



FOR SALE
26.5 +/- ACRES



RAY LAWYER DRIVE
PLACERVILLE, CALIFORNIA

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THE OFFERING

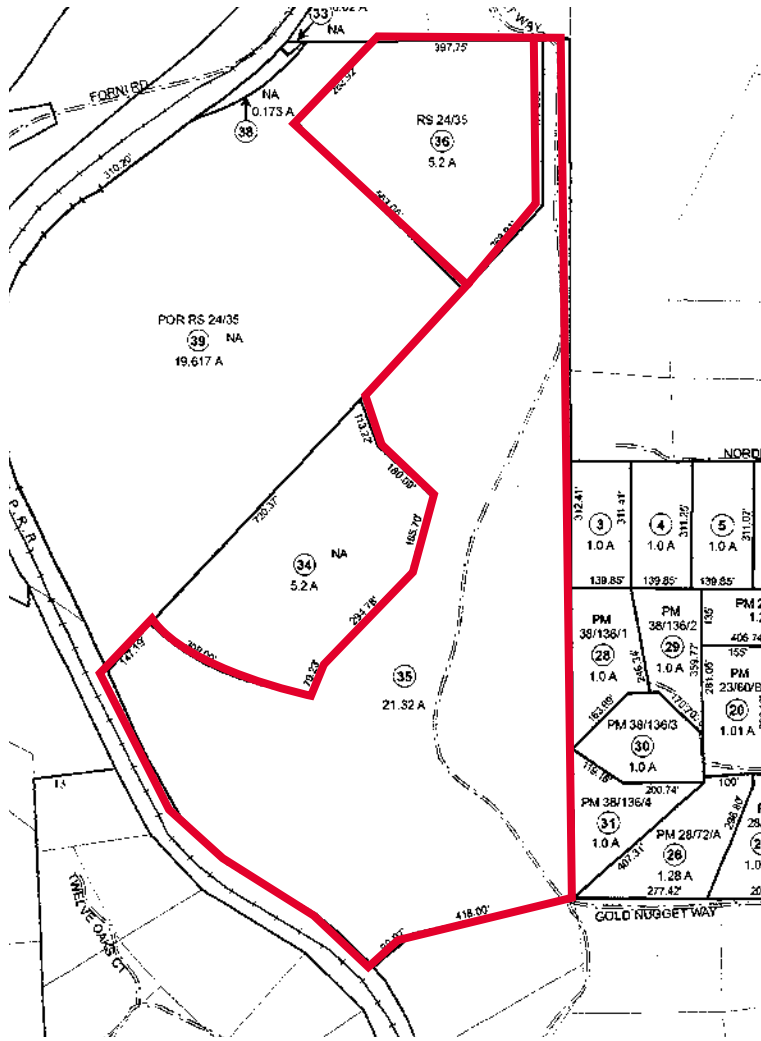
Cushman & Wakefield is pleased to offer for sale two parcels totaling 26.5 +/- acres located in the City of Placerville, California. The property is located immediately adjacent to the El Dorado County Jail and the future site of the Placerville Courthouse. The property had received tentative map approvals for an office development and the City of Placerville would entertain a future development proposal for office or commercial at this location.

THE MARKET

The City of Placerville, located in the westerly foothills of El Dorado County, lies at the intersection of U.S. Highway 50 and State Highway 49. The City has a population of 10,700 and it's the center of financial, commercial, civic, and Government activity in El Dorado County. Placerville is a California "gold rush" town named after the placer gold deposits found in its river beds and hills in the late 1840's and it remains the hub of the Mother Lode. Today, the City's historic downtown is a popular tourist destination and its Main Street features unique shops, antiques, fine art galleries, and restaurants. In addition, the community has generated notoriety for its agricultural industries including vineyards and production of fine wines.

THE PROPERTY

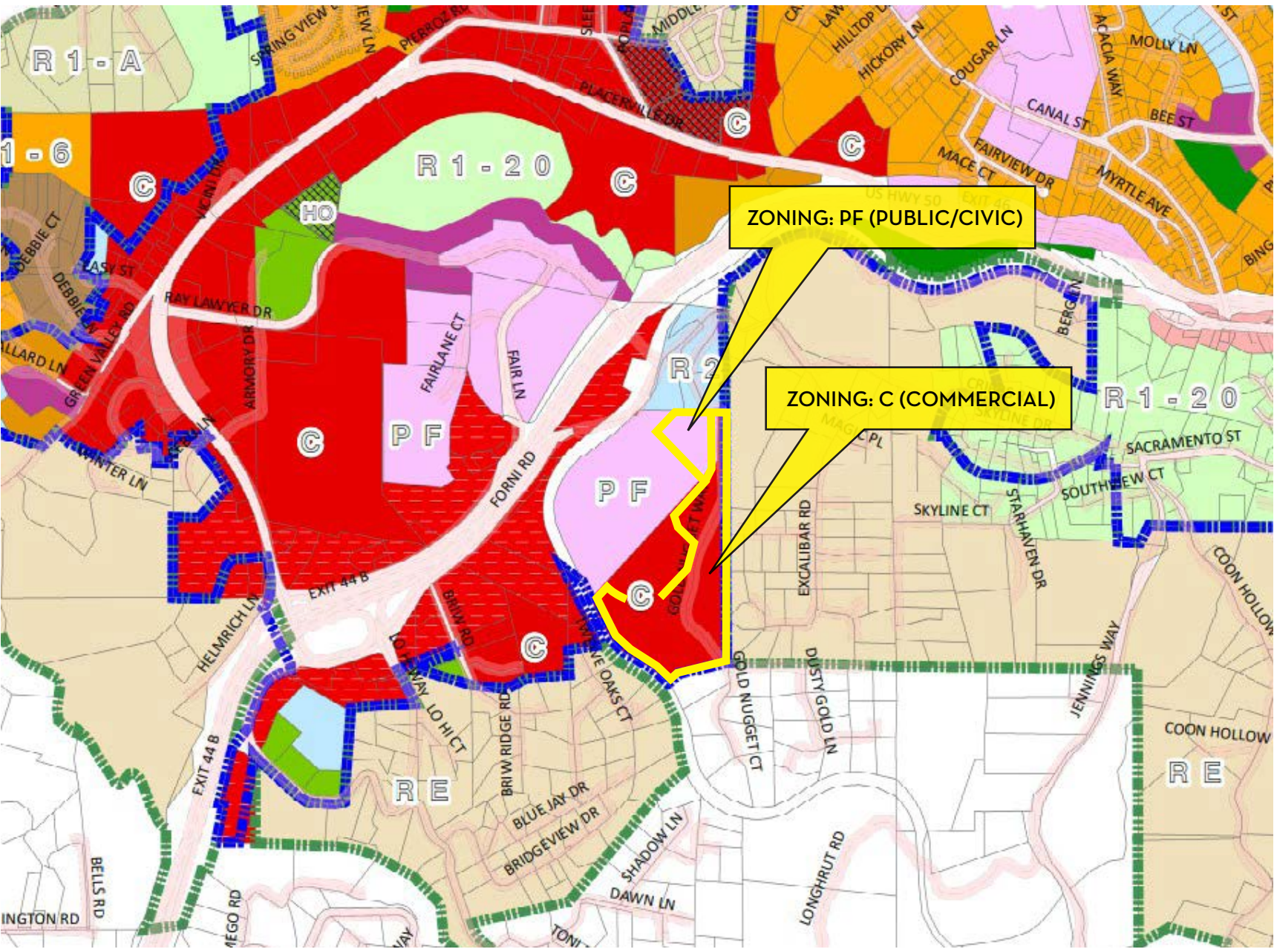
Location	Ray Lawyer Drive, Placerville, CA
Land Area	26.5 +/- Acres
APN	325-300-035 (21.3 +/- Acres) & 325-300-036 (5.2 +/- Acres)
Zoning	R1A
Land Use Designation	Office/Commercial/Public Facilities
Price	\$995,000



AMENITIES MAP



PLACERVILLE ZONING MAP





This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of RAY LAWYER DRIVE, PLACERVILLE, CA 95667 ("the Property").

This Offering Memorandum was prepared by Cushman & Wakefield of California, Inc. ("Cushman & Wakefield") and has been reviewed by representatives of the owners of The Property ("the Ownership"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

CONTACT

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