

**PROPERTY FOR SALE**  
**Silva Valley Road Property – Phase Three**

**Property Overview**

**APN:** 067-498-88

**Size:** Approximately 11.04 acres

**Location:**

The property represents Phase Three of the Silva Valley Road development and is the larger remaining parcel. It is accessed through an adjacent property and is located on the west end of Fairway Drive, approximately 340 feet from its intersection with Highland Hills Drive, El Dorado Hills, California.

**Land Use Designation:** High Density Residential

**Zoning:** R-20,000 and RIA

**Environmental:**

An adopted Negative Declaration is in place. No additional environmental documentation is required.

*(A copy of the 2000 Staff Report is enclosed for reference.)*

**Phasing**

The Silva Valley Road property is entitled to be developed in phases, either in part or as a whole. The development was intentionally structured and executed in phases.

Phases One and Two were fully developed, sold, and built out. The Final Maps for these phases were recorded as H-125 and H-126 on May 7, 1997.

Prospective buyers and their due diligence teams are encouraged to review the County records to gain a full understanding of the development process and prior approvals.

The subject property was designated as Phase Three and was advanced to the Tentative Map stage. The tentative approvals were extended through 2002; however, the development was not pursued beyond that point. Accordingly, no improvements were constructed and no Final Map was recorded.

Importantly, the entitlements run with the land (not the original developer). As such, the prior entitlement work does not adversely impact the property. A future owner may reinitiate the development process with the benefit of these entitlements remaining in full force and effect.

**Entitlements and Benefits Background**

The Silva Valley Road property is part of a larger master-planned project originally developed in the 1980s by El Dorado Hills Investors Ltd., pursuant to two Development Agreements with the County of El Dorado, which were formalized by ordinance.

All rights, benefits, and entitlements granted under these Development Agreements run with the land. Accordingly, any future owner or prospective buyer will continue to benefit from these vested rights.

To fully understand the scope of these benefits and entitlements, prospective buyers and their due diligence teams should review the Development Agreements and the corresponding ordinances.

*(Relevant documents are enclosed herewith for reference.)*