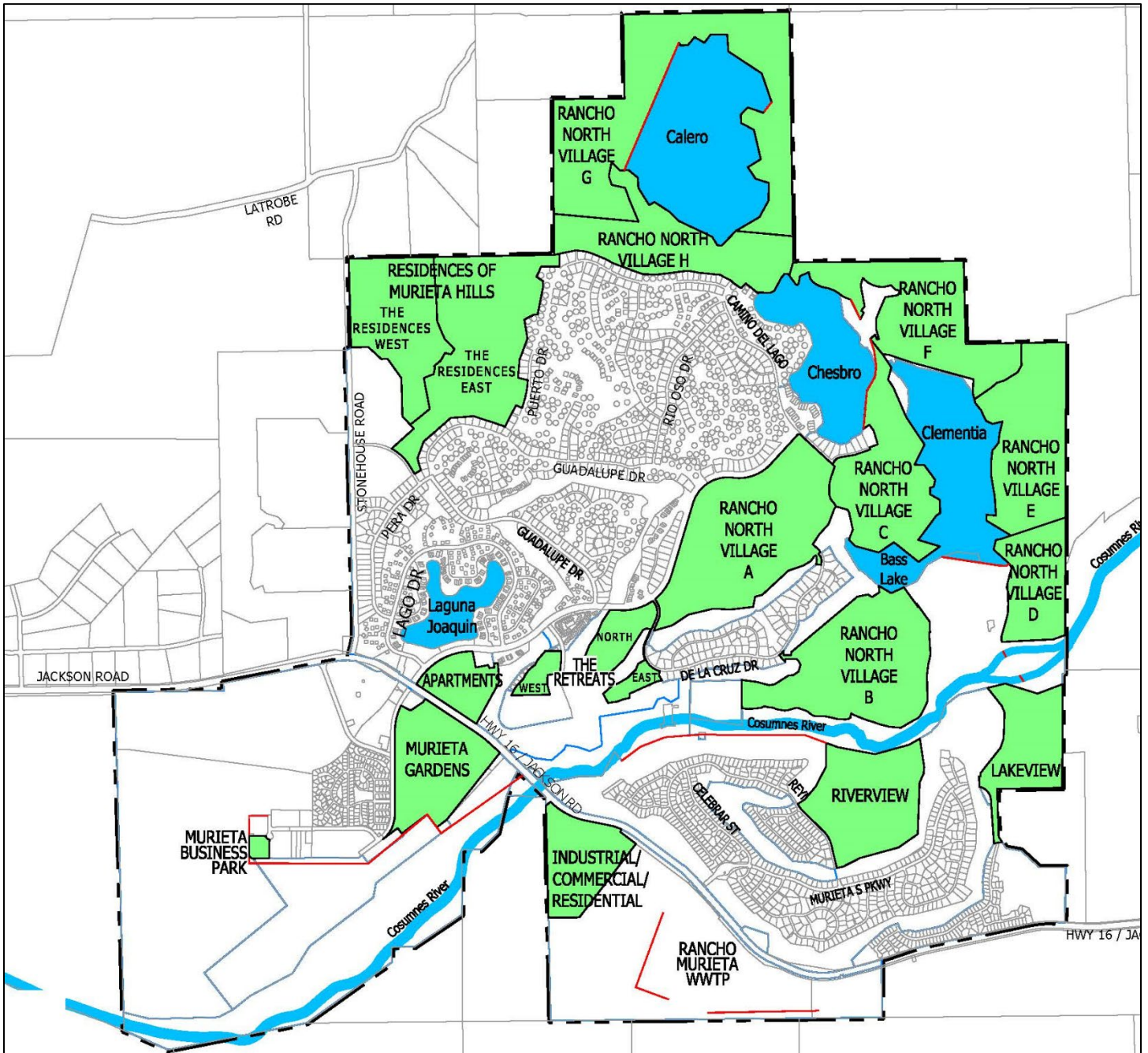


The map below is to assist is showing where current development projects are occurring or may occur.



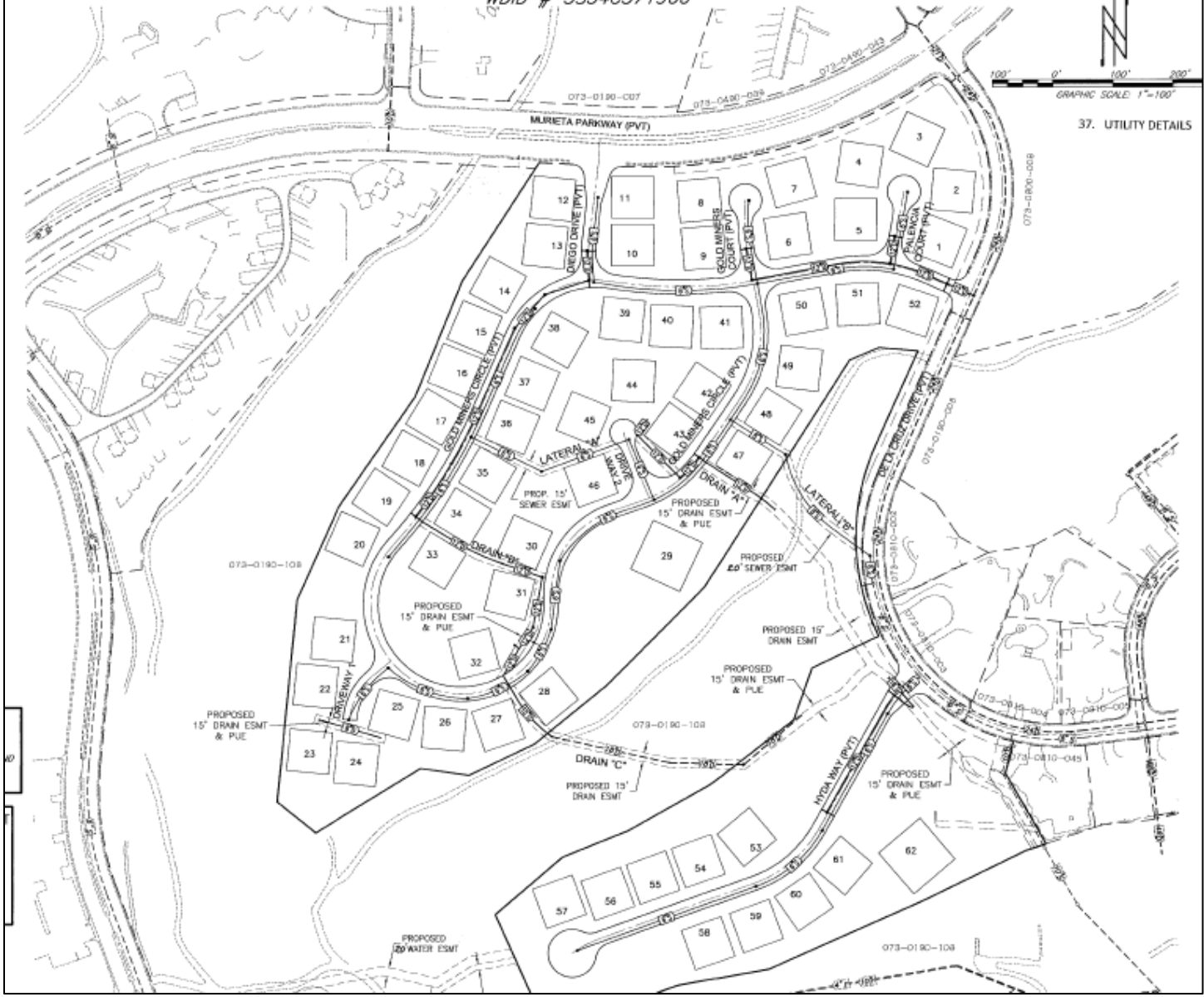
Current Projects:

The Retreats East and North

No new update on activities. This project is on hold.

Project description: This planned development is for medium to low density residential homes. The applicant is The Retreats LLC, with John Sullivan the manager, and the engineer is Baker-Williams Engineering Group. Per the last submitted plans the North portion had 52 lots and the East portion had 10 lots, shown below.

**IMPROVEMENT PLANS FOR
THE RETREATS – NORTH & EAST**
RANCHO MURIETA, SACRAMENTO COUNTY, CALIFORNIA
BAKER-WILLIAMS ENGINEERING GROUP
WDID # 5534C371966

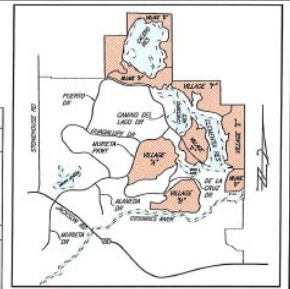
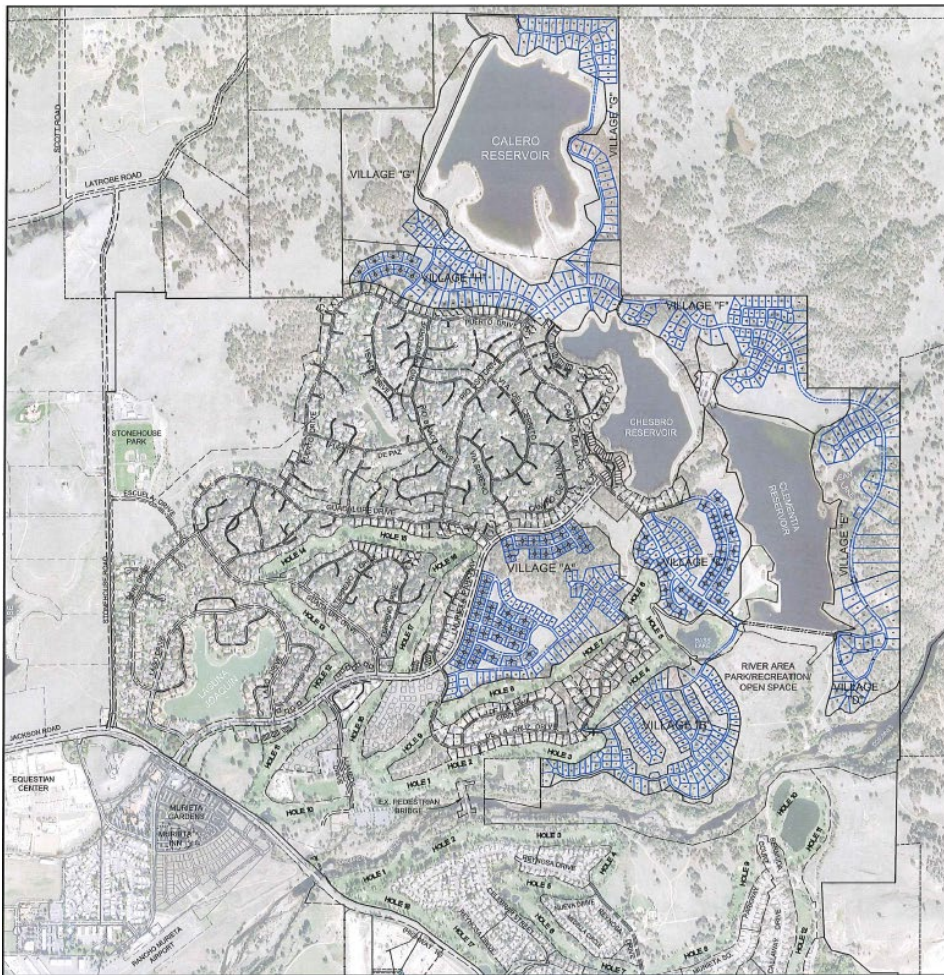


Sacramento County Planning link: *none found*

Rancho Murieta North – Development Project

No new update. This project is still listed as pending with Sacramento County and on hold with the District.

Project description: The applicant is Rancho Murieta Properties LLC, with John Sullivan the manager, and the engineer is Baker-Williams Engineering Group. The properties are located on approximately 772.2 acres in the north portion of the community. The project currently consists of 827 single-family residential lots of medium to low density residential homes within 297.1 acres, with each project subdivided into various villages as generally shown in 2017 exhibit below, 435.3 acres of open space, and 39.8 acres of commercial.



VICINITY MAP
NO SCALE

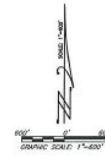
SUMMARY TOTALS

VILLAGE A-H		795 LOTS
RD-4	153.5 Acrs	
RD-5	88.0 Acrs	
CLUSTER-A	31.7 Acrs	
CLUSTER-B	17.1 Acrs	
PARKS/OPEN SPACE	256.9 Acrs	
ROADS	45.6 Acrs	
SUB-TOTAL AREA		593.0 Acrs
RIVER AREA		
PARK/RECREATION		136.6 Ac
OPEN SPACE		
TOTAL AREA		729.6 Acrs

LOT - AREA TABLE

VILLAGE	AREA	LOTS	VILLAGE	AREA	LOTS
VILLAGE "A"			VILLAGE "E"		
RD-5	22.9 Acrs	71	RD-4	35.7 Acrs	32
CLUSTER "A"	17.2 Acrs	116	PARKS/OPEN SPACE	23.7 Acrs	
CLUSTER "B"	6.2 Acrs	28	ROADS	3.6 Acrs	
PARKS/OPEN SPACE	39.3 Acrs		TOTALS	63.1 Acrs	32
ROADS	8.9 Acrs				
TOTALS	94.5 Acrs	215	VILLAGE "F"		
			RD-4	33.5 Acrs	90
VILLAGE "B"			PARKS/OPEN SPACE	36.5 Acrs	
RD-4	47.6 Acrs	136	ROADS	7.1 Acrs	
PARKS/OPEN SPACE	18.6 Acrs		TOTALS	77.1 Acrs	90
ROADS	8.1 Acrs				
TOTALS	74.3 Acrs	136	VILLAGE "G"		
			RD-5	22.4 Acrs	59
VILLAGE "C"			PARKS/OPEN SPACE	86.1 Acrs	
RD-4	7.8 Acrs	24	ROADS	3.8 Acrs	
CLUSTER "A"	12.6 Acrs	72	TOTALS	112.2 Acrs	50
CLUSTER "B"	7.1 Acrs	32			
PARKS/OPEN SPACE	31.3 Acrs		VILLAGE "H"		
ROADS	5.0 Acrs		RD-5	42.7 Acrs	84
TOTALS	63.3 Acrs	128	CLUSTER "A"	2.5 Acrs	16
			CLUSTER "B"	3.8 Acrs	16
VILLAGE "D"			PARKS/OPEN SPACE	15.0 Acrs	
RD-4	28.8 Acrs	28	ROADS	6.0 Acrs	
PARKS/OPEN SPACE	6.4 Acrs		TOTALS	70.0 Acrs	116
ROADS	3.1 Acrs				
TOTALS	38.4 Acrs	28			

RANCHO MURIETA NORTH VILLAGE EXHIBIT
RANCHO MURIETA
SACRAMENTO COUNTY, CALIFORNIA
FEBRUARY, 2017



BW BAKER-WILLIAMS ENGINEERING GROUP
Engineering | Surveying | Land Planning | Eminent Domain | GPS Services
©2017 Baker-Williams Engineering Group, Inc. - Sacramento, CA 95808
916.451.4338 - fax 916.451.4343 - info@bakwilliams.com

Sacramento County Planning link:
<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=1792&communityID=4>

Murieta Gardens

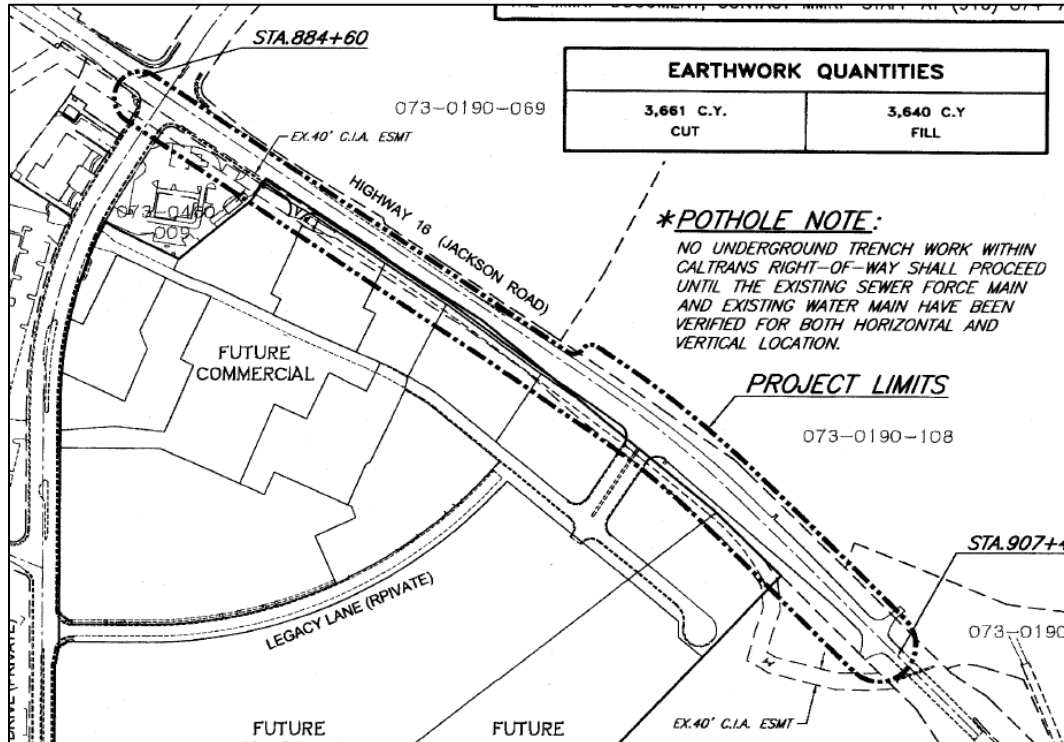
This project started out being submitted and approved as one project. Since original approval, the developer has split the project multiple times into multiple projects. The active ones are listed below.

The Murieta Gardens – Highway 16 Off-Site Improvements

No new update.

Project description:

The applicant is Cosumnes River Land, LLC, with John Sullivan the contact, and Baker-Williams Engineering Group the engineer. This project is to pipe the Cosumnes Irrigation Association ditch in a 42 inch pipe, create new drainage along Highway 16, and to improve Highway 16 with an ingress and egress from the Murieta Gardens development onto Highway 16 on Lot 13.



MG - Lot 4&5 (shops C & D)

Work requiring District oversight was a review of the irrigation installations at lot 5 to comply with the District's recycled water standard specifications.

Project description:

The applicant is Cosumnes River Land, LLC, with John Sullivan the contact, and Baker-Williams Engineering Group the engineer. The project is to develop multiple commercial structures on two lots and a drive aisle into the marketplace. Lot 5 is noted to have a Starbucks as a future tenant.

MG - Murieta Marketplace

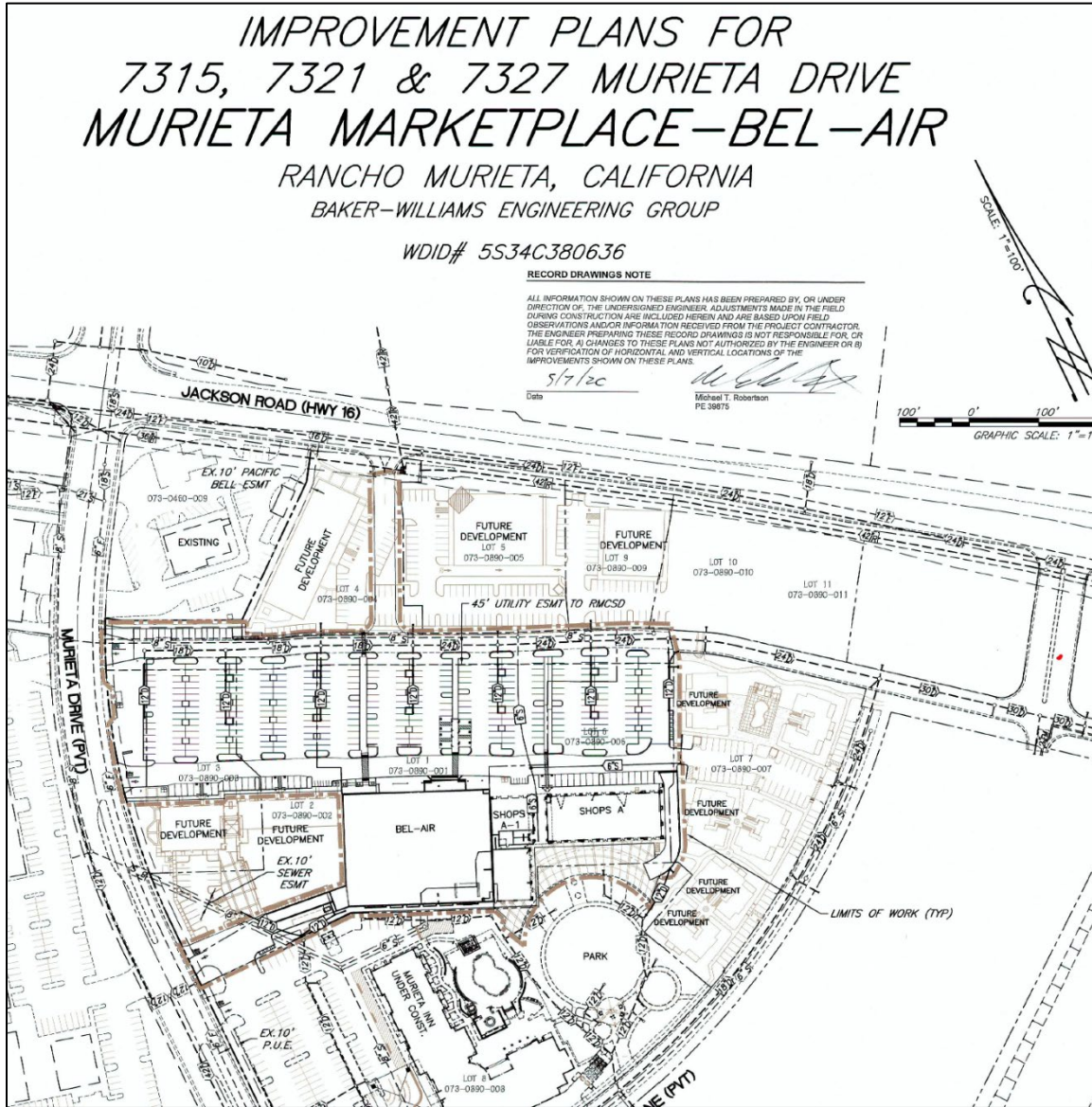
The project requested an issuance of a final punchlist to complete any items left before final acceptance. Coastland has provided a final punchlist. Items left to be completed mainly are within the drainage detention basin and access to it, the sewer interceptor behind the Bel Air, and cleanup of various areas.

Project Description:

The applicant is Cosumnes River Land, LLC, with John Sullivan the contact, and Baker-Williams Engineering Group the engineer. The project is to develop multiple commercial structures with Murieta Gardens Lots 1, 2, 3, 6, & 9 and the Murieta Gardens drainage basin. Lots 4 & 5 were originally within this project but requested to be separated out by Mr. Sullivan.

Sacramento County Planning link:

<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=4070&communityID=4>

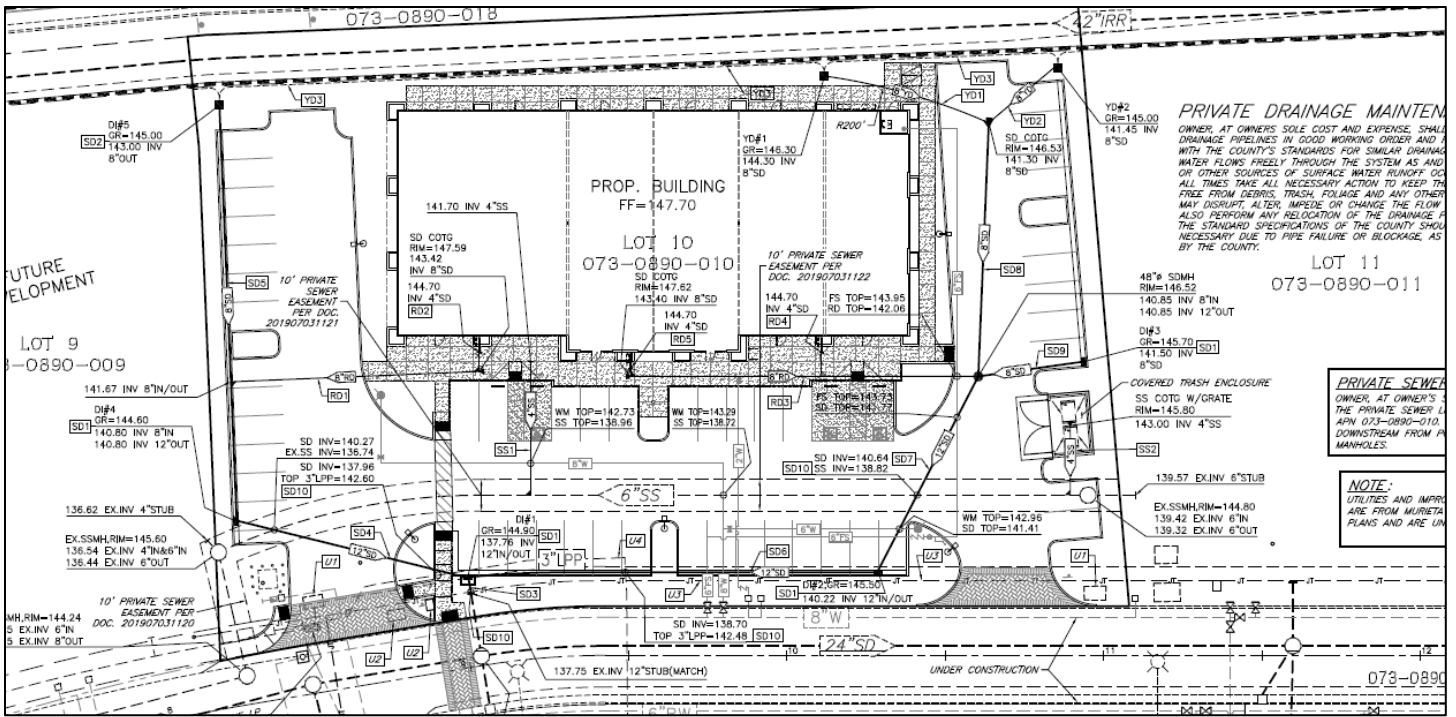


MG -Lot 10 (PDF Office)

A final set of plans are available, with signatures pending fees being paid to the District.

Project description:

The applicant is Paul Frank for PDF Murieta Marketplace LLC, with Baker-Williams Engineering Group the engineer. The project is to build a business structure within the lot.

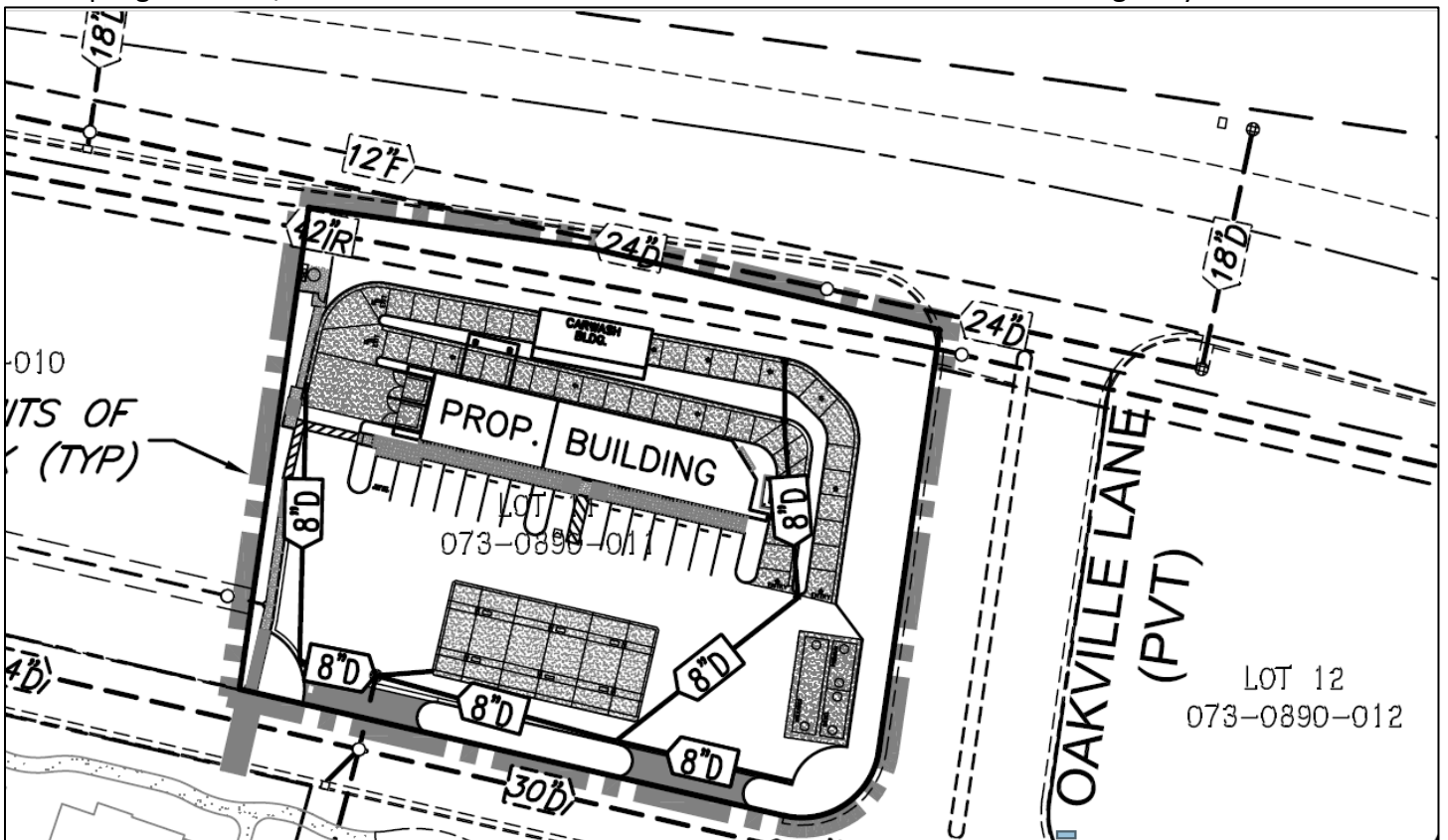


MG – Lot 11 (Circle K Convenience/Carwash/Subway)

Coastland provided submittal plan check comments back to the project but has yet to hear back.

Project description:

The applicant is Bhupinder Sandhu with Baker-Williams Engineering Group the engineer. This project is to develop a gas station/minimart and carwash on the east side of Oakville Lane off of Highway 16.

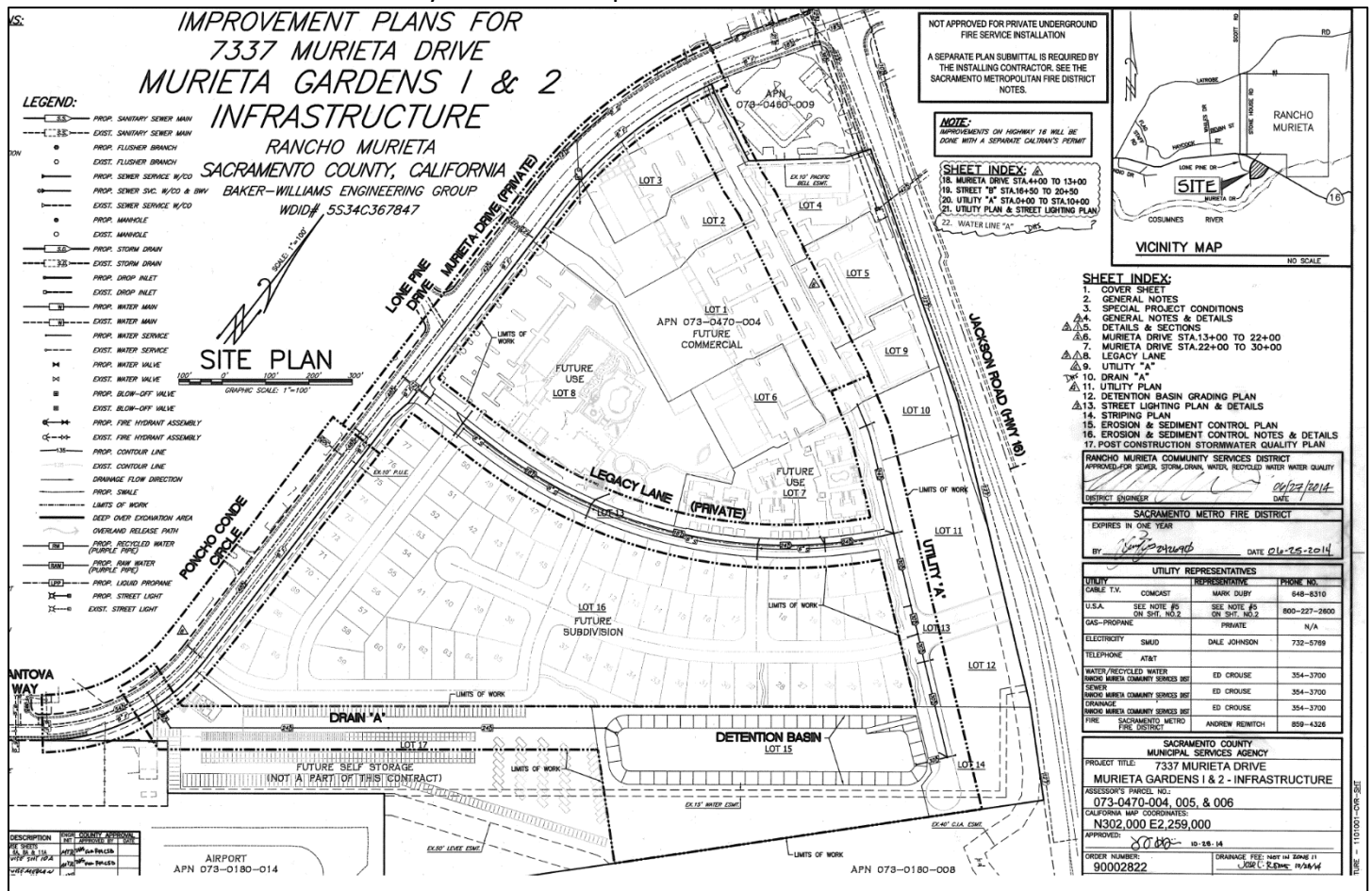


The Murieta Gardens I & II – Infrastructure

The developers engineer has requested acceptance of items to be maintained in the future by the District, noting that the only area left for completion is the eastern end of the drive aisle cul-de-sac at lot 14. Coastland responded with a letter of items that would be needed before final acceptance.

Project description:

This portion of the project is for the installation of a stormdrain from the drainage basin to Murieta Drive, Murieta Drive water and stormdrain tie-ins, sewer tie-in at the north end of Murieta Drive, Legacy Lane storm drain, a portion of sewer on Legacy lane, addition of the 6 inch recycled water line extension, temporary 8 inch water tie-in and backflow to recycled water infrastructure, and water, sewer, recycled water, and drainage main lines in areas marked out as "Utility A" of various plan sets.

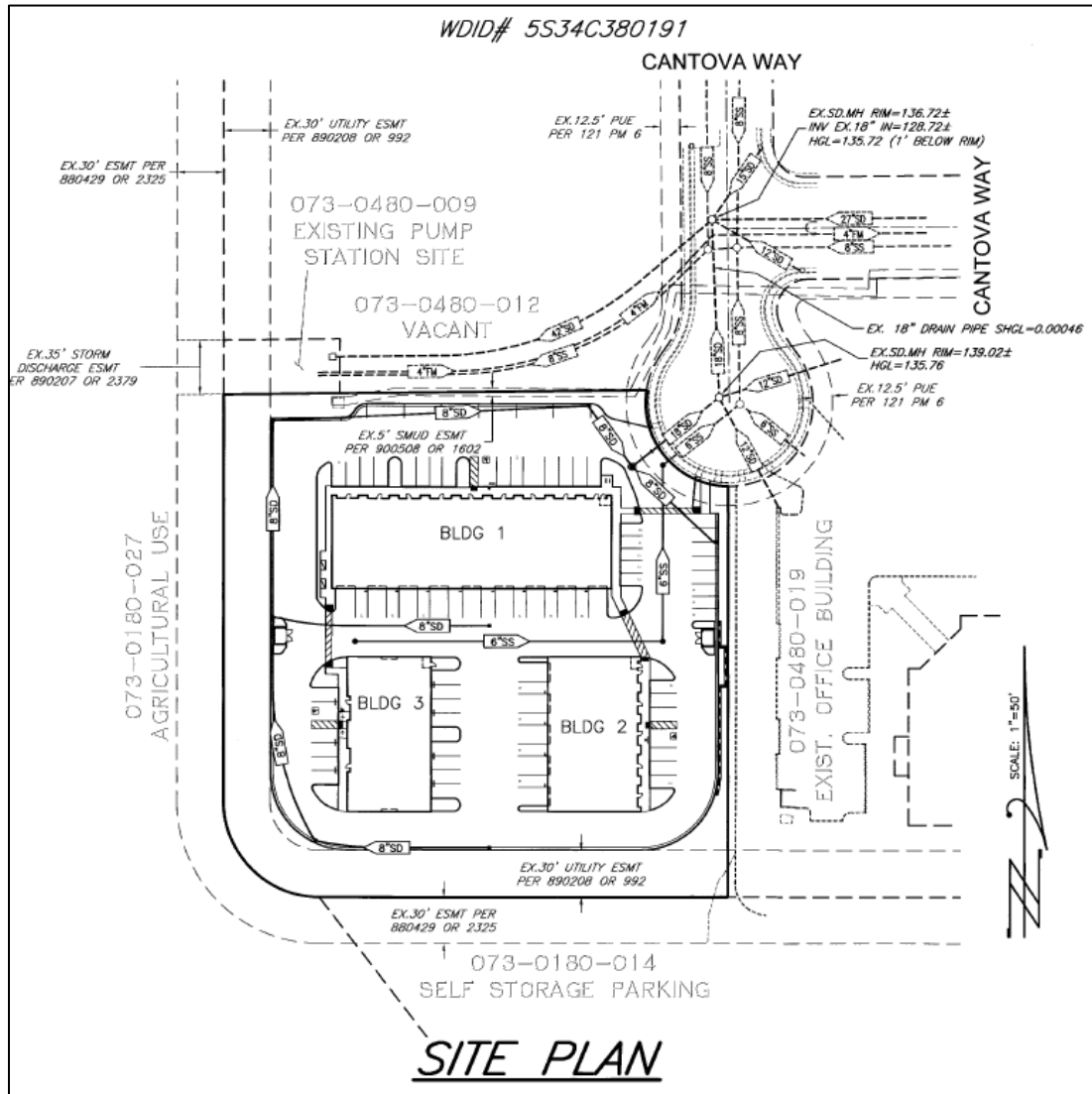


FAA Business Park

Work is continuing at the project with the installation of a fire system line around the project and tie-in to our water system, overseen by Coastland Engineering inspection.

Project description:

The applicant is Hart Snyder Holdings LLC, Jon Snyder the manager, with Baker-Williams Engineering Group the engineer. The project is to build three business buildings. It is an approximately 21,800 square foot multi-tenant office warehouse complex, consisting of units ranging in size from 1,200 square feet to 5,600 square feet.



Sacramento County Planning link:

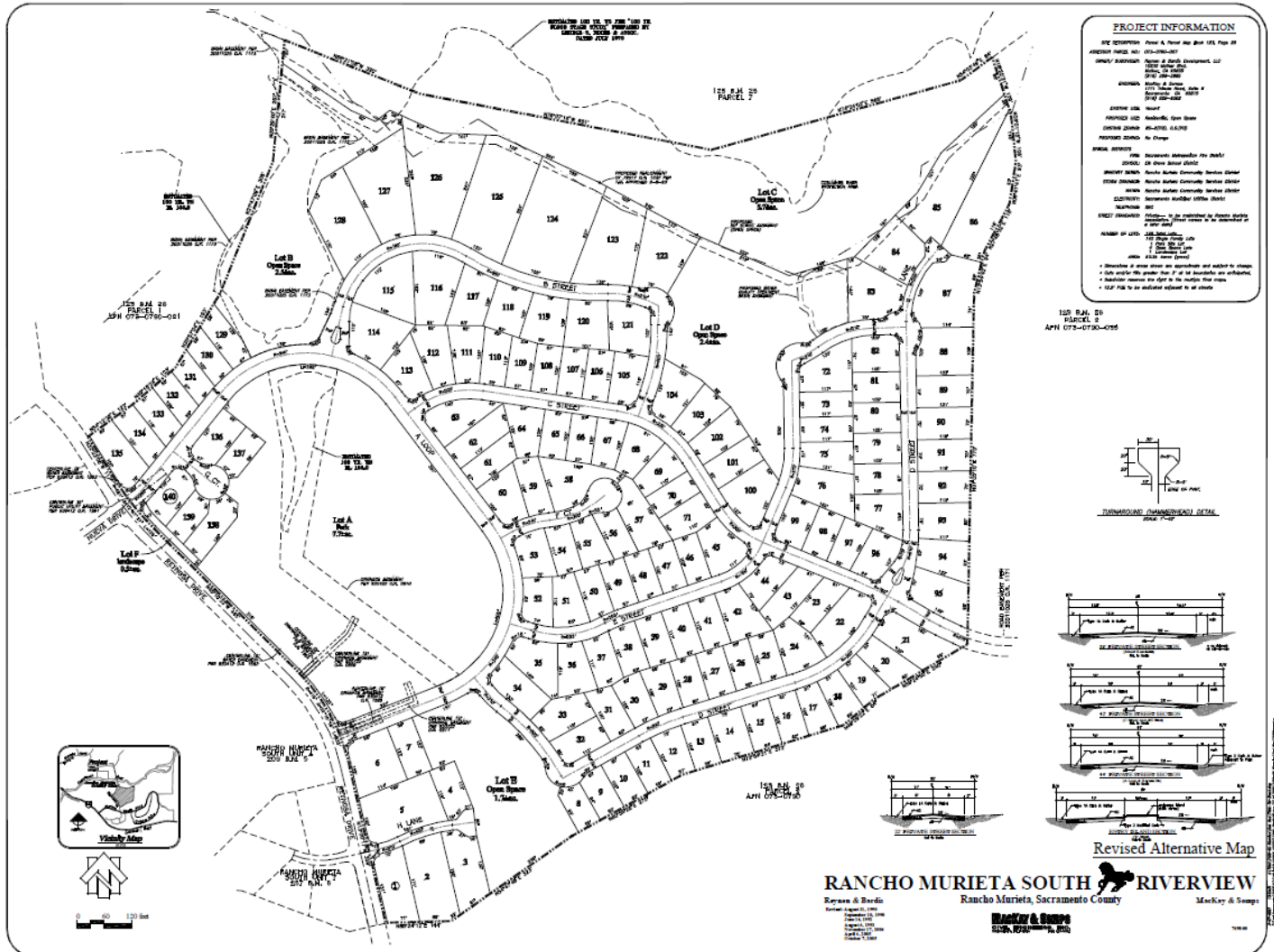
<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=4079&communityID=4>

Riverview

The project is continuing work on completing their phase 2 final map, which will include the first 30 residential lots.

Project description:

This a planned development of 140 residential lots on 57.35 acres located in the south community. The applicant is RB Riverview LLC, with Les Hock the manager, and MacKay & Soms Civil Engineers Inc. the engineering firm.



Sacramento County planning link:

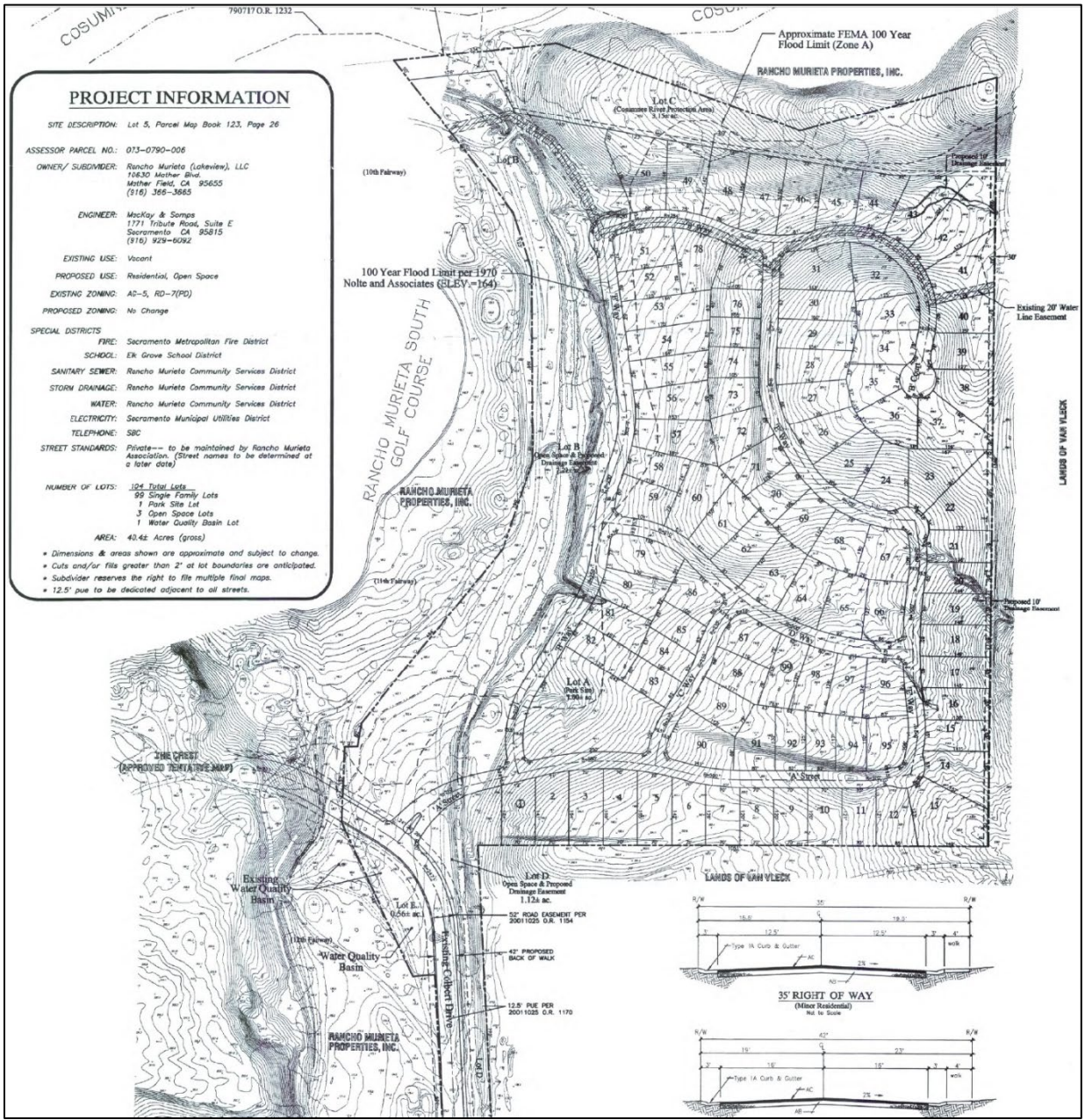
- <https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=6657&communityID=4> &
- <https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=4199&communityID=4>

Lakeview

This project is not active with the District and no information is available on the Sacramento County Planning website.

Project description:

This was a planned development for 99 single-family residential lots, one park site lot, and five open space/drainage easement/water quality basin lots in Murieta South on 40.4 acres by Rancho Murieta Lakeview, LLC. The engineer was Mackay and Soms.

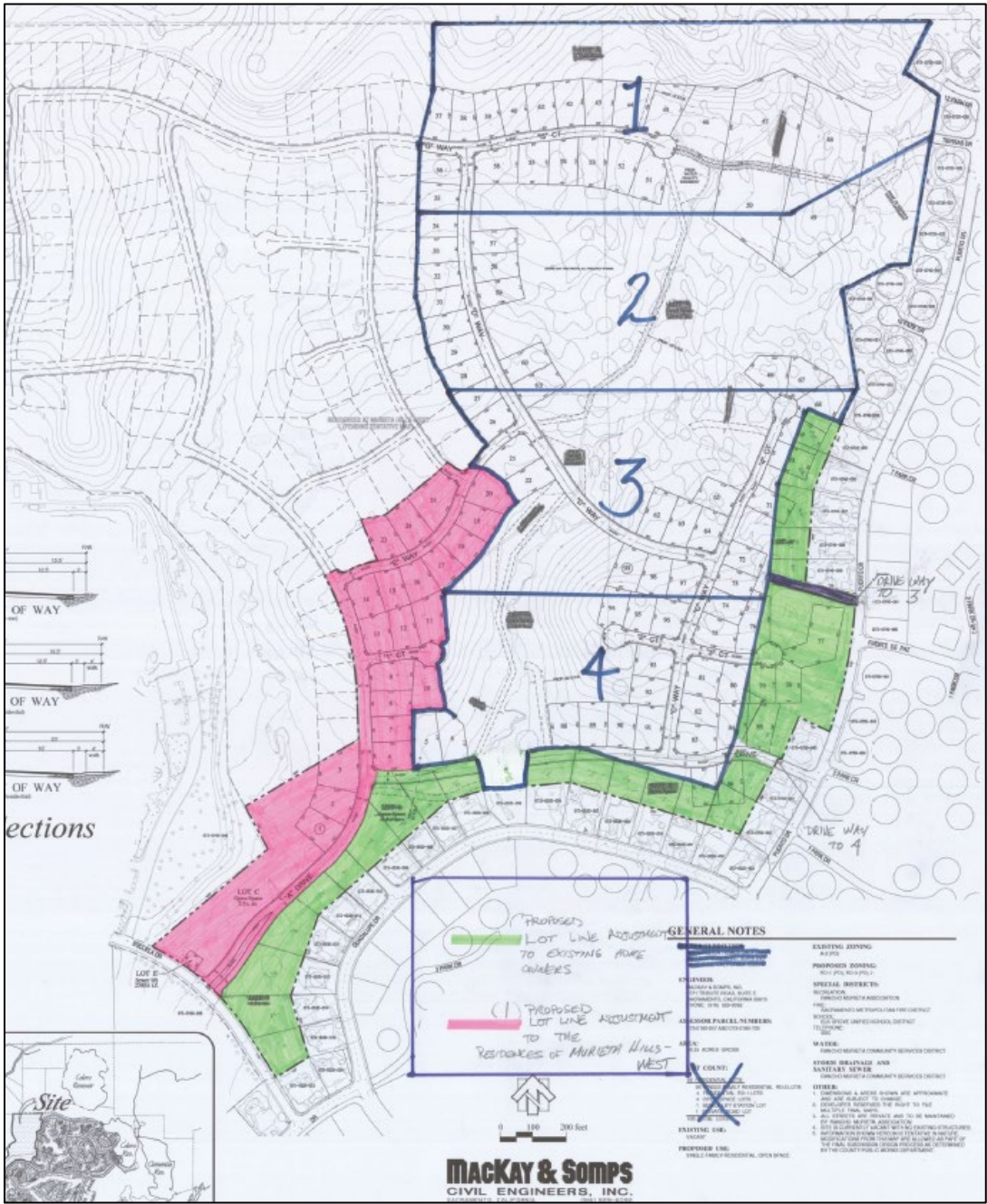


The Residences of Murieta Hills East

No developer deposit has been submitted to the District to make this project active with the District.

Project description:

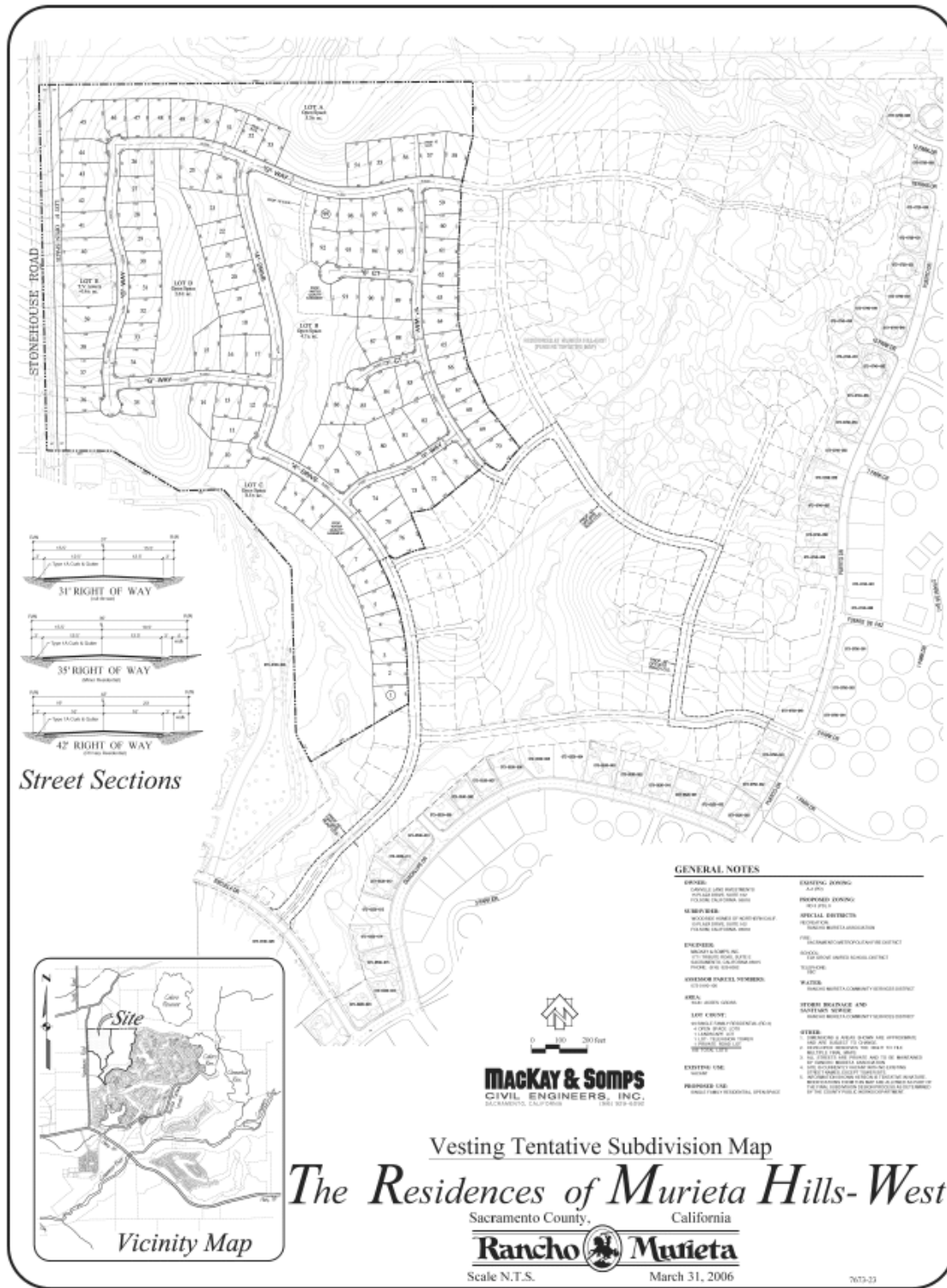
This was a planned development for 99 residential lots. The applicant is MRK Development Inc., with Bob Keil the manager. The site plan engineer was MacKay & Soms Civil Engineers Inc.. The properties are located on approximately 86.2 acres in the north portion of the community. The project revision proposed by Bob Keil is to reduce the lots to 4 as shown below.



Sacramento County planning link:
<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=6560&communityID=4>

Residences of Murieta Hills West

This project is not active with the District and the tentative maps may have expired.



Project description:

This was a planned development for 99 single family residential lots, four open space lots, and one television tower lot. The applicant is BBC Murieta Land LLC.. The site plan engineer was Mackay & Soms Civil Engineers Inc..

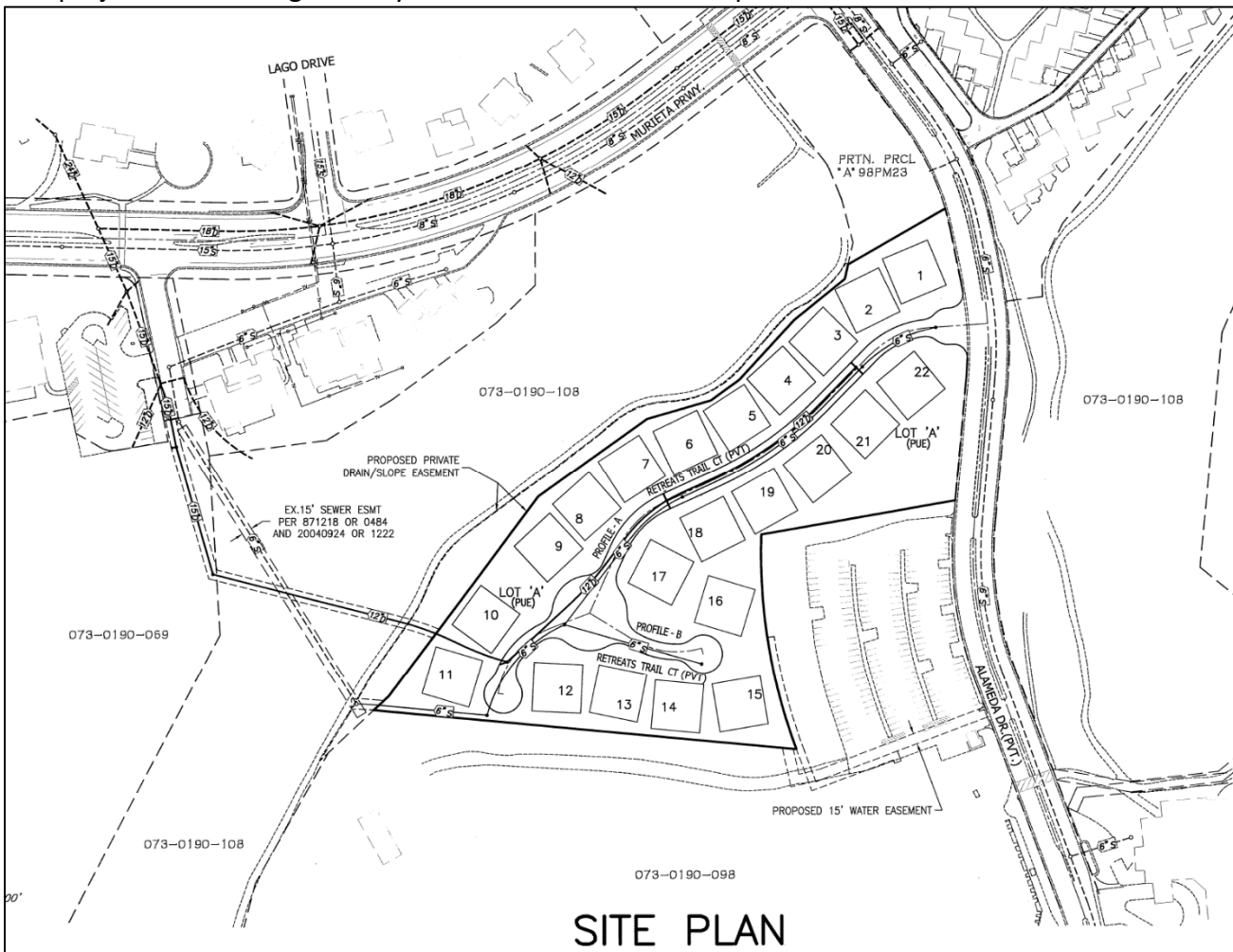
Sacramento County planning link:

<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=4163&communityID=4>

Completed Projects:

The Retreats West

This project built 22 single family residential lots and is complete.



The Murieta Gardens II Improvement Plans (aka 78 lots infrastructure)

This project was subdivided from the Murieta Gardens project and has been accepted by the District.

Project description:

Installation of water, sewer, recycled water, and drainage infrastructure, for this project to serve the 78 home lots there.

