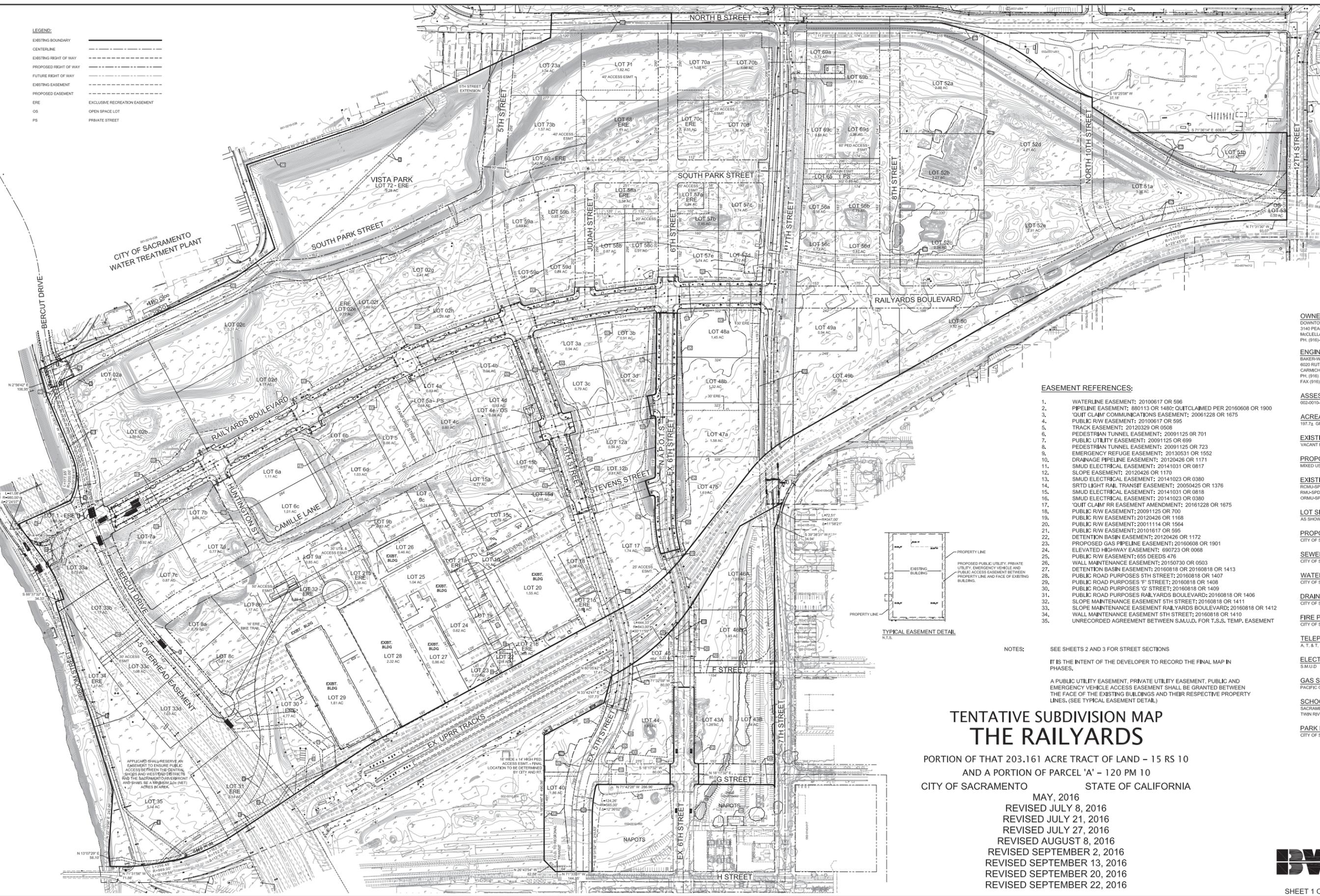
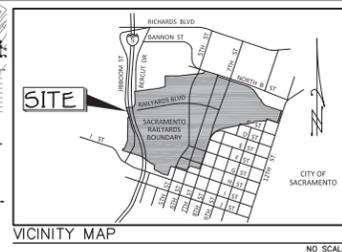


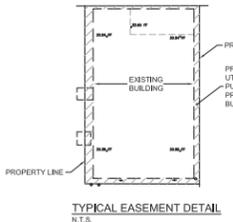
LEGEND:

EXISTING BOUNDARY	---
CENTERLINE	---
EXISTING RIGHT OF WAY	---
PROPOSED RIGHT OF WAY	---
FUTURE RIGHT OF WAY	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
ERE	---
EXCLUSIVE RECREATION EASEMENT	---
OS	---
OPEN SPACE LOT	---
PS	---
PRIVATE STREET	---



EASEMENT REFERENCES:

1. WATERLINE EASEMENT: 20100617 OR 596
2. PIPELINE EASEMENT: 880113 OR 1480; QUITCLAIMED PER 20160608 OR 1900
3. 'QUIT CLAIM' COMMUNICATIONS EASEMENT: 20061228 OR 1675
4. PUBLIC R/W EASEMENT: 20100617 OR 595
5. TRACK EASEMENT: 20120329 OR 0508
6. PEDESTRIAN TUNNEL EASEMENT: 20091125 OR 701
7. PUBLIC UTILITY EASEMENT: 20091125 OR 699
8. PEDESTRIAN TUNNEL EASEMENT: 20091125 OR 723
9. EMERGENCY REFUGE EASEMENT: 20130531 OR 1552
10. DRAINAGE PIPELINE EASEMENT: 20120426 OR 1171
11. SMUD ELECTRICAL EASEMENT: 20141031 OR 0817
12. SLOPE EASEMENT: 20120426 OR 1170
13. SMUD ELECTRICAL EASEMENT: 20141023 OR 0380
14. SRTD LIGHT RAIL TRANSIT EASEMENT: 20050425 OR 1376
15. SMUD ELECTRICAL EASEMENT: 20141031 OR 0818
16. SMUD ELECTRICAL EASEMENT: 20141023 OR 0380
17. 'QUIT CLAIM' RR EASEMENT AMENDMENT: 20161228 OR 1675
18. PUBLIC R/W EASEMENT: 20091125 OR 700
19. PUBLIC R/W EASEMENT: 20120426 OR 1168
20. PUBLIC R/W EASEMENT: 20011114 OR 1564
21. PUBLIC R/W EASEMENT: 20101617 OR 595
22. DETENTION BASIN EASEMENT: 20120426 OR 1172
23. PROPOSED GAS PIPELINE EASEMENT: 20160608 OR 1901
24. ELEVATED HIGHWAY EASEMENT: 690723 OR 0068
25. PUBLIC R/W EASEMENT: 655 DEEDS 476
26. WALL MAINTENANCE EASEMENT: 20150730 OR 0503
27. DETENTION BASIN EASEMENT: 20160818 OR 1413
28. PUBLIC ROAD PURPOSES 5TH STREET: 20160818 OR 1407
29. PUBLIC ROAD PURPOSES 'F' STREET: 20160818 OR 1408
30. PUBLIC ROAD PURPOSES 'G' STREET: 20160818 OR 1409
31. PUBLIC ROAD PURPOSES RAILYARDS BOULEVARD: 20160818 OR 1406
32. SLOPE MAINTENANCE EASEMENT 5TH STREET: 20160818 OR 1411
33. SLOPE MAINTENANCE EASEMENT RAILYARDS BOULEVARD: 20160818 OR 1412
34. WALL MAINTENANCE EASEMENT 5TH STREET: 20160818 OR 1410
35. UNRECORDED AGREEMENT BETWEEN S.M.U.D. FOR T.S.S. TEMP. EASEMENT



NOTES:

SEE SHEETS 2 AND 3 FOR STREET SECTIONS

IT IS THE INTENT OF THE DEVELOPER TO RECORD THE FINAL MAP IN PHASES.

A PUBLIC UTILITY EASEMENT, PRIVATE UTILITY EASEMENT, PUBLIC AND EMERGENCY VEHICLE ACCESS EASEMENT SHALL BE GRANTED BETWEEN THE FACE OF THE EXISTING BUILDINGS AND THEIR RESPECTIVE PROPERTY LINES. (SEE TYPICAL EASEMENT DETAIL.)

**TENTATIVE SUBDIVISION MAP
THE RAILYARDS**

PORTION OF THAT 203.161 ACRE TRACT OF LAND - 15 RS 10
AND A PORTION OF PARCEL 'A' - 120 PM 10
CITY OF SACRAMENTO STATE OF CALIFORNIA

- MAY, 2016
- REVISED JULY 8, 2016
- REVISED JULY 21, 2016
- REVISED JULY 27, 2016
- REVISED AUGUST 8, 2016
- REVISED SEPTEMBER 2, 2016
- REVISED SEPTEMBER 13, 2016
- REVISED SEPTEMBER 20, 2016
- REVISED SEPTEMBER 22, 2016

OWNER/APPLICANT:
DOWNTOWN RAILYARD VENTURE, LLC
3140 PEACEKEEPER WAY, SUITE HH
MCCLELLAN, CA, 95652
PH: (916) 465-1100

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH: (916) 331-4338
FAX: (916) 331-4430

ASSESSOR'S PARCEL NUMBERS:
002-0010-048, 002-0010-052, 002-0010-056 & 002-0010-063

ACREAGE:
197.72 GROSS ACRES

EXISTING USE:
VACANT RAILYARD

PROPOSED USE:
MIXED USE - 118 LOTS

EXISTING/PROPOSED ZONING:
RMLU-SPD (RESIDENTIAL/COMMERCIAL MIXED USE - SPECIAL PLANNING DISTRICT)
RMLU-SPD (RESIDENTIAL MIXED USE - SPECIAL PLANNING DISTRICT)
ORMLU-SPD (OFFICE/RESIDENTIAL MIXED USE - SPECIAL PLANNING DISTRICT)

LOT SIZE:
AS SHOWN

PROPOSED IMPROVEMENTS:
CITY OF SACRAMENTO

SEWER:
CITY OF SACRAMENTO

WATER SUPPLY:
CITY OF SACRAMENTO

DRAINAGE:
CITY OF SACRAMENTO

FIRE PROTECTION:
CITY OF SACRAMENTO

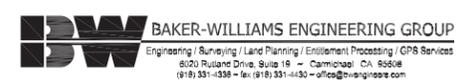
TELEPHONE SERVICE:
A.T.&T.

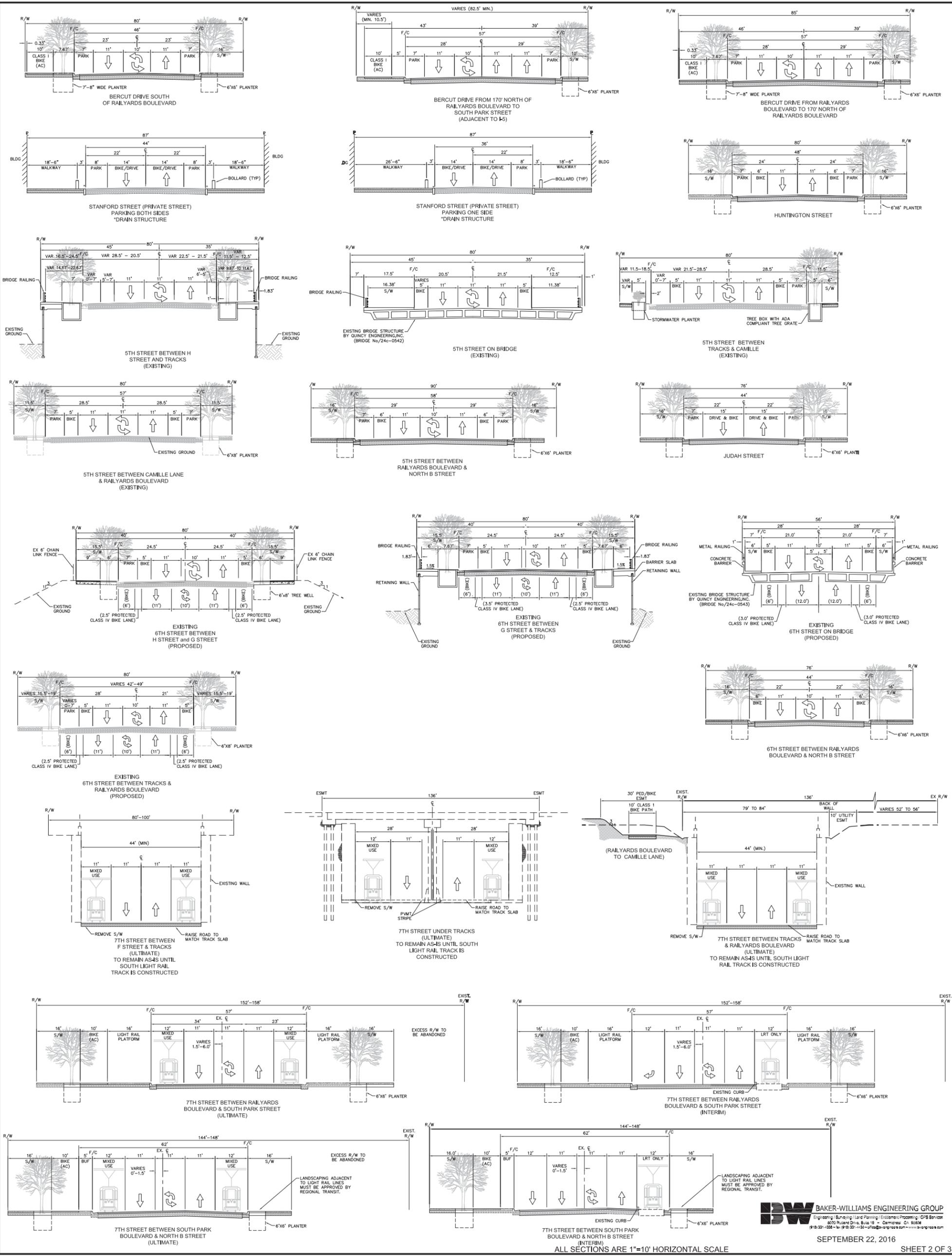
ELECTRICAL SERVICE:
S.M.U.D.

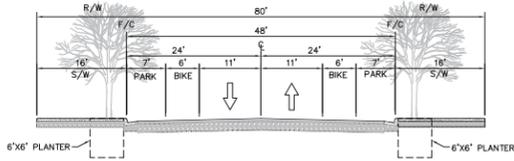
GAS SUPPLY:
PACIFIC GAS & ELECTRIC

SCHOOL DISTRICT:
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
TWIN RIVERS UNIFIED SCHOOL DISTRICT

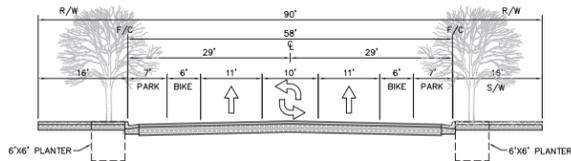
PARK DISTRICT:
CITY OF SACRAMENTO



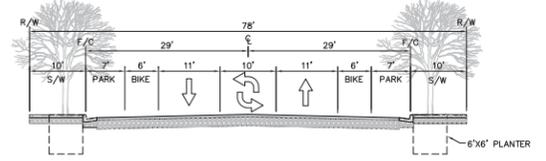




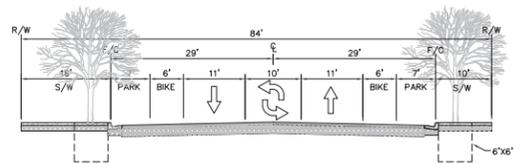
8TH STREET BETWEEN RAILYARD BOULEVARD & NORTH B STREET



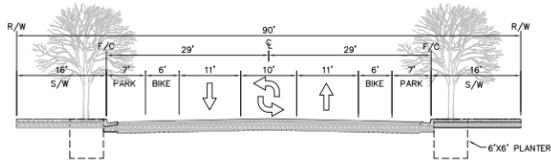
NORTH 10TH STREET BETWEEN RAILYARDS BOULEVARD & NORTH B STREET FOR PROJECT 10TH STREET STOPS



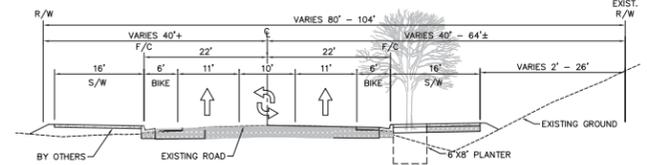
SOUTH PARK STREET BETWEEN BERECUT DRIVE & VISTA PARK



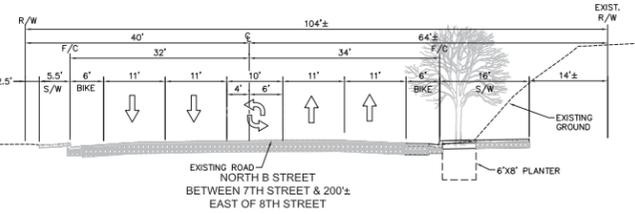
SOUTH PARK STREET ADJACENT TO VISTA PARK



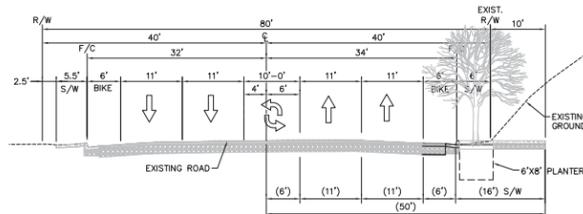
SOUTH PARK STREET BETWEEN 5TH STREET & 7TH STREET



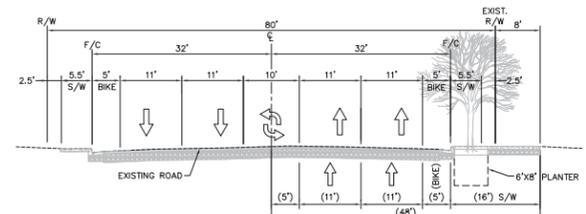
NORTH B STREET BETWEEN 5TH STREET & 7TH STREET



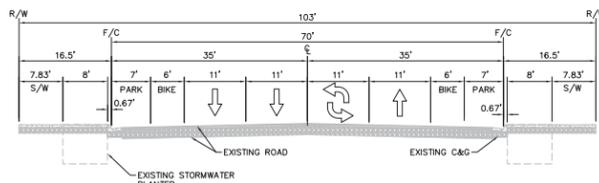
NORTH B STREET BETWEEN 7TH STREET & 200'± EAST OF 8TH STREET



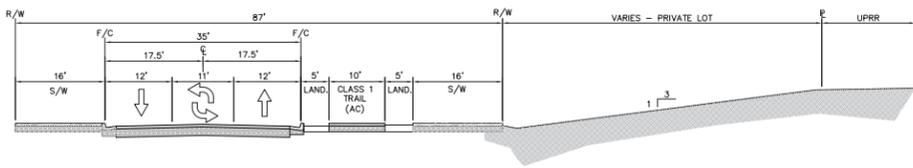
NORTH B STREET BETWEEN 200' EAST OF 8TH STREET & 10TH STREET (ULTIMATE LANE CONFIGURATION)



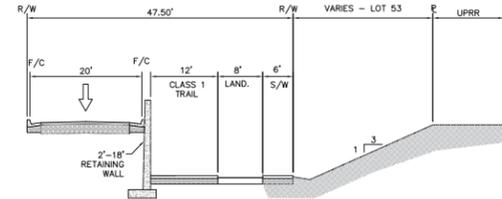
NORTH B STREET BETWEEN 10TH STREET AND 12TH STREET (EXISTING) (ULTIMATE LANE CONFIGURATION)



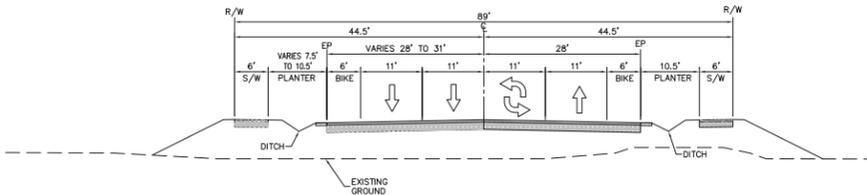
RAILYARDS BOULEVARD BETWEEN BERECUT DRIVE & 7TH STREET (EXISTING)



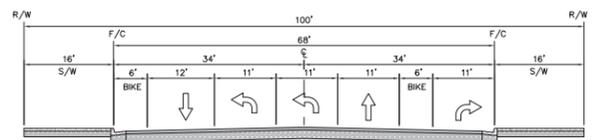
RAILYARDS BOULEVARD BETWEEN 7TH STREET & 10TH STREET



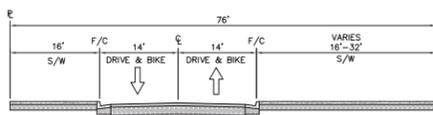
RAILYARDS BOULEVARD BETWEEN 10TH STREET & 12TH STREET



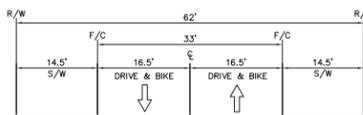
RAILYARDS BOULEVARD BETWEEN BERECUT & JIBOOM STREET (TEMPORARY)



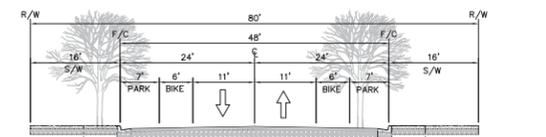
RAILYARDS BOULEVARD BETWEEN BERECUT & JIBOOM STREET (ULTIMATE)



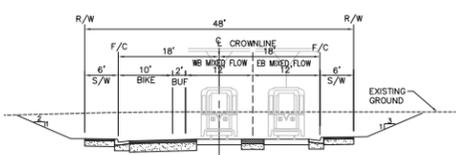
STEVENS STREET (PRIVATE STREET) BETWEEN 5TH STREET & STANFORD STREET



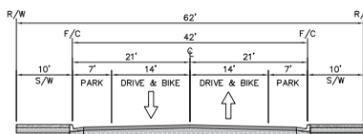
STEVENS STREET EXISTING INTX AT 6TH STREET



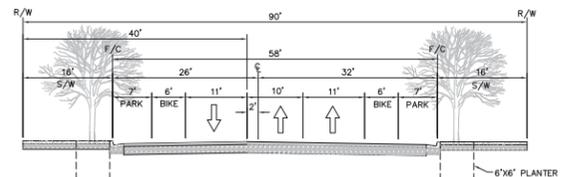
CAMILLE LANE BETWEEN BERECUT DRIVE & 5TH STREET



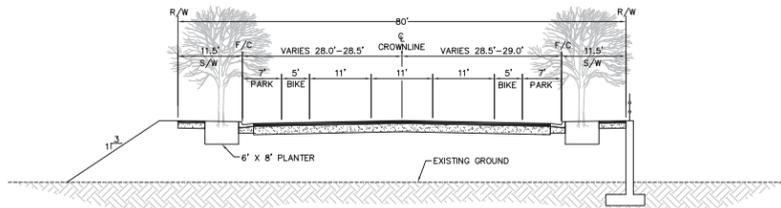
F STREET BETWEEN 6TH STREET & 7TH STREET (UNDER CONSTRUCTION)



STEVENS STREET BETWEEN 5TH & 6TH STREET



CAMILLE LANE BETWEEN 5TH STREET & 6TH STREET



G STREET BETWEEN 5TH STREET & 7TH STREET (UNDER CONSTRUCTION)