

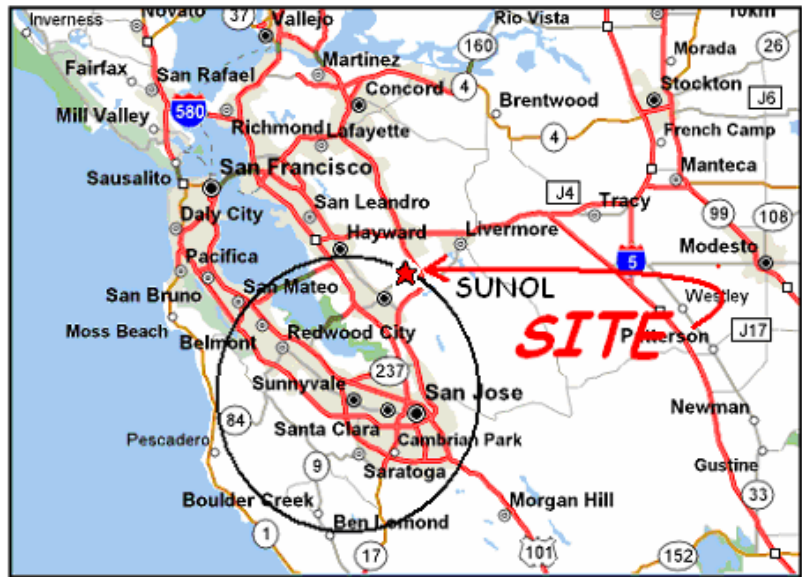
FOR SALE: 5+- Acre Home Site next door to 1200 Kilkare Road. Price to include Water to Site, Septic, and Power.

PRICE: \$850,000

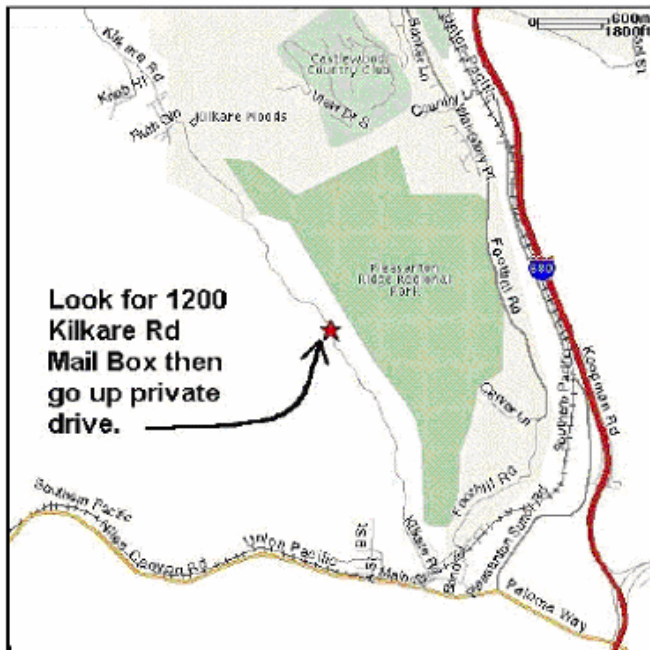
LOCATION: SUNOL, CA

INCLUDES: Engineering
Leach Field
and Septic Tank
Private Road
Site Plans

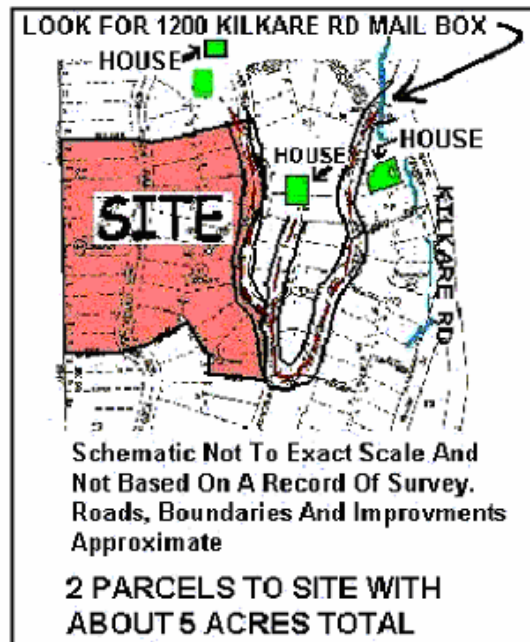
CONTACT: Rich Buckley
925-443-1122



Listen to Podcast 23 (audio feed just like radio) on our website.



Look for 1200 Kilkare Rd Mail Box then go up private drive.

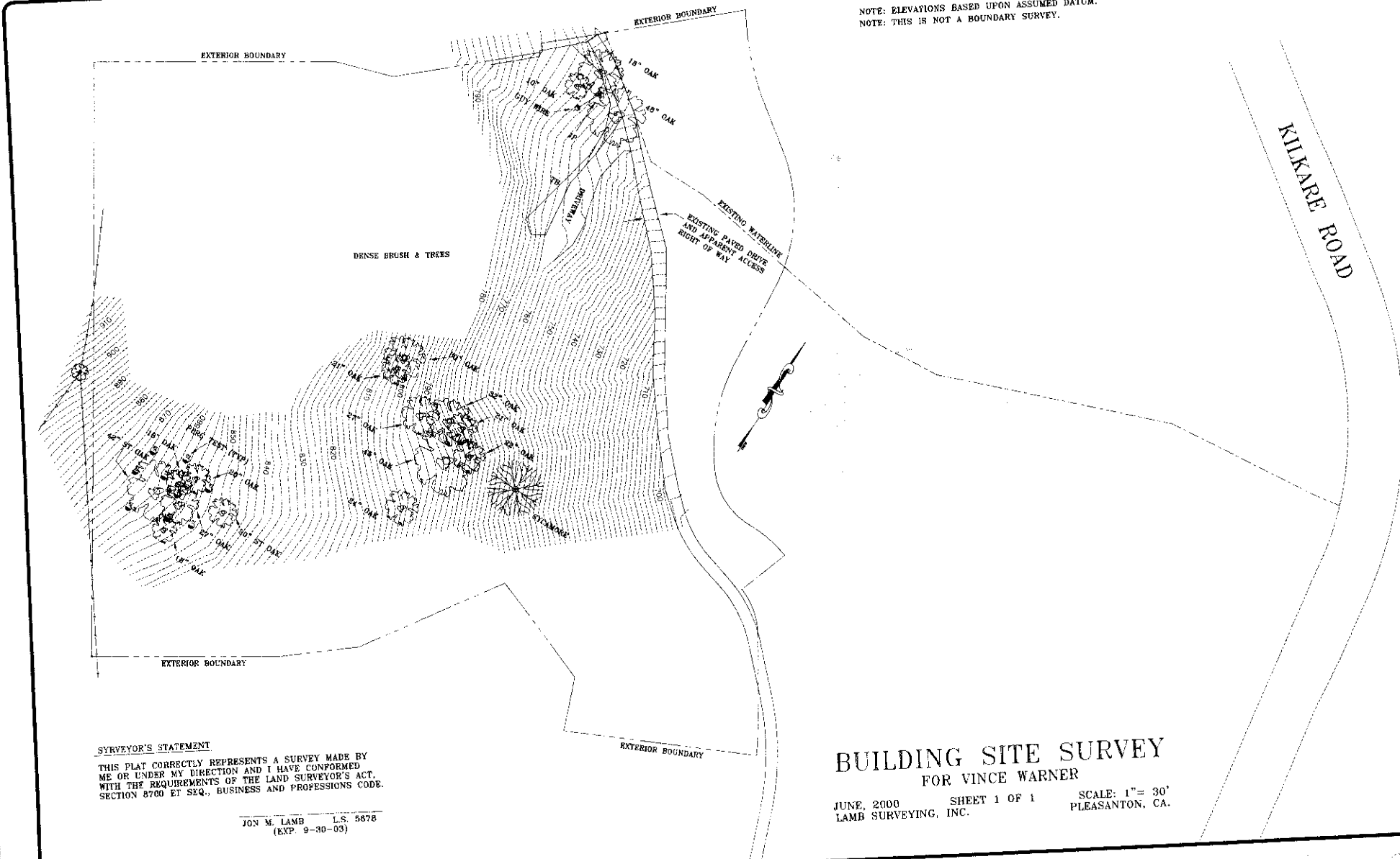


Schematic Not To Exact Scale And Not Based On A Record Of Survey. Roads, Boundaries And Improvements Approximate

2 PARCELS TO SITE WITH ABOUT 5 ACRES TOTAL

The site is composed of 2 tax parcels plus a private road. Heavily treed, upslope, seasonal spring, paved private road with road agreement among neighbors. Very rustic area, reflective of turn of century era. One of the last close-in to Silicon Valley rustic areas, mostly undiscovered and private. Seller will work with Buyer to obtain all permits. COUNTRY LIVING AND VERY POPULAR SCHOOLS

NOTE: ELEVATIONS BASED UPON ASSUMED DATUM.
NOTE: THIS IS NOT A BOUNDARY SURVEY.



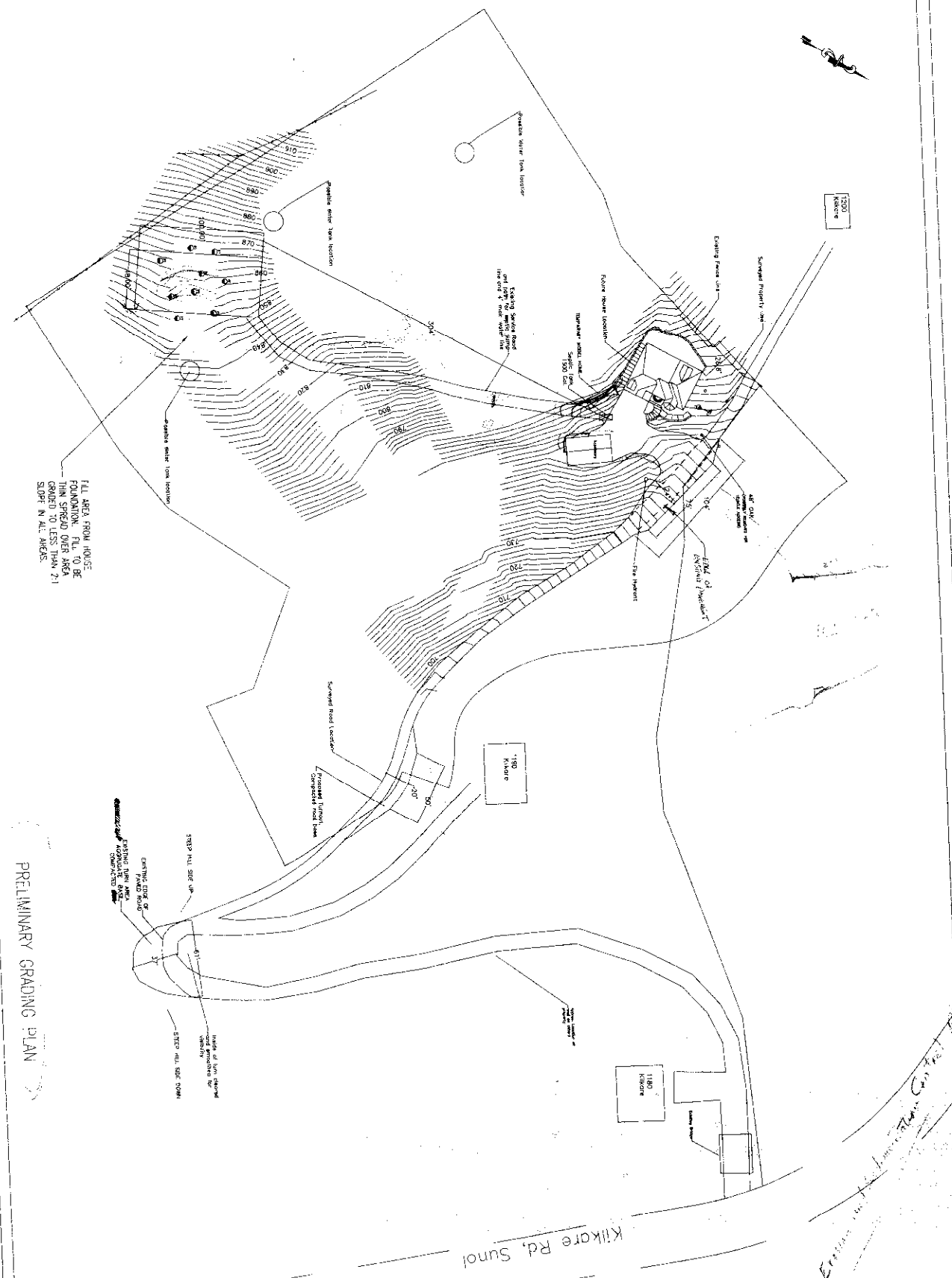
SURVEYOR'S STATEMENT
THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION AND I HAVE CONFORMED
WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT,
SECTION 8700 ET SEQ., BUSINESS AND PROFESSIONS CODE.

JON M. LAMB L.S. 5878
(EXP. 9-30-03)

BUILDING SITE SURVEY

FOR VINCE WARNER

JUNE, 2000 SHEET 1 OF 1 SCALE: 1" = 30'
LAMB SURVEYING, INC. PLEASANTON, CA.



PRELIMINARY GRADING PLAN

FILL AREA FROM HOUSE FOUNDATION. FILL TO BE THIN SPREAD OVER AREA GRADIENT TO LESS THAN 2:1 SLOPE IN ALL AREAS.

SEEP HAZARD AREAS
 CENTRIC EDGE OF PAVED ROAD
 SYSTEMS TO BE COMPLETED
 1:12% SLOPE
 1:12% SLOPE
 1:12% SLOPE

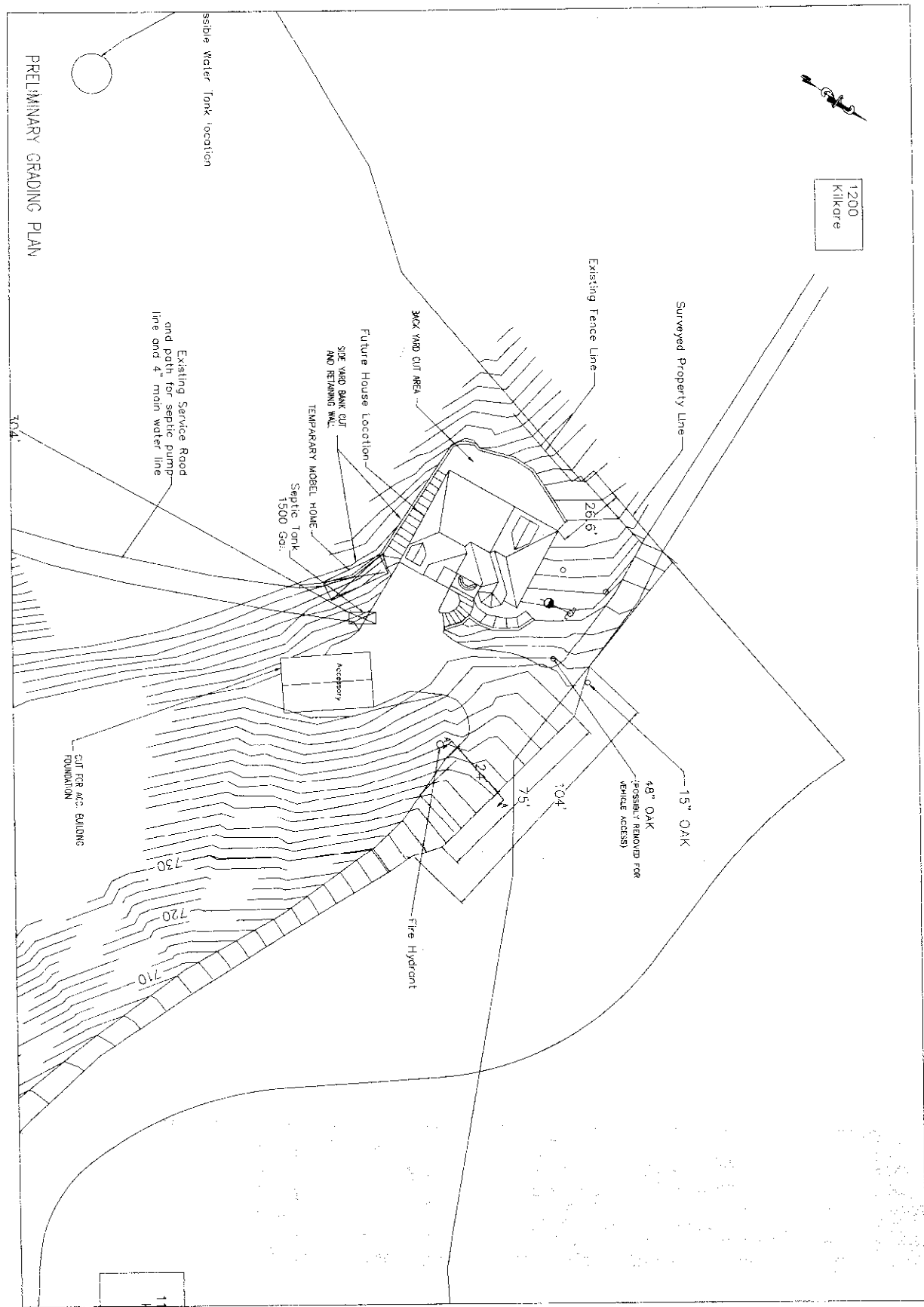
Kilkore Rd, Sunol

1180 Kilkore

1150 Kilkore

1200 Kilkore





1200
Kilicare

PRELIMINARY GRADING PLAN

ssible Water Tank location

Existing Service Road
and path for septic pump
line and 4" main water line

10.4'

CUT TR. ACC. BUILDING
FOUNDATION

730
720
710

Fire Hydrant

48" OAK
(POSSIBLY REMOVED FOR
VEHICLE ACCESS)

15" OAK

10.4'

7.5'

Existing Fence Line

Surveyed Property Line

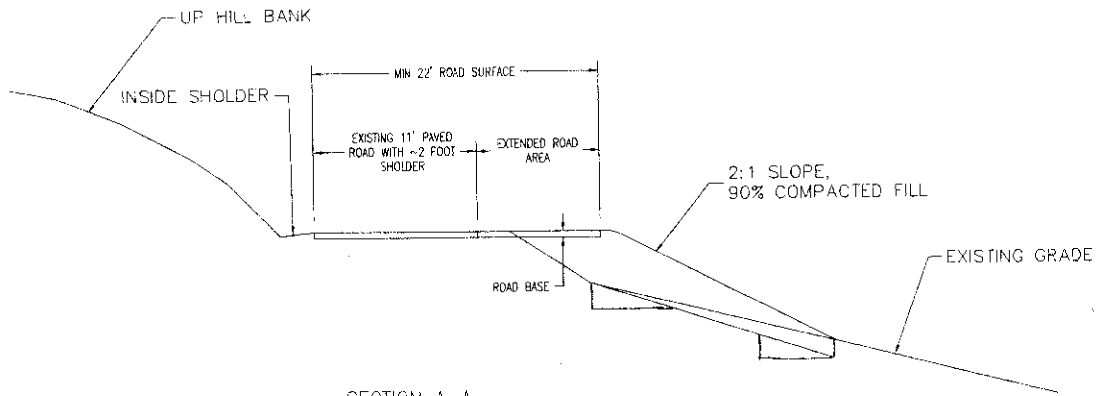
3000 YARD CUT AREA

Future House Location
SITE YARD 800K CUT
AND REMAINS WALL

TEMPORARY MOBEL HOME

Septic Tank
1500 GAL.

Accessory



SECTION A-A
FIRE TRUCK WORK AREA
(NOT TO SCALE)

PRELIMINARY GRADING PLAN