



37 1/2 W. 10th St.
 Tracy, CA 95376
 (209) 835-2002
 Fax (209) 835-2008
 garyreeve@sbcglobal.net

FOR SALE:

The ZAMBETTI RANCH

3 Parcels near the City Limits of Tracy, CA

- Location:** Between Corral Hollow and Lammers Roads, on Valpico Rd.
- Parcels:** Referring to the Notice of Lot Line Adjustment application number PA-0900186, Parcels 2, 3 & 4. Assessor's Parcel Numbers are not yet available.
- Acreage:**
- | | |
|------------|-----------------------|
| Parcel #2: | 38.43+/- acres |
| Parcel #3 | 21.15+/- acres |
| Parcel #4 | <u>20.00+/- acres</u> |
- Total:** 79.58+/- acres
- Land Use:** Currently being farmed. These properties are located nearly adjacent to the Tracy City Limits.
- Zoning:** AU-20 (Agriculture Urban Reserve)
- General Plans:** County: R/L Residential Low
 City: Currently Urban Reserve, however, the city staff has approved a general plan update draft which would keep these properties in the City of Tracy planning area, but outside of the Sphere of Influence.
- Williamson Act:** These parcels are not under Williamson Act Contract.
- Irrigation:** Byron- Bethany Irrigation District. Subject to allocation within the old Plain View Water District. This water is believed to be convertible to some urban uses.
- Topography:** Leveled to grade for irrigation purposes.

Environmental: It is understood that a Phase 1 environmental assessment was completed for the area when the South Schulte Planning Area was being processed several years ago. November 30, 1994 by Engeo, Inc.

Mineral Rights: Are believed to be intact.

Improvements: No building improvements. The Seller may consider selling the home parcel including a 3,000+ square foot contemporary home located adjacent to Parcel #2 & #3 on A.P.N.: 240-080-03.

List Prices:	Parcel #2 (38.43+/- acres)	\$1,600,000
	Parcel #3 (21.15+/- acres)	\$900,000
	Parcel #4 (20.00+/- acres)	<u>\$1,000,000</u>
Total:		\$3,500,000

Terms:

- All cash at closing or other terms acceptable to Seller.
- Parcels may be purchased together or separately.
- Should the contracted escrow period be greater than 12 months, then the Seller shall have the right to raise the list price.

Contact: Gary Reeve, Broker
(209) 484-7012 (M)

THE INFORMATION CONTAINED HEREIN HAS BEEN TAKEN FROM SOURCES DEEMED RELIABLE, HOWEVER, NO GUARANTEE IS MADE AS TO ABSOLUTE ACCURACY.

OWNERS

ANGELA D. ZAMBETTI, ANITA B. POLINI AND CORA M. PICON, TRUSTEES OF THE POLINI AND PICON A. CHRISTENSEN, CO-TRUSTEES OF THE POLINI AND PICON A. CHRISTENSEN TRUST DATED 12/03 WEST VALPICO ROAD PARCEL, CA 95377

OWNER	DATE
ANGELA D. ZAMBETTI	
ANITA B. POLINI	
CORA M. PICON	
JEFFREY J. POLINI, CO-TRUSTEE	
PAULE A. CHRISTENSEN, CO-TRUSTEE	

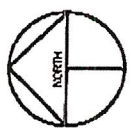
ZAMBETTI PROPERTIES

240-000-01
CLARENCE L. AND SLAV

TENTATIVE LOT LINE ADJUSTMENT
BEING A PORTION OF THE WEST HALF OF SECTION 31, T.2S., R.5E., M.D.B. & M., SAN JOAQUIN COUNTY, CALIFORNIA

NOTES

1. THE ASSESSOR'S PARCEL NOS ARE 240-080-02, 240-080-04 AND A PORTION OF 240-080-01.
2. THE PROPERTY CONTAINS 105.06 ACRES COMPOSED OF 4 LOTS.
3. THIS PROPERTY IS ZONED AU-30.
4. THE GENERAL PLAN DESIGNATION FOR LOTS 240-080-02 AND 240-080-04 IS R/L, AND FOR APTS 240-080-01 IS R/L OR C/L.
5. DOMESTIC WATER IS BY INDIVIDUAL ON-SITE WELL.
6. THE PROPERTY IS BOUND BY THE JANK AND LEACH FIELDS.
7. STUMP REMOVAL IS SUBJECT TO A SEPARATE CONTRACT.
8. THIS PROPERTY IS NOT SUBJECT TO A SEPARATE CONTRACT.
9. THE 100 YEAR FLOOD (FLOOD PANEL NO. 703A).
10. THIS PROPERTY IS NOT UNDER WELLSHAWER ACT CONTRACT.
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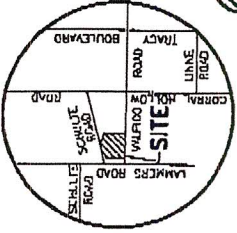
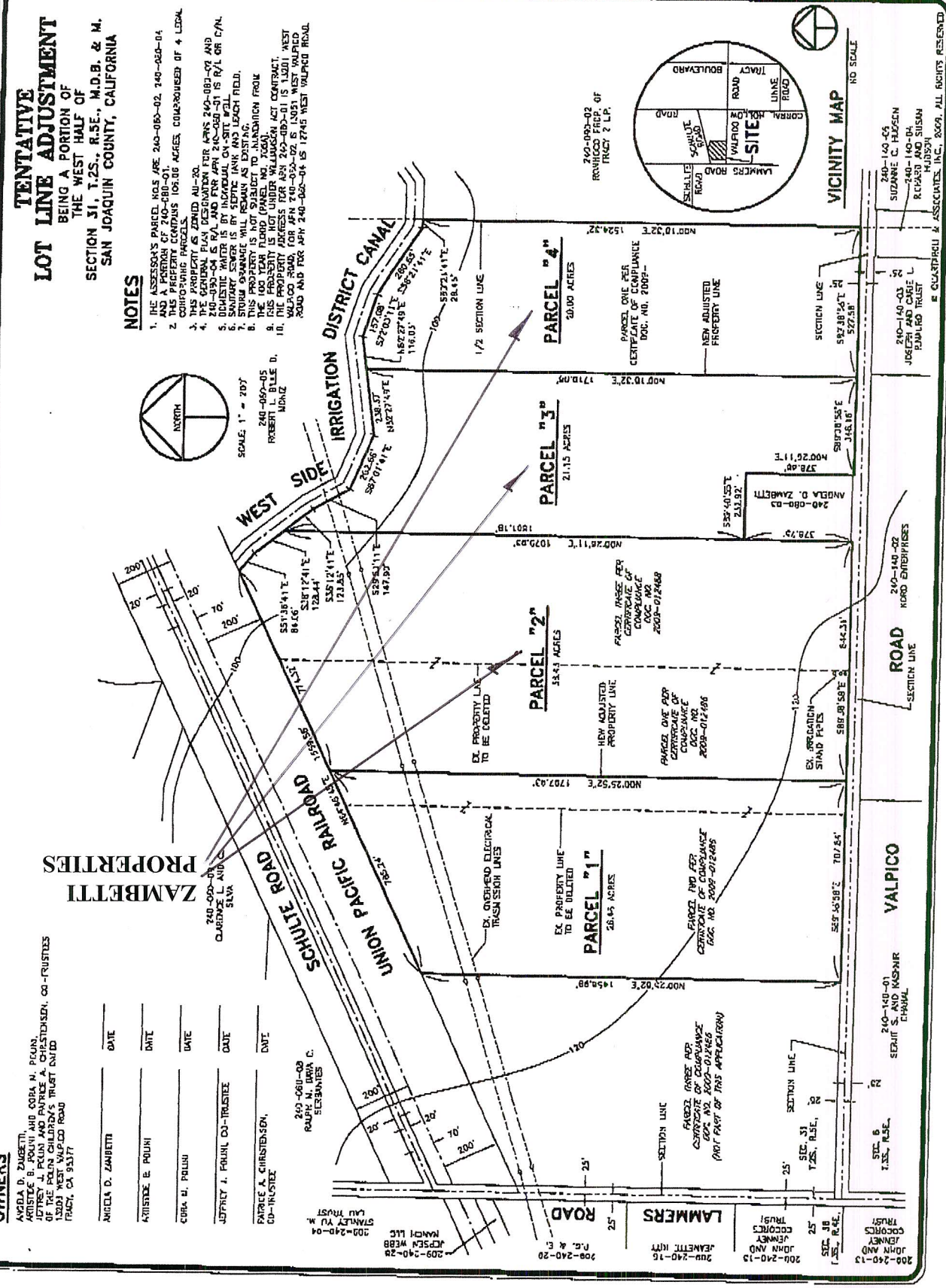


DATE	BY

TENTATIVE LOT LINE ADJUSTMENT FOR ANGELA D. ZAMBETTI SAN JOAQUIN COUNTY, CALIFORNIA

QUARTAROLI & ASSOCIATES LAND SURVEYING AND PLANNING ENGINEERING (209) 239-4008 310 SUN WEST PLACE, SUITE "A" MANTROCA, CA 95337

DATE	BY



VICINITY MAP

NO SCALE
240-140-03
SUDANNE C. HUDSON
240-140-04
R.F. SHAW
240-140-05
HUBBARD
E. QUARTAROLI & ASSOCIATES, INC. 2009. ALL RIGHTS RESERVED

200-240-13 JOHN LAMBERT TRUST
SEC. 30 T.2S., R.5E.
200-240-15 JOHN AND ANNE LAMBERT TRUST
SEC. 31 T.2S., R.5E.
200-240-20 P.C. & E.
209-240-28 JIPSEN WEBB LAND TRUST
209-240-01 STANLEY YU & M. RANDI LIC.
240-060-00 RAUL N. DORA C. SERBANTIS
240-000-01 CLARENCE L. AND SLAV
240-080-03 ANGELA D. ZAMBETTI
240-080-02 AND A PORTION OF 240-080-01

