



Agenda

Tuesday, February 14, 2017

Place: County Board of Supervisors Chambers
Kings County Government Center, Hanford, CA

Time: 11:00 a.m.

1. **CALL TO ORDER**
ROLL CALL – Clerk to the Board
2. **APPROVAL OF MINUTES**
Approval of the minutes from the January 10, 2017 regular meeting.
3. **CONSENT CALENDAR**
A. Consideration of Invoice Request 17-01IR for US Bank for services as custodian to CalPFA accounts.
4. **NEW BUSINESS**
A. Consideration of the financing and acquisition of a student housing facility in the City of Turlock. (Staff – Mike LaPierre / Scott Carper)
5. **PUBLIC COMMENT**
Any person may directly address the Board at this time on any item on the agenda, or on any other items of interest to the public, that is within the subject matter jurisdiction of the Board. Five (5) minutes are allowed for each item.
6. **STAFF UPDATES**
7. **ADJOURNMENT**
Adjourn as the California Public Finance Authority.



2. **APPROVAL OF MINUTES**

Approval of the minutes from the January 10, 2017 regular meeting.



Action Summary

Tuesday, January 10, 2017

Place: County Board of Supervisors Chambers
Kings County Government Center, Hanford, CA

Time: 11:00 a.m.

1. B 1 **CALL TO ORDER**
ROLL CALL – Clerk to the Board
ALL MEMBERS PRESENT
2. B 2 **ELECTION OF OFFICERS**
ACTION: APPOINTED SUPERVISOR PEDERSEN AS CHAIRMAN FOR 2017
(RV/RF/JN/RF/CP-Aye)
ACTION: APPOINTED SUPERVISOR VALLE AS VICE-CHAIRMAN FOR 2017
(DV/RF/JN/RV/CP-Aye)
ACTION: APPOINTED SUPERVISOR NEVES AS SECRETARY/TREASURER FOR 2017
(DV/RF/JN/RV/CP-Aye)
3. B 3 **APPROVAL OF MINUTES**
Approval of the minutes from the December 20, 2016 regular meeting.
ACTION: APPROVED AS PRESENTED (RF/JN/RV/DV/CP-Aye)
4. B 4 **NEW BUSINESS**
A. Consideration of proposed addition to Authority's Fee Schedule to include Asset Ownership Program. (Staff – Scott Carper)
ACTION: APPROVED AS PRESENTED (DV/JN/RV/RF/CP-Aye)
5. B 5 **PUBLIC COMMENT**
Any person may directly address the Board at this time on any item on the agenda, or on any other items of interest to the public, that is within the subject matter jurisdiction of the Board. Five (5) minutes are allowed for each item. None
6. B 6 **STAFF UPDATES**
Scott Carper stated that staff sent out an announcement to over 900 people that CalPFA has issued \$90,625,000 in multifamily revenue bonds to finance six affordable housing projects in various communities throughout California.
7. **ADJOURNMENT**
The meeting was adjourned at 11:12 a.m.



3. CONSENT CALENDAR

A. Consideration of Invoice Request 17-01IR for US Bank for services as custodian to CalPFA accounts.



MK-WI-S300
1555 N. RiverCenter Dr. Ste 300
Milwaukee, WI 53212

Billing Period:	10/01/2016-12/31/2016
Invoice Number:	10280530
Account Number:	6745041900
Invoice Date:	01/25/2017
Direct Inquiries To:	JOANN SHAW
Phone:	415-677-3670

CALIFORNIA PUBLIC FINANCE AUTHORITY
ATTN: HUILING REN
2999 OAK ROAD, SUITE 710
WALNUT CREEK, CA 94597

CALPFA ANNUAL FEES

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

Unpaid Balance from Prior Fee Statements	\$1,261.45
Payments through 01/06/2017	(\$1,261.45)
Current Invoice (for detail see attached)	\$1,250.00
Balance Due	<u>\$1,250.00</u>

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**CALIFORNIA PUBLIC FINANCE AUTHORITY
ANNUAL FEES**

Invoice Number:	10280530
Account Number:	6745041900
Current Due:	\$1,250.00
Past Due:	\$0.00
Total Due:	\$1,250.00
Direct Inquiries To:	JOANN SHAW
Phone:	415-677-3670

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 6745041900
Invoice # 10280530
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9703
PO BOX 70870
St. Paul, MN 55170-9703



4. NEW BUSINESS

A. Consideration of the financing and acquisition of a student housing facility in the City of Turlock. (Staff – Mike LaPierre / Scott Carper)



DATE: FEBRUARY 14, 2017

PURPOSE: CONSIDERATION OF THE FINANCING AND ACQUISITION OF A STUDENT HOUSING FACILITY IN THE CITY OF TURLOCK

PRIMARY ACTIVITY: STUDENT HOUSING

LEGAL STRUCTURE: ASSET OWNERSHIP

Background:

CalPFA staff has been in discussions about the acquisition and construction of a student housing facility known as The Vista (the “Project”) adjacent to the California State University, Stanislaus campus in the City of Turlock, California (the “Campus”). The proposed acquisition by the CalPFA would be similar to the proposed financing and acquisition of The Lorenzo student housing project in Los Angeles, CA discussed with the CalPFA Board on August 2, 2016. The acquisition of the Project by CalPFA would allow for the preservation of much needed student housing in Turlock throughout the term of CalPFA’s ownership. The Project acquisition amount is estimated to be around \$70M to \$75M.

Discussion:

The Project is located on a 9.7 acre site directly across the street from the main entrance to the Campus. It is a unique location with easy access to student-oriented conveniences including a pharmacy, restaurants, bank and park. The site is located along the City’s bus line and will provide residents with access to a bike share program.

The Project will be a 180-unit, 600 bed conventional student housing facility. Construction of the proposed Project is currently underway with completion in the fall of 2017. The proposed development was unanimously approved by the City Planning Commission in July 2015 and by the City Council in September 2015. A General Plan amendment and zoning change to High Density Residential Development was approved. The land purchase closed at the end of 2015. The planned development will consist of five buildings, three of which will have apartment units. The other two buildings are the management office/clubhouse building, and the maintenance building, will be one story.

There will be 180 units which will have a total of 600 bedrooms for single occupancy. All rooms will be furnished and the rent will be charged for each bedroom as opposed to each unit. Project amenities will include one swimming pool, a barbecue area, basketball court, volleyball court, and sun deck. Project amenities will also include a 6,500 square foot management office/recreation/clubhouse building that will have cardio equipment and free weights in the fitness center, a theatre room, 24-hour computer center, a business center, study rooms and a gaming room with video games. Each apartment building will have a central courtyard with seating area.

The Princeton Review consistently rates CSU Stanislaus among the Best Colleges in the nation, and Time Magazine recently ranked the University No. 28 in the nation for access, affordability and graduation rate. In fall 2014, total enrollment was 9,045, including 7,837 undergraduates and 1,208 graduate and professional students. From 2010 to 2014, enrollment averaged an annual increase of 185 students. CSU Stanislaus is under-supplied in terms of on-campus



housing as it can only house 8 percent, or 726 students, in university owned and operated housing. There is high demand for student housing in Turlock with off campus apartment buildings averaging a 97.7% occupancy rate.

The proposed acquisition by CalPFA of the Project will assist in providing quality student housing for students who attend CSU Stanislaus without any additional financial constraints or burdens on the CSU. If acquired by CalPFA, the project will be committed exclusively for student housing for as long as CalPFA owns the project.

The proposed bond structure has yet to be determined but would likely include CalPFA's issuance of Series A Bonds privately placed with an institutional investor as well as Series B Bonds purchased by the developer or an affiliate entity. The bond proceeds would be used by CalPFA to acquire the real property improvements and related FF&E and a long-term ground leasehold interest from the developer or CSU Stanislaus. More information regarding the Project description can be found on **Attachment A**.

Recommendations:

Based on the preliminary public benefit findings of the proposed acquisition of a student housing facility by CalPFA in order to preserve student housing, the CalPFA Board shall consider authorizing staff to (1) engage in discussions with the developer and CSU Stanislaus in acquiring the Project, (2) engage in discussions with the City of Turlock in obtaining the necessary CalPFA local approval, and (3) work with the bond counsel and other finance professionals to prepare the Project acquisition documentation in accordance with the CalPFA Asset Ownership Policy subject to further review and consideration by the CalPFA Board.

Investment Highlights for “The Vista” in Turlock, CA

- ❑ **Investment Opportunity:** Rare opportunity to invest in a Class “A” student housing community located within walking distance to one of the top 10 public universities in the new West Coast Master's category by U.S. News & World Report magazine, California State University, Stanislaus.
- ❑ **Superior Location:** The Vista is located on a rare 9.7 acre site directly across the street from the main entrance to the campus. Most students will either walk or bike to school and not need to bother with the cost of a car or parking on campus. Additionally, the development is adjacent to student-oriented conveniences including: a Rite Aid Pharmacy, pizza restaurant, bank, and public park.
- ❑ **Convenient Transportation:** The property is located along the City of Turlock's bus line and the ‘Warrior Express’, the no fare shuttle service operated by the campus.
- ❑ **Bike Share Program:** The property will have a bike shop with repair and storage facilities and will feature a space dedicated to “bike share” bikes. Bike sharing is a unique a program where students can rent a bike for free only when they need it on a membership basis.
- ❑ **The University:** The Princeton Review consistently rates CSU Stanislaus among the Best Colleges in the nation, and Time Magazine recently ranked the University No. 28 in the nation for access, affordability and graduation rate.
- ❑ **Growing Student Body:** In fall 2014, total enrollment was 9,045, including 7,837 undergraduates and 1,208 graduate and professional students. From 2010 to 2014, enrollment averaged an annual increase of 185 students. Enrollment growth projections prepared in 2009 showed that between 2015 and 2018 enrollment growth would increase from 9,239 to 10,260 students, or 340 students per year.
- ❑ **On-Campus Housing Shortage:** CSU Stanislaus is under-supplied in terms of on-campus housing as it can only house 8 percent, or 726 students, in university owned and operated housing.
- ❑ **Minimal Capture Rate:** With nearly 8,319 full-time students living off campus, The Vista has a capture rate of just 7 percent.
- ❑ **Robust Demand:** For the Fall 2015 school year, the pre-leased occupancy rate for on campus housing is 100% with a waiting list. Off campus, there are 11 conventional apartment buildings with 1.5 miles with a current occupancy of 97.7%.



The Vista (Student Housing)
900 W. Monte Vista Avenue, Turlock, California 95382
Stanislaus County

The Vista will be Turlock's first state of the art, purpose built, off-campus student housing community. It is planned both physically and operationally to provide a healthy, safe and mentoring environment for students attending Cal State Stanislaus.

The property selected for development is a proposed 180-unit, 600 bed, off-campus conventional student housing project called "The Vista" and will be marketed to students at California State University, Stanislaus (CSUS). The main entrance to the CSUS campus is located across the street from the property. Construction of the proposed student housing is planned to commence in January 2016 and will be completed by August 1, 2017. The property is 9.72 acres located in Turlock, Stanislaus County, California. The proposed development was unanimously approved by the City Planning Commission in July 2015 and by the City Council in September 2015. A General Plan amendment and zoning change to High Density Residential Development was approved. The land purchase will close at the end of 2015. The planned development will consist of five buildings, three of which will have apartment units. The other two buildings are the management office/clubhouse building, and the maintenance building, will be one story.

All of the units will be accessed from interior corridors. There will be 180 units which will have a total of 600 bedrooms for single occupancy. All rooms will be furnished and the rent will be charged for each bedroom as opposed to each unit.

SUMMARY OF IMPROVEMENTS

The following is a summary of the proposed improvements.

Property Type:	Apartments (Off-Campus Student Housing)
Number of Buildings:	5 (3 Apartment Buildings, 1 Management Office/Recreation/Clubhouse Building, and 1 Maintenance Building)
No. of Stories:	4 Stories for Apartments; 1 Story Management Office/Recreation/Clubhouse Building, and Maintenance Building
Gross Building Area:	282,003 SF
Net Rentable Area:	224,604 SF
No. of Units:	180
Average Unit Size:	1,248 SF
No. of Beds:	600



Development Density based on:

- Net Land Area: 18.52 Units/Acre
- Total Parking Spaces: 618
- Parking Ratio (Spaces/Bed): 1:1

The student housing project mix is summarized below.

STUDENT HOUSING UNIT MIX

Unit Mix	Comments	No. of Beds	No. of Units	Percent of Total	Avg. Unit Size (SF)	Net Rentable Area (SF)
1 Bed/1 Ba	Plan E1- Furnished	12	12	6.7%	487	5,844
2 Bed/2 Ba	Plan B1- Furnished	48	24	13.3%	855	20,520
2 Bed/1 Ba	Plan B2- Furnished	24	12	6.7%	940	11,280
3 Bed/3 Ba	Plan C1- Furnished	36	12	6.7%	1,200	14,400
4 Bed/4 Ba	Plan D1- Furnished	96	24	13.3%	1,390	33,360
4 Bed/4 Ba	Plan D1-A Furnished	144	36	20.0%	1,390	50,040
4 Bed/4 Ba	Plan D1-B Furnished	48	12	6.7%	1,390	16,680
4 Bed/4 Ba	Plan D2- Furnished	96	24	13.3%	1,510	36,240
4 Bed/4 Ba	Plan D2-A Furnished	96	24	13.3%	1,510	36,240
Total/Average:		600	180	100.0%	1,248	224,604

GROSS BUILDING AREA

Building	Gross Building Area (Sq. Ft.)
Maintenance Building	743
Clubhouse/Management Office	6,460
Apartment Building 1	91,600
Apartment Building 2	91,600
Apartment Building 3	91,500
Total	282,003



BUILDING COMPONENTS

Foundation:	Reinforced Concrete
Frame:	Wood Frame Construction
Floor Structure:	Concrete Slab (Ground Floor) and Lightweight Concrete Deck (other Floors)
Roof:	Wooden Trusses topped with plywood and then hot mopped with a wide grip coated sheet
Elevators:	Each of the three buildings will have two elevators and two stairwells.
HVAC:	Each unit will have forced air conditioning and heating
Utilities:	There will be a central water heating system in each building. The landlord will be responsible for water, sewer, trash, electricity, gas, cable, and internet to the units and common areas.
Security:	The property will have perimeter fencing and will have a gated entry.
Fire Protection:	The improvements will be sprinklered. All of the units will be equipped with smoke detectors. Alarm systems, fire exits, fire extinguishers, and other fire protection items will be provided as required by the fire marshal.

PROJECT AMENITIES

The project amenities will include one swimming pool, a barbecue area, basketball court, volleyball court, and sun deck. Project amenities will also include a 6,500 square foot management office/recreation/clubhouse building that will have cardio equipment and free weights in the fitness center, a theatre room, 24-hour computer center, a business center, study rooms and a gaming room with video games. Each apartment building will have a central courtyard with seating area.

UNIT AMENITIES

Each unit will feature an appliance package including an electric range/oven, with built-in microwave oven and exhaust fan. Each kitchen will also have a refrigerator, dishwasher and garbage disposal. Each kitchen will feature cabinets with countertops.

Bathrooms: The bathrooms in all of the units will have a combination tub/shower, toilet, cabinets with countertop, built-in sink, mirror and exhaust fan.

Interior features: Each bedroom will have a bathroom. Each unit will have a dining area adjacent to the kitchen. Each unit will have a stacked washer/dryer. There will be vinyl plank floor covering in the kitchen, bathroom, dining area, living room and kitchen, with carpet in the bedrooms. Each unit will have adequate lighting. The units will not have a balcony or patio. Each unit is fully furnished.

SITE AMENITIES

Parking: The project will have adequate parking. There will be 618 parking spaces, all of which will be uncovered. Parking and vehicle circulation areas will asphalt paved.

Landscaping: Landscaping will consist of grass, trees and shrubs.

ADA Compliance: The project will be compliant with the American with Disabilities Act (ADA).



Stanislaus County

Overview

Stanislaus County lies in the northern section of the San Joaquin Valley and includes several cities including Turlock which is located approximately 300 miles northwest of Los Angeles, 90 miles southeast of San Francisco, and 80 miles southeast of Sacramento.

Healthcare/social assistance is the largest employment by industry in Turlock, followed closely by total manufacturing followed by retail trade. The area relies heavily on manufacturing, followed by retail trade, manufacturing and agricultural industry for its economy. Schools, government, retail trade, manufacturing, construction, and services also all play a role in the local economy.

Student Housing Market

University enrollments across the nation experienced marked growth since the 2000's. In addition, more students are choosing to stay in college to pursue additional or advanced degrees due to the depressed job market, and individuals are returning to college for retraining and/or higher degrees. Along with this growth, many universities have outgrown their existing on campus housing facilities. At the same time, many on-campus housing facilities have become functionally obsolete, offering small shared bedrooms, common bathrooms and few amenities. As student populations have grown, specialized student housing developers have stepped in and built off-campus housing alternatives with many offering leasing by-the-bedroom formats, luxury amenities specifically tailored to student needs, roommate matching and individual leases backed by parental guarantees.

Today, these communities are purpose-built specifically to meet the demands of today's students offering private bedrooms and private bathrooms. Wireless high speed internet access throughout the property, computer labs, movie theatres, large swimming pools and several other common area amenities. Many of these newer student housing projects only offer 12-month leases in order to avoid the economic losses that come with short term leasing. In addition, due to the more private unit configuration with each student having their owned locked bedroom and private bathroom, and due to more amenities and abundant on-site parking, landlords are able to charge higher rents per bed than the older student housing. In addition, due to the demand for this product, they oftentimes are 100% leased for a 12-month period.

Properties that are above ten years of age generally have few on-site amenities and lack conveniences that are typical in new properties, in response to current demand trends, new market properties are being built to include business centers, elaborate fitness facilities, controlled access, in-unit security systems, and high-speed internet access. New student housing typically incorporates all of these amenities and many offer private baths with each bedroom. The newer, higher quality complexes will continue to take market share to the detriment of the older properties.



According to Inside Higher ED website, between 2012 and 2022 national college enrollment is projected to increase by 13.9%.The historical and projected student enrollment information for California State University, Stanislaus is shown below.

**CALIFORNIA STATE UNIVERSITY STANISLAUS
ENROLLMENT**

FALL TERM	NUMBER OF STUDENTS
2000	7,062
2005	8,137
2008	8,601
2009	8,586
2010	8,305
2011	9,246
2012	8,882
2013	8,917
2014	9,045
2015	9,245
2016	9,476
2017	9,713
2018	9,956
2019	10,205
2020	10,460
2021	10,721
2022	10,989
2023	11,264
2024	11,834
2025	12,130

Source: California State University Website

Note: For 2015 to 2025, the estimated growth in the full-time number of students is 2.5% per year.



On the California State University, Stanislaus, campus, there is on-campus housing, with approximately 154 units with 726 beds, 26.66% of students. For the fall 2015 school year, the pre-leased occupancy rate is 100%. There is a waiting list. The off-campus student housing consists of 11 projects totaling 2,075 units with 3,512 beds that were built during the period 1972 to 1989. The market for student housing at California State University, Stanislaus will have a supply over the next three years of 4,112 beds including our proposed development with 600 beds. The projected occupancy in the marketplace is estimated to have occupancy of 97.7% for these 11 properties.

MARKET RENTS FOR THE PROPOSED STUDENT HOUSING PROJECT

Unit Type	No. of Units	No. of Beds	Avg. Unit Size (SF)	Rent per Unit /mo.	Rent per Bed/mo.	Rent per Sq. Ft. /mo.	Rent per Unit/ Yr	Annual Total
1 Bed / 1 Ba	12	12	487 SF	\$1,200	\$1,200	\$2.46	\$14,400	\$172,800
2 Bed / 2 Ba	24	48	855 SF	\$1,830	\$915	\$2.14	\$21,960	\$527,040
2 Bed / 2 Ba	12	24	940 SF	\$1,890	\$945	\$2.01	\$22,680	\$272,160
3 Bed / 3 Ba	12	36	1,200 SF	\$2,685	\$895	\$2.24	\$32,220	\$386,640
4 Bed / 4 Ba	24	96	1,390 SF	\$3,220	\$805	\$2.32	\$38,640	\$927,360
4 Bed / 4 Ba	36	144	1,390 SF	\$3,220	\$805	\$2.32	\$38,640	\$1,391,040
4 Bed / 4 Ba	12	48	1,390 SF	\$3,220	\$805	\$2.32	\$38,640	\$463,680
4 Bed / 4 Ba	24	96	1,510 SF	\$3,380	\$845	\$2.24	\$40,560	\$973,440
4 Bed / 4 Ba	24	96	1,510 SF	\$3,380	\$845	\$2.24	\$40,560	\$973,440
Total/Avg.	180	600	1,248 SF	\$2,818	\$846	\$2.26	\$33,816	\$6,087,600

The above rents are untrended and are projected after the completion of construction. These rents assume that the landlord/owner pays the cable, internet, water, sewer, trash, electricity, and gas to the units with no tenant reimbursements. The market rents assume single tenant occupancy in each bedroom.



Other Income

Other Income is supplemental to the rent and is derived from the tenants for application and reservation fees, late payment fees, forfeited deposits, pet fees, and mostly from monthly parking fees. The estimated Other Income is approximately \$518,100 in year 1 as shown below.

Summary of Other Income			
Description	Monthly Amount	No. of Beds	Annual Amount
Parking/Spaces	\$540	560	\$302,400
Application Fees	\$75	600	\$45,000
Late Fees	\$47	600	\$28,200
Damage Reimbursement	\$49	600	\$29,100
Sublease Fees	\$14	600	\$8,400
Admin/ Reservation Fees	175	600	\$105,000
Totals			\$518,100

Most of the Other Income is derived from parking income paid by the students monthly which is customary in the market. Parking is not included in the rent. We estimate parking income to be approximately \$41 per parking space per month for the 618 parking spaces. The parking rates for other student housing projects range from \$30 to \$45 per space per month.



THE VISTA

NET LAND AREA: 9.73 (+/-ACRES)
 TOTAL UNITS: 180 UNITS
 UNITS PER ACRE 18.5 DU/AC
 TOTAL BEDS: 600 BEDS
 BEDS PER ACRE 61.7 BEDS/AC
 CLUBHOUSE/LEASING (1-STORY): 6,460 S.F.

AVG. NO. OF UNITS/FLOOR: 15

(4) 3-STORY E-EURBAN BLDGS					JOB #		14472					
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	BEDS	TL. NET	TL. GROSS	%	% CAT	REQUIRED PARKING	
E1	1BR/1BA	490		490	12	12	5,880	5,880	6.7%	6.7%	0.70	8
B1	2BR/2BA	855		855	24	48	20,520	20,520	13.3%		0.70	34
B2	2BR/2BA	940		940	12	24	11,280	11,280	6.7%	20.0%	0.70	17
C1	3BR/3BA	1,200		1,200	12	36	14,400	14,400	6.7%		0.70	25
D1	4BR/4BA	1,390		1,390	24	96	33,360	33,360	13.3%		0.70	67
D1-A	4BR/4BA	1,390		1,390	36	144	50,040	50,040	20.0%		0.70	101
D1-B	4BR/4BA	1,390		1,390	12	48	16,680	16,680	6.7%		0.70	34
D2	4BR/4BA	1,510		1,510	24	96	36,240	36,240	13.3%		0.70	67
D2-A	4BR/4BA	1,510		1,510	24	96	36,240	36,240	13.3%	73.3%	0.70	67
TOTAL					180	600	224,640	224,640	100%	100%	RES.	420

AVERAGE NET UNIT SIZE : 1,248 S.F.

AVERAGE GROSS UNIT SIZE : 1,248 S.F.

PROVIDED 601 SURFACE PARKING

TOTAL 3.34 STALLS/UNIT 1.00 STALLS/BED

SCHEME 2

A-0

THE VISTA
 COLERAINE CAPITAL GROUP
 TURLOCK, CA
 HPA#14472



HUMPHREYS & PARTNERS ARCHITECTS L.P.
 5329 Alpha Road, Suite 300, Dallas, TX 75240 (972) 701-9636 (372) 701-9639
 www.humphreys.com marketing@humphreys.com
 DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

© 2015 by HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 The drawings are the property of HUMPHREYS & PARTNERS ARCHITECTS, L.P. and may not be reproduced in any form without the prior written consent of HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 Architectural conceptual site plans are for feasibility purposes only. Plans are not to be used for construction without the prior written consent of HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 May 27, 2015

MONTE VISTA AVENUE

CROWELL ROAD

DELS LANE

BUILDINGS: 3
 UNITS: 180
 BEDS: 600
 PARKING SPACES (provided): 601
 STANDARD STALLS: 69%
 COMPACT STALLS: 31%

LAND GROSS: 9.73 ac = 423,744 sq.ft
 BLDG GROSS (4 story): 274,800 sq.ft
 CLUBHOUSE GROSS (1 story): 6,460 sq.ft
 LANDSCAPE (30% required): 127,123 sq.ft
 LANDSCAPE (33% provided): 138,476 sq.ft
 PARKING GROSS (surface): 238,665 sq.ft

----- ACCESSIBLE ROUTE OF TRAVEL
 -o- CONCEPTUAL LIGHT POLE

SITE PLAN & GROUND LEVEL PLAN
 SCALE: 1" = 40'-0" (1/4" = 5'-0" SHEET)

SCHEME 2

A-1

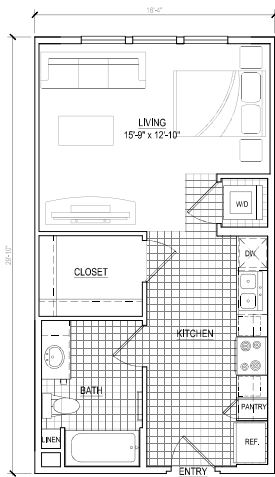
THE VISTA
 COLERAINE CAPITAL GROUP
 TURLOCK, CA
 HPA#14472



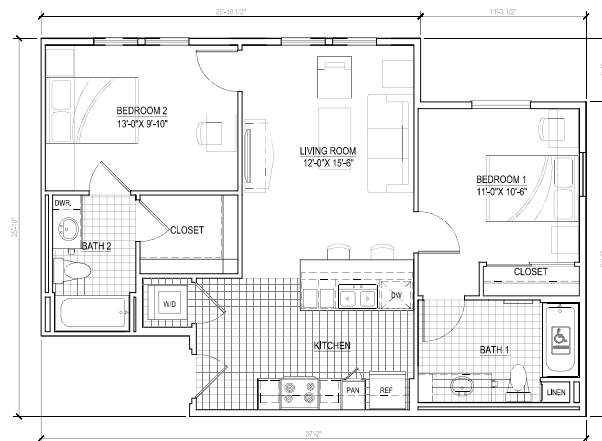
HUMPHREYS & PARTNERS ARCHITECTS L.P.
 6336 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (572) 701-9638
 www.humphreys.com marketing@humphreys.com
 DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

© 2015 by HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 The drawings are prepared for the sole purpose of providing a preliminary design and are not to be used for construction without the written permission of the architect.
 Any reproduction or use of these drawings without the written permission of the architect is prohibited.

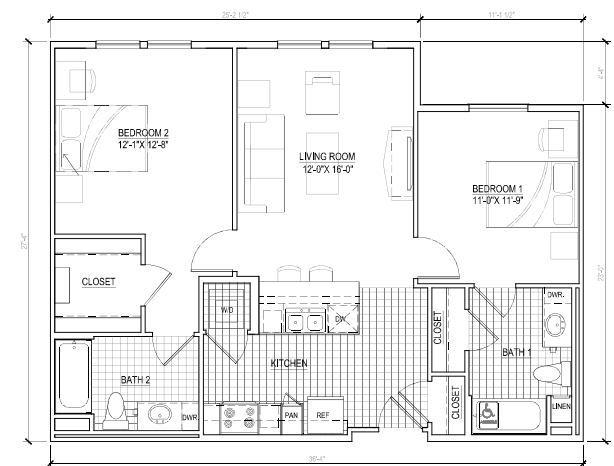
May 27, 2015



UNIT E1
NET: 487 S.F.
SCALE: 1/4"=1'-0"



UNIT B1
NET: 855 S.F.
SCALE: 1/4"=1'-0"



UNIT B2
NET: 940 S.F.
SCALE: 1/4"=1'-0"

SCHEME 2

A-6

THE VISTA COLERAINE CAPITAL GROUP TURLOCK, CA

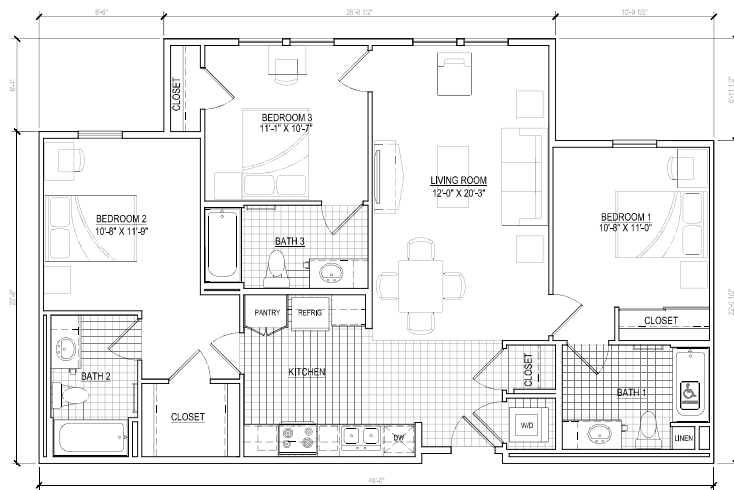
APRIL 20, 2015

HPA#14472

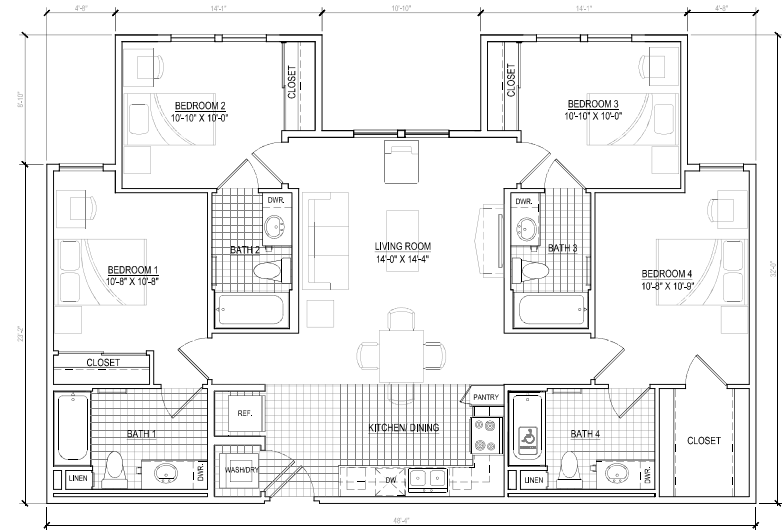


HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

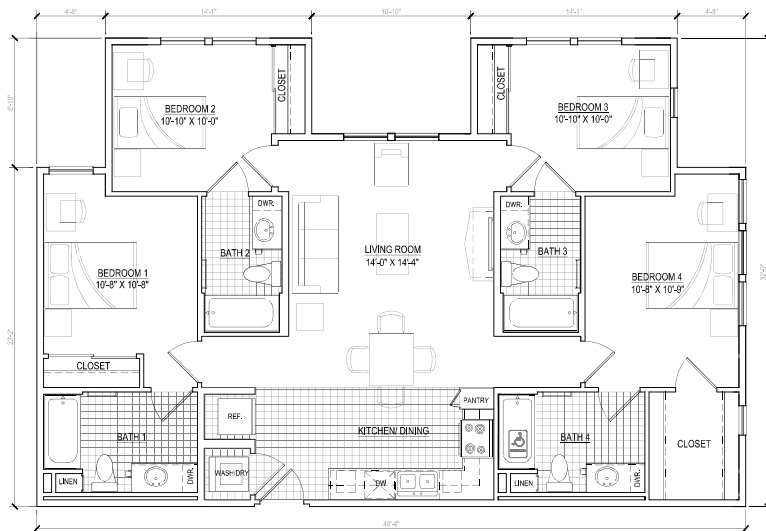
© 2015 by HUMPHREYS & PARTNERS ARCHITECTS, L.P.
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be reproduced in any form without its written permission.
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.



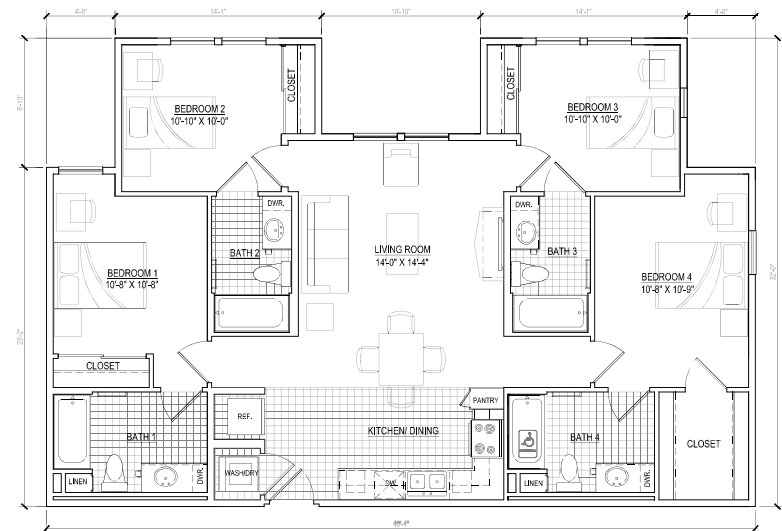
UNIT C1
NET: 1,200 S.F.
SCALE: 1/4"=1'-0"



UNIT D1
NET: 1,390 S.F.
SCALE: 1/4"=1'-0"



UNIT D1-A
NET: 1,390 S.F.
SCALE: 1/4"=1'-0"



UNIT D1-B
NET: 1,390 S.F.
SCALE: 1/4"=1'-0"

SCHEME 2

A-7

THE VISTA
COLERAINE CAPITAL GROUP
TURLOCK, CA

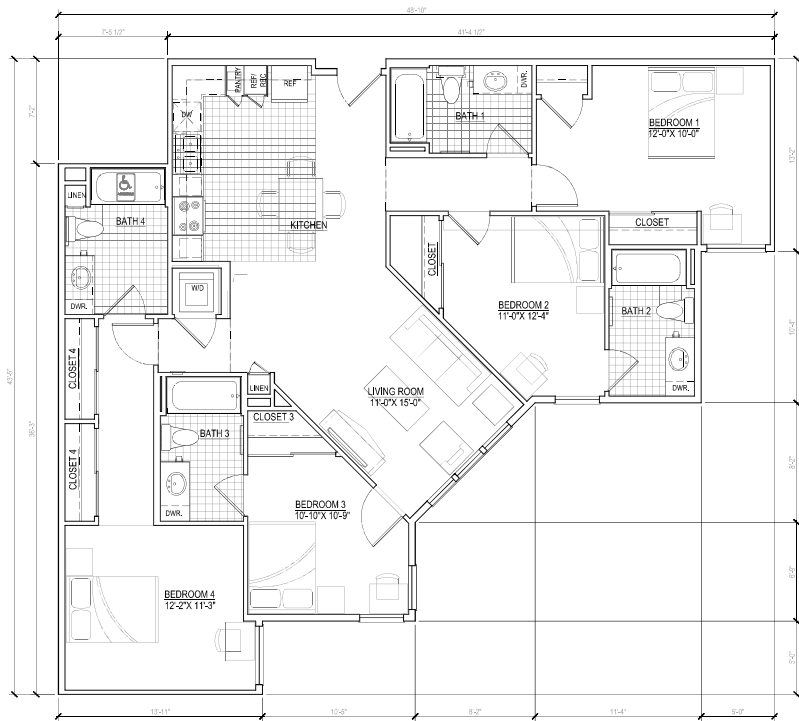
HPA#14472



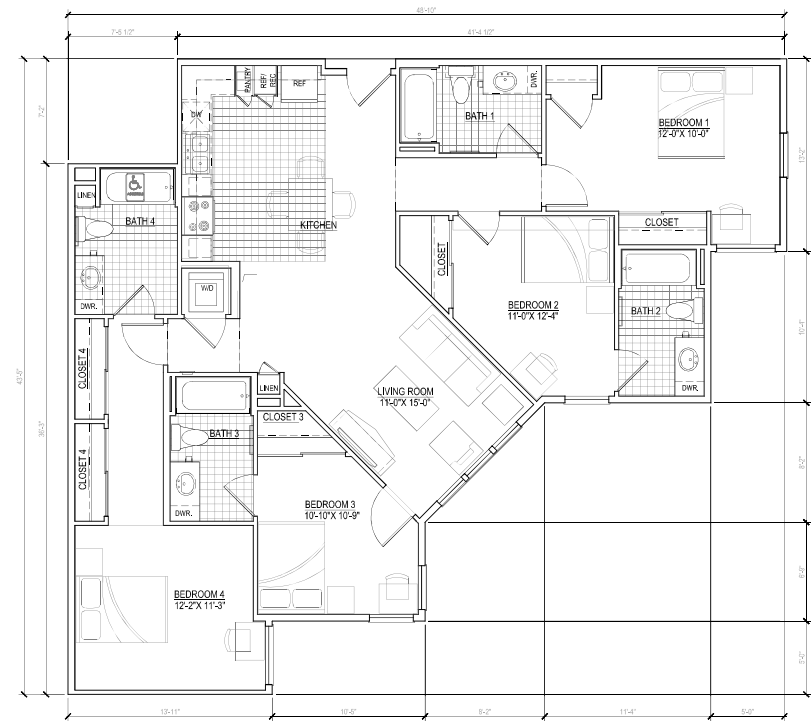
HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300, Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

© 2015 by HUMPHREYS & PARTNERS ARCHITECTS, L.P.
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be reproduced in any form without its written permission.
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

APRIL 20, 2015



UNIT D2
NET: 1,510 S.F.
SCALE: 1/4"=1'-0"



UNIT D2-A
NET: 1,510 S.F.
SCALE: 1/4"=1'-0"

SCHEME 2

A-8

THE VISTA
COLERAINE CAPITAL GROUP
TURLOCK, CA

HPA#14472



HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

© 2015 by HUMPHREYS & PARTNERS ARCHITECTS, L.P.
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be reproduced in any form without its written permission.
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

APRIL 20, 2015



E-URBAN - MONTE VISTA AVE. ELEVATION / FRONT ELEVATION

SCALE: 1/8" = 1'-0" (ON 36"X24" SHEET)

SCHEME 2

A-9

THE VISTA
COLERAINE CAPITAL GROUP
TURLOCK, CA

HPA#14472



HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

© 2015 by HUMPHREYS & PARTNERS ARCHITECTS, L.P.
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be reproduced in any form without its written permission.
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

May 27, 2015



E-URBAN - LEFT/RIGHT ELEVATION

SCALE: 1/8" = 1'-0" (ON 36"X24" SHEET)



E-URBAN - REAR ELEVATION

SCALE: 1/8" = 1'-0" (ON 36"X24" SHEET)



SCHEME 2

THE VISTA
COLERAINE CAPITAL GROUP
TURLOCK, CA

HPA#14472

May 27, 2015



HUMPHREYS & PARTNERS ARCHITECTS L.P.

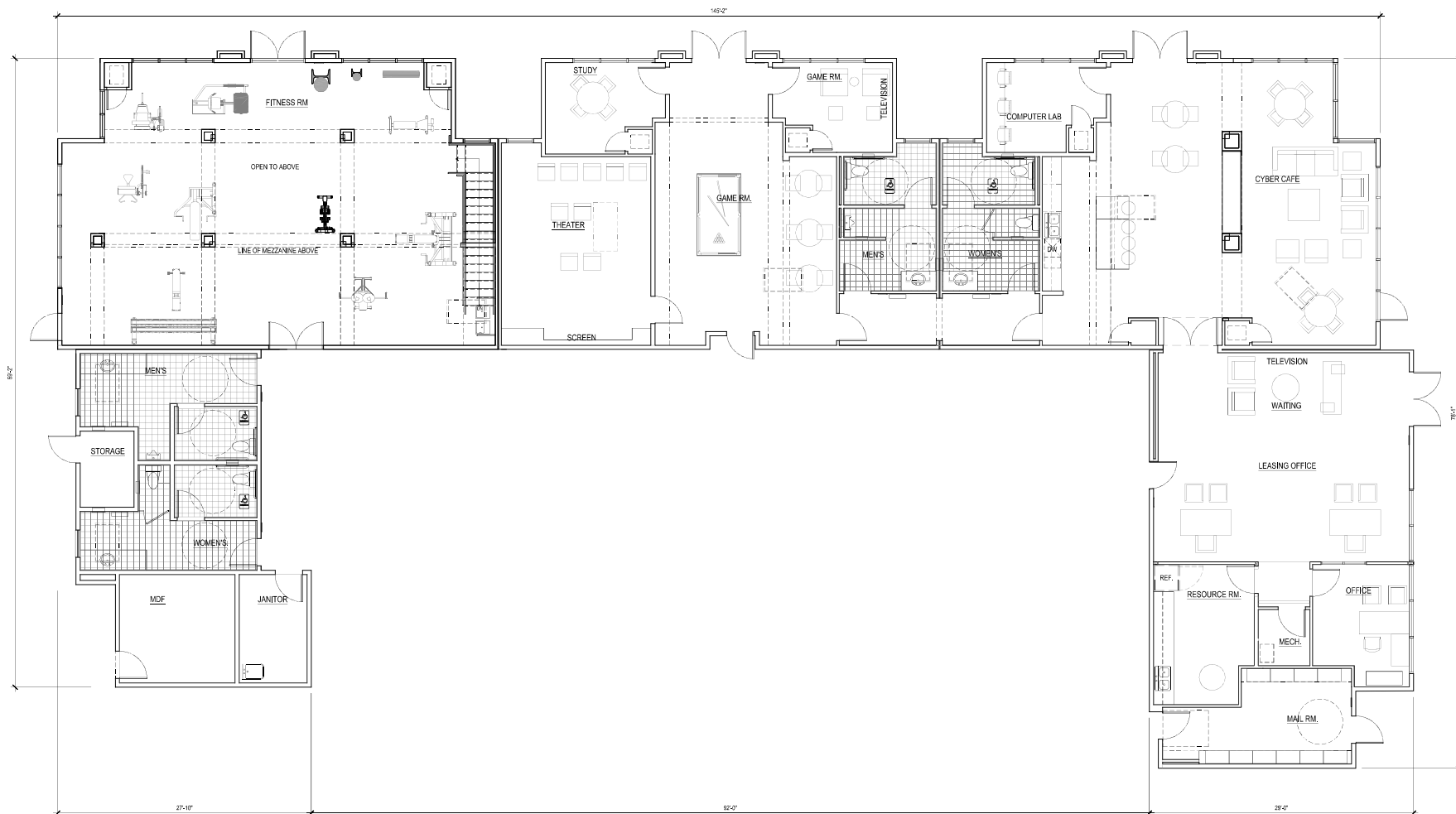
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639

www.humphreys.com marketing@humphreys.com

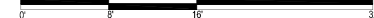
DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

© 2015 by HUMPHREYS & PARTNERS ARCHITECTS, L.P.
The arrangements depicted herein
are the sole property of Humphreys
& Partners Architects, L.P. and may
not be reproduced in any form
without its written permission.
Architectural conceptual site plans are for feasibility purpose
only. Revisions may occur due to further investigation from
regulatory authorities and building code analysis. Dimensions
shown are of a strategic intent only. Refer to surveys and civil
drawings for technical information and measurements.

A-10



CLUBHOUSE - PLAN
SCALE: 3/16" = 1'-0" (ON 36"x24" SHEET)



SCHEME 2

A-11

THE VISTA
COLERAINE CAPITAL GROUP
TURLOCK, CA

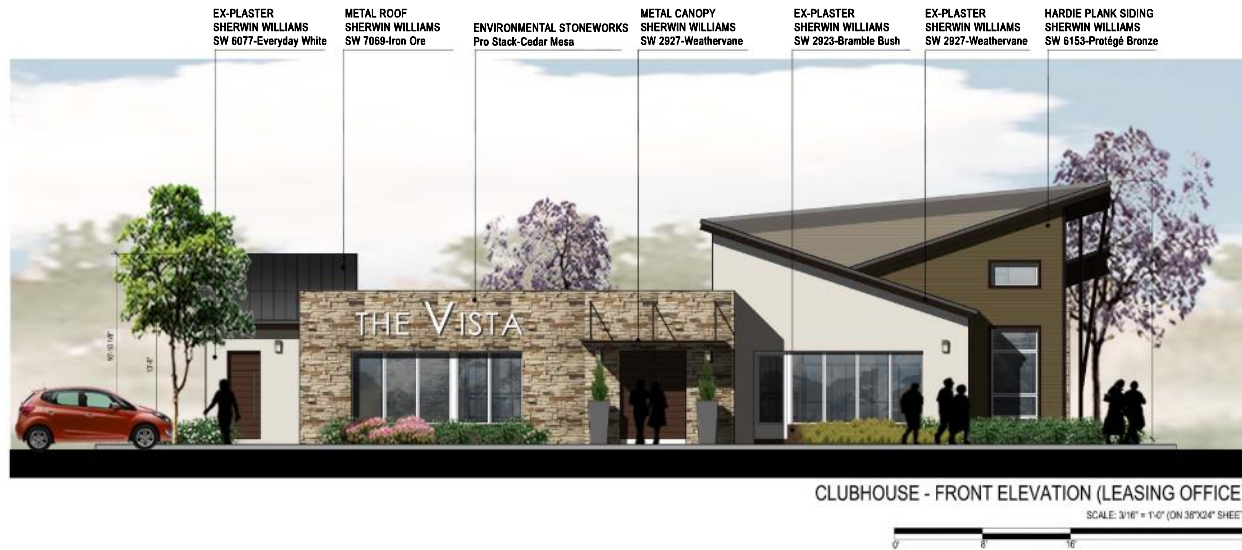
HPA#14472



HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

© 2015 by HUMPHREYS & PARTNERS ARCHITECTS, L.P.
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be reproduced in any form without its written permission.
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

APRIL 21, 2015



SCHEME 2

A-13

THE VISTA
COLERAINE CAPITAL GROUP
TURLOCK, CA

APRIL 21, 2015

HPA#14472



HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

© 2015 by HUMPHREYS & PARTNERS ARCHITECTS, L.P.
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be reproduced in any form without its written permission.
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.



P1



P2



P3



P4

P1. SHERWIN WILLIAMS - WEATHERVANE (SW2927)
 P2. SHERWIN WILLIAMS - IRON ORE (SW7069)
 P3. SHERWIN WILLIAMS - BRAMBLE BUSH (SW2923)
 P4. SHERWIN WILLIAMS - PROTÉGÉ BRONZE (SW6153)
 P5. SHERWIN WILLIAMS - DOWNING SAND (SW2822)
 P6. SHERWIN WILLIAMS - EVERYDAY WHITE (SW6077)

A. ENVIRONMENTAL STONEWORKS-PRO STACK-Cedar Mesa
 B. HARDIE PLANK LAP SIDING - SMOOTH
 C. VINYL WINDOW WITH WHITE FRAME



P5



P6



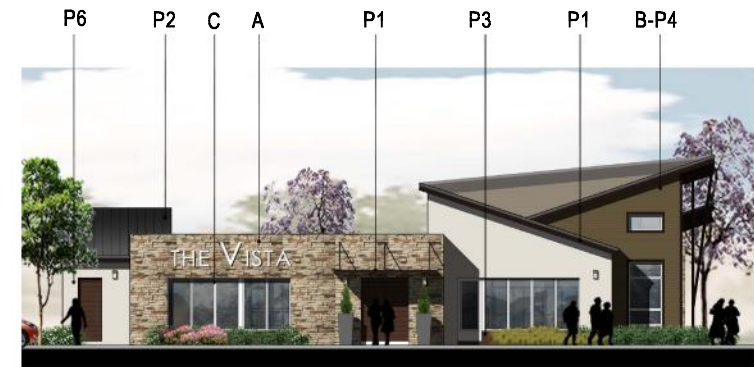
A



B



E-URBAN - FRONT ELEVATION



CLUBHOUSE- FRONT ELEVATION

SCHEME 2

THE VISTA
 COLERAINE CAPITAL GROUP
 TURLOCK, CA

May 27, 2015

HPA#14472



HUMPHREYS & PARTNERS ARCHITECTS L.P.
 5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
 www.humphreys.com marketing@humphreys.com
 DALLAS CHARLOTTE NEWPORT BEACH LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

© 2015 by HUMPHREYS & PARTNERS ARCHITECTS, LP
 The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission.
 Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

MATERIAL & COLOR BOARD
 A-14