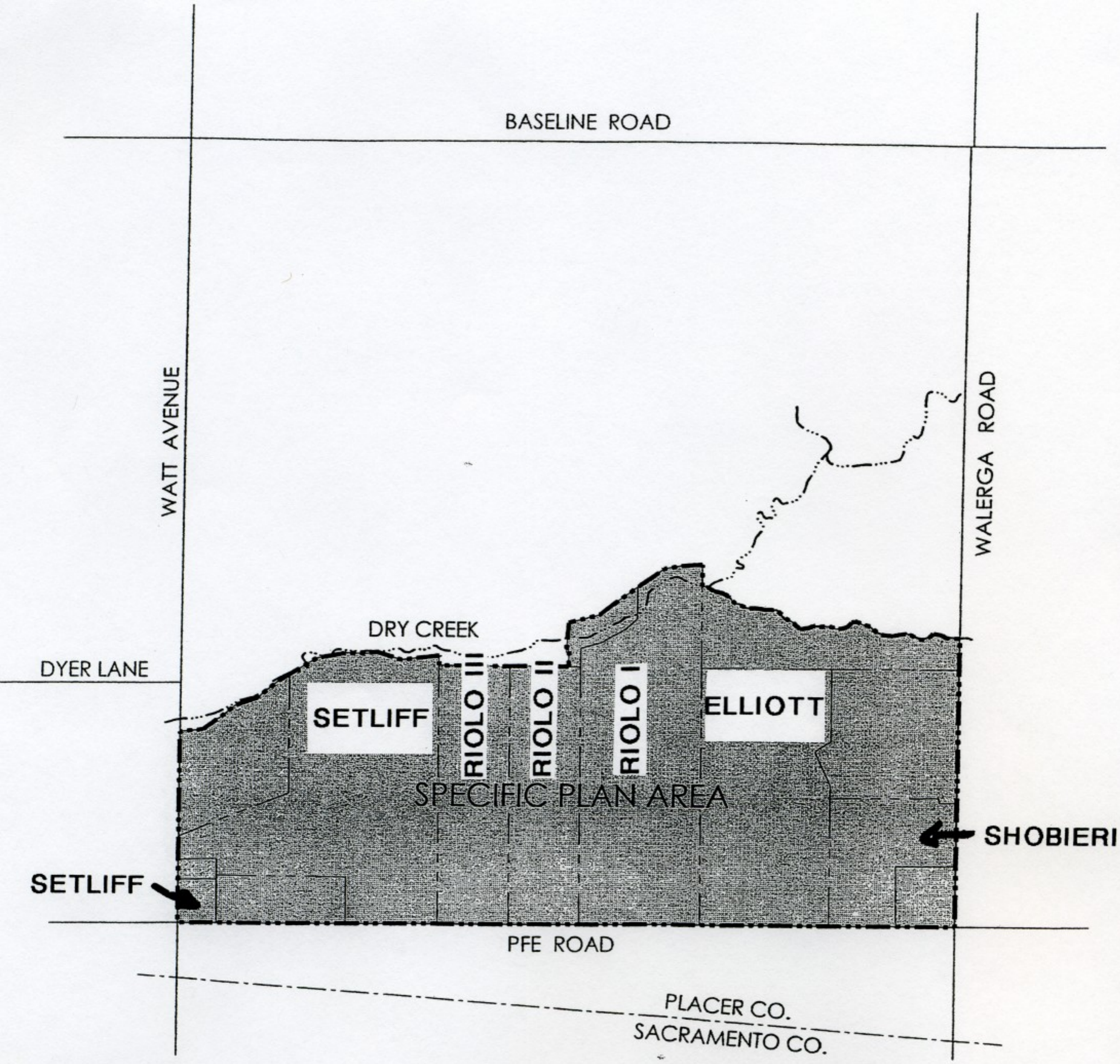


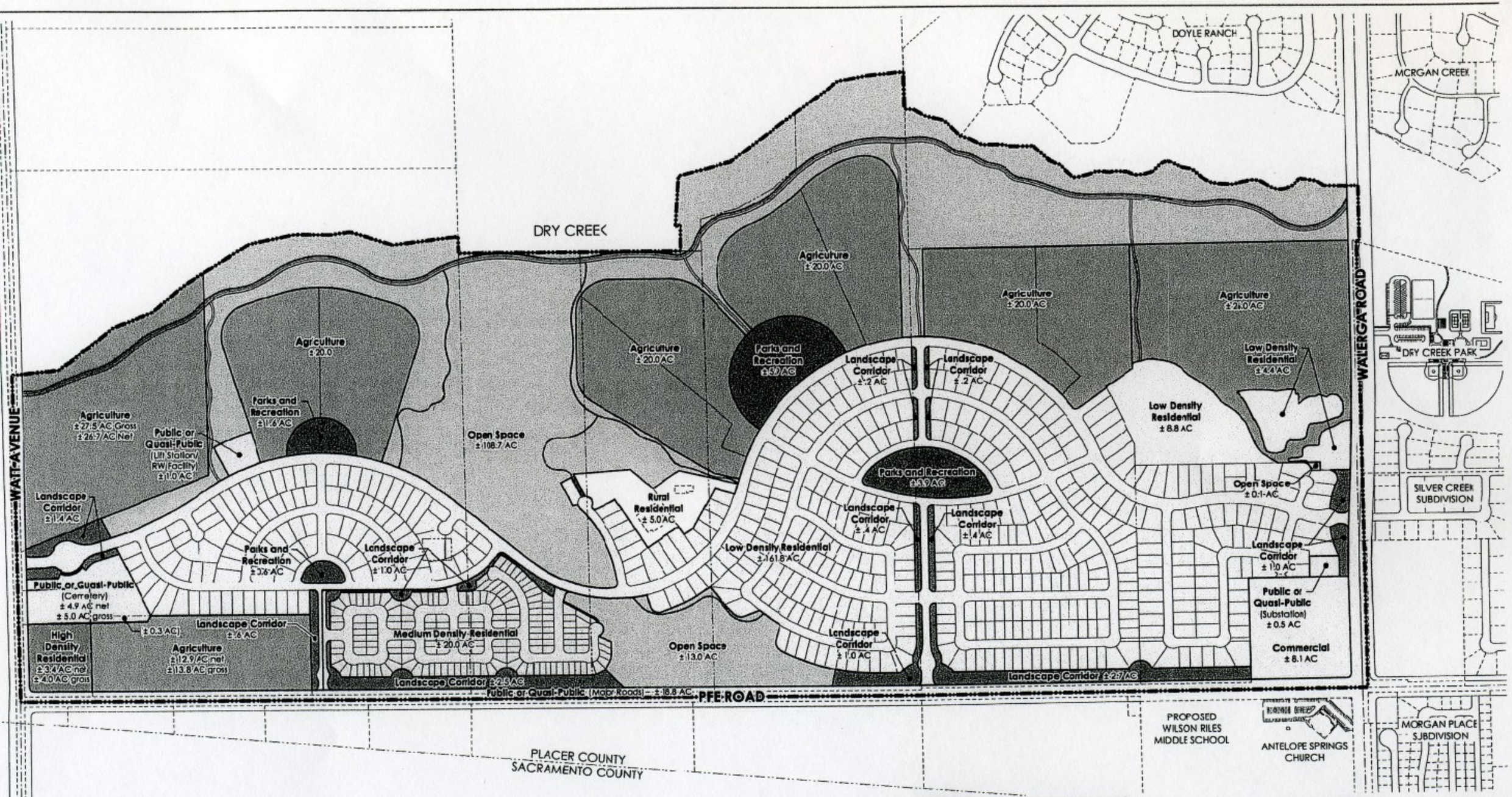
FIGURE 1 - VICINITY MAP

Riolo Vineyard Specific Plan

PFE Investors, LLC

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING

Placer County, CA



LEGEND

LAND USE	± ACRES (NET*)
High Density Residential (10-21 du/ac)	3.4
Medium Density Residential (5-10 du/ac)	20.0
Low Density Residential (1-5 du/ac)	175.0
Rural Residential (2 ac min.)	5.0
Agriculture (10 ac min.)	145.6
Open Space	121.8
Landscape Corridor	11.4
Parks and Recreation	12.0
Commercial	8.1
Public or Quasi-Public	
Cemetery	4.9
Substation	0.5
Lift Station/ RW Facility	1.0
Major Roads	18.8
TOTAL	527.5

*Net acres account for future widening of PFE and Watt.

LAND USE DESIGNATIONS

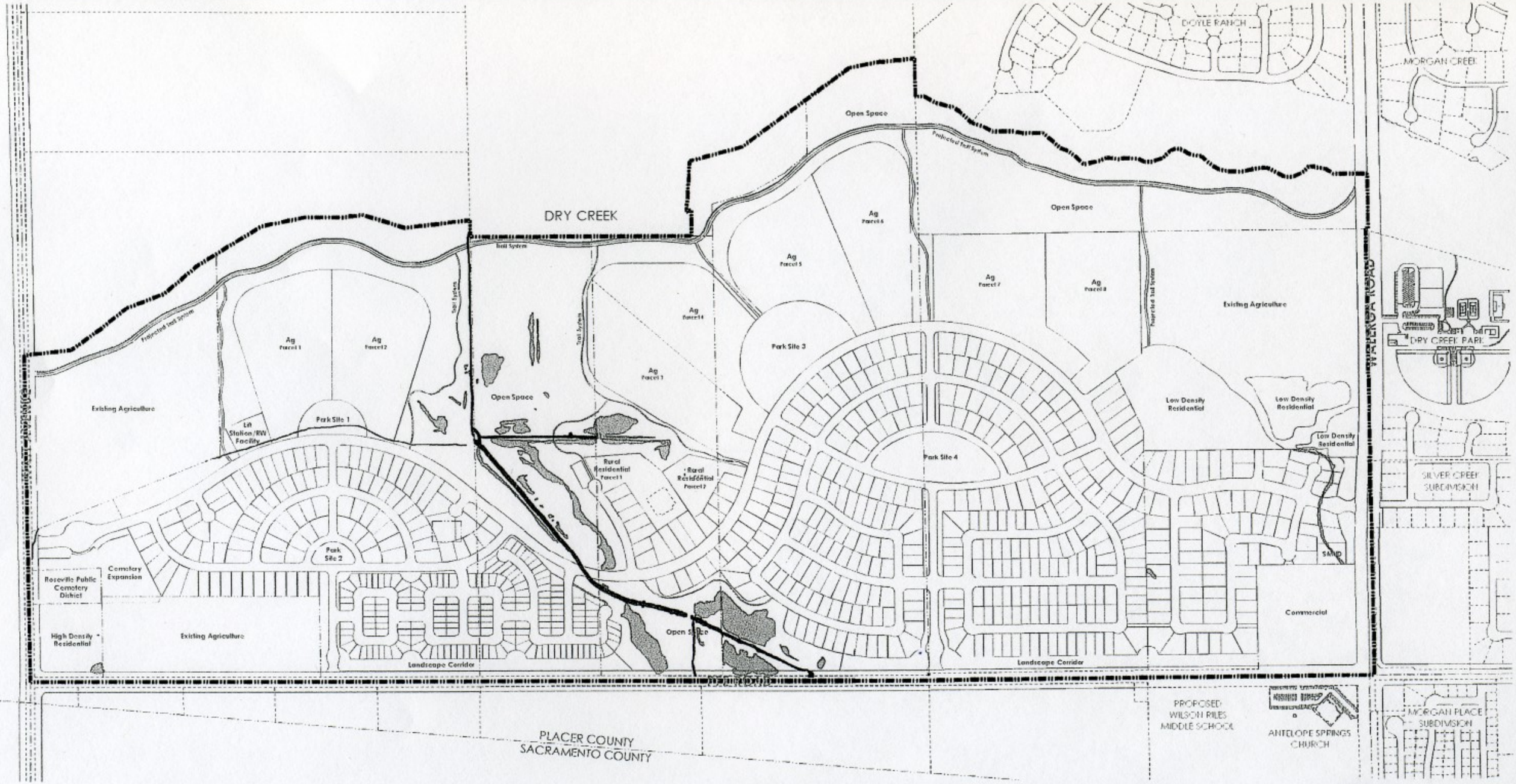
Riolo Vineyard Specific Plan

PFE Investors, LLC

MacKay & Somps CIVIL ENGINEERS, INC. CIVIL ENGINEERS/LAND PLANNERS/LAND SURVEYING

Placer County, CA

FIGURE 2



LEGEND			
PRELIMINARY DELINEATION	± ACRES	TEMPORARY IMPACT	PERMANENT IMPACT
Seasonal Wetland	7.28	0.221	0.779
Excavated Channel	1.38	0.008	0.120
Irrigation/ Drainage Ditch	0.64	0.003	0.427
TOTAL	9.30	0.232	1.326

Note: Not all properties within the Specific Plan Area have been surveyed for wetlands. Delineated acreage shown above does not include Dry Creek.

COMPOSITE WETLANDS WITH LOTTING

Riolo Vineyard Specific Plan

PFE Investors, LLC — MacKay & Somps Civil Engineers, Inc. — Placer County, CA

FIGURE 4