

**YAZEN**  
*Market Place*

---

Riverside, CA

# Yazen L.P.

---

Project Description: Van Buren Market Place

Locale: In the booming area of Woodcrest, Riverside County. The parcel is at a signalized corner of Van Buren (Main thoroughfare) and King St., 500 ft west of Washington and 5 miles east of the 91 Freeway. Washington has recently been punched through to the New Cajalco Expressway. This will serve as a freeway connecting Riverside to Corona and Orange County.

The site is 5.5 acres. A Shell Gas Station/Convenience Store with a Carwash will occupy the corner. There is a Drive-thru Fast food pad and retail shops available.

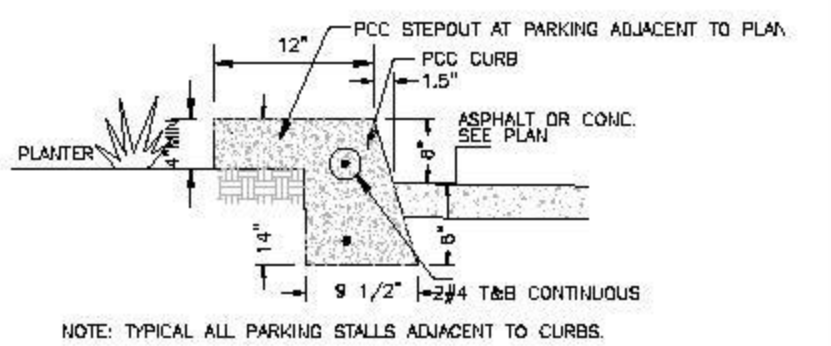
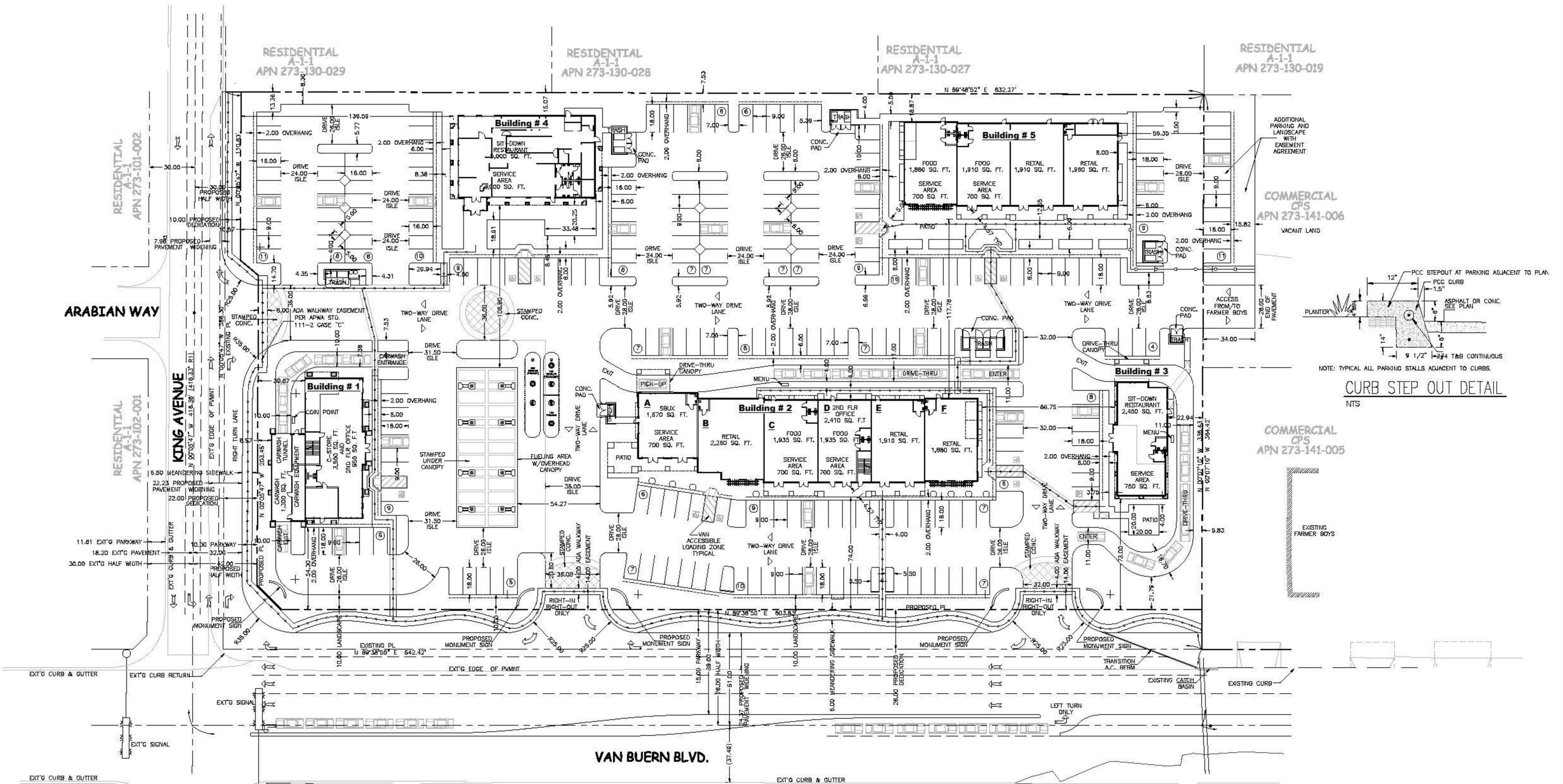
Pad is available for build to suit, ground lease or sale.

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.

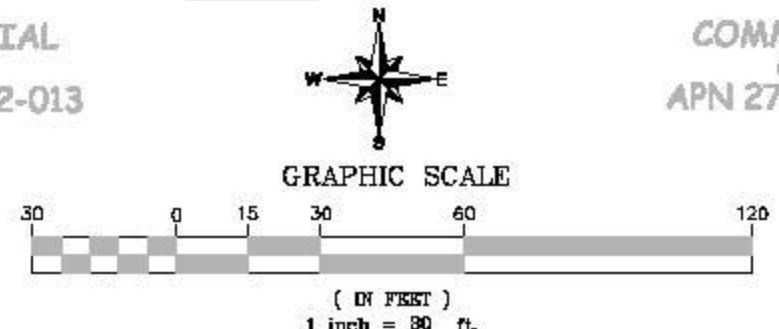
Thank you

Best regards,

Marwan Alabbasi



CURB STEP OUT DETAIL  
NTS



- NOTES:
1. THIS SITEPLAN LAYOUT IS BEING BASED UPON THE COMPLETION OF BOTH PHASE 1 & 2.
  2. THE COMPLETION OF BOTH PHASES WILL BE CONTINGENT UPON THE SEWER AVAILABILITY IN THE AREA.

**BENCHMARK**  
RIVERSIDE COUNTY BENCHMARK ELEVATION = 1,476.52 FEET  
4.7 MILES ALONG VAN BUERN AVENUE FROM THE INTERSECTION OF VAN BUERN BOULEVARD AND THE A.T. & S.F. RAILROAD TO THE NORTHWEST CORNER OF VAN BUERN AND AN UNPAVED PRIVATE ROAD, 48 FEET NORTH OF VAN BUERN 35 FEET WEST OF PRIVATE ROAD, 3 FEET WEST OF PP# 1824890E, 1 FOOT SOUTH OF MARKER POST, A BRASS DISK STAMPED "B 14" RESET 1971 SET IN TOP OF CONCRETE POST FLUSH.

DATE PREPARED: OCTOBER 15, 2006		ENGINEER:
NO.	REVISIONS	DATE
1	00	OD
2		
3		
4		
5		
6		
7		
8		

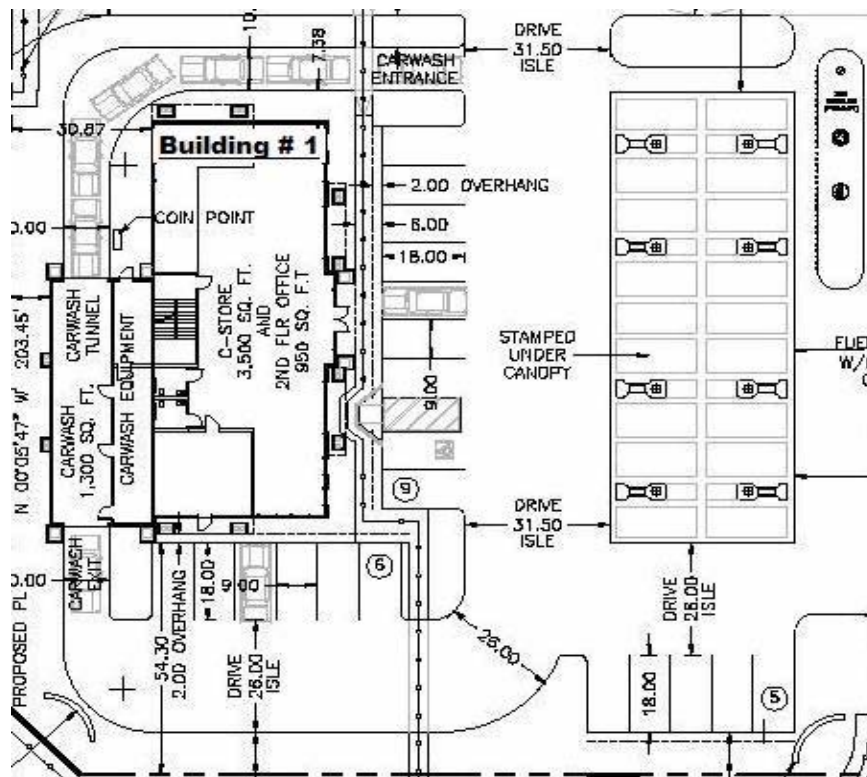
**RAMCAM**  
ENGINEERING DESIGN  
SITE DEVELOPMENT PLANNING  
RAMCAM ENGINEERING GROUP, INC.  
670 E. PARKRIDGE AVE. # 101  
CORONA, CA 92629  
TEL: 951.734.6330  
FAX: 951.734.5848  
RAMCAM@RAMCAMGROUP.COM

DESIGNED BY: ALEX A. IRSHAID  
DRAWN BY: ERWIN SOSA  
CHECKED BY: JOHN WURTZ  
JOHN WURTZ  
RCE No. 24263 EXP. 12.31.07

**CONCEPTUAL  
SITEPLAN**

**RAMONA MARKETPLACE**  
RIVERSIDE, CALIFORNIA  
CITICOM DEVELOPMENT, INC.

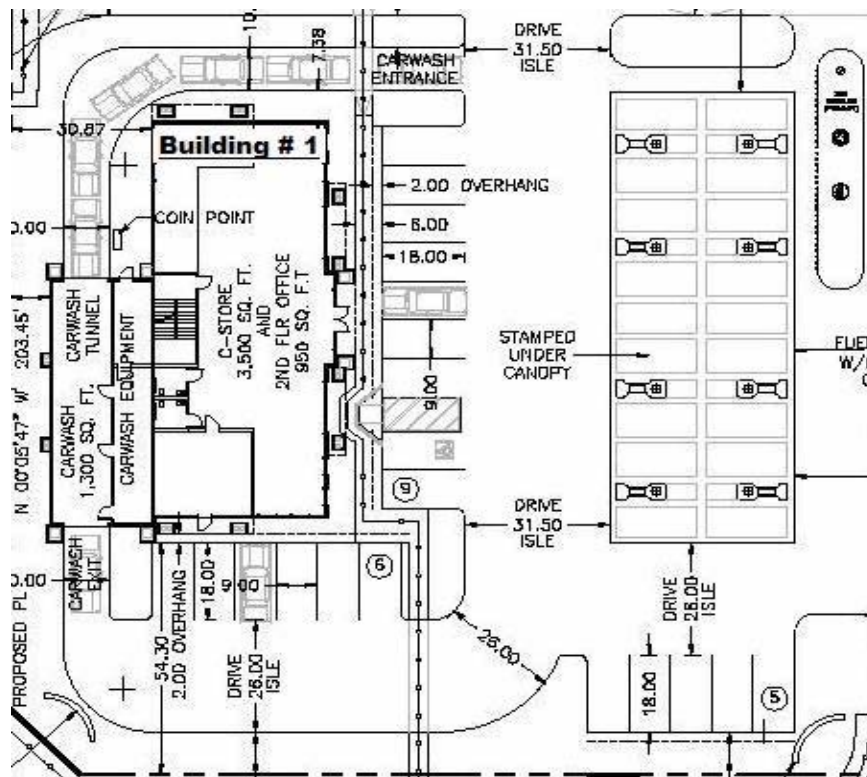
# Van Buren Market Place Building # 1



This building is located at the corner of Van Buren Blvd and King Ave

It is 3,500 sq ft and is approved for a Shell gas station with 8 pumps, a convenience store and a car wash.

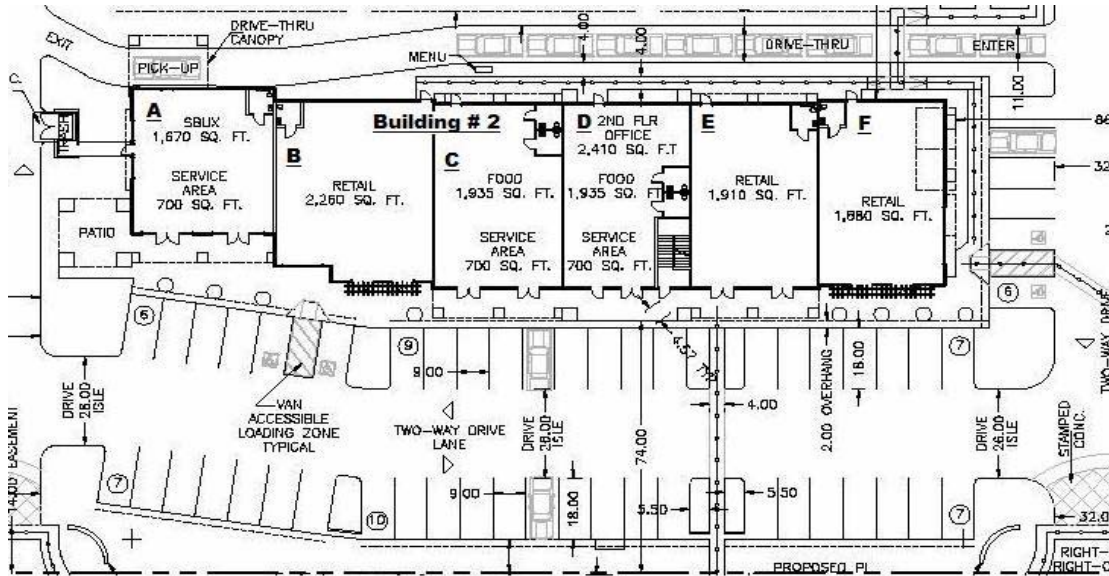
# Van Buren Market Place Building # 1



This building is located at the corner of Van Buren Blvd and King Ave

It is 3,500 sq ft and is approved for a Shell gas station with 8 pumps, a convenience store and a car wash.

## Van Buren Market Place Building # 2



This building is a 14,000 sq ft Multi-Tenant Retail Strip, which has six individual suites on the ground floor and one suite on the second floor. Suite A will be occupied by Starbucks, and the second floor suite by Mamco. The square footage for each is as follows:

### Ground floor:

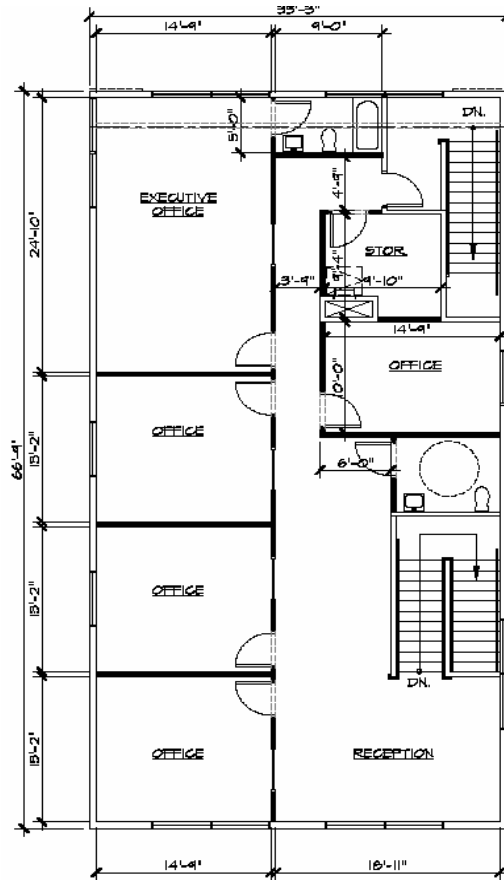
A:	1,670 SQ. FT. NET	"Starbucks"
B:	2,260 SQ. FT. NET	
C:	1,935 SQ. FT. NET	
D:	1,935 SQ. FT. NET	
E:	1,910 SQ. FT. NET	
F:	1,880 SQ. FT. NET	

### Second floor:

G:	2,410 SQ. FT. NET	"Mamco"
----	-------------------	---------

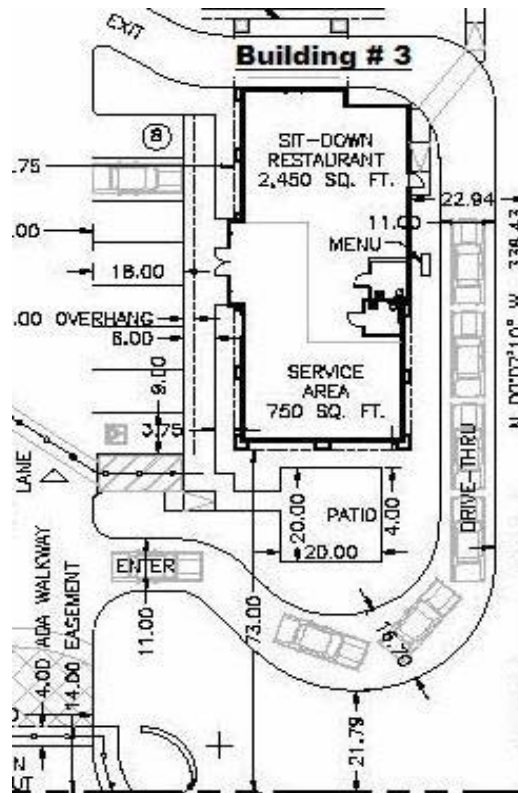
All unoccupied suites are available for lease.

# Van Buren Market Place Building # 2 Second Floor



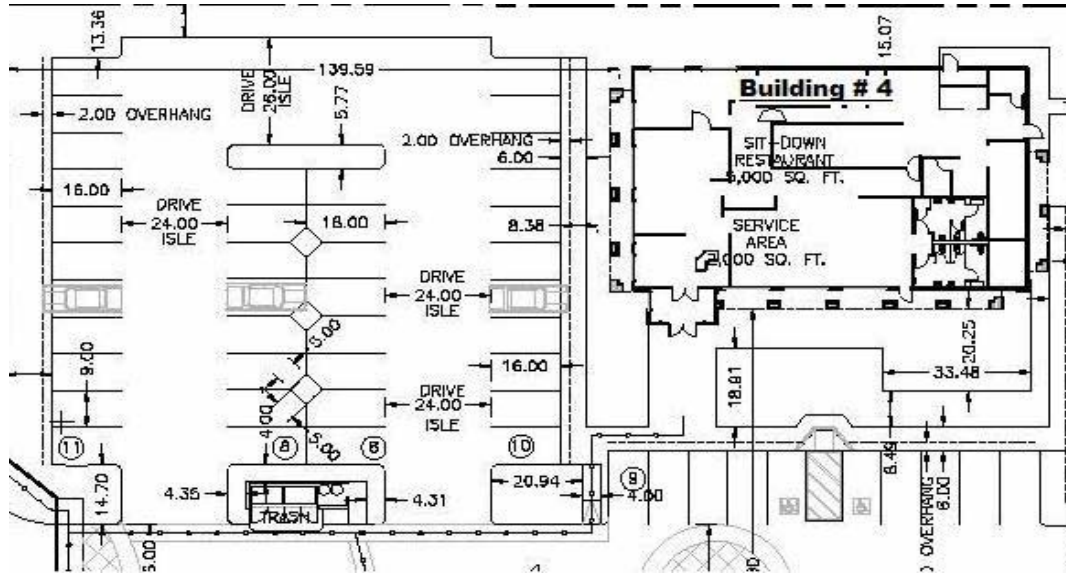
Second floor of building # 2 will be occupied by Mamco. This is a 2,410 sq ft suite.

## Van Buren Market Place Building # 3



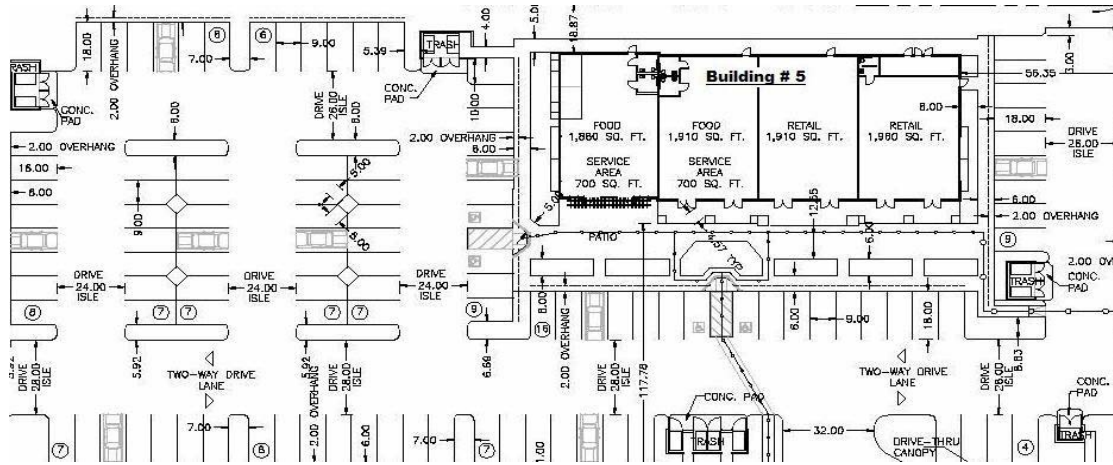
This building is 2,450 sq ft with a drive-thru, and is available for a fast food restaurant. This building can be built to suit and is available for ground lease or sale.

# Van Buren Market Place Building # 4



This building will be phase two built in the near future. It is 5,000 sq ft and is for a sit-down restaurant.

# Van Buren Market Place Building # 5



This building will be phase two built in the near future. It is a 7,680 sq ft Multi-Tenant Retail Strip with four individual suits.