

CLOVERDALE MARKETPLACE – Phase II

SWC Limonite & Hamner, Eastvale, CA

- 130,000 square foot neighborhood shopping center
- Phase II of an existing Ralphs Market center
- Situated at the entry to one of the fastest growing areas in Riverside & San Bernardino counties
- Serving the communities of Mira Loma, Ontario, Corona, Norco & Chino
- 57,493 proposed residential units within the promotional trade area*
- Additional shop space available in Phase II



Join



Legendary Care

Shop space available

DEMOGRAPHICS*

Aug '11 Updated
Population Estimate
Total Population at
Buildout of All Units
Proposed

Trade Area**

71,993
99,255

5-Mile Radius

167,893
288,240
\$87,207

Promotional Trade Area

138,920
269,138
\$74,375

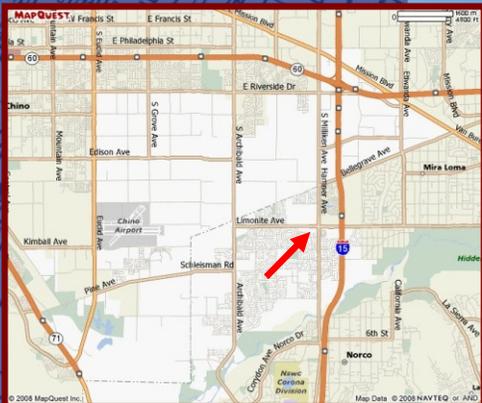
2011 Median HH Income

*Source: Derrigo Demographic Studies
**Approx 3 miles Source: Sites USA, 2011

TRAFFIC COUNTS

Hamner Avenue 16,800 cars per day
Limonite, west of I-15 15,594 cars per day

Source: CalTrans and Albert A. Webb Associates

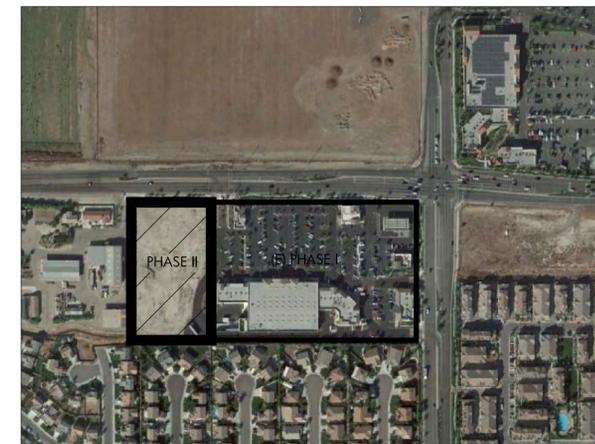
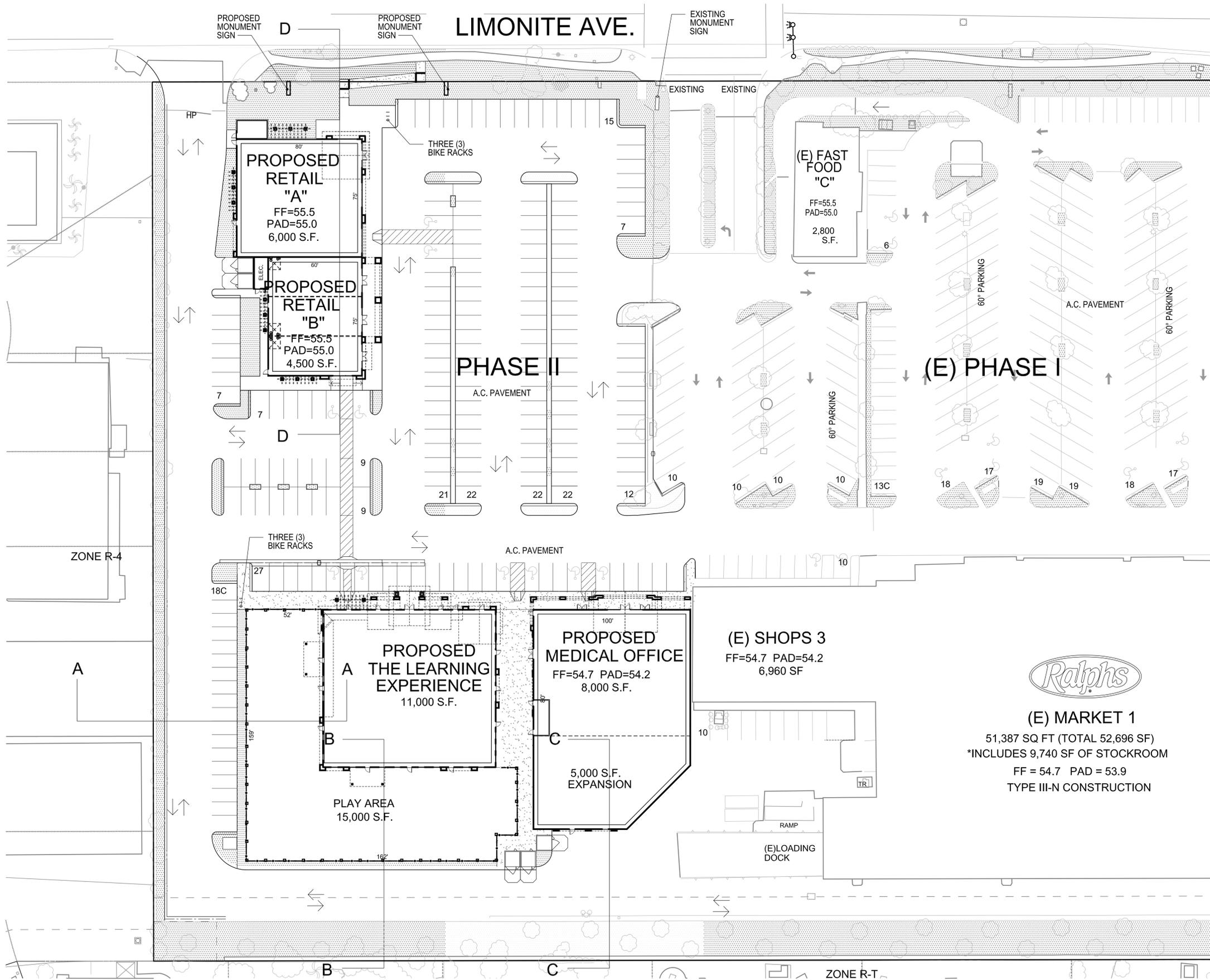


For More Information, Please Contact:

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X TEAM 3990 Westerly Place • Suite 230 • Newport Beach • California • 92660



VICINITY MAP

PROJECT SUMMARY (PHASE 2)

SITE AREA: ±4.23 AC ±184,308 SF
 ZONE: C-1/C-P

BUILDING AREA
 MEDICAL: 13,000 SF
 RETAIL A: 6,000 SF
 RETAIL B: 4,500 SF
 THE LEARNING EXPERIENCE: 11,000 SF
 TOTAL BUILDING AREA: 34,500 SF

PARKING REQUIRED
 MEDICAL (@ 5.5/1000): 71 STALLS
 RETAIL A (@ 5.5/1000): 33 STALLS
 RETAIL B (@ 5.5/1000): 25 STALLS
 THE LEARNING EXPERIENCE (@ 5.5/1000): 61 STALLS
 TOTAL PARKING REQUIRED: 190 STALLS

TOTAL PARKING PROVIDED: 199 STALLS
 HANDICAP: 8 STALLS
 STANDARD: 9 X 20: 173 STALLS
 COMPACT: 8.5 X 16 (9%): 18 STALLS

OVERALL PARKING RATIO: 5.74/1000

BUILDING COVERAGE: 17.9%

LANDSCAPE COVERAGE: 10%



(E) MARKET 1
 51,387 SQ FT (TOTAL 52,696 SF)
 *INCLUDES 9,740 SF OF STOCKROOM
 FF = 54.7 PAD = 53.9
 TYPE III-N CONSTRUCTION

PLOT PLAN 11-0568

SITE PLAN
 SCALE: 1" = 30'-0"



75-11755-00

November 28, 2011

CLOVERDALE MARKETPLACE PHASE II

SWC Limonite Ave. and Hamner Ave., Eastvale, Riverside, CA 91752

60' 30' 15' 0' **A102**

PROPOSED DESIGN

Cloverdale Marketplace, LLC

Gary Harada, Manager
 P.O. Box 6317
 Norco, CA 92860

DLR Group WWCOT

8 Mills Place, 3F
 Pasadena, CA 91101
 t: 626.796.8230
 f: 626.796.8735

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The Ag. Preserve

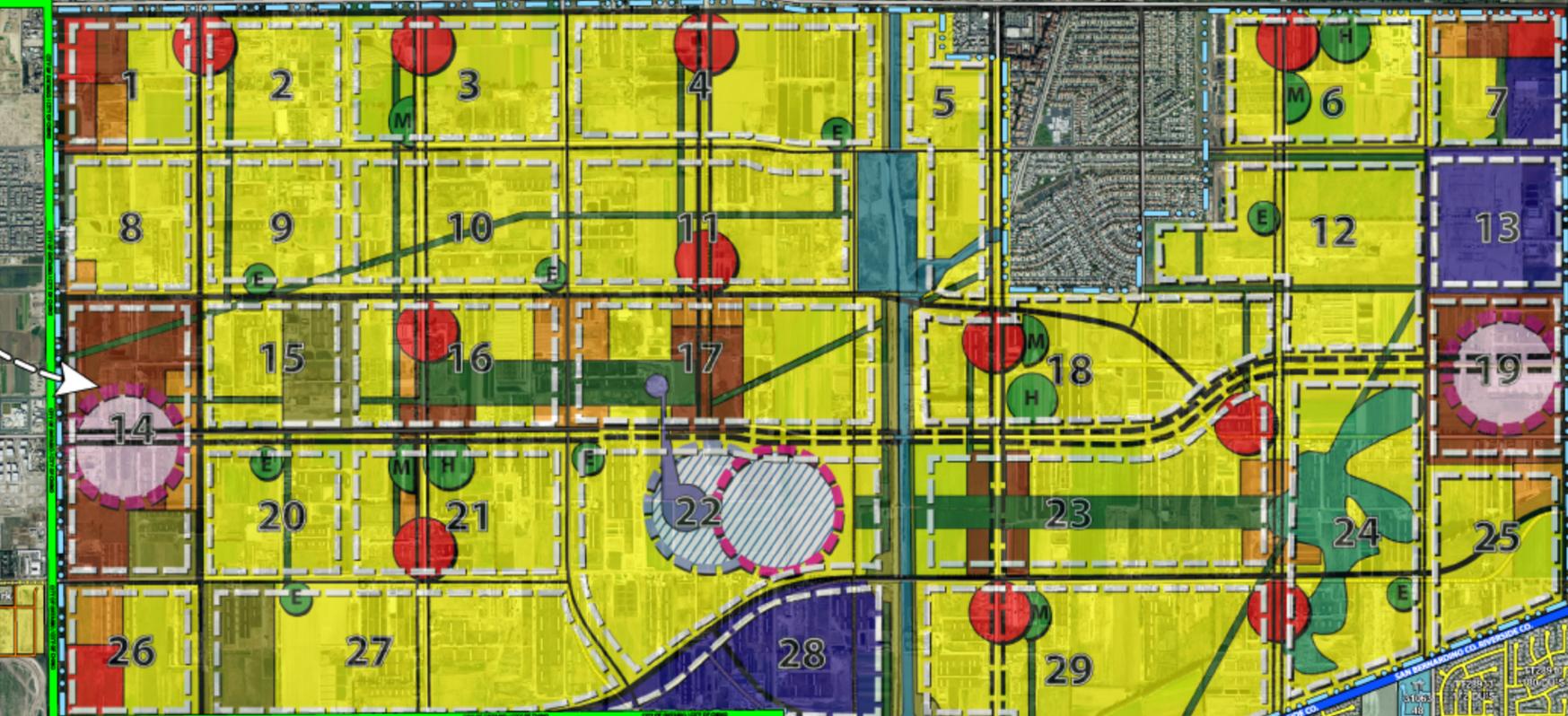
Planning Today For Tomorrow's Future

NEW MODEL COLONY ONTARIO
Residential (Units)

| SUB-AREA | Total | Single Family | Multi Family | SUB-AREA | Total | Single Family | Multi Family |
|--------------|-------|---------------|--------------|--------------|--------------|---------------|--------------|
| 1 | 1184 | 184 | 1000 | 16 | 776 | 376 | 400 |
| 2 | 792 | 672 | 120 | 17 | 1548 | 704 | 844 |
| 3 | 890 | 810 | 80 | 18 | 769 | 649 | 120 |
| 4 | 1304 | 1224 | 80 | 19 | | | |
| 5 | 819 | 819 | | 20 | 612 | 612 | |
| 6 | 664 | 584 | 80 | 21 | 838 | 718 | 210 |
| 7 | 584 | 184 | 400 | 22 | 2964 | 736 | 2228 |
| 8 | 810 | 690 | 120 | 23 | 1776 | 956 | 820 |
| 9 | 588 | 588 | | 24 | 1372 | 952 | 420 |
| 10 | 884 | 884 | | 25 | 1456 | 736 | 720 |
| 11 | 1206 | 1126 | 80 | 26 | 1088 | 368 | 720 |
| 12 | 1693 | 1693 | | 27 | 1794 | 1794 | |
| 13 | | | | 28 | | | |
| 14 | 2532 | 92 | 2440 | 29 | 1937 | 1937 | |
| 15 | 308 | 308 | | 30 | | | |
| Total | | | | 31188 | 20396 | 10792 | |

- 1. RICHLAND-1
- 2. RICHLAND-4
- 3. RICHLAND-4
- 4. STANTON/LINE-4 (RHS) & RICHLAND-18 (RHS)
- 5. RICHLAND-21
- 6. RICHLAND-21
- 7. RICHFIELD ONT-2 (RHS)
- 8. RICHFIELD ONT-4 (RHS)
- 9. RICHLAND-2
- 10. RICHLAND-26
- 11. RICHLAND-27

- COLLEGE PARK**
MASTER PLANNED COMMUNITY
- ESTATE RESIDENTIAL
 - LOW-MEDIUM DENSITY
 - HIGH DENSITY
 - INSTITUTIONAL
 - MIX USE
 - RETAIL
 - OPEN SPACE / RECREATIONAL
 - NEIGHBORHOOD PARK
 - ELEMENTARY SCHOOL
- PROPOSED NEW STREETS
- PROPOSED EXISTING STREETS IMPROVEMENTS



- "THE PRESERVE" (CHINO AREA) LEGEND**
- ESTATE RESIDENTIAL
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - NEIGHBORHOOD COMMERCIAL
 - REGIONAL COMMERCIAL
 - AIRPORT RELATED
 - LIGHT INDUSTRIAL
 - PUBLIC FACILITY
 - COMMUNITY CORE (9779 DU'S)

"THE PRESERVE"

| TRACT # | DU'S | TRACT # | DU'S |
|---------|---------|---------|---------|
| TT18014 | 81,015 | TT11296 | 84,012 |
| TT18015 | 81,015 | TT11297 | 100,015 |
| TT18016 | 81,015 | TT11298 | 100,015 |
| TT18017 | 81,015 | TT11299 | 210,018 |
| TT18018 | 100,015 | TT11300 | 40,012 |
| TT18019 | 81,015 | TT11301 | 81,015 |
| TT18020 | 81,015 | TT11302 | 100,015 |
| TT18021 | 81,015 | TT11303 | 40,012 |
| TT18022 | 81,015 | TT11304 | 40,012 |

- RIVERSIDE LEGEND**
- HOUSES NEWLY BUILT
 - TRACTS WITH GRADING UNDER WAY
 - TENTATIVE TRACT MAPS APPROVED (NO GRADING)
 - TENTATIVE TRACT MAPS PROCESSING
 - DEVELOPMENTS IN NEGOTIATION
 - ZONED INDUSTRIAL
 - RETAIL CENTERS
 - NEIGHBORHOODS PRIOR TO 1998 - 7,335 DU'S
 - PARK LOCATIONS
 - SCHOOL LOCAL

EASTVALE RIVERSIDE

DEVELOPERS OF TRACTS IN GRADING, APPROVED (NO GRADING) & PROCESSING STAGE

| TRACT | DEVELOPER | TRACT | DEVELOPER |
|--------|------------------|--------|---------------|
| TT2180 | Henry-John Homes | TT2488 | Midland Homes |
| TT2181 | George Homes | TT2489 | Midland Homes |
| TT2182 | George Homes | TT2490 | Midland Homes |
| TT2183 | George Homes | TT2491 | Midland Homes |
| TT2184 | George Homes | TT2492 | Midland Homes |
| TT2185 | George Homes | TT2493 | Midland Homes |
| TT2186 | George Homes | TT2494 | Midland Homes |
| TT2187 | George Homes | TT2495 | Midland Homes |
| TT2188 | George Homes | TT2496 | Midland Homes |
| TT2189 | George Homes | TT2497 | Midland Homes |
| TT2190 | George Homes | TT2498 | Midland Homes |
| TT2191 | George Homes | TT2499 | Midland Homes |
| TT2192 | George Homes | TT2500 | Midland Homes |
| TT2193 | George Homes | TT2501 | Midland Homes |
| TT2194 | George Homes | TT2502 | Midland Homes |
| TT2195 | George Homes | TT2503 | Midland Homes |
| TT2196 | George Homes | TT2504 | Midland Homes |
| TT2197 | George Homes | TT2505 | Midland Homes |
| TT2198 | George Homes | TT2506 | Midland Homes |
| TT2199 | George Homes | TT2507 | Midland Homes |
| TT2200 | George Homes | TT2508 | Midland Homes |
| TT2201 | George Homes | TT2509 | Midland Homes |
| TT2202 | George Homes | TT2510 | Midland Homes |
| TT2203 | George Homes | TT2511 | Midland Homes |
| TT2204 | George Homes | TT2512 | Midland Homes |
| TT2205 | George Homes | TT2513 | Midland Homes |
| TT2206 | George Homes | TT2514 | Midland Homes |
| TT2207 | George Homes | TT2515 | Midland Homes |
| TT2208 | George Homes | TT2516 | Midland Homes |
| TT2209 | George Homes | TT2517 | Midland Homes |
| TT2210 | George Homes | TT2518 | Midland Homes |
| TT2211 | George Homes | TT2519 | Midland Homes |
| TT2212 | George Homes | TT2520 | Midland Homes |
| TT2213 | George Homes | TT2521 | Midland Homes |
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| TT2215 | George Homes | TT2523 | Midland Homes |
| TT2216 | George Homes | TT2524 | Midland Homes |
| TT2217 | George Homes | TT2525 | Midland Homes |
| TT2218 | George Homes | TT2526 | Midland Homes |
| TT2219 | George Homes | TT2527 | Midland Homes |
| TT2220 | George Homes | TT2528 | Midland Homes |
| TT2221 | George Homes | TT2529 | Midland Homes |
| TT2222 | George Homes | TT2530 | Midland Homes |
| TT2223 | George Homes | TT2531 | Midland Homes |
| TT2224 | George Homes | TT2532 | Midland Homes |
| TT2225 | George Homes | TT2533 | Midland Homes |
| TT2226 | George Homes | TT2534 | Midland Homes |
| TT2227 | George Homes | TT2535 | Midland Homes |
| TT2228 | George Homes | TT2536 | Midland Homes |
| TT2229 | George Homes | TT2537 | Midland Homes |
| TT2230 | George Homes | TT2538 | Midland Homes |
| TT2231 | George Homes | TT2539 | Midland Homes |
| TT2232 | George Homes | TT2540 | Midland Homes |
| TT2233 | George Homes | TT2541 | Midland Homes |
| TT2234 | George Homes | TT2542 | Midland Homes |
| TT2235 | George Homes | TT2543 | Midland Homes |
| TT2236 | George Homes | TT2544 | Midland Homes |
| TT2237 | George Homes | TT2545 | Midland Homes |
| TT2238 | George Homes | TT2546 | Midland Homes |
| TT2239 | George Homes | TT2547 | Midland Homes |
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