCAPE SHALL BE DESIGNED & INSTALLED PER CITY OF RANCHO CORDOVA REQUIREMENTS.

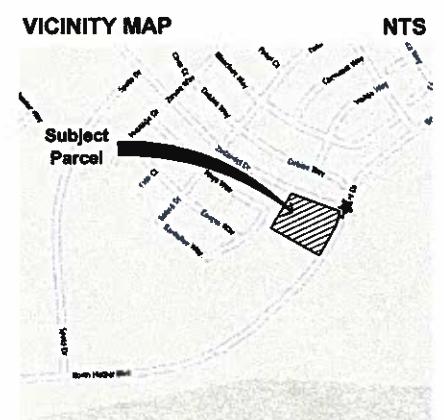
PARKING SHADE CALCULATIONS

PARKING AREA PAVING:	31,907 SF
PARKING AREA SHADE REQUIRED:	15,454 (50%)
PARKING AREA SHADE PROVIDED:	15,848 SF (50%)
(6) FULL TULIPS AT 162 SF EA	= 976 SF
(6) HALF TULIPS AT 401 SF EA	= 2,406 SF
(4) FULL PEAR AT 301 SF EA	= 1,204 SF
(1) HALF PEAR AT 354 SF EA	= 354 SF
(5) HALF PINES AT 354 SF EA	= 1,770 SF
(1) FULL LOGUAT AT 314 SF EA	= 314 SF
TOTAL TREE SHADE	= 15,848 SF



PERRY + DESIGN
Carol Perry Brown 2280 Strap Mine Trail
Landscape Architect Cool, CA 95814
530 623-2621 Fax 530 623 2868

APPROVED
FEB 09 2009
RANCHO CORDOVA
PLANNING



Project:
Village Professional Center
Zinfandel Drive & North Mather Blvd.
Rancho Cordova, California

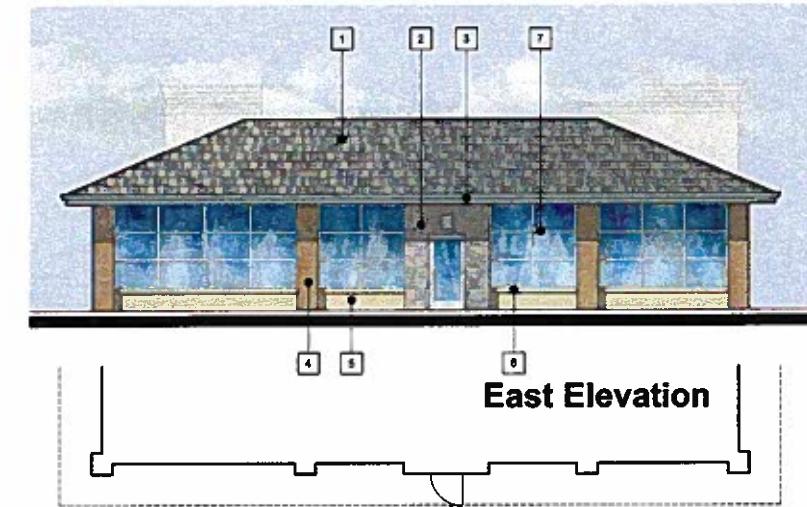
LANDSCAPE PLAN PRELIMINARY

Job Number:	A08-098
Date:	01.08.09
Drawn By:	cpb
Revised:	01.07.09

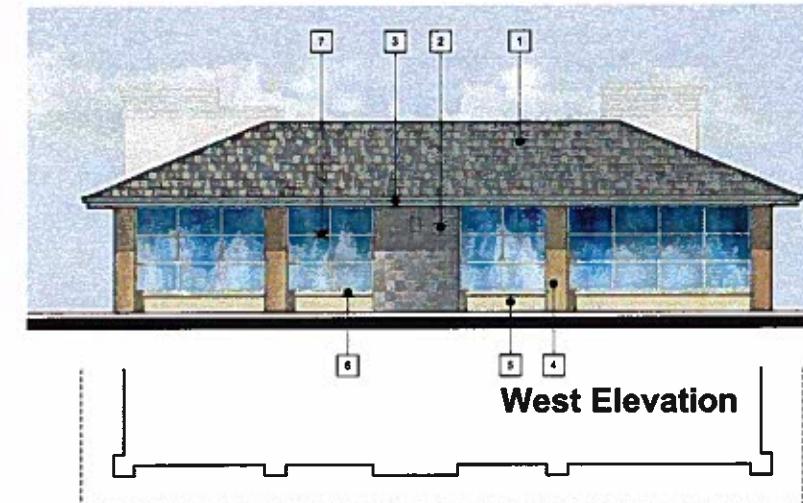
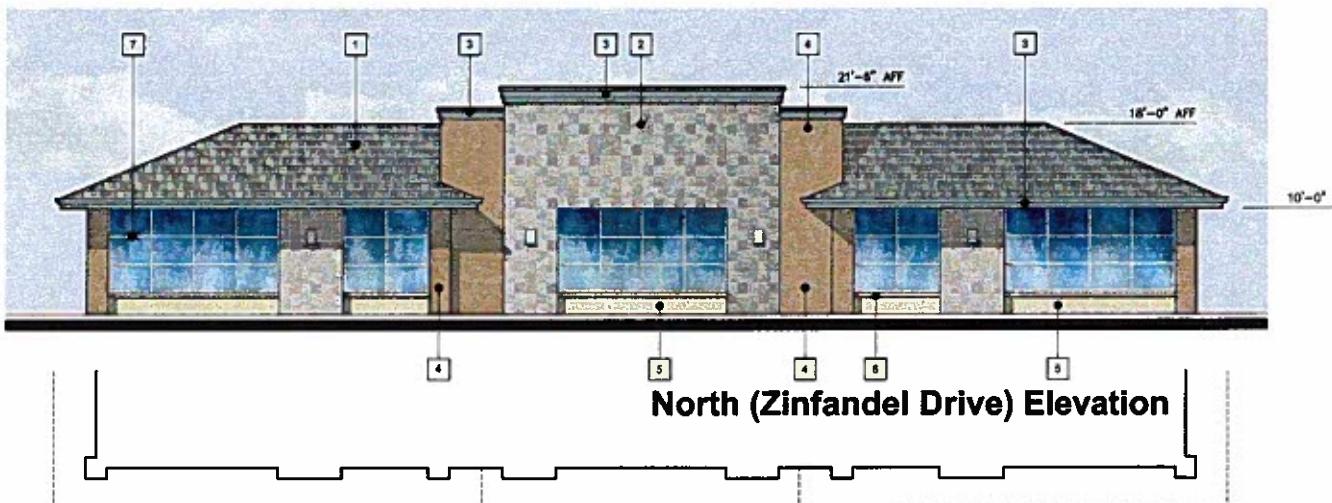
Sheet: **L-1**



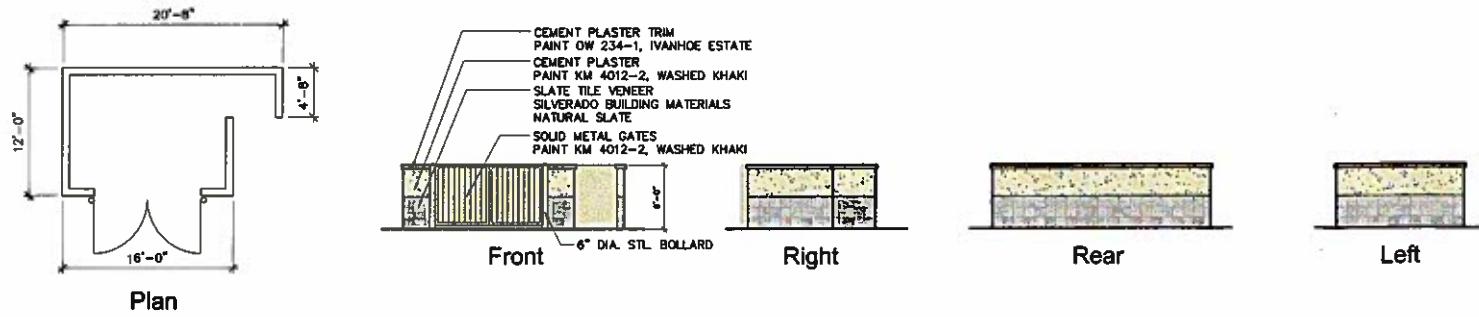
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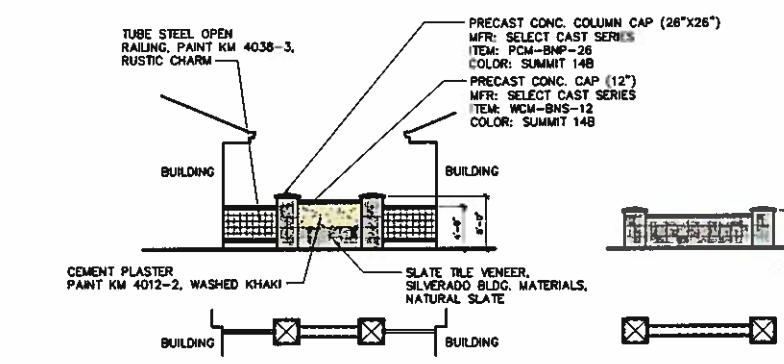
COLOR / MATERIALS SCHEDULE		
ITEM	MANUFACTURER/ SUPPLIER	DESCRIPTION
1 TILE ROOFING	EAGLE ROOFING	SCB8628 BRIDGEPORT
2 SLATE VENEER	SILVERADO BLDG. MATERIALS	NATURAL SLATE
3 CORNICE, FACIA, MTL. CANOPY	KELLY-MOORE PAINTS	KM 3854-3 GIDGET'S SECRET
4 CEMENT PLASTER	KELLY-MOORE PAINTS	KM 4038-3 RUSTIC CHARM
5 CEMENT PLASTER	KELLY-MOORE PAINTS	KM 4012-2 WASHED KHAKI
6 WINDOW SILL	KELLY-MOORE PAINTS	OW 234-1 IVANHOE ESTATE
7 STOREFRONT	KELLY-MOORE PAINTS	CLEAR ANODIZED ALUMINUM



BUILDING 1 ELEVATIONS



TYPICAL TRASH ENCLOSURE DETAILS



TYPICAL SCREEN WALL & LOW WALL DETAILS

0 5 10 20 30
Scale: 1/8" = 1'-0"

APPROVED
FEB 09 2009
RANCHO CORDOVA
PLANNING

Project:
Village Professional Center
Zinfandel Drive & North Mather Blvd.
Rancho Cordova, California

Developer:
Dr. Yan Kalika
Dr. Jeffrey Saladin
c/o Don Del Grande
2250 Douglas Blvd, Suite 200
Roseville, CA 95661
(P) 916.677.8117

Elevations Preliminary

Job Number: A08-098
Date: 9.02.08
Drawn By: PVM
Revised: Jlk 01.07.09

Sheet: **ELVC.01**



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Bldg. 1 Southwest View

Village Professional Center

■ Zinfandel Drive & North Mather Blvd.
Rancho Cordova, California

Project:
Village Professional Center
Zinfandel Drive & North Mather Blvd.
Rancho Cordova, California

Vignette
View 1

Job Number: A08-098
Date: 8.27.08
Drawn By: pvm
Revised:

Sheet: **V.01**



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NEARBY LOCATIONS:

1. Veteran's Hospital
2. Kaiser Medical
3. Mercy Medical
4. Vision Service Plan
5. Delta Dental
6. UC Davis Medical
7. Sutter Medical
8. Capital Village Town Center
9. Capital Village Residential
10. CVS Pharmacy (under Construction)
11. Proposed Shopping Center (Elliot)
12. Safeway Center (Proposed)
13. Sunridge Center Raley's (Proposed)
14. Zinfandel Dr. extension to Douglas (2009)
15. International Dr. extension to Sunrise (2010)

