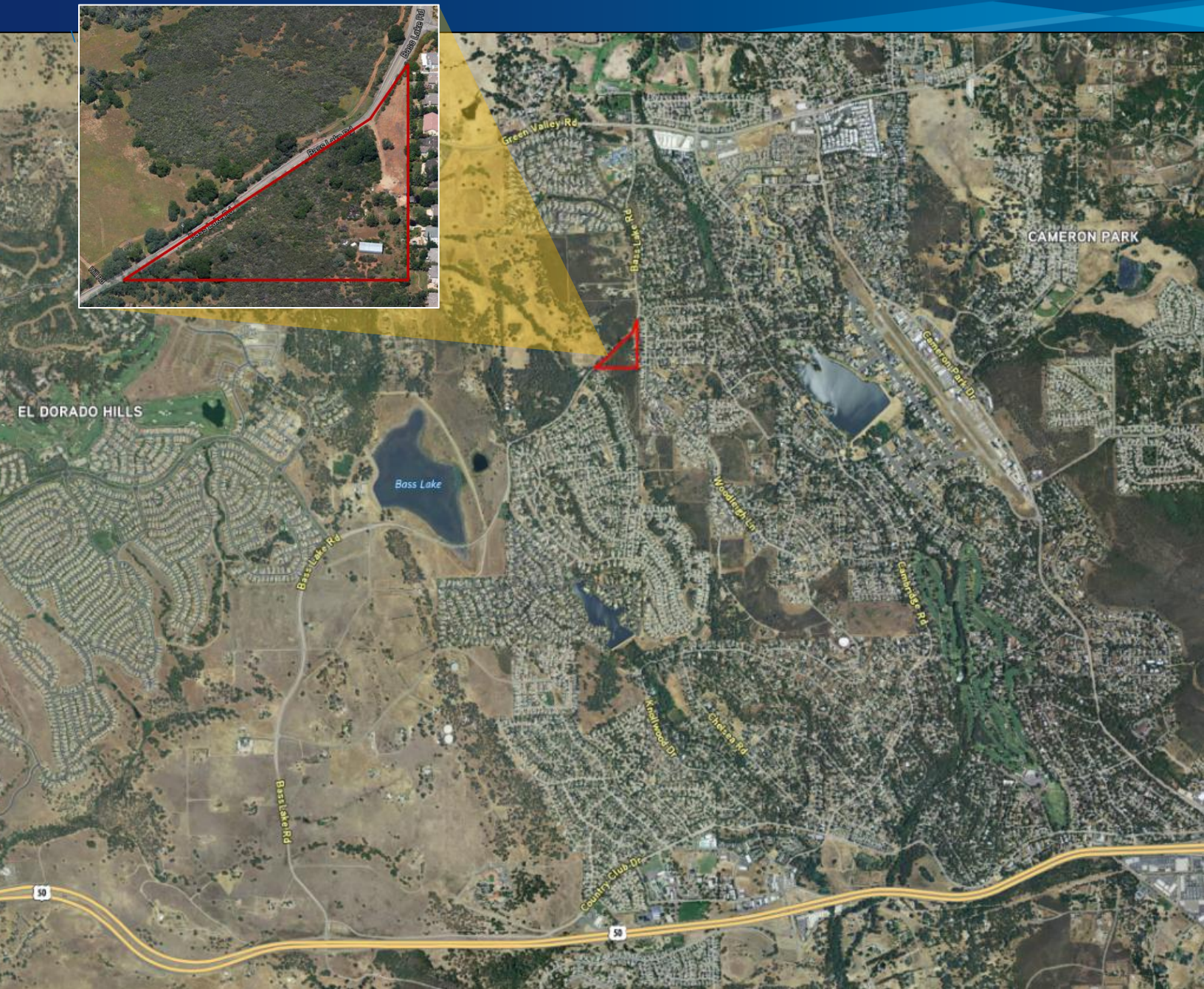


BASS LAKE ESTATES

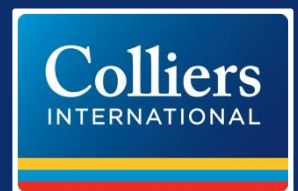
36 TENTATIVE MAPPED LOTS

El Dorado County, California



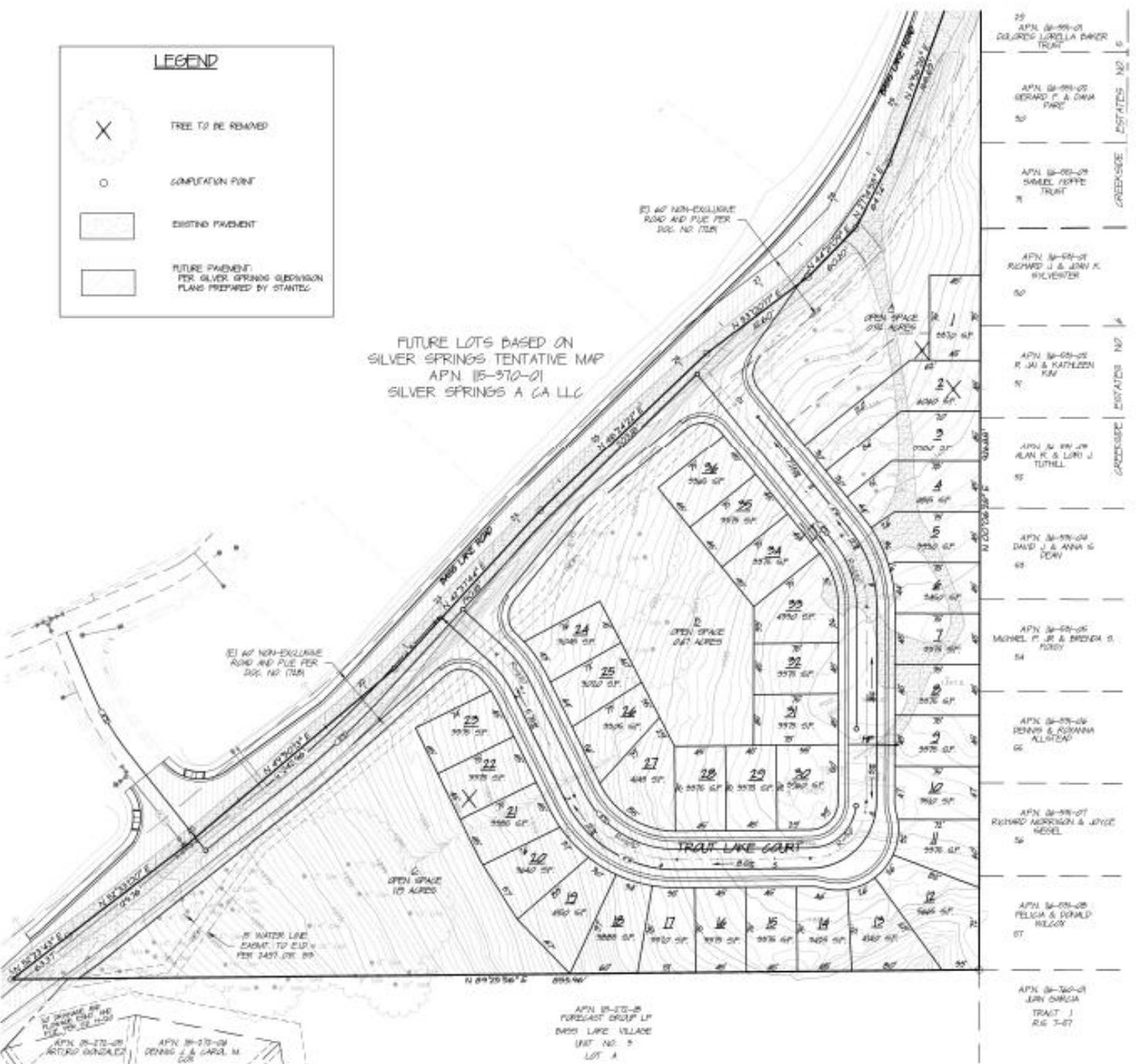
PRESENTED BY:

Steve Chamberlain
Senior Vice President
916 563-3037
Steve.Chamberlain@colliers.com
CA DRE # 00813856



EXECUTIVE SUMMARY

THE OPPORTUNITY:	To purchase a 36 lot approved tentative map. Lots ranging in size between 3,020 and 5,665 square feet located in the Cameron Park area of El Dorado County.
LOCATION:	2701 Bass Lake Road, El Dorado County
SCHOOLS:	<p>The subject property is located in the Rescue Union School District; students will attend the following schools:</p> <ul style="list-style-type: none">› Green Valley Elementary School K-5› Pleasant Grove Middle School› El Dorado Union High School
CURRENT IMPROVEMENTS:	The subject property is currently improved with a 1,484 square foot manufactured home that was built in 1983.
LAND AREA:	7.45 Acres
TOPOGRAPHY:	Rolling
APN:	115-030-06-100
GENERAL PLAN:	High Density Residential (HDR)
LOT SIZES:	<p>Range: 3,020 – 5,665 SF</p> <p>Average: 3,739 SF</p>
PURCHASE PRICE:	Price to be determined by market.
CALL FOR OFFERS:	Offers due Thursday, April 16 th , 2013. Please submit all offers in a letter of intent format via electronic mail to: steve.chamberlain@colliers.com .
BROKERS:	No cooperating brokerage fee is being offered. Submitting brokers must seek compensation from Buyer.



BASS LAKE ESTATES
36 TENTATIVE MAPPED LOTS | EL DORADO COUNTY, CA
CONFIDENTIALITY, DISCLAIMER AND EXCLUSIVE AGENCY MEMORANDUM
PLEASE REGISTER TO RECEIVE FULL OFFERING MEMORANDUM

Colliers International ("Broker") has been engaged as the exclusive agent for the sale of Bass Lake Estates located in Sacramento, California ("Property"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Broker as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Broker prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Broker or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Broker nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller and Broker reserve the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, with respect to sale or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to Seller and Purchaser's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials of the Property without the prior written approval of the Seller or Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Broker or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Broker. Any buyer's agent must provide a registration signed by the buyer acknowledging said agent's authority to act on its behalf.

For a full Offering Memorandum, please return this Confidentiality Agreement to:

Aubri Dark, Marketing Assistant
916-563-3037 Direct
916-929-4117 Fax
aubri.dark@colliers.com

PLEASE BE ADVISED THAT WE ARE NOT AUTHORIZED TO RELEASE ANY MARKETING MATERIAL UNLESS THIS CONFIDENTIAL AGREEMENT HAS BEEN COMPLETELY FILLED.

Agreed & Accepted (Potential Purchaser)

Date: _____

By: _____

Printed Name: _____

Company Name: _____

Email Address: _____

Phone Number: _____

Agreed & Accepted (Agent)

Date: _____

By: _____

Printed Name: _____

Company Name: _____

Email Address: _____

Phone Number: _____