

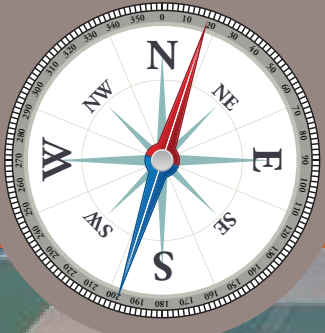
E KENTUCKY AVENUE AND COUNTY RD 102 WOODLAND, CALIFORNIA 95776

CA

CALIFORNIA COMPASS LOGISTICS CENTER

Access and technology serving the Western United States

±450 ACRE INDUSTRIAL LOGISTICS DEVELOPMENT SITE



PHASE I

E KENTUCKY AVE

PHASE II

102

5

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CBRE

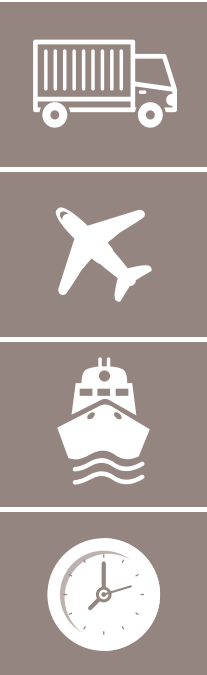
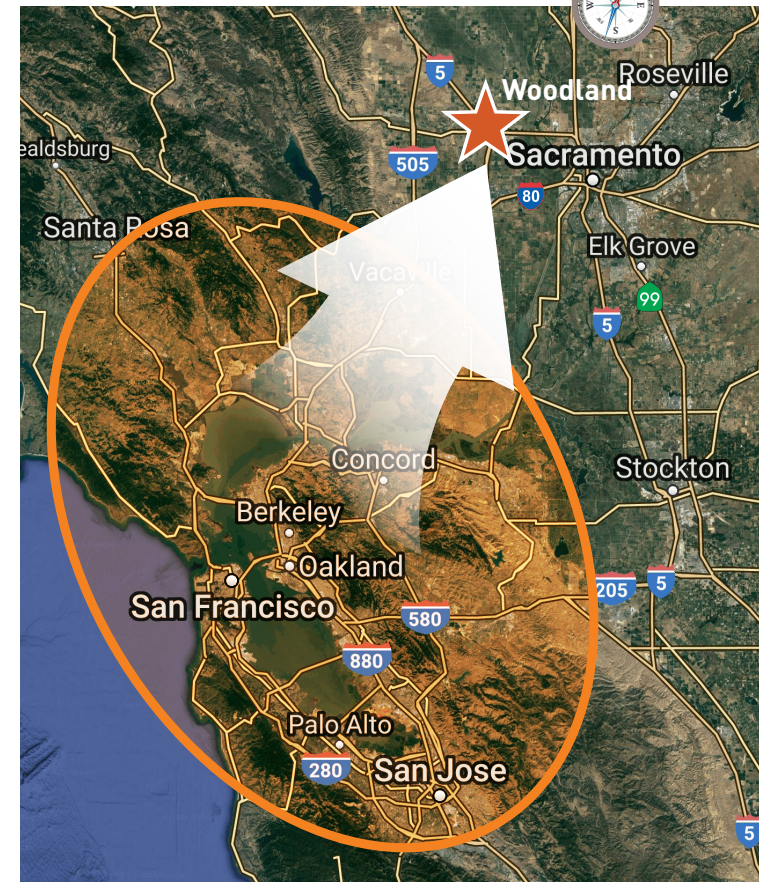


California Compass Logistics Center is a logistically perfect location for major transportation and distribution on every level.

Over the past 10 years the Kamilos Companies have navigated and completed state and federal approvals for annexation from county to city, rezoning from agricultural to industrial and received environmental clearance of approvals. Phase 1 (±150 Acres) is now entitled and shovel ready for development. Phase 2 (±300 Acres) continues to progress towards final annexation.

Strong transportation infrastructure

- Premier transportation and logistics hub serving the West Coast
- Direct access to I-5 and I-80
- Excellent proximity to San Francisco, Oakland, San Jose, Sacramento & Reno, NV International Airports
- Close location to the Port of Oakland

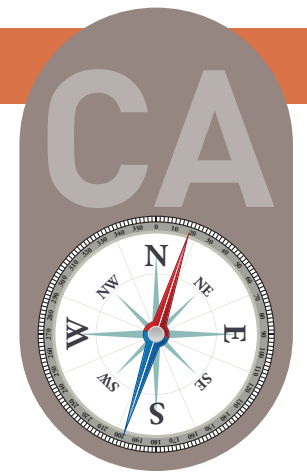


PROJECT DESCRIPTION

The California Compass Logistics Center is located in the northeast area of Woodland, California, about one mile north of Interstate 5 on County Road 102.

The project consists of approximately 450 acres of land, of which 150 acres are located in the City of Woodland and 300 acres are located in Yolo County. The 300 acres in Yolo County are in Woodland's General Plan, designated for industrial uses, and are in the process of being annexed into the City in conjunction with a General Plan update being undertaken by the City.

Adjacent land uses are primarily industrial and distribution in nature.



Access

The project sits approximately one mile north of Interstate 5, which is accessible via County Road 102, which runs north/south. The subject property is bisected by E. Kentucky Avenue/County Road 20, which runs east/west. Major freeways include Interstate 5, which runs from the border with Canada to the north down to the Mexican border to the south. Highway 113 connects Woodland and Davis further south. This Highway provides access to the Bay Area without travel through Sacramento. Interstate 80 is approximately 9 miles to the south along SR113 and provides the major east/west arterial running from the San Francisco Bay Area to the east coast.

Improvement of Kentucky Road and County Road 102 will be required to develop the project.

Rail service is provided to many of the adjacent parcels and is an option which can be examined to service the project.

Site Services

Water and sanitary sewer services provided by the City of Woodland extend to the west end of the project on Kentucky Avenue. To service the complete site, it will be necessary to extend services on Kentucky Road and County Road 102. The City has installed water and sewer lines including dry utilities in Beamer, east of Road 102, to serve the 300-acre Phase 2 area.

In addition to water and sewer, the City does have available Title 22 process water for use on the project which presently is extended to service the parcel south of the project on Kentucky Avenue.

Retention for site drainage will be accommodated either with an onsite or area-wide retention basin and the drainage will be conveyed to the east side of the area where it is pumped to Cache Creek settling basin to the east by an existing pump station.

Power and gas are available throughout the area to suit industrial/distribution land uses.

Flood Zone

The project is within Flood Zone AE, according to the Federal Emergency Management Agency (FEMA) flood insurance rate maps.

The City of Woodland completed a flooding scenario analysis prepared by the City's engineering consultants. As a result of the City's study, building finished floor elevation would need to be raised approximately one foot above the flood plain, allowing development of the subject sites just by adding adequate fill. The majority of the fill soils will be available from the anticipated retention ponds planned to service the site.

Entitlements

For purposes of entitlement discussion, the project is split into two phases.

Phase I is approximately 150 acres located north of Kentucky Avenue and west of County Road 102 and Phase II is approximately 300 acres located east of County Road 102.

The Status of Phase I is as Follows:

- Within the City of Woodland
- Zoned Industrial
- Environmental studies complete and entitled, but a traffic analysis will be required depending on the size of facility to be constructed. It is anticipated that the first approximately 1,000,000 sf can develop without this analysis
- Swainson Hawk mitigation credits have been obtained

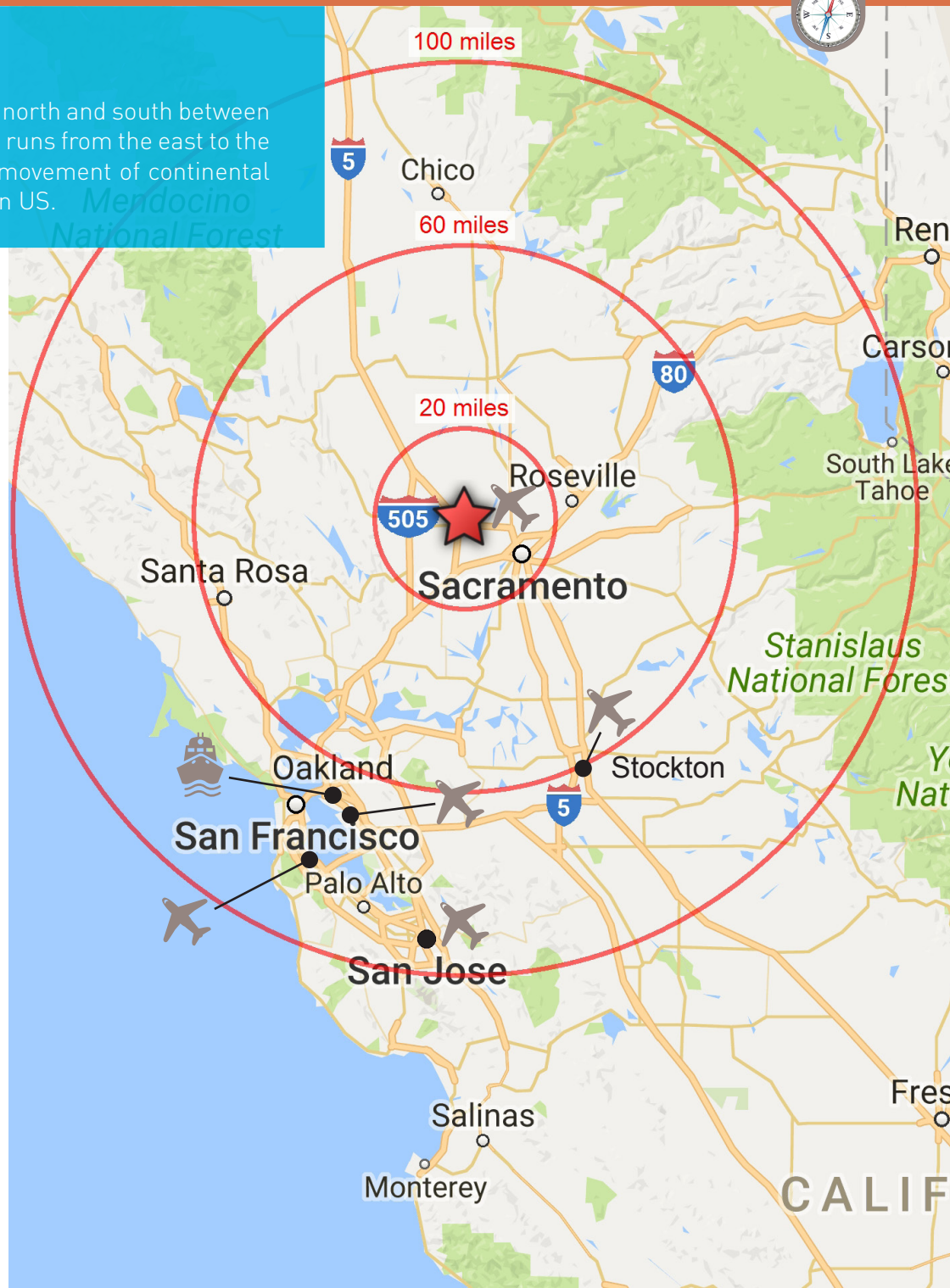
The Status of Phase II is as Follows:

- Within Yolo County and within City of Woodland's growth boundaries established by initiative in 2008.
- In process to be annexed into the City of Woodland as part of a General Plan update expected to be complete in 2017 and final annexation to be completed in 2018
- Will be annexed to the City as an Industrial land use
- Environmental studies completed and traffic analysis will be required and expected to be completed as part of Phase I or can rely on General Plan Update Traffic Analysis.
- Swainson Hawk mitigation credits still have to be obtained



Woodland, CA

Woodland has immediate access to Interstate 5 which runs north and south between the Canadian and the Mexican border and Interstate 80 that runs from the east to the west nearly coast to coast. Interstate 5 forms the optical movement of continental freight to seaports and populations throughout the Western US.



CITY	MILES
DAVIS	11
SACRAMENTO	25
OAKLAND	80
SAN FRANCISCO	86
SAN JOSE	120
RENO	146
FRESNO	190
LOS ANGELES	403
PORTLAND	563
SALT LAKE	664
SEATTLE	734
PHOENIX	773

AIRPORT	MILES
SACRAMENTO	10
STOCKTON	72
OAKLAND	93.5
SAN FRANCISCO	95.4
SAN JOSE	113

PORT	MILES
PORT OF STOCKTON	66.4
PORT OF OAKLAND	80.2
PORT OF LA/LONG BEACH	427
PORT OF PORTLAND	575
PORT OF SEATTLE	738

DRIVE TIMES TO MAJOR DISTRIBUTION DESTINATIONS



Local & Regional

LOCAL DISTRIBUTION ±DRIVE TIME

FED EX OVERNIGHT HUB	25-MINS
UPS HUB	26-MINS
SACRAMENTO	27-MINS
FED EX GROUND HUB	37-MINS

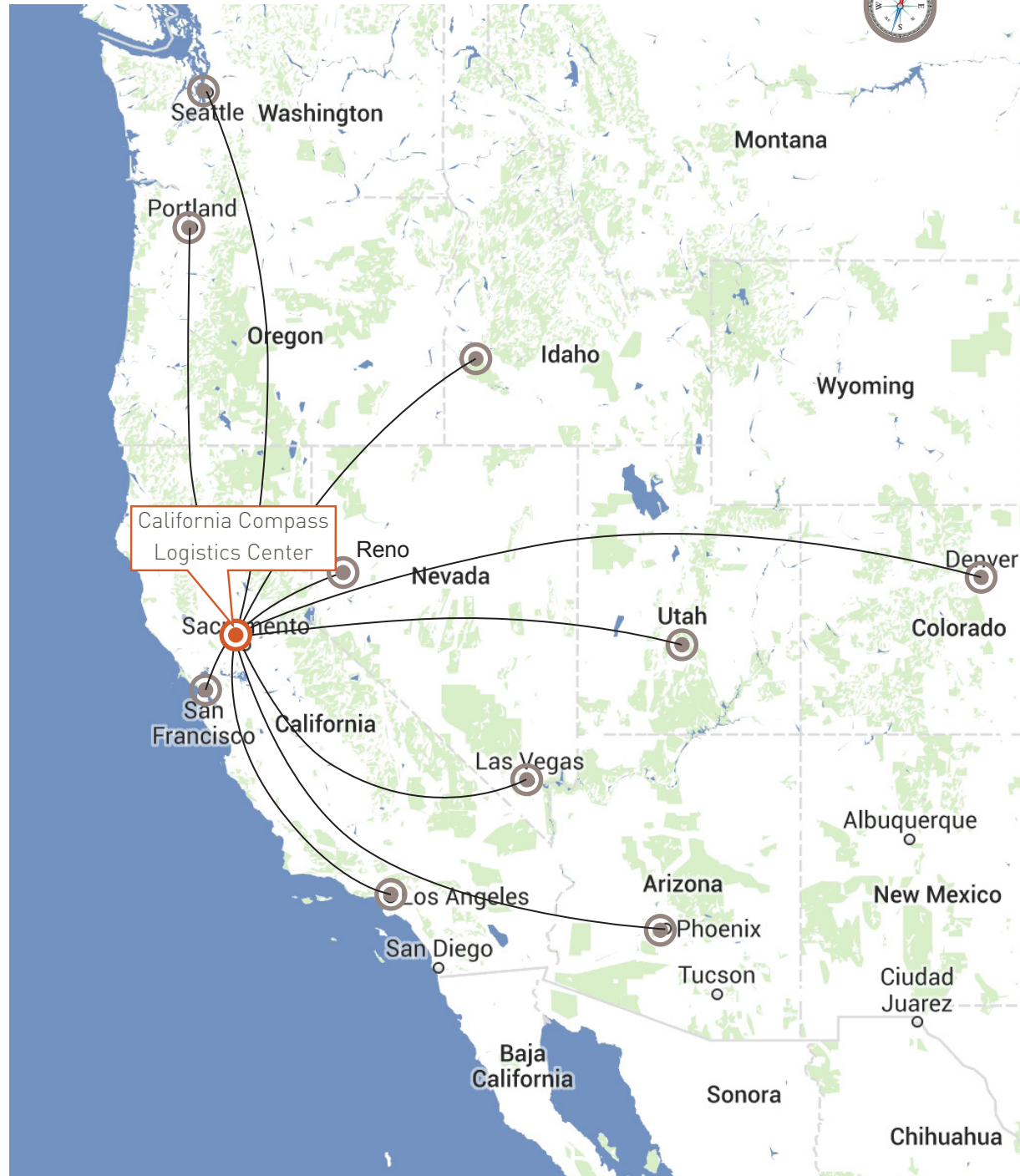
REGIONAL DISTRIBUTION ±DRIVE TIME

STOCKTON	1 HR, 8-MINS
PORT OF OAKLAND	1 HR, 33-MINS
SAN FRANCISCO	1 HR, 51-MINS
SFO	1 HR, 56-MINS
SAN JOSE	2 HR, 16-MINS
FRESNO	3 HR, 3-MINS
LOS ANGELES	6 HR, 16-MINS
RENO	2 HR, 22-MINS

Western U.S.

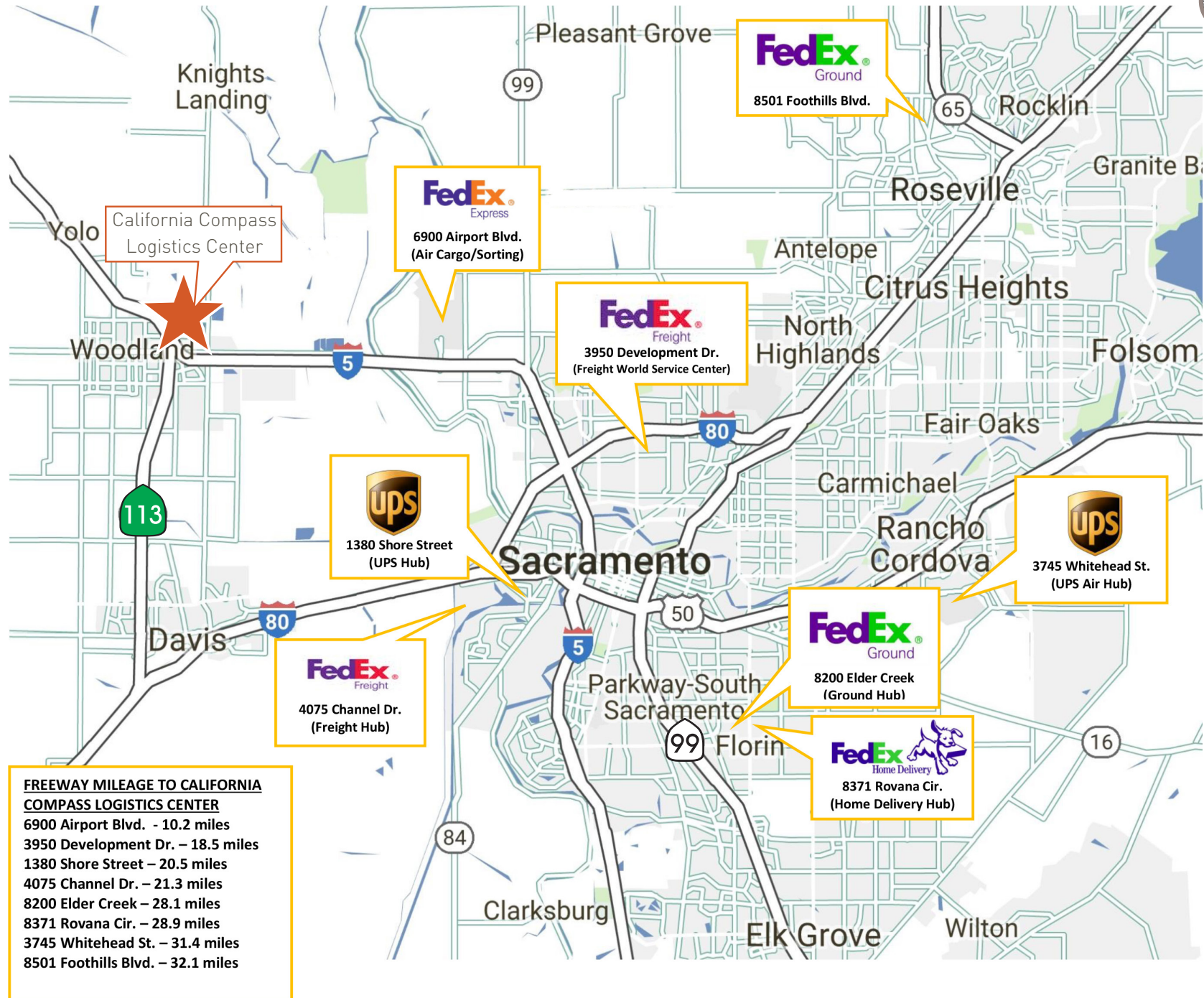
WESTERN U.S. DISTRIBUTION ±DRIVE TIME

DENVER, CO	17 HR, 11-MINS
PHOENIX, AZ	12 HR, 7-MINS
SEATTLE, WA	11 HR, 20-MINS
SALT LAKE CITY, UT	9 HR, 27-MINS
LAS VEGAS, NV	8 HR, 42-MINS
PORTLAND, OR	8 HR, 39-MINS
BOISE, ID	8 HR, 31-MINS



* All mileage approximate

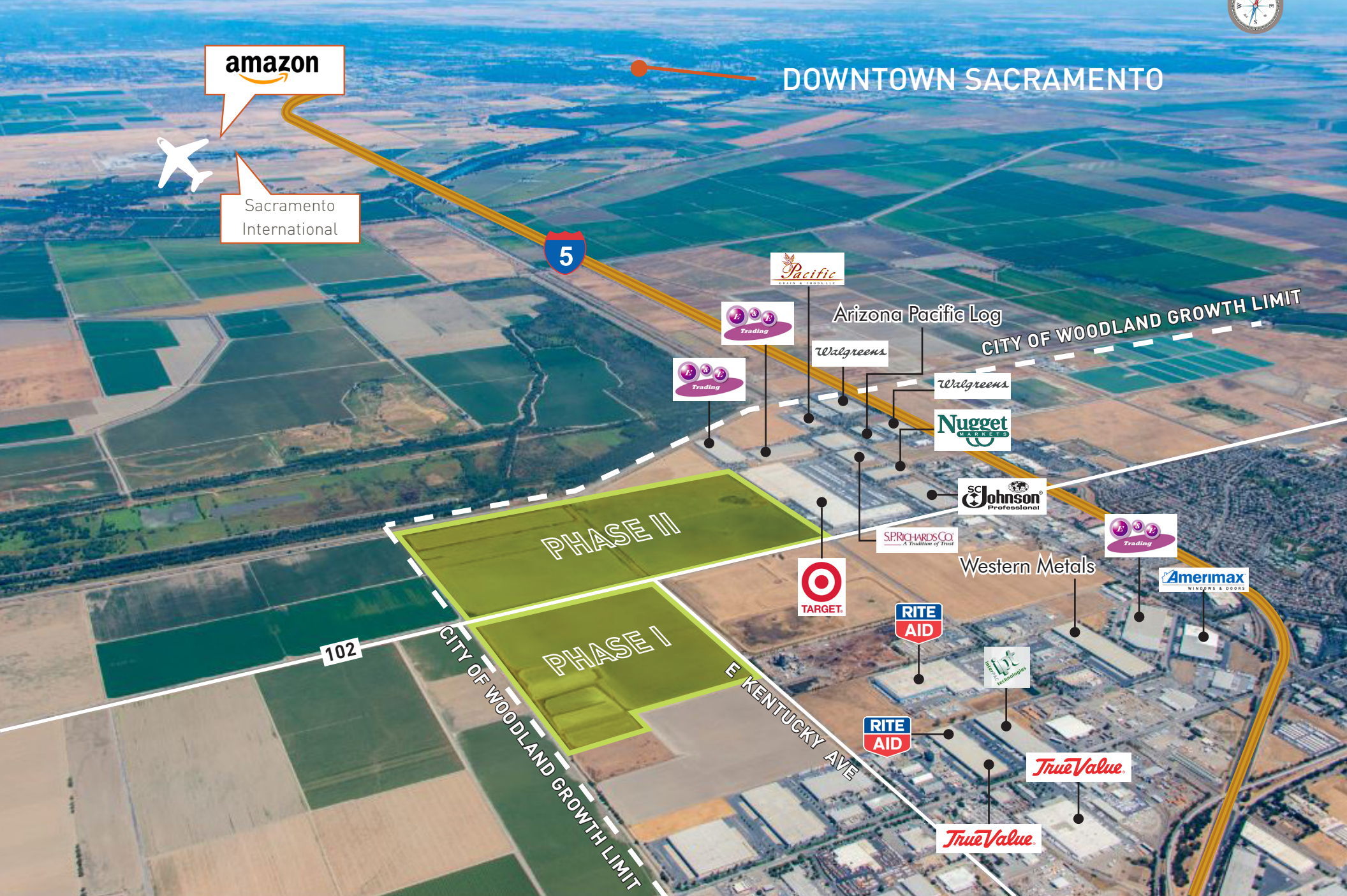
OVERNIGHT COURIER ACCESS





SAN FRANCISCO, CA





amazon

Sacramento International

DOWNTOWN SACRAMENTO



CITY OF WOODLAND GROWTH LIMIT

102

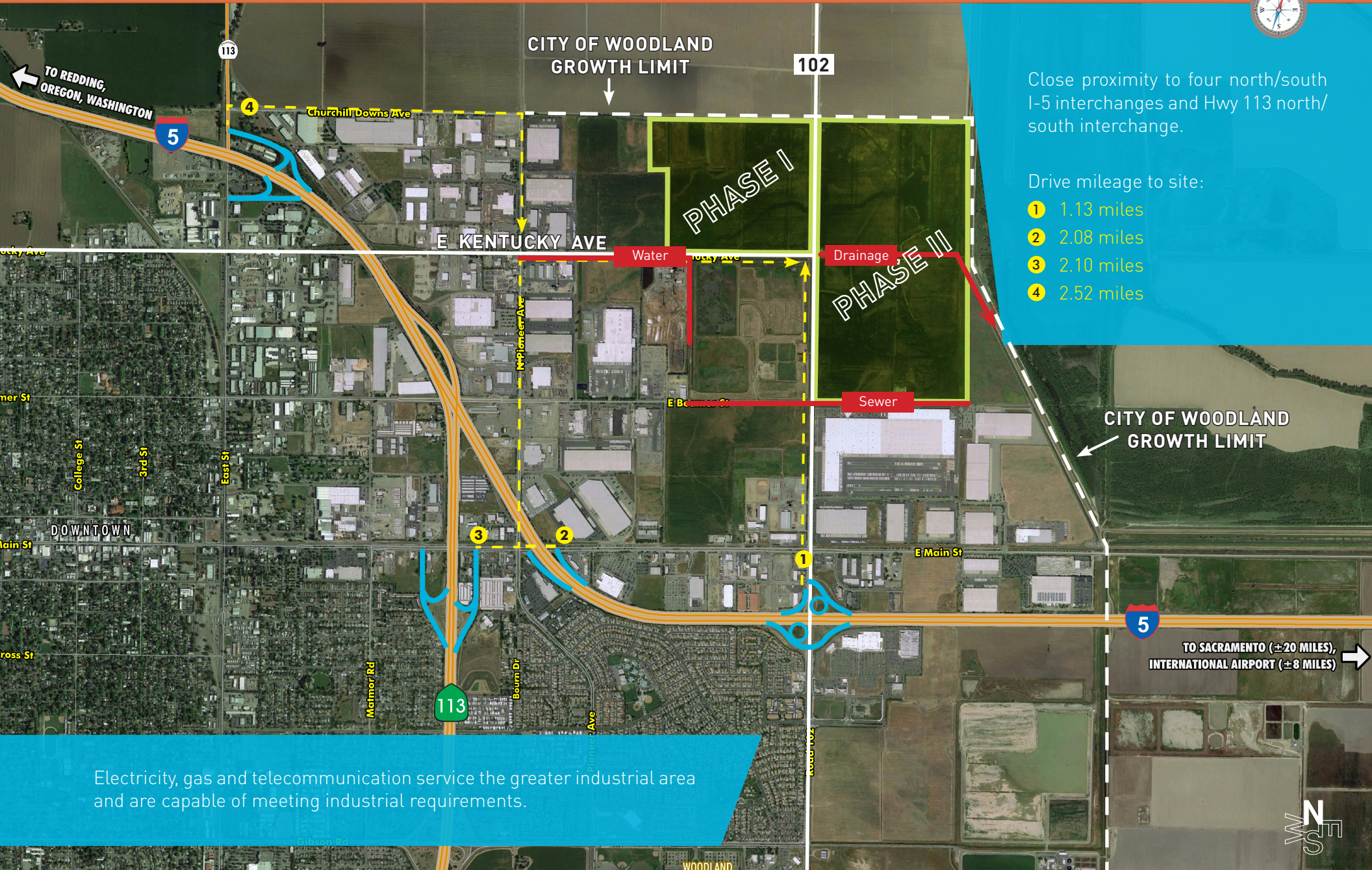
CITY OF WOODLAND GROWTH LIMIT

E KENTUCKY AVE

PHASE II

PHASE I

FREWAY ACCESS ROUTES & UTILITIES



Close proximity to four north/south I-5 interchanges and Hwy 113 north/south interchange.

Drive mileage to site:

- ① 1.13 miles
- ② 2.08 miles
- ③ 2.10 miles
- ④ 2.52 miles

Electricity, gas and telecommunication service the greater industrial area and are capable of meeting industrial requirements.

TO SACRAMENTO (±20 MILES),
INTERNATIONAL AIRPORT (±8 MILES) →



PARK PLAN

PARK DATA SUMMARY:

JURISDICTION: CITY OF WOODLAND
 ZONING: Industrial
 OCCUPANCY: B, S-1
 CONSTRUCTION TYPE: III-B
 TOTAL PROJECT ACREAGE 149.98 AC (APPROX.)
 DETENTION ACREAGE (-) 8.50 AC (APPROX.)
 NET PROJECT ACREAGE 141.48 AC (APPROX.)

PROPOSED 1
 WAREHOUSE 1,069,099 SF
 MAIN OFFICE 32,041 SF
 SHIPPING OFFICE 1,000 SF
TOTAL BUILDING AREA 1,102,140 SF

DOCK POSITIONS 100 DOORS
 FUTURE DOCK POSITIONS 132 DOORS

DRIVE-IN DOORS 4 DOORS
 TRAILER PARKING 142 SPACES
 FUTURE TRAILER PARKING N/A SPACES

PROPOSED 2
 WAREHOUSE 1,069,099 SF
 MAIN OFFICE 32,041 SF
 SHIPPING OFFICE 1,000 SF
TOTAL BUILDING AREA 1,102,140 SF

DOCK POSITIONS 100 DOORS
 FUTURE DOCK POSITIONS 132 DOORS

DRIVE-IN DOORS 4 DOORS
 TRAILER PARKING 130 SPACES
 FUTURE TRAILER PARKING N/A SPACES

PROPOSED 3
 WAREHOUSE 316,415 SF
 MAIN OFFICE 15,625 SF
 SHIPPING OFFICE 1,000 SF
TOTAL BUILDING AREA 333,040 SF

DOCK POSITIONS 38 DOORS
 FUTURE DOCK POSITIONS 52 DOORS

DRIVE-IN DOORS 4 DOORS
 TRAILER PARKING 56 SPACES
 FUTURE TRAILER PARKING N/A SPACES

PROPOSED 4
 WAREHOUSE 316,415 SF
 MAIN OFFICE 15,625 SF
 SHIPPING OFFICE 1,000 SF
TOTAL BUILDING AREA 333,040 SF

DOCK POSITIONS 38 DOORS
 FUTURE DOCK POSITIONS 52 DOORS

DRIVE-IN DOORS 4 DOORS
 TRAILER PARKING 56 SPACES
 FUTURE TRAILER PARKING N/A SPACES

FAR (PERCENT) 43.94 (GROSS)
 46.58 (NET)

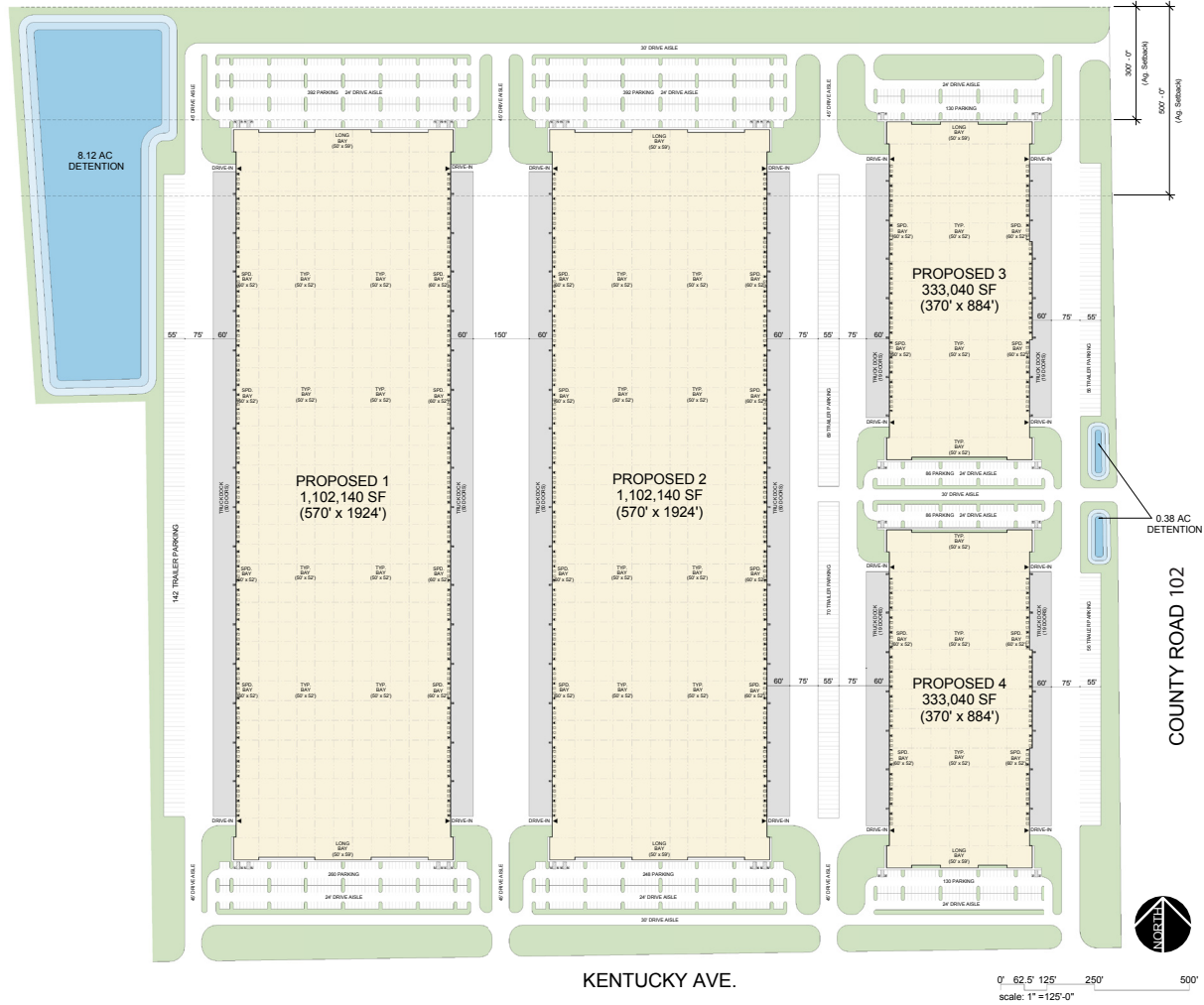
PARKING REQUIREMENTS:

PROPOSED 1	REQUIRED*	PROVIDED
WH	535 SPACES	569 SPACES
OFFICE	83 SPACES	83 SPACES
TOTALS	618 SPACES	652 SPACES
		† 16 ACCESS. SPACES

PROPOSED 2	REQUIRED*	PROVIDED
WH	535 SPACES	569 SPACES
OFFICE	83 SPACES	83 SPACES
TOTALS	618 SPACES	652 SPACES
		† 16 ACCESS. SPACES

PROPOSED 3	REQUIRED*	PROVIDED
WH	159 SPACES	174 SPACES
OFFICE	42 SPACES	42 SPACES
TOTALS	201 SPACES	216 SPACES
		† 8 ACCESS. SPACES

PROPOSED 4	REQUIRED*	PROVIDED
WH	159 SPACES	174 SPACES
OFFICE	42 SPACES	42 SPACES
TOTALS	201 SPACES	216 SPACES
		† 8 ACCESS. SPACES



Vicinity Map
 scale: 1" = 2000'-0"

0' 62.5' 125' 250' 500'
 scale: 1" = 125'-0"

CITY OF WOODLAND - PARKING REQ'S
 WAREHOUSE (WH): 1 SPACE/ 2000 SF
 OFFICE: 1 SPACE/ 400 SF

California Compass Logistics Center

PARK PLAN

Kentucky Avenue and County Road 102
 Woodland, CA 95776

9/28/16



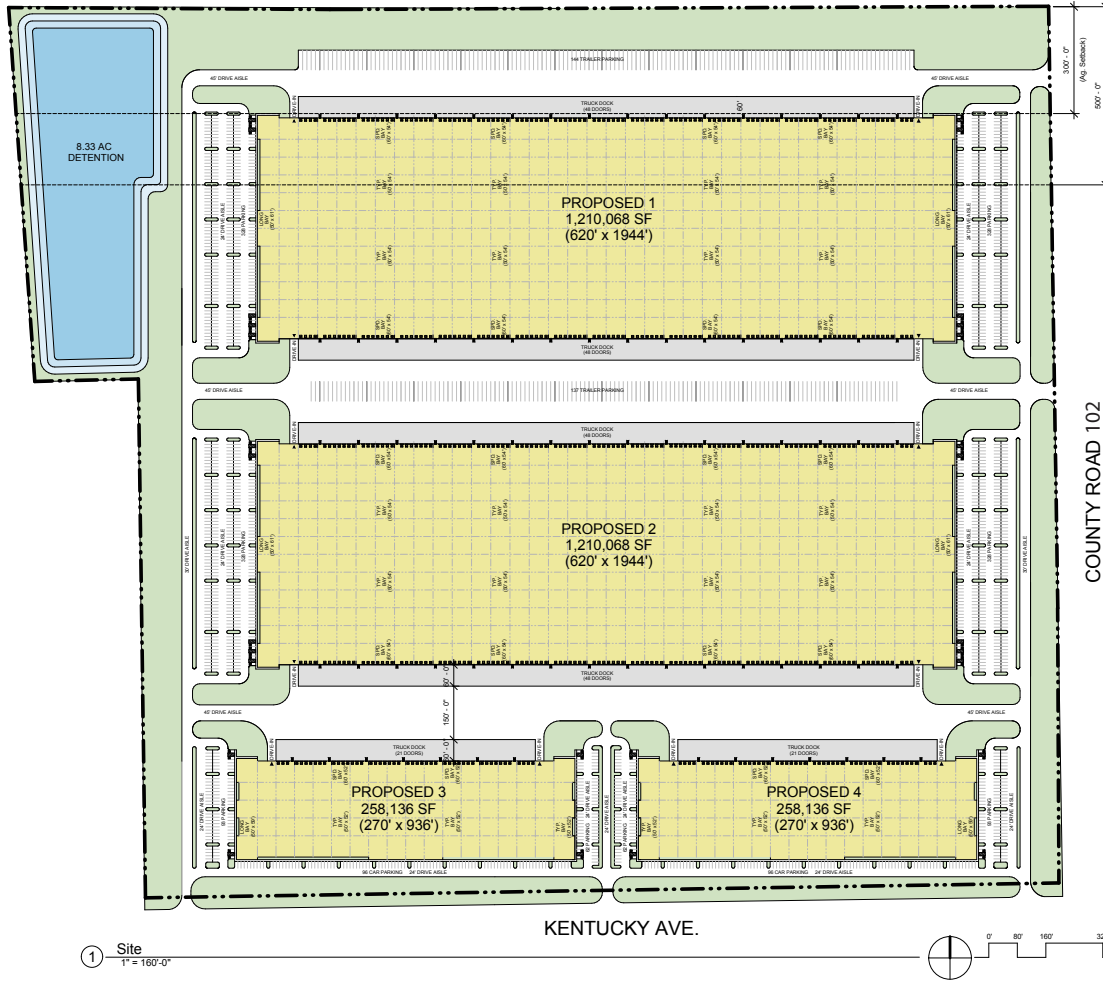
5300 Mill Street
 Reno, Nevada 89502

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 F 775.856.5375

DISCLAIMER: THIS CONCEPTUAL PLAN IS FOR MARKETING PURPOSES ONLY. IT HAS BEEN PREPARED BASED ON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. COPYRIGHT UNITED CONSTRUCTION 2016



PARK PLAN



SITE DATA SUMMARY:

JURISDICTION:	CITY OF WOODLAND
ZONING:	INDUSTRIAL
OCCUPANCY:	B, S-1
CONSTRUCTION TYPE:	III-B
TOTAL PARK ACREAGE:	149.98 AC (APPROX)
DETENTION ACREAGE:	(-) 8.50 AC (APPROX)

PROPOSED BUILDING AREA

BUILDING 1:	1,210,068 SF (GROSS)
BUILDING 2:	1,210,068 SF (GROSS)
BUILDING 3:	258,136 SF (GROSS)
BUILDING 4:	258,136 SF (GROSS)
TOTAL BUILDING AREA:	2,936,408 SF (GROSS)
FAR:	44.95

DOCK DOORS BUILDING 1

DOCK POSITIONS:	96 DOORS
DRIVE-IN DOORS:	4 DOORS

DOCK DOORS BUILDING 2

DOCK POSITIONS:	96 DOORS
DRIVE-IN DOORS:	4 DOORS

DOCK DOORS BUILDING 3

DOCK POSITIONS:	21 DOORS
DRIVE-IN DOORS:	4 DOORS

DOCK DOORS BUILDING 4

DOCK POSITIONS:	21 DOORS
DRIVE-IN DOORS:	4 DOORS

PARKING PROVIDED

BUILDING 1	STANDARD SPACES: 622 SPACES
	ACCESSIBLE SPACES: 18 SPACES
TOTAL PARKING PROVIDED:	656 SPACES
BUILDING 2	STANDARD SPACES: 622 SPACES
	ACCESSIBLE SPACES: 18 SPACES
TOTAL PARKING PROVIDED:	656 SPACES
BUILDING 3	STANDARD SPACES: 143 SPACES
	ACCESSIBLE SPACES: 8 SPACES
TOTAL PARKING PROVIDED:	155 SPACES
BUILDING 4	STANDARD SPACES: 143 SPACES
	ACCESSIBLE SPACES: 8 SPACES
TOTAL PARKING PROVIDED:	155 SPACES

PARKING REQUIREMENTS

BUILDING 1	OFFICE 24,201 SF @ 2% SF/	60 SPACES REQ'D
	WAREHOUSE 1,185,867 SF	592 SPACES REQ'D
TOTAL SITE PARKING REQ'D		653 SPACES REQ'D
ACCESSIBLE SPACES REQUIRED		13 SPACES

BUILDING 2	OFFICE 24,201 SF @ 2% SF/	60 SPACES REQ'D
	WAREHOUSE 1,185,867 SF	592 SPACES REQ'D
TOTAL SITE PARKING REQ'D		653 SPACES REQ'D
ACCESSIBLE SPACES REQUIRED:		13 SPACES

BUILDING 3	OFFICE 12,907 SF @ 5% SF/	32 SPACES REQ'D
	WAREHOUSE 245,229 SF	123 SPACES REQ'D
TOTAL SITE PARKING REQ'D		155 SPACES REQ'D
ACCESSIBLE SPACES REQUIRED		6 SPACES

BUILDING 4	OFFICE 12,907 SF @ 5% SF/	32 SPACES REQ'D
	WAREHOUSE 245,229 SF	123 SPACES REQ'D
TOTAL SITE PARKING REQ'D		155 SPACES REQ'D
ACCESSIBLE SPACES REQUIRED		6 SPACES

CITY OF WOODLAND PARKING REQUIREMENTS

WAREHOUSE:	1 SPACE / 2,000 SF
OFFICE:	1 SPACE / 400 SF

California Compass Logistics Center

PARK PLAN
CONFIDENTIAL

Kentucky Avenue and County Road 102
Woodland, CA 95776

9-29-16



5300 Mill Street
Reno, Nevada 89502
T 775.858.8090
F 775.856.5375

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City of Woodland General Plan

<http://www.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/default.asp>

City of Woodland Zoning Map

http://www.cityofwoodland.org/pdfs/Community_Development/CDD_Divisions/Planning/Online_Planning/Zoning_Map.pdf

City of Woodland Zoning Ordinance

<http://www.cityofwoodland.org/civicax/filebank/blobdload.aspx?blobid=5622>

City of Woodland Economic Index Report Q4 2015

http://www.cityofwoodland.org/documents/q4_15_woodland_economic_index-_linked.pdf

City of Woodland Business Survey Results (September 2015)

[http://www.cityofwoodland.org/documents/Woodland%20Business%20Walk%20Report%20FINAL%20with%20list%20updated%20\(Autosaved\).pdf](http://www.cityofwoodland.org/documents/Woodland%20Business%20Walk%20Report%20FINAL%20with%20list%20updated%20(Autosaved).pdf)

Greater Sacramento Area Economic Council

<http://www.selectsacramento.com/>

Woodland Chamber of Commerce

<http://www.woodlandchamber.org/>

California Chamber of Commerce

<https://www.calchamber.com/Pages/default.aspx>

California Governor's Office of Business Development (GO-Biz)

<https://business.ca.gov/>

Available Diligence Materials

1. Woodland General Plan
2. Project Cost Opinion
3. Project Drainage Reimbursements
4. Development Fee Package from City of Woodland, dated 01/01/16
5. Revised Floodplain Map
6. Site & Utilities Scope Recap
7. Conditional Use Permit Approval
8. Mitigation Measures
9. Grant of Easements for Detention Basin
10. Certificate of Completion of Annexation into City limits by LAFCO
11. Project Mitigation Measures to be adopted by the City of Woodland
12. Project Mitigation Measures to be adopted by the City of Woodland as Required by LAFCO
13. Culture Resource Assessment
14. Focused Plant Survey
15. Assessment, 03/31/15
16. Wetlands Delineating Map
17. Wetlands Delineating Report, 02/10/05
18. Geotech Study, 01/26/06
19. Geotech Study, 12/31/02
20. Geotech Engineering Report, 02/06/06



We wanted to find a community that was friendly and safe, Woodland accomplished that. Being in agricultural-rich Yolo County, the City [of Woodland] is in line with the company's motto, 'sustaining earth, sustaining you.'

- Mike Vinnicombe of SF Spice/Dr. McDougall's Right Foods



The City of Woodland has been diligent in attracting businesses, both new and relocations, to our area. Our employment center area north of Interstate 5 enjoys the presence of Fortune 200 companies with minimal conflicts with non-commercial uses. Our Logistics area with upgraded infrastructure and technology can serve the largest user requirement. We have shovel ready parcels to be developed. Woodland has clean, Sacramento River water (and recycled water available), a motivated staff to help with the permitting process and a city council eager to implement our economic development strategies. Along with our roads, rail, freeway and airport access, Woodland is the perfect place to accommodate the most demanding requirements for commercial users. Woodland Community College and UC Davis provide the climate and expertise for sophisticated companies to thrive. You'll also want your family, friends and colleagues to enjoy downtown Woodland and the food and nightlife that's available. I hope you will consider this location and Woodland for your business, education and family needs. It's a piece of the mid-west right in the middle of the beautiful Sacramento Valley.

**- Jim Hilliard, Mayor, City of Woodland
530.949.1429**

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