



Dutra Enterprises

INCORPORATED

RESIDENTIAL, COMMERCIAL AND

INDUSTRIALLY-DEVELOPABLE

LAND ACQUISITIONS, ENTITLEMENTS & SALES

■ EXPERIENCE

■ CAPITAL

■ INTEGRITY



LAND OPPORTUNITY

Dutra Land & Consulting Services, Inc. is pleased to offer a total of three (3) acres for sale (APN 985-0052-021), located on Brannigan Street in the City of Dublin. The parcel is near Fallon Middle School, situated around the corner on Kohnen Way. Please note that off-site infrastructure improvements are essentially completed. Phase I and Phase II environmental reports and clearances are available for your review.

ZONING AND GENERAL PLAN

The General Plan designation for the subject parcel permits uses which include, among others, affordable housing, child care centers, religious institutions, hospitals, and other facilities that provide cultural, educational or other similar services. See attached General Plan and Zoning data on pages 7 and 8.

LOCATION

The subject parcel is situated in an enviable location near schools, existing new residential construction, neighborhood and commercial shopping and theaters, and Interstates 680 and 580. The City of Dublin is a commuter's dream and enjoys convenient access to the following:

- San Francisco, just 40 miles west, via Interstates 580 and 880;
- Oakland, just 18 miles northwest, via Interstates 580 and 880; and
- San Jose, just 35 miles south, via Interstates 580 and 680.

The nearby Dublin BART station provides access to many Bay Area work, financial, commercial, and recreational centers. See attached information regarding proximities to BART, major arteries, schools, shopping, etc. on page 5.

TOPOGRAPHY

The topography of the subject parcel is essentially level and its configuration is advantageous for a variety of permitted development.

PRICING

The asking price, at \$1,316,666.67 per acre, is competitive in terms of pricing for nearby developable land. The owners have graciously agreed to carry back approximately \$2,000,000 for three years at zero percent interest upon an acceptable offer!

CONTACT INFORMATION

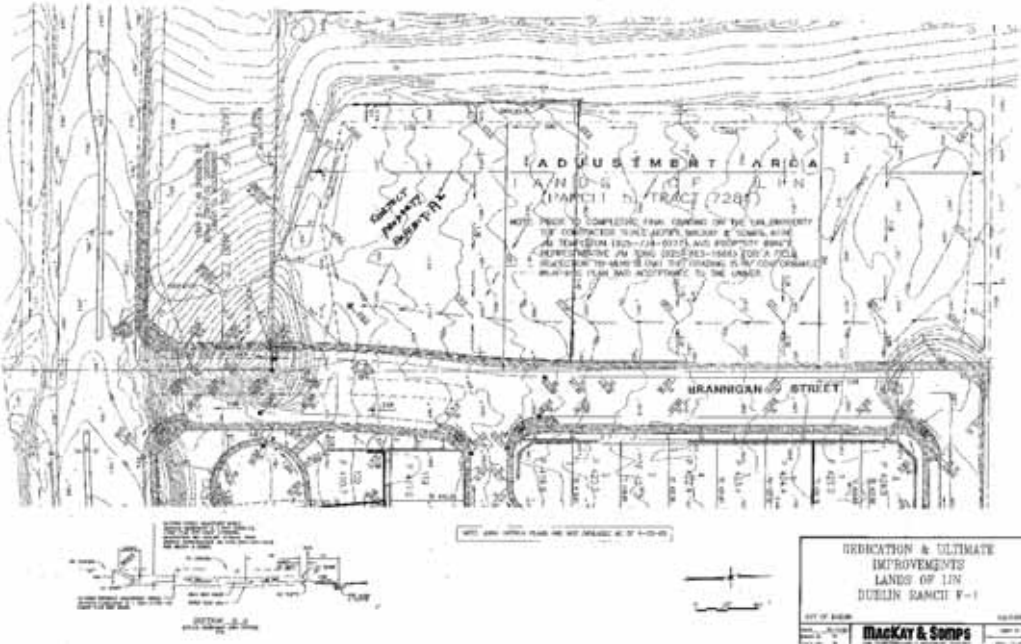
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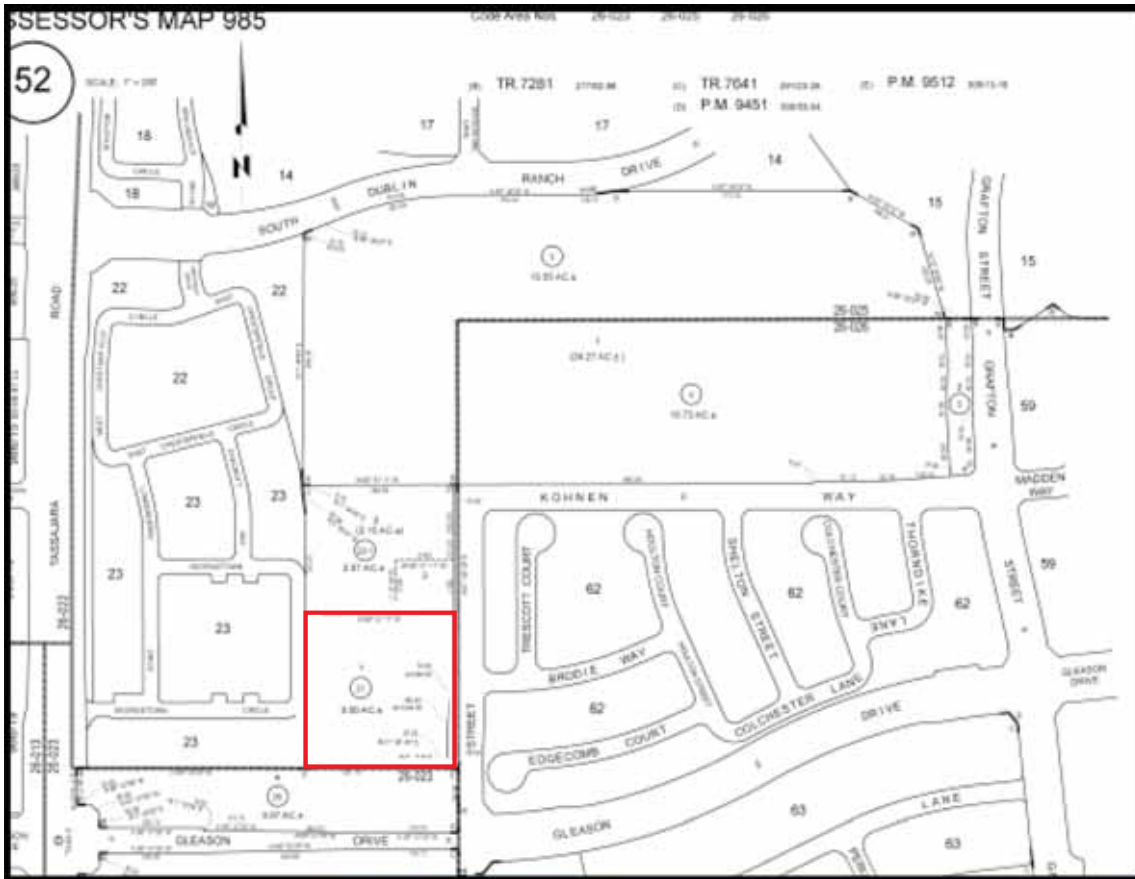
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AFFORDABLE HOUSING OPPORTUNITY



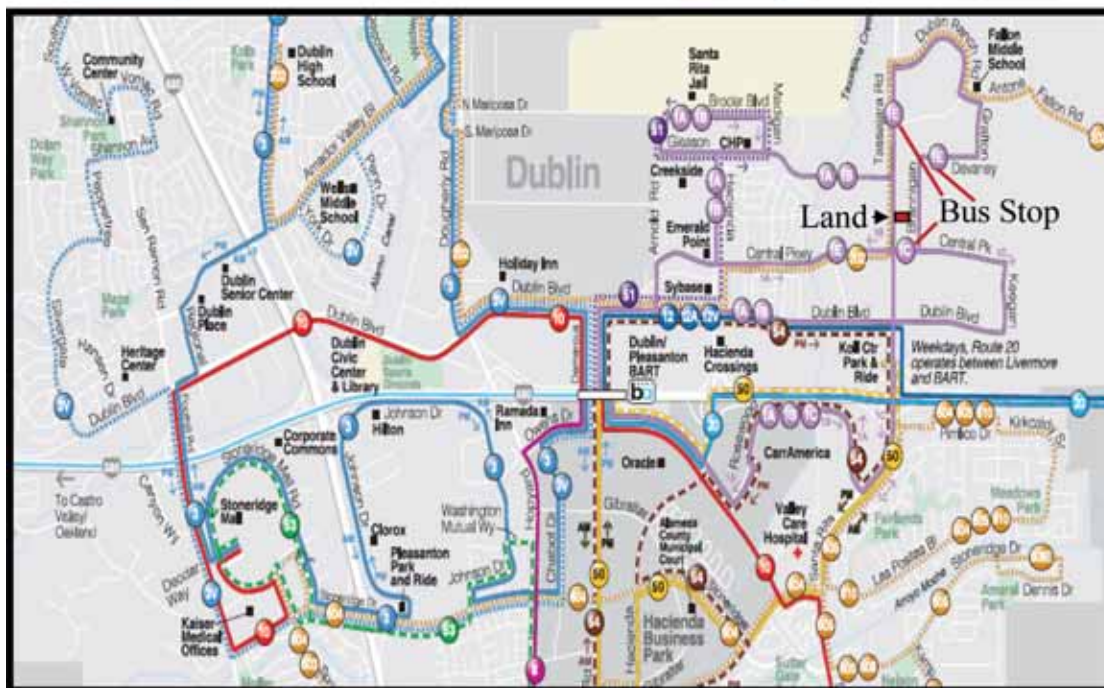
JOHN DUTRA
DUTRA LAND & CONSULTING
510-543-6678 CP, 510-353-9984 Wk

As of November 4th, 2010 Pg.3



PROPERTY ASSESSMENT INFORMATION		Assessor's Office
2009 - 2010 Assessment Information		
Parcel Number:	985-52-21	Parcel Number 985-0052-021
Assessor's Map: (Map image is not to scale)	Map Disclaimer	Zoning Planned Development PA 01-037
Use Code:	3000	General Plan Land Use Public/Semi-Public Facility
Description	Vacant commercial land (may include misc. imps)	Specific Plan Land Use Public/Semi-Public
Land	\$2,522,970.00	Alquist-Piriolo Earthquake Zone This property is not in a fault zone
Improvements	0	Flood Insurance Rate Map Zone X: This property is not in a flood zone
Fixtures	0	Roofing Classification Roof Class C
Household Personal Property	0	Garbage Collection Day N.A.
Business Personal Property	0	Street Sweeping Days Second and fourth Monday
Total Taxable Value	\$2,522,970.00	
Exemptions		
Homeowner	0	
Other	0	
Total Net Taxable Value	\$2,522,970.00	

TRANSPORTATION





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LOCATION

**IT'S ALL HERE! SCHOOLS, SHOPPING, MOVIES,
GOLF COURSES, COLLEGE AND MORE!**



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As of November 4th, 2010 Pg.6

GENERAL PLAN

PUBLIC / SEMI-PUBLIC / OPEN SPACE

Public/Semi-Public Facilities (Maximum of .50 FAR; employee density: 590 square feet per employee) a combination land use category of Public Facilities land uses and Semi-Public Facilities land uses. Public Facilities are uses other than parks owned by a public agency or non-profit entity that are of sufficient size to warrant differentiation from adjoining uses. Such uses include public schools, libraries; city office buildings; State, County and other public agency facilities; post offices; fire stations; utilities; and, Civic Center. Semi-Public Facilities uses are quasi-public uses, such as child care centers, youth centers, senior centers, special needs program facilities, religious institutions, clubhouses, community centers, community theatres, hospitals, private schools, and other facilities that provide cultural, educational, or other similar services and benefit the community. A Semi-Public Facility may be used for more than one such use. Development of housing on a site designated on the General Plan as Semi-Public Facilities shall be considered consistent with the General Plan when it is developed by a non-profit entity and serves to meet affordable housing needs or the housing needs of an underserved economic segment of the community. Determination as to whether housing should be permitted on a specific Semi-Public Facilities site and the acceptable density and design will be through review of a Planned Development proposal under the Zoning Ordinance.

Ancillary retail and service uses which provide services to transit patrons may be permitted as a ground floor use in or adjacent to the Eastern Dublin BART station parking garage.

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PROPERTY TAX INFORMATION				TREASURER-TAX COLLECT		
2009 - 2010 Tax Information						
Parcel	Tracer	Roll Year	Flood Zone	Flood Rate	Tax Rate Area	AV Tax Rate
985-52-21	44897500	2009	07	0	26025	1.1379
Amounts not valid after June 30			Installment 1 Delinquent after 12/10	Installment 2 Delinquent after 4/10	Total	
<u>Ad Valorem Tax</u>			\$14,354.43	\$14,354.43	\$28,708.86	
Flood Tax						
<u>SPECIAL CHARGES</u>			\$376.29	\$376.29	\$752.58	
Interest						
TOTAL TAXES			\$14,730.72	\$14,730.72	\$29,461.44	
Penalty						
Cost						
TOTAL AMOUNT DUE			\$14,730.72	\$14,730.72	\$29,461.44	

PROPERTY TAX INFORMATION		TREASURER-TAX COLLECT	
Taxing Agency	Install 1	Install 2	
MOSQUITO ABATEMENT	\$0.87	\$0.87	
CSA VECTOR CONTROL	\$2.96	\$2.96	
DUSD MEASURE L TAX	\$48.00	\$48.00	
CSA VECTOR CNTRL B	\$0.51	\$0.51	
MOSQUITO ASSESS 2	\$0.31	\$0.31	
EAST BAY TRAIL LLD	\$2.72	\$2.72	
DUBLIN RANCH ST LT	\$320.92	\$320.92	
Total	\$376.29	\$376.29	



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