

Ramona
Market Place

PERRIS, CA

Ramona Expressway, LLC

Project Description: Ramona Expressway Market Place

Locale: In the booming area of Perris, Riverside County. The parcel is located at the first signal that allows a left turn. It is located 500 ft. east of the 215 freeway, just south of the March Air Force Base, which recently has partially converted to a commercial and is the entrance to Lake Perris and the Perris Speedway. It is directly across from the two largest single story distribution centers, Ross and Lowes. It is in the heart of the 215 corridor, which is the fastest growing in the United States.

The site is 10.5 acres. A Chevron Gas station/Convenience Store with a Carwash and truck stop which is expected to pump 100,000 in diesel. There will be plenty of space for R.V.'s and boats for lake goers and race enthusiast. This site has great Freeway visibility. There are several pads available for a sit down restaurant, Drive-thru Fast Food, retail shops and office space.

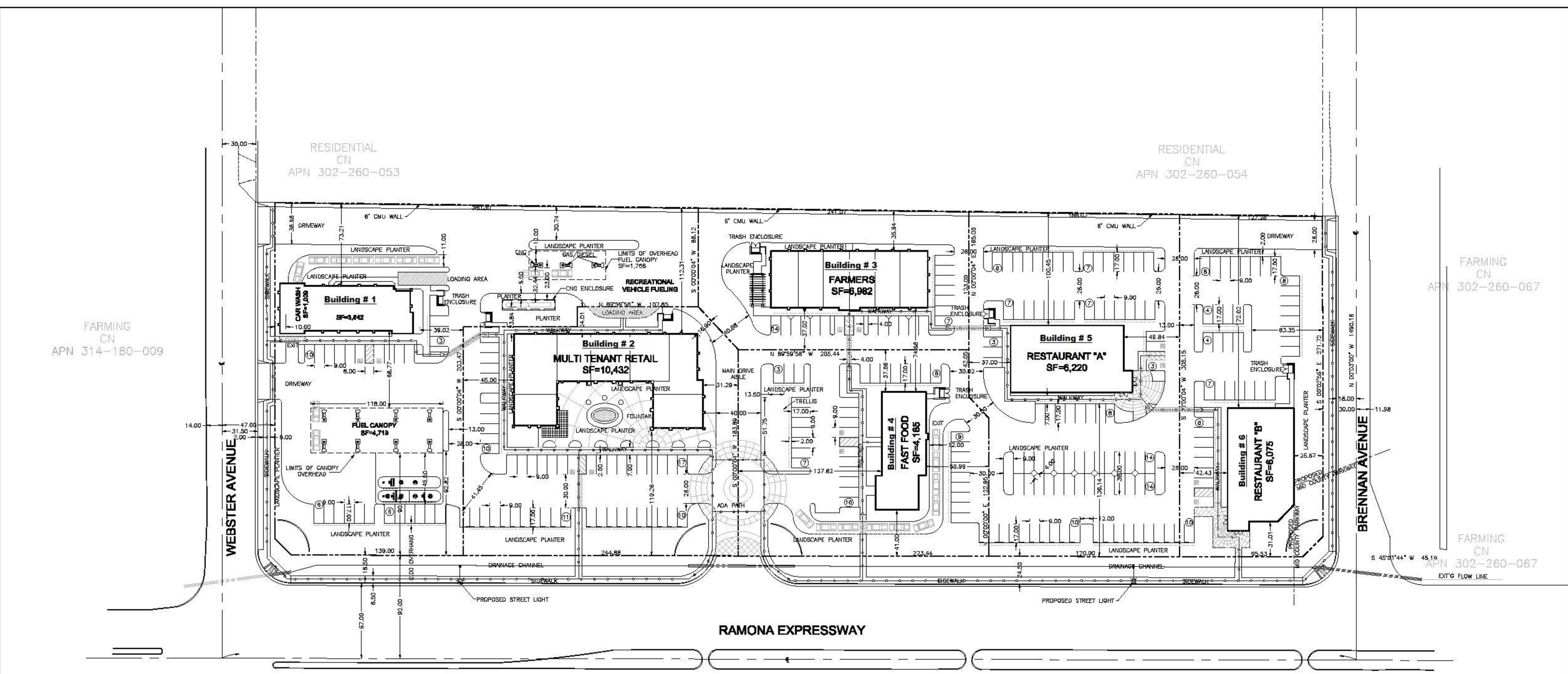
Pads are available for build to suit, ground lease or even sell you the pad.

Attached you will find a map of the location and we ask you please review the site and call our office at (951) 680-1977.

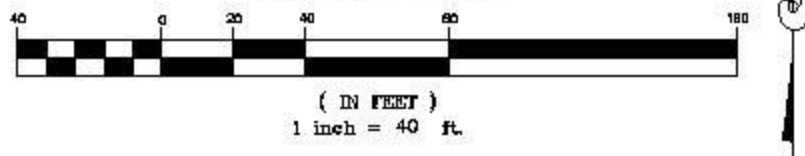
Thank you

Best regards,

Marwan Alabbasi



GRAPHIC SCALE



BENCHMARK:
 RIVERSIDE COUNTY BENCHMARK
 ELEVATION=1505.08 FEET
 FOUND AN ALUMINUM DISK IN CONCRETE POST 0.3 MILES
 SOUTHEAST ALONG THE I-215, 32.5 FEET SOUTHWEST OF EDGE
 OF PAVEMENT OF THE SOUTHEAST BOUND LAND OF I-215
 FROM MARKHAM ST. AND I-215, 7.0 FEET NORTHWEST OF VAL
 VERDE SIGN, 20.0 FEET NORTHEAST OF THE EASTERLY RAIL OF
 THE AT&SF RR TRACK. AN ALUMINUM DISK SET IN CONCRETE
 STAMPED BM 600-40-68.

| DATE PREPARED: SEPTEMBER 19, 2006 | | ENGINEER: |
|-----------------------------------|-----------|-----------|
| NO. | REVISIONS | DATE |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
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| 6 | | |
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| 8 | | |



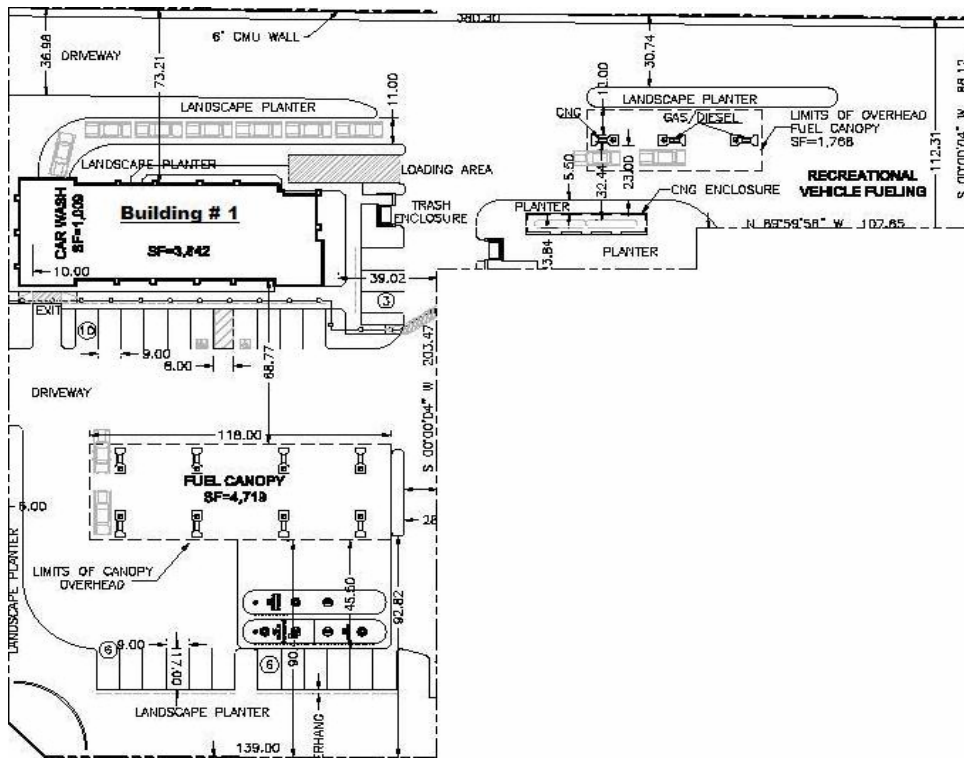
RAMCAM ENGINEERING GROUP, INC.
 670 E. PARKRIDGE AVE. # 101
 CORONA, CA 92629
 TEL: 951.734.6330
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 RAMCAM@RAMCAMGROUP.COM

JOHN WURTZ
 RCE No. 24263 EXP. 12.31.07

SITE PLAN

RAMONA MARKETPLACE
 PERRIS, CALIFORNIA
 RAMONA EXPRESSWAY, LLC

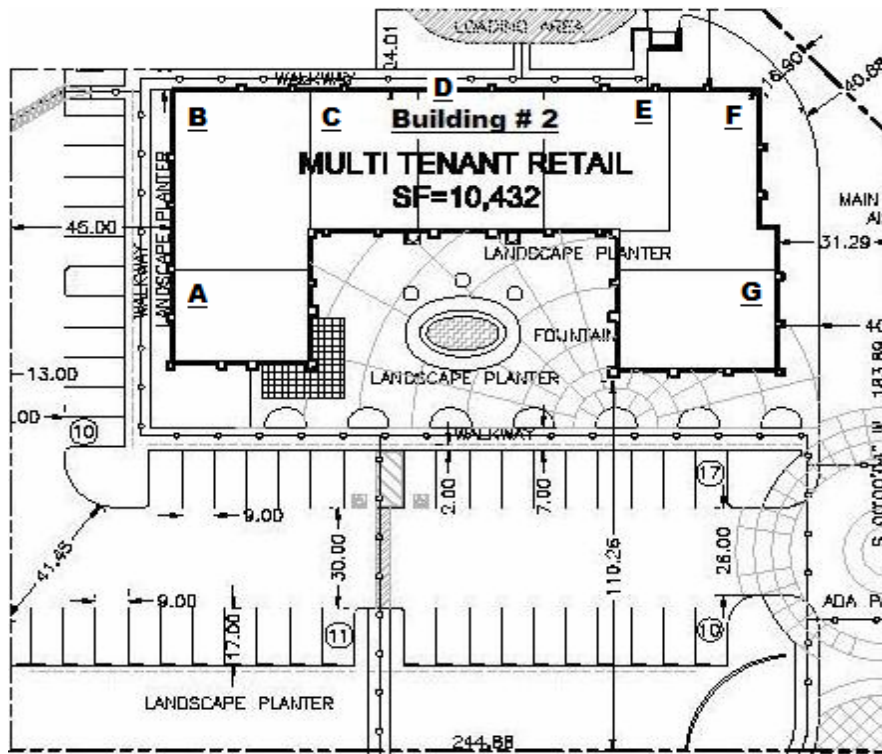
Ramona Market Place Building # 1



This building is located at the corner of Webster Ave. and Ramona Expressway. It is 3,842 sq ft and is approved for a Chevron gas station with 10 pumps, a convenience store and a car wash. Plenty of space for R.V.s, Trucks and boats to fuel.

Ramona Market Place

Building # 2

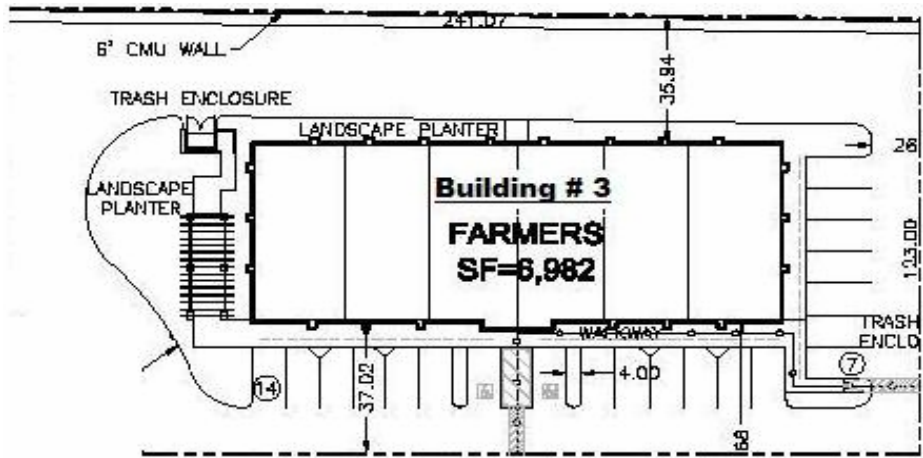


This building is a 10,482 sq ft Multi-Tenant Retail Strip, which has seven individual suites, all available for lease. The square footage for each suite is as follows :

- A: 1,116 SQ. FT. NET
- B: 1,880 SQ. FT. NET
- C: 1,249 SQ. FT. NET
- D: 1,422 SQ. FT. NET
- E: 1,448 SQ. FT. NET
- F: 1,517 SQ. FT. NET
- G: 1,289 SQ. FT. NET

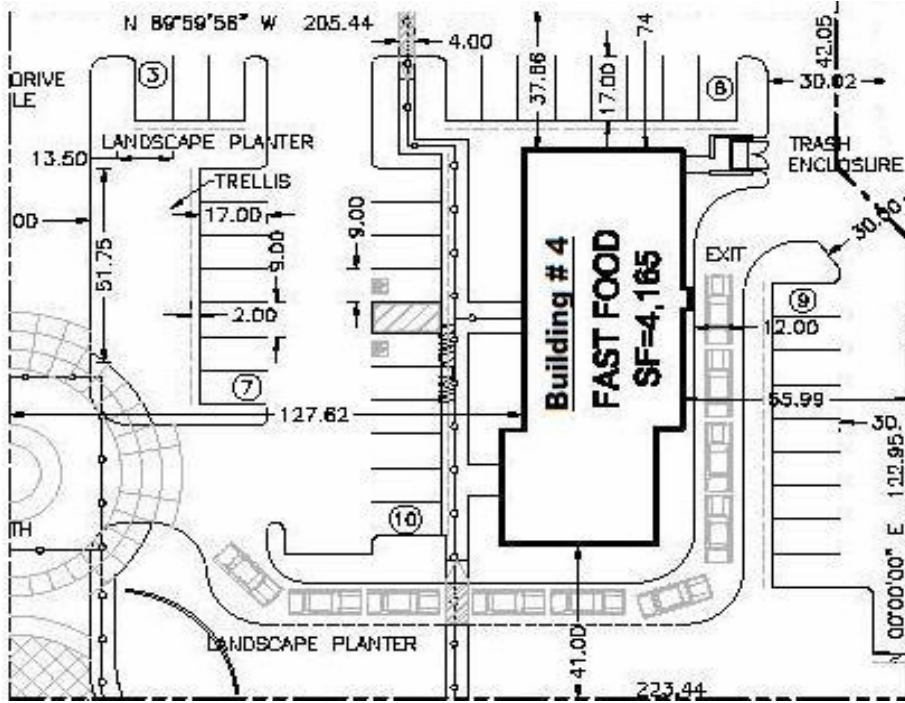
Ramona Market Place

Building # 3



This building is a 7,148 sq ft office space, with six individual suites all occupied and leased by Farmers Insurance Group.

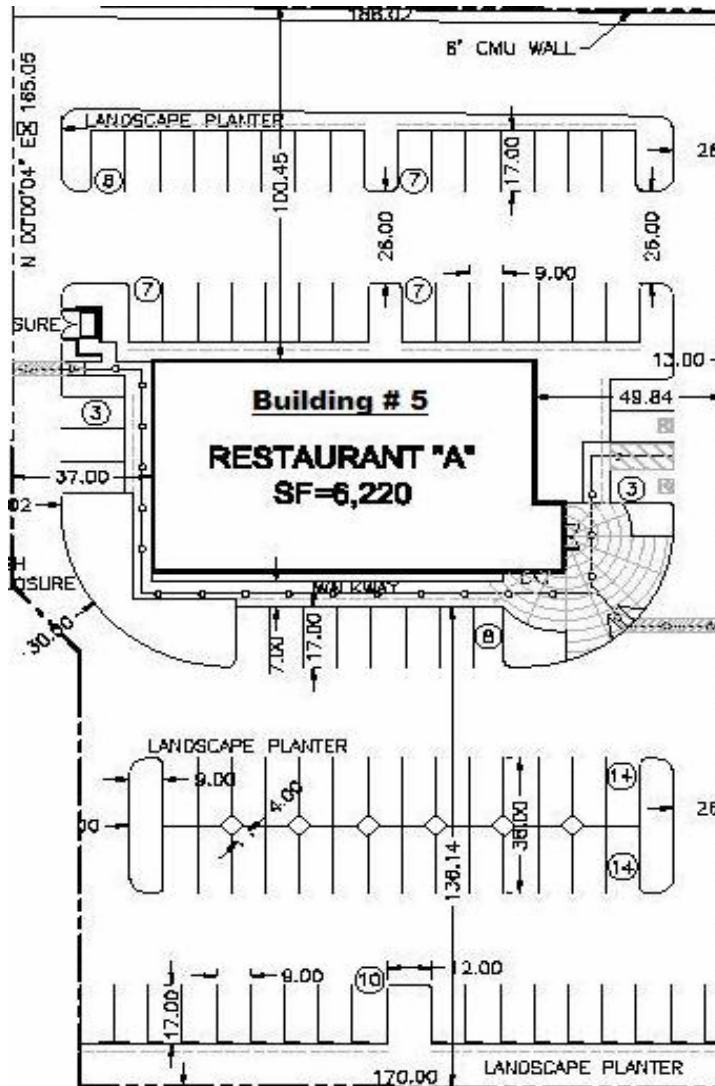
Ramona Market Place Building # 4



This building is a 4,165 sq ft pad for Drive-Thru/Fast Food Resturant

This pad is available for lease, ground lease, Build-to-suit or Sale

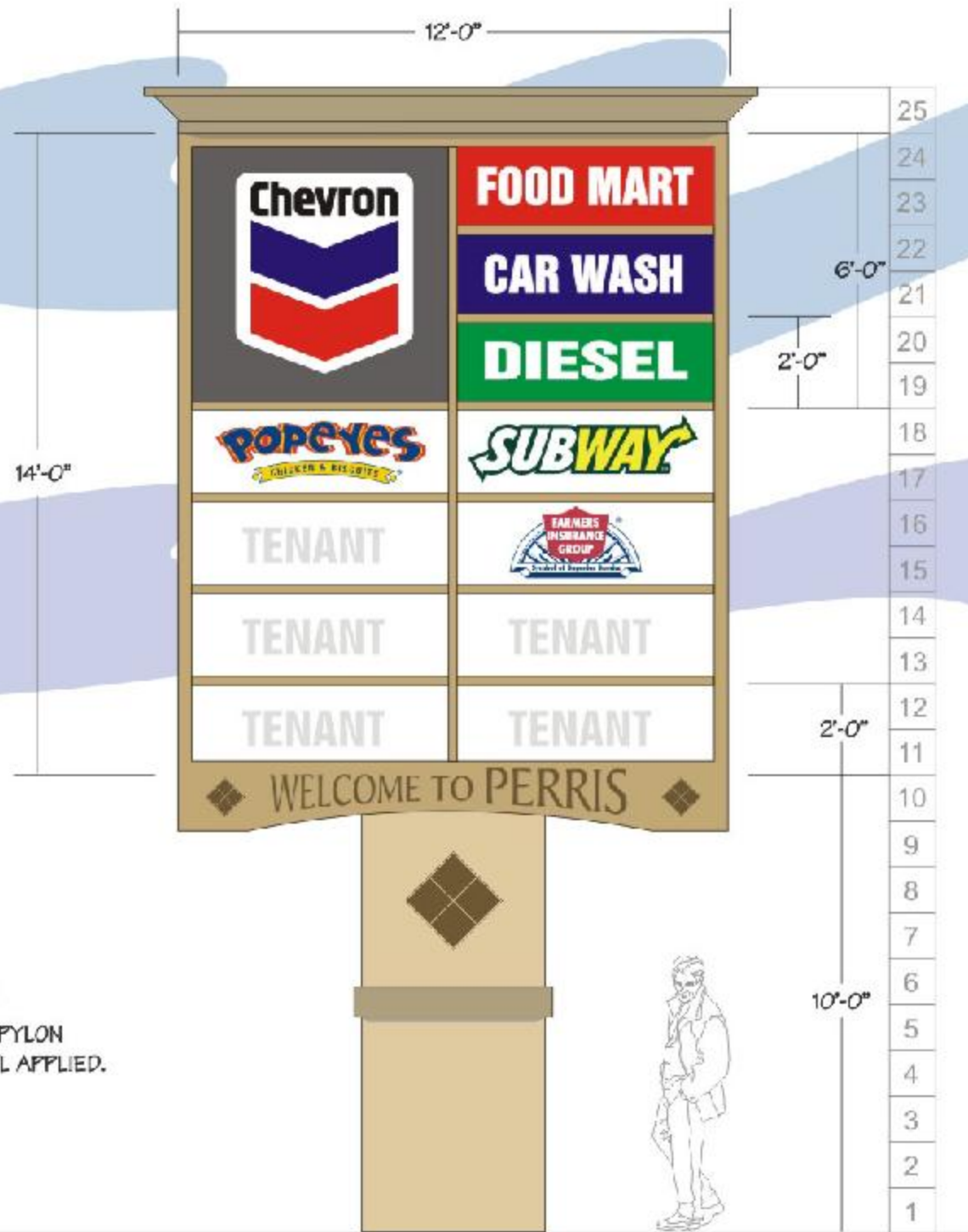
Ramona Market Place Building # 5



This building is a 6,220 sq ft pad for a Sit Down Resturant

This pad is available for lease, ground lease, Build-to-suit or Sale

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■ FREESTANDING PYLON 160

(1) ONE DOUBLE FACED ILLUMINATED TENANT PYLON SIGN. ACRYLIC FACES WITH 1ST SURFACE VINYL APPLIED.

TENANT MONUMENT

28

(1) ONE DOUBLE FACED ILLUMINATED TENANT PYLON
SIGN, ACRYLIC FACES WITH 1ST SURFACE VINYL APPLIED.

