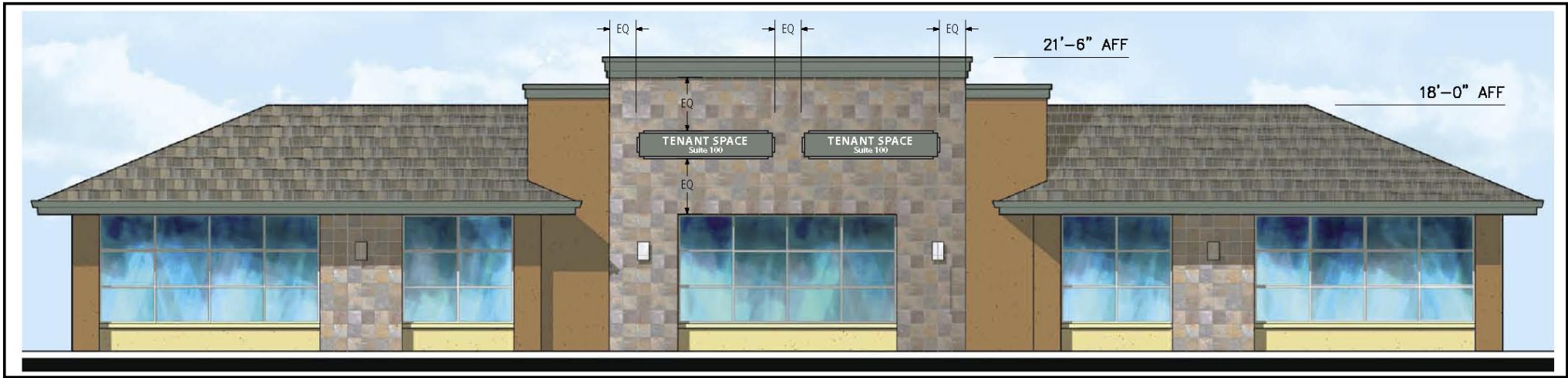


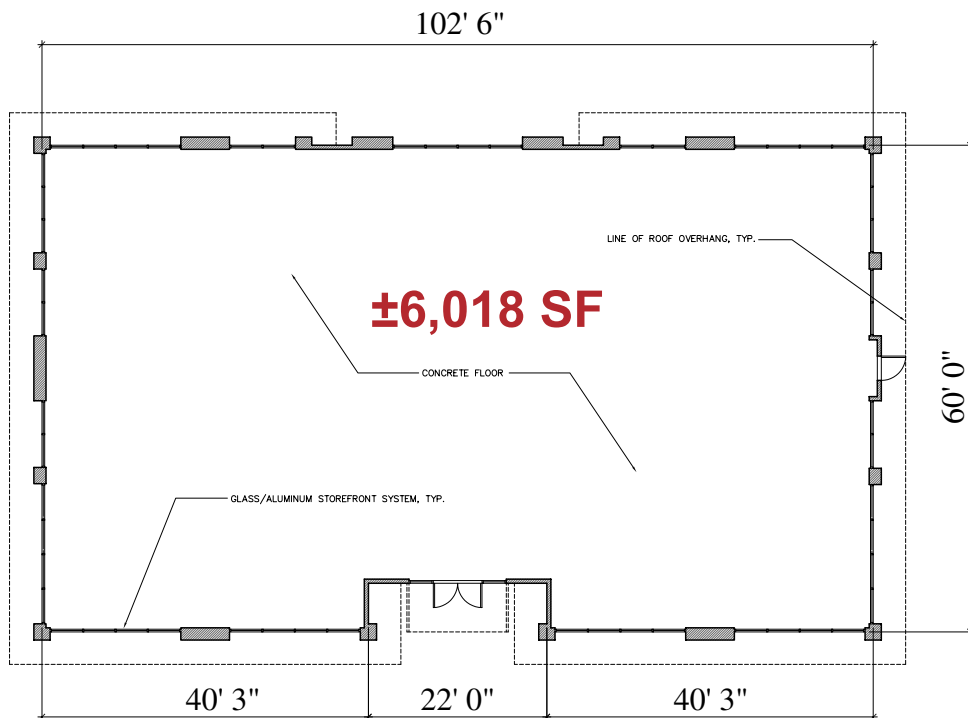
Village Professional Center - Rancho Cordova

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



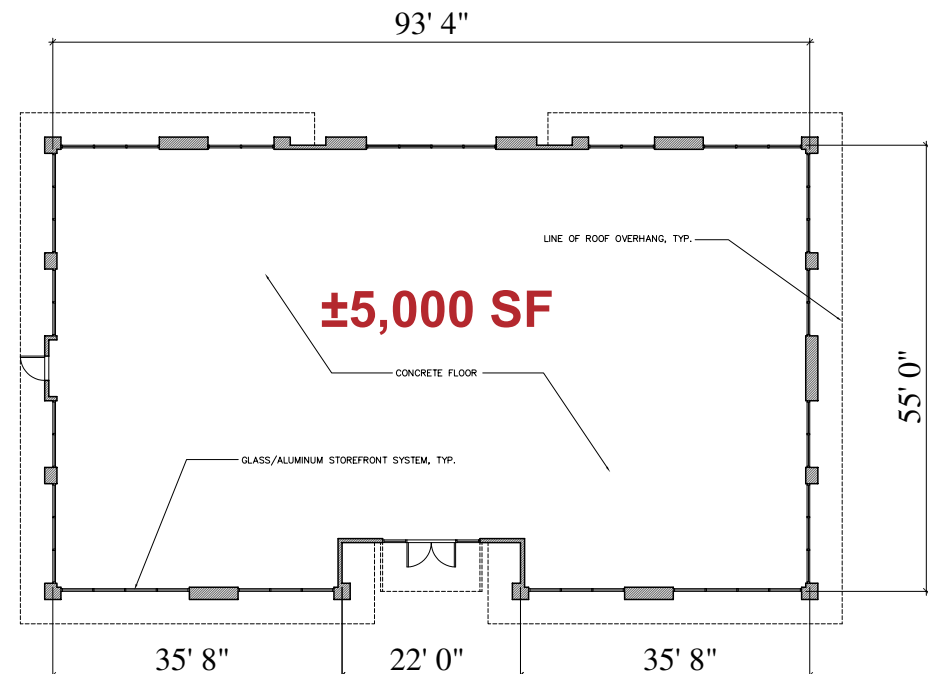
Property Features:

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

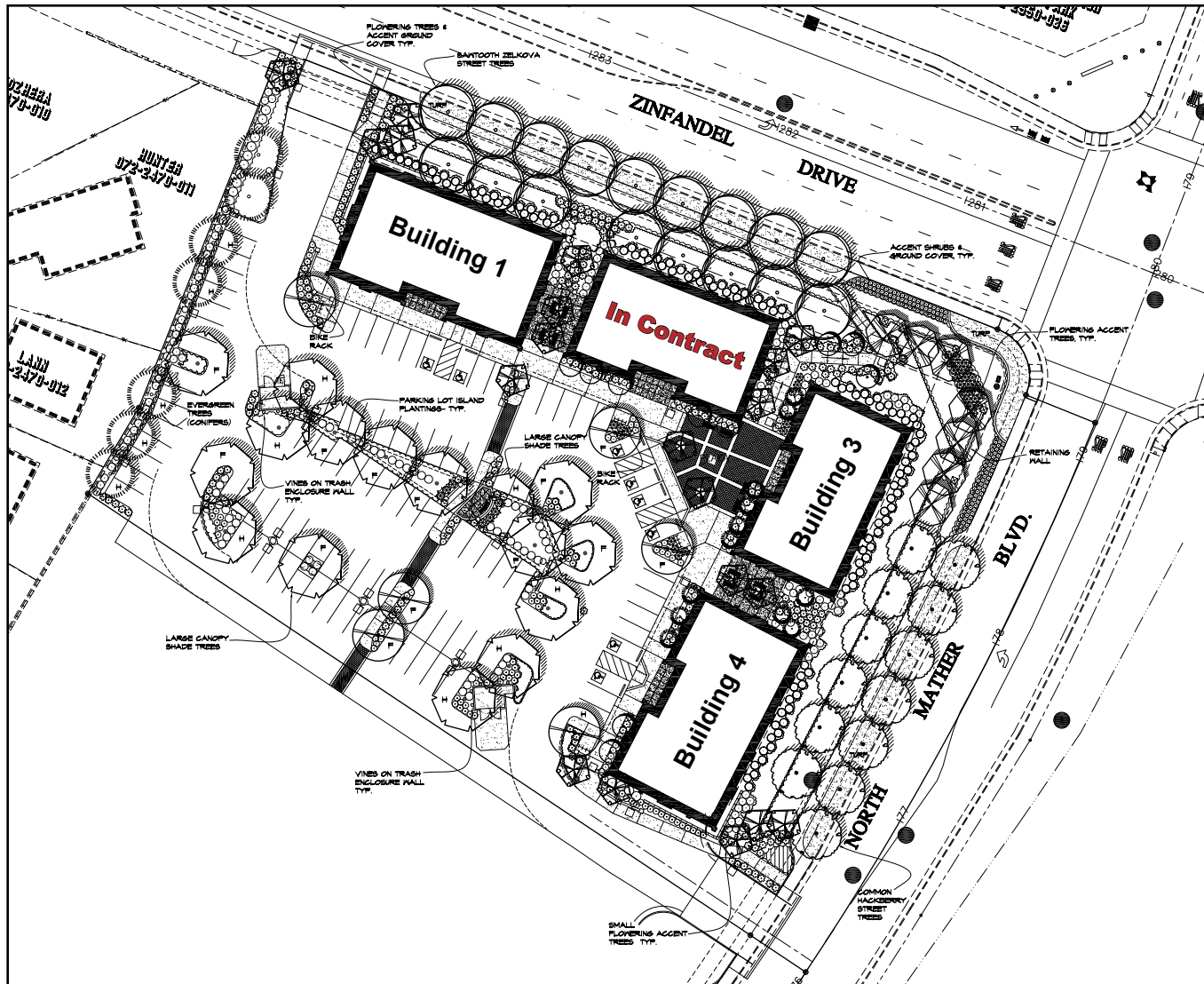


The Area:

- **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 ±65,000 population. Rancho Cordova employment estimate at ±45,000 jobs. Road extensions of International Drive to Sunrise Blvd. (2009) and Zinfandel Drive to Douglas Road (2010) will provide better community transportation.

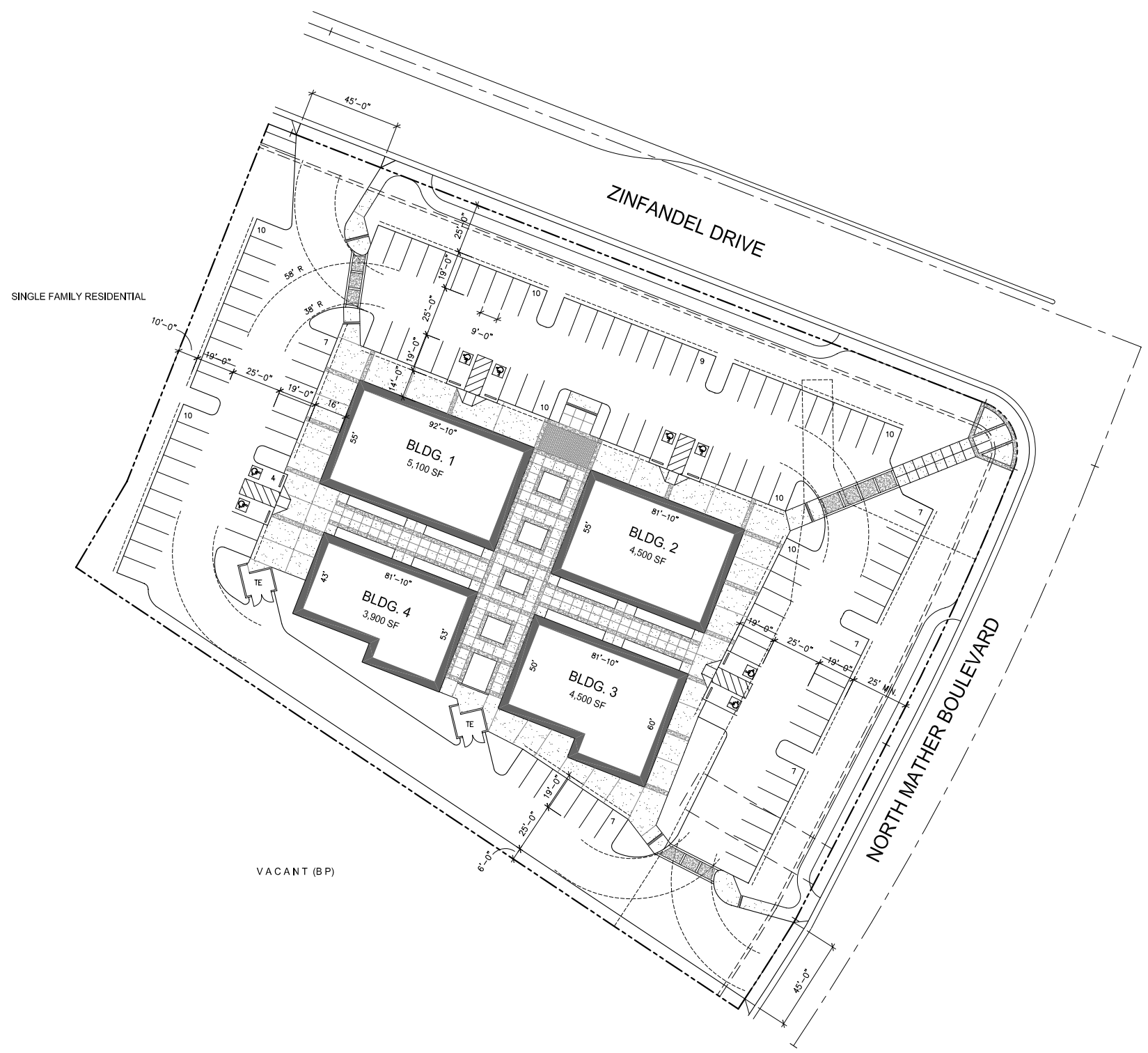
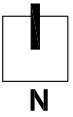
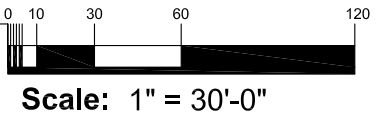


SITE MAP



Zinfandel Professional Center

Zinfandel Drive & North Mather Blvd.
Rancho Cordova, California



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

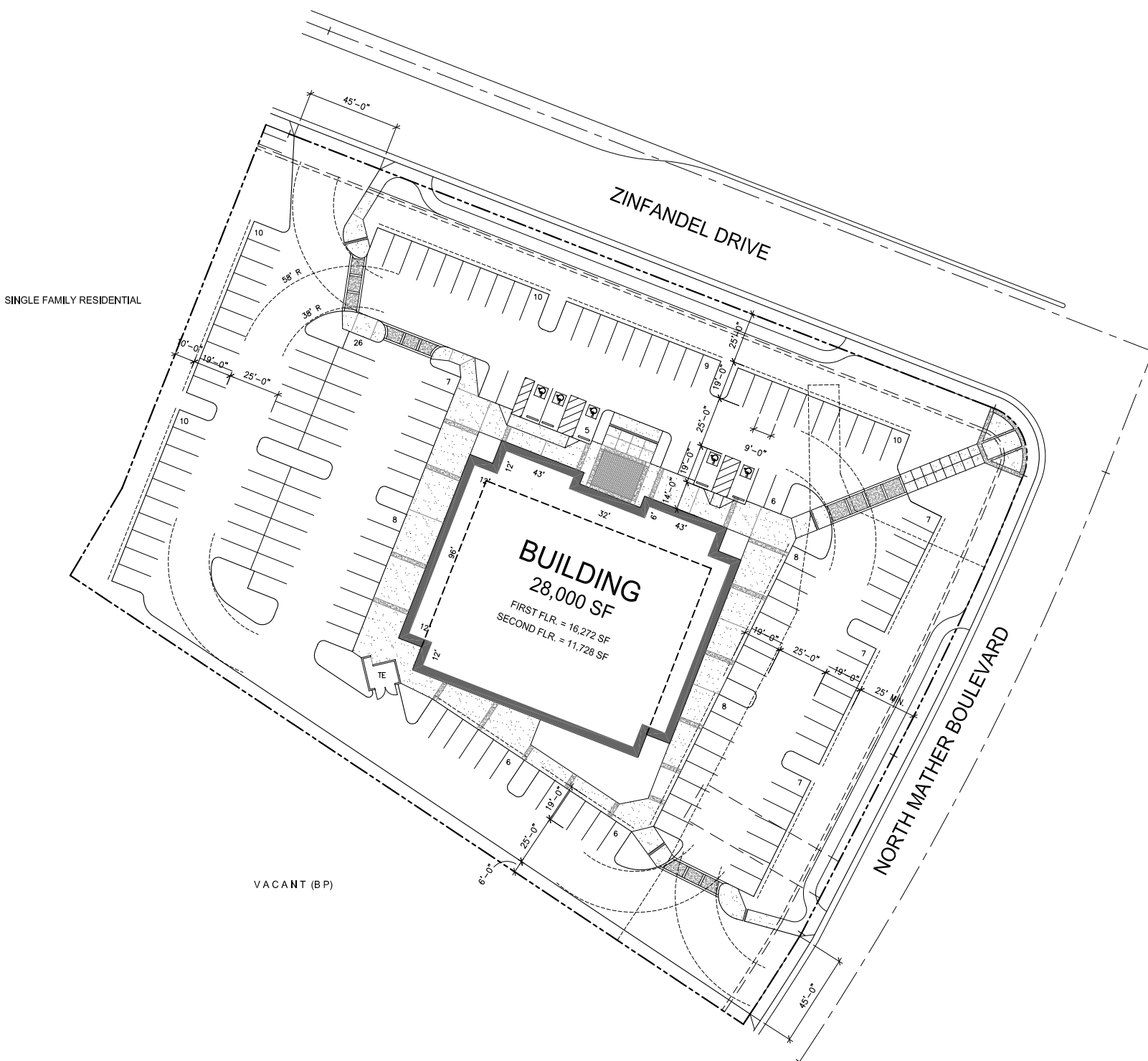
Job Number:	A08-098
Date:	7.23.08
Drawn By:	pvm
Revised:	

Sheet: **SP.01**



RAUSCHENBACH MARVELLI BECKER
architects + engineers

2277 Watt Avenue • Second Floor • Sacramento • CA • 95825
P. 916.488.8500 • F. 916.488.8566 • rmbarchitects.com



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:	

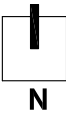
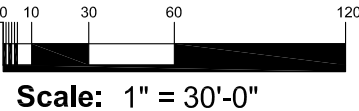
Sheet: **SP.01**

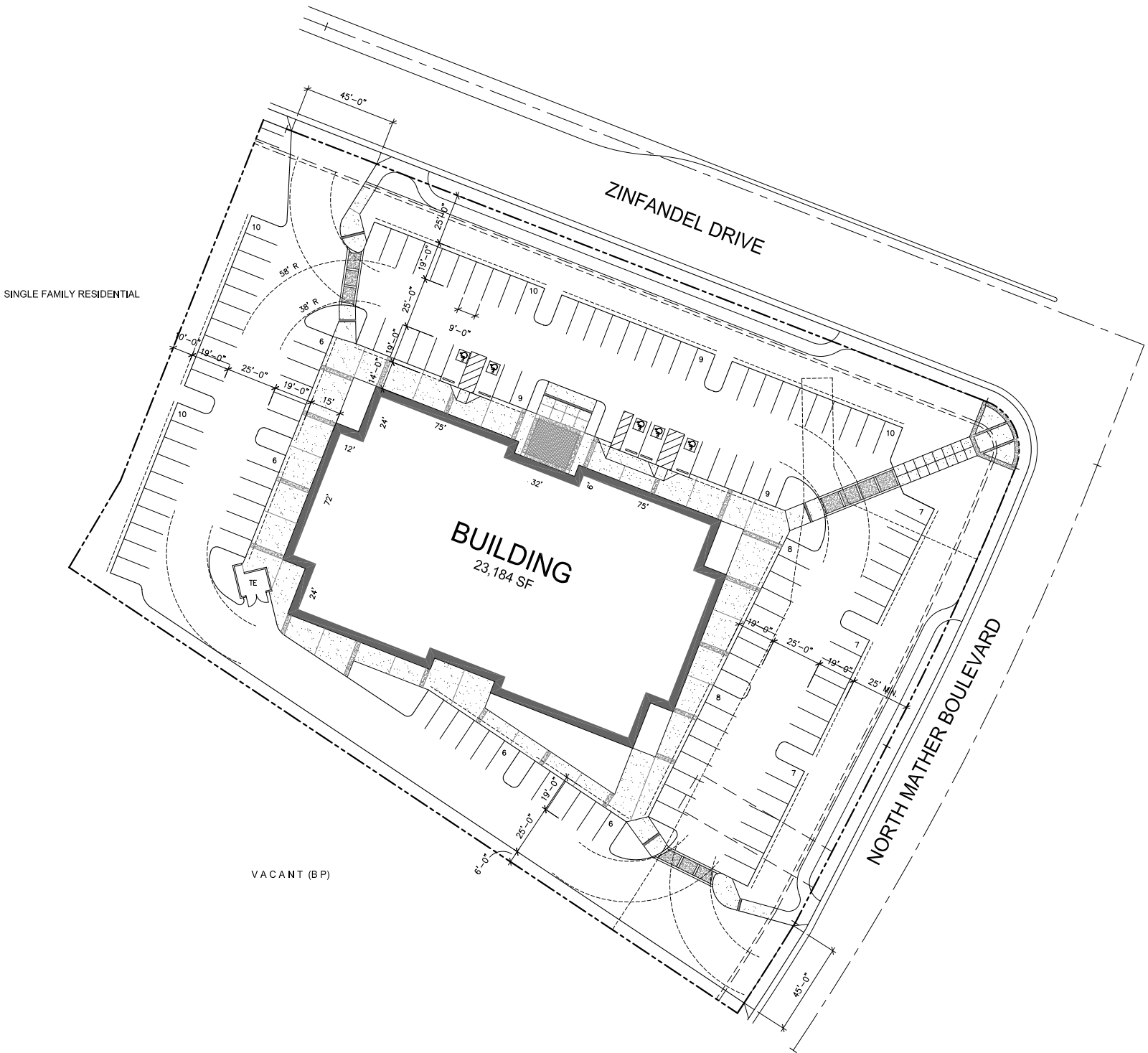


RAUSCHENBACH MARVELLI BECKER
architects + engineers

2277 Watt Avenue - Second Floor - Sacramento - CA - 95825
P. 916.488.8500 - F. 916.488.8588 - rmbarchitects.com

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





PROJECT STATISTICS

TOTAL BUILDING AREA	23,184 SF
PARKING REQUIRED:	
11,184 SF MEDICAL OFFICE @ 6.5 / 1,000 SF	73 STALLS
12,000 SF OFFICE @ 4.5 / 1,000 SF	54 STALLS
TOTAL PARKING REQUIRED	127 STALLS
TOTAL PARKING PROPOSED	128 STALLS

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

SITE PLAN
Single Story Building

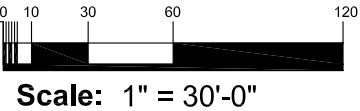
Job Number:	A08-098
Date:	7.23.08
Drawn By:	pvm
Revised:	

Sheet: **SP.01**



RAUSCHENBACH MARVELLI BECKER
architects + engineers

2277 Watt Avenue • Second Floor • Sacramento • CA • 95825
P. 916.488.8200 • F. 916.488.8588 • rmbarchitects.com



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 ZELKOYA SERRATA 'VILLAGE GREEN' - SANTOOTH ZELKOYA

BROAD DOME STREET TREE - NORTH MATHER ROAD

- 15 GALLON CEBOTIS OCCIDENTALIS - COMMON HACKBERRY

SUBORDINATE EVERGREEN TREES

- 24" BOX PINUS CANARIENSIS - CANARY ISLAND PINE
15 GALLON PODOCARPUS M. MAKI - SHRUBBY YEM PINE
15 GALLON PYRUS KANAKAMII - EVERGREEN PEAR

FLOWERING ACCENT TREES

- 24" BOX ERIODENDRA DEFLEXA - BRONZE LOQUAT
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 HELICTOTRICHON SEMPERVIRENS - BLUE OAT GRASS
1 GALLON HEMEROCALLIS SPECIES - DAY LILY
5 GALLON DIETES VEGETA - FORTNIGHT LILY AS SHOWN

6-8' HIGH HEDGE

- 5 GALLON CALLISTEMON 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 VEGETA - 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

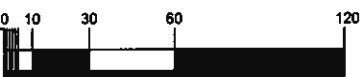
- 1 GALLON ROSA SP. 'WHITE MEIDLAND' - PANDA WHITE ROSE @ 42" O.C.
1 GALLON MYOPORUM PARVIFOLIUM - MYOPORUM @ 30" O.C.
5 GALLON LAYANULA ANGUSTIFOLIA - LAVENDER
5 GALLON NANDINA DOMESTICA 'FIRE POWER' - HEAVENLY BAMBOO
5 GALLON DIETES VEGETA - FORTNIGHT LILY AS SHOWN

LOW GROUND COVERS

- 1 GALLON ARCTOSTAPHYLOS 'EMERALD CARPET' - EMERALD CARPET MANZANITA @ 24" O.C.
1 GALLON MYOPORUM PARVIFOLIUM - MYOPORUM @ 30" O.C.
1 GALLON COPROSMA FUMILA 'VISTA VERDE' - COPROSMA @ 24" O.C.
HYDROSEEDED TURF - 15% 'SHORT STOP' DWARF PESCUE, 5% 'BRONCO' DWARF KENTUCKY BLUE GRASS

PARKING SHADE CALCULATIONS

PARKING AREA PAVING: 31,907 SF
PARKING AREA SHADE REQUIRED: 15,954 (50%)
PARKING AREA SHADE PROVIDED: 15,948 SF (50%)
(2) FULL TULIPS AT 962 SF EA = 1,924 SF
(6) HALF TULIPS AT 401 SF EA = 2,406 SF
(4) FULL PEAR AT 107 SF EA = 428 SF
(1) HALF PEAR AT 354 SF EA = 354 SF
(5) HALF PINE AT 354 SF EA = 1,770 SF
(1) FULL LOQUAT AT 314 SF EA = 314 SF
TOTAL TREE SHADE = 15,948 SF



PERRY+DESIGN

Carol Perry Brown 2280 Strap Miner Trail
Landscape Architect Cool, CA 95014
530 823-2621 Fax 530 823 2868

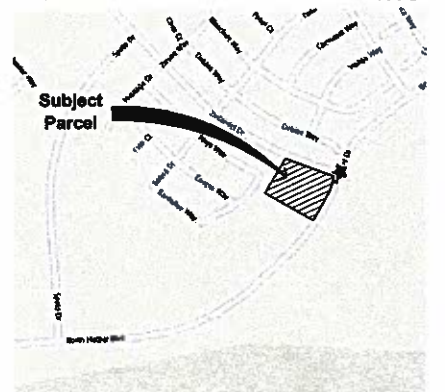
APPROVED

FEB 09 2009

RANCHO CORDOVA
PLANNING

VICINITY MAP

NTS



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

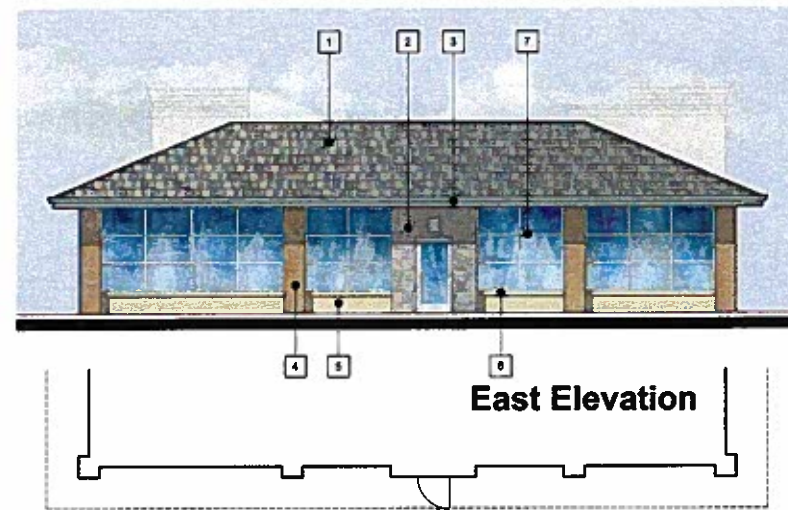
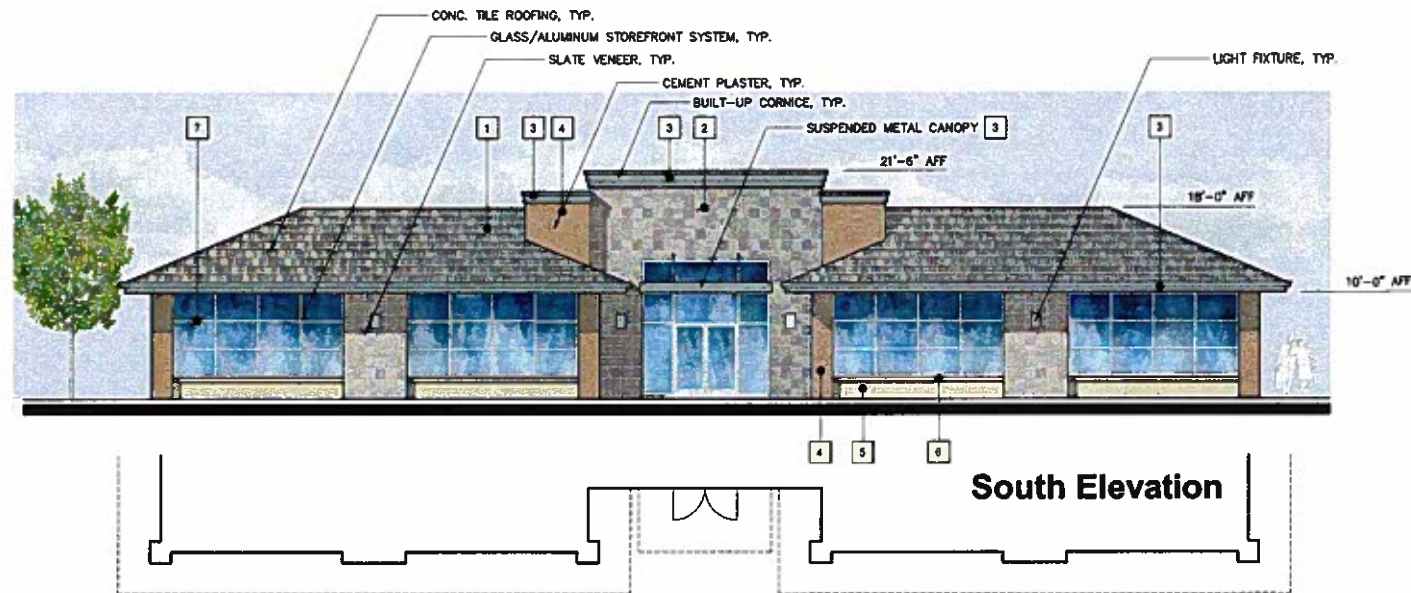


RAUSCHENBACH MARVELLI BECKER
architects + engineers

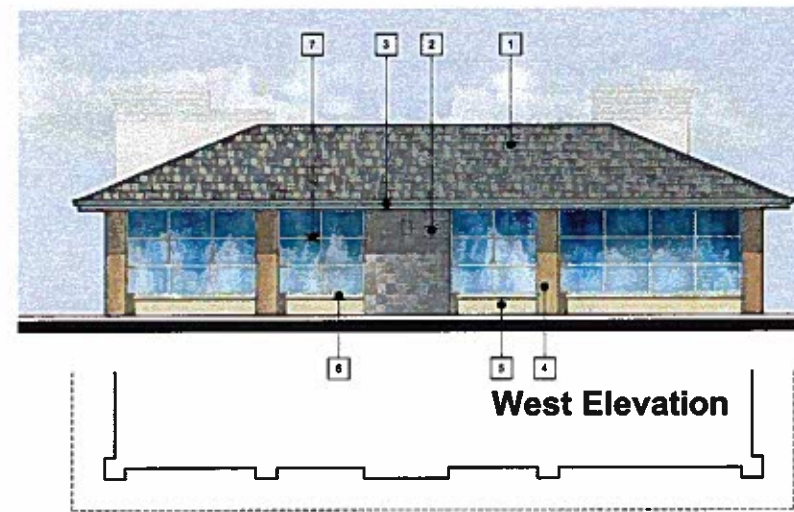
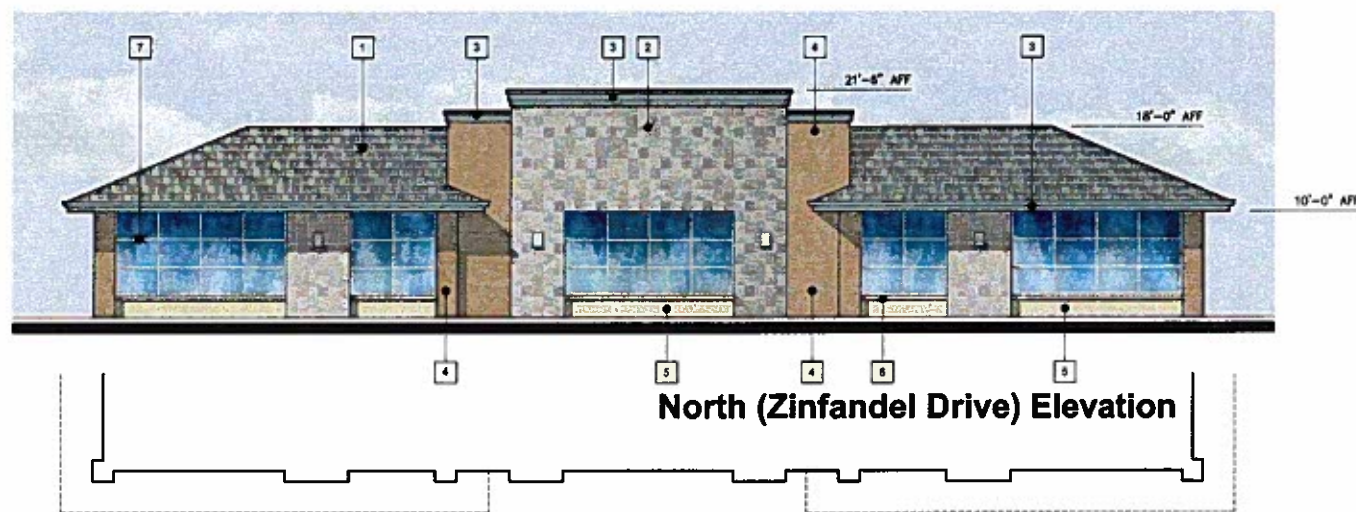
2277 Watt Avenue • Second Floor • Sacramento • CA • 95825
P. 916.488.8500 • F. 916.488.8566 • rmbarchitects.com

Village Professional Center

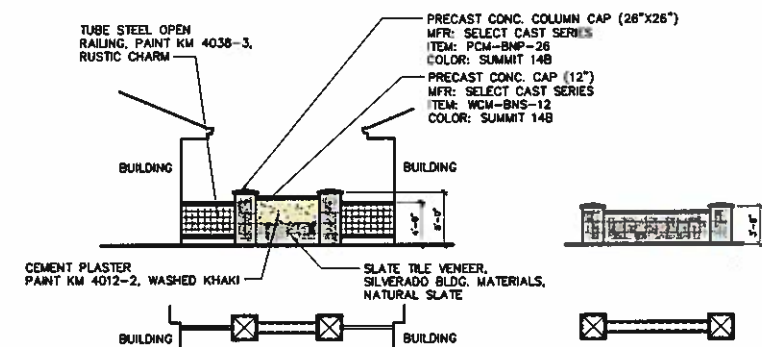
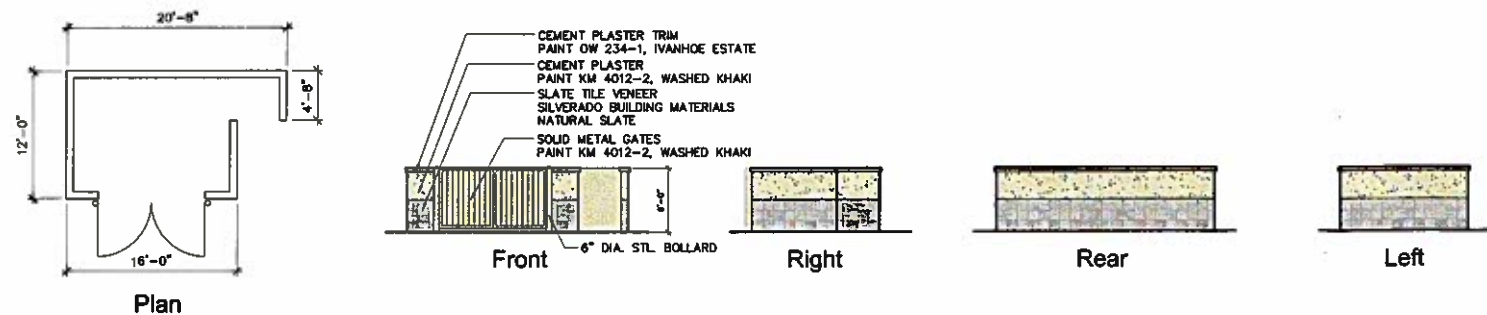
Zinfandel Drive & North Mather Blvd.
Rancho Cordova, California



COLOR / MATERIALS SCHEDULE		
ITEM	MANUFACTURER/ SUPPLIER	DESCRIPTION
1	EAGLE ROOFING	SCB8828 BRIDGEPORT
2	SILVERADO BLDG. MATERIALS	NATURAL SLATE
3	KELLY-MOORE PAINTS	KM 3854-3 GIDGET'S SECRET
4	KELLY-MOORE PAINTS	KM 4038-3 RUSTIC CHARM
5	KELLY-MOORE PAINTS	KM 4012-2 WASHED KHAKI
6	KELLY-MOORE PAINTS	OW 234-1 IVANHOE ESTATE
7		CLEAR ANODIZED ALUMINUM



BUILDING 1 ELEVATIONS



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:	JK 01.07.09

Sheet: ELVC.01



RAUSCHENBACH MARVELLI BECKER
architects + engineers

2277 West Avenue • Second Floor • Sacramento • CA • 95825
P. 916.488.5500 • F. 916.488.5566 • rmbarchitects.com

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

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



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**



RAUSCHENBACH MARVELLI BECKER
architects + engineers

2277 Watt Avenue • Second Floor • Sacramento • CA • 95825
P. 916.488.8500 • F. 916.488.8588 • rmberchitects.com

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)

