

July, 25, 2014

Figarden Gates, LLC
759 W. Alluvial Ave. Suite 102
Fresno, CA 93711

Dear Neighbors,

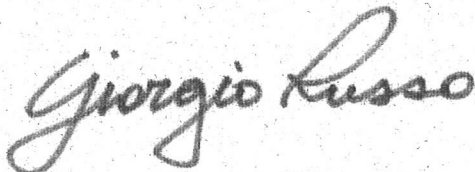
My name is Giorgio Russo and I'm writing this letter to introduce myself as Ginder Development Corporation's (GDC) liaison to the neighborhood. GDC recently acquired an interest in the property located at the northeast corner of Gates Avenue and N. Figarden Drive, east of Oakmont Senior Living. We are currently in the process of developing the site into a high-end "Active Adult" (55+) apartment complex. I invite you to meet with me at Figarden Elementary School's Cafeteria 6235 N. Brawley Fresno, CA 93722 on August 5th at 6:00pm.

Please feel free to contact me at any time during the development and construction process should you have questions, concerns or comments about the project.

GDC is a diversified real estate development, construction and property management company. Organized in 1978, GDC has been improving real estate in the Fresno area for over four decades. For the past thirty-one years, we have specialized in the multifamily residential and commercial real estate segments, particularly in the production and management of luxury apartment homes. At GDC, we pride ourselves in creating award winning developments that enhance the neighboring community.

If you would like any additional information about GDC or our recent projects, please refer to our website at www.ginderdevelopment.com, or feel free to contact our corporate office at (559) 225-4500. We would be happy to mail you an information packet or schedule an appointment with our property management staff to tour one of our communities.

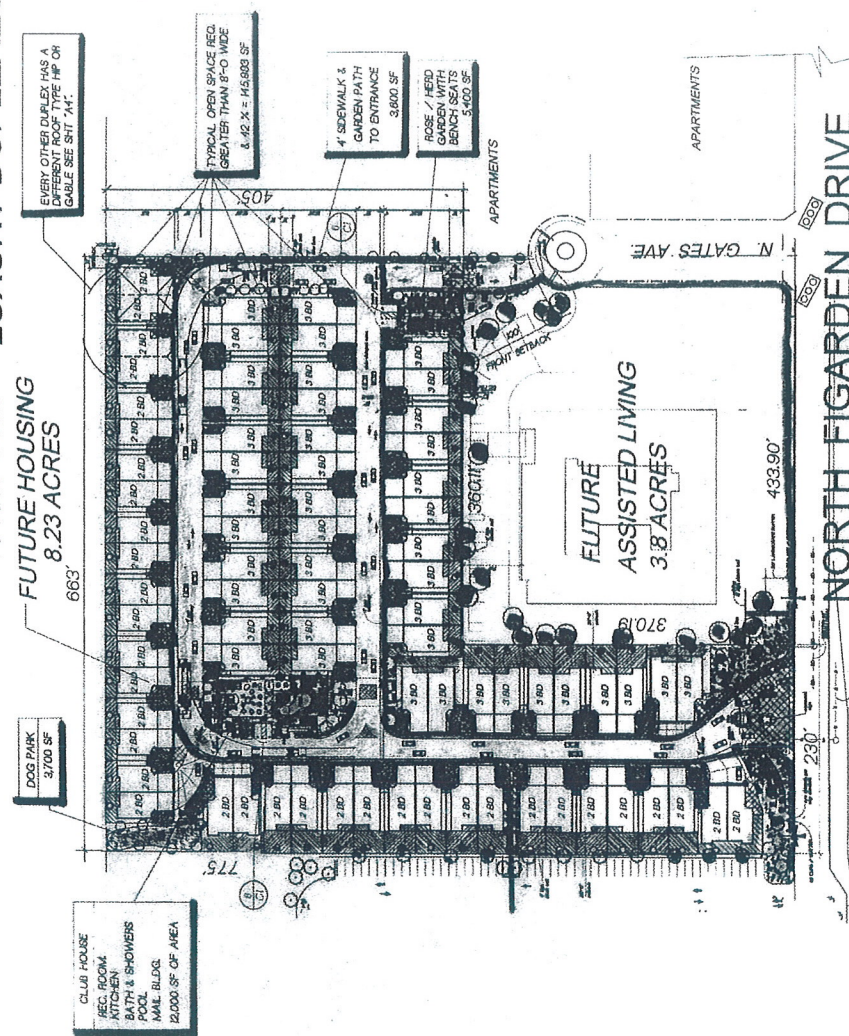
Best Regards,



Giorgio Russo Project Manager
Ginder Development Corporation



PROPOSED: LUXURY DUPLEXES
 FUTURE HOUSING
 8.23 ACRES



EVERY OTHER DUPLEX HAS A DIFFERENT ROOF TYPE OR GABLE SEE SHT 741.

TYPICAL OPEN SPACE REQ. GREATER THAN 8'-0" WIDE & 42' X = 145,993 SF

4' SIDEWALK & GARDEN PATH TO ENTRANCE TO APARTMENTS 3,800 SF

POSS. 1,500 GARDEN WITH BENCH SEATS 5,400 SF

DOG PARK 3,700 SF

CLUB HOUSE
 REC. ROOM
 KITCHEN
 BATH & SHOWERS
 POOL
 MAIL BLDG.
 12,000 SF OF AREA

FUTURE ASSISTED LIVING
 3.8 ACRES

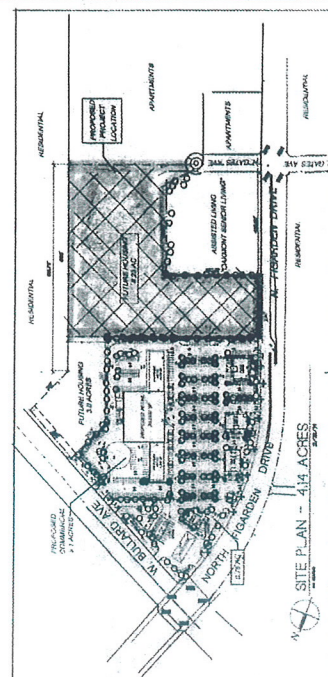
LUXURY DUPLEX
 SITE PLAN - 8.23 ACRES
 2/15/14

SITE: 8.23 ACRES X 43,560 = 358,459 SF
 OPEN SPACE GREATER THAN 8'-0" WIDE = 145,993 SF / 42%
 (REQUIRED: 68,625 SF / 25%)

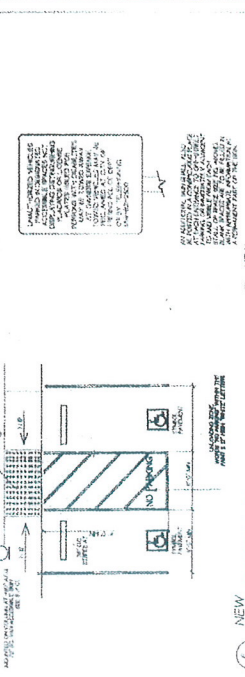
45% OF THE REQUIRED 25% USABLE OPEN AREA, REC. ROOM, SPA, BATH / SHOWERS, MAIL BLDG., KITCHEN, MAIN, OFFICE, WALKWAYS, GARDENS, AND BENCH SEATING. REQUIRED: 40,391 SF (68,625 X .45 = 40,391 SF) PROVIDED: 42,786 SF

5' SETBACK BETWEEN UNITS 16,800 SF (NOT INCLUDED IN 25% OPEN AREA)

2.5' WIDE STAMPED CONC. AT GARAGES (NOT INCLUDED IN 25% OPEN AREA)
 ASPHALT CONCRETE DRIVERS = 58,646 SF (NOT INCLUDED IN 25% OPEN AREA)



VICINITY MAP



NEW HANDICAP PARKING STALL 10% OF NEW APARTMENTS

NEW ACCESSIBLE PARKING SPACE 10% OF NEW APARTMENTS

SHEET INDEX DUPLEXES

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PROJECT DATA
 UNITS: 100
 1-BEDRM / 1 BATH / 1 CAR GARAGE
 2-BEDRM / 2 BATH / 2 CAR GARAGE
 3-BEDRM / 3 BATH / 3 CAR GARAGE
 4-BEDRM / 4 BATH / 4 CAR GARAGE
 5-BEDRM / 5 BATH / 5 CAR GARAGE
 6-BEDRM / 6 BATH / 6 CAR GARAGE
 7-BEDRM / 7 BATH / 7 CAR GARAGE
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 99-BEDRM / 99 BATH / 99 CAR GARAGE
 100-BEDRM / 100 BATH / 100 CAR GARAGE

PROJECT SQUARE FOOTAGE
 SITE 8.23 ACRES = 358,459 SF
 100 DUPLEX UNITS = 100 X 1,249 SF = 124,900 SF
 100 DUPLEX UNITS TO GO = 100 X 1,249 SF = 124,900 SF
 UNITS: 3 BEDROOM / 2 BATH / 2 CAR GARAGE
 UNITS: 2 BEDROOM / 1 BATH / 2 CAR GARAGE
 LOT COVERAGE 28 X
 UNITS PER ACRE 12

PARKING
 REQUIRED: 15 CARS PER UNIT.
 PROVIDED: 25 CARS / UNIT
 1.2 CAR GARAGE PER UNIT PLUS 13% GUEST CARS

APN: 509-030-70 (PORTION)

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