

# 400 BLOCK PROPOSAL

**Appraised Value:** \$390,000

**Proposed Purchase Price:** \$390,000

**Number of Buildings:** 5

**Number of Dwelling Units:** 16 condos: 2 studios, 4 one-bedroom, 10 two-bedroom

**Square feet summary:**

**Retail:** 6,881 in ground floor of 4 buildings

**Philanthropic Center:** 7,420

**Residential:** 11,840 in three buildings

**Common Open Space:** 1,690 Parcel 2 + 1,800 Parcel 3 = 3,490

**Elevator/Utility/Stairwell:** 1,430



SAN BENITO STREET ELEVATION



CORNER SAN BENITO & FOURTH STREET ELEVATION

Number	Proposed Uses in Each Building
Building A	One Story 1,780 square foot Retail Space
Building B	<b>First floor:</b> 2,000 square foot restaurant/retail <b>Second floor:</b> 3 one-story condos: studio (1) 1-bedroom (1) , 2-bedroom (1) <b>Third floor:</b> 2 one-story condos: studio (1) 2-bedroom (1) common open space deck for home-owners'
Building C	<b>First floor:</b> 1,489 square foot retail <b>Second floor:</b> 2 one-story condos: 2-bedroom (2) <b>Third &amp; Fourth floor:</b> 4 two-story condos: 1--bedroom (2) 2-bedroom (2)
Building D	<b>First floor:</b> 1,491 square foot retail <b>Second floor:</b> 2 one-story condos: 2-bedroom (2) <b>Third floor:</b> 1 one-story condo: 1-bedroom (1) <b>Third &amp; Fourth floor:</b> two-story condos: 2-bedroom (2)
Building E	Philanthropic Center for the Community Foundation for San Benito County * <b>First floor:</b> Assembly area (connected to outdoor open space) Assembly/conference room Kitchen/snack room Small conference room Offices for Community Foundation and non-profits (7) Exterior Plaza/Open space (1,800 square feet) <b>Second floor:</b> Offices for Community Foundation and non-profits (5) Lounge (1) Conference room (1) 480 square foot Roof Deck (1)  * Construction of Philanthropic Center will be donated from a local resident.
Elevator - Stairwell	Between buildings C & D: 1,430 square feet for elevator, stairwell, utility





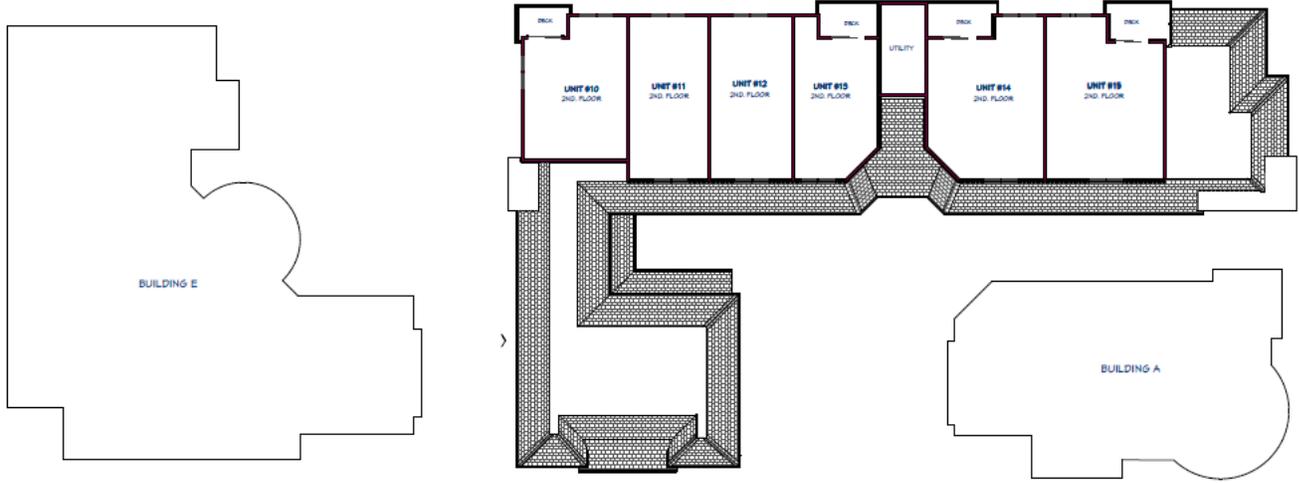
**A** SECOND LEVEL FLOOR PLAN  
12/1/10

SEE BUILDING LEGEND SHT. A-118



**A** THIRD LEVEL FLOOR PLAN  
12/1/10

SEE BUILDING LEGEND SHT. A-118



**A** FOURTH LEVEL FLOOR PLAN  
1/8"=1'-0"

SEE BUILDING LEGEND SHT. A-105

