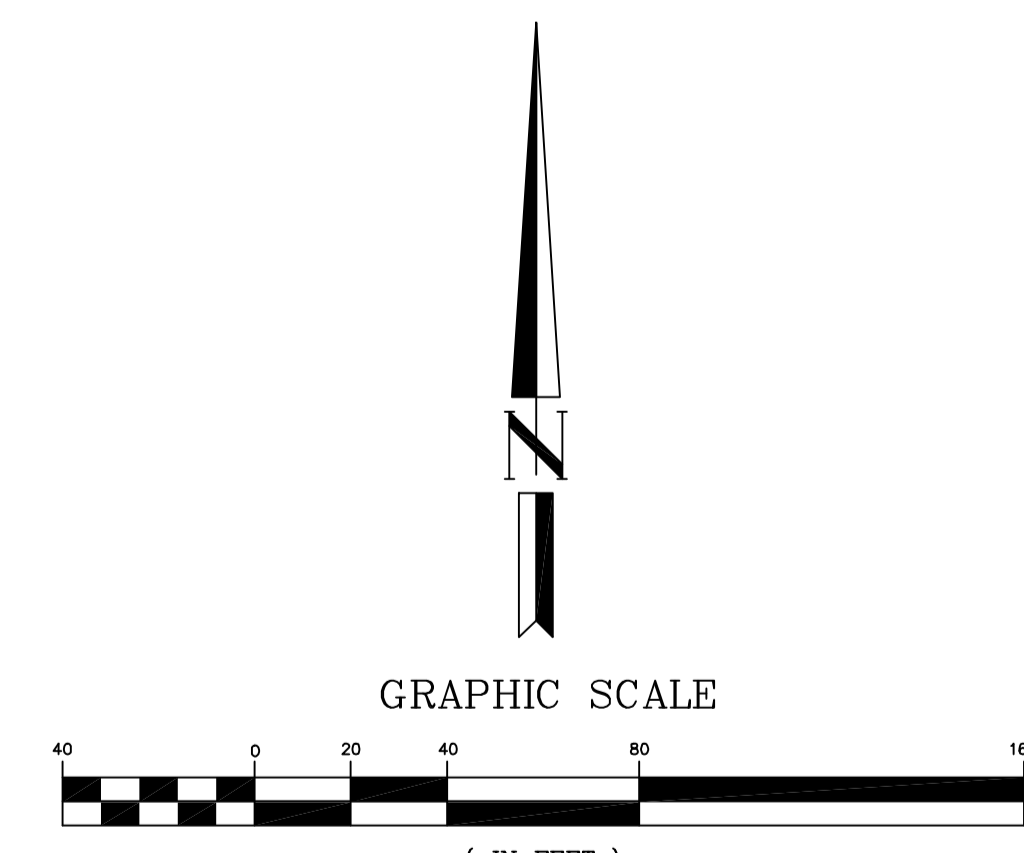
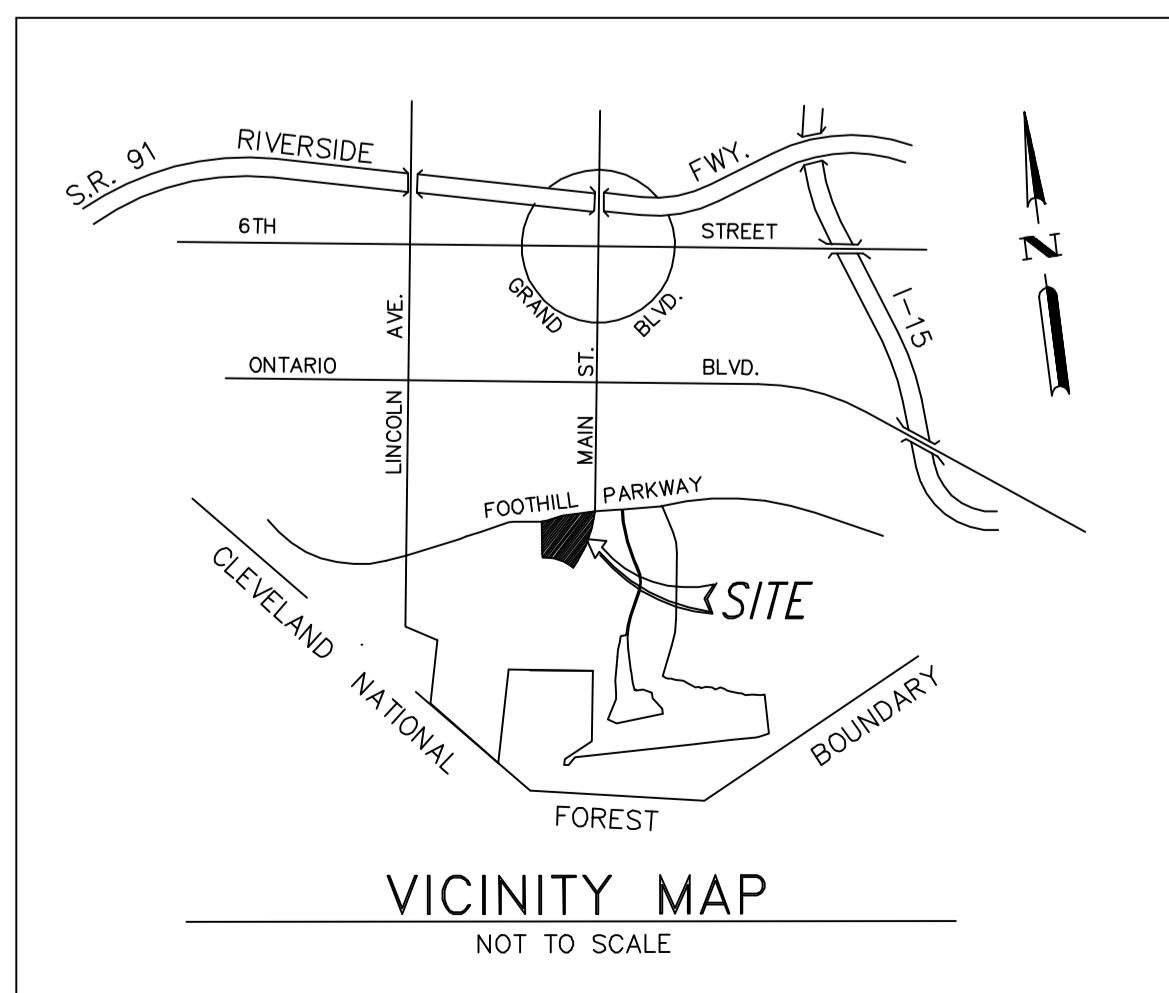
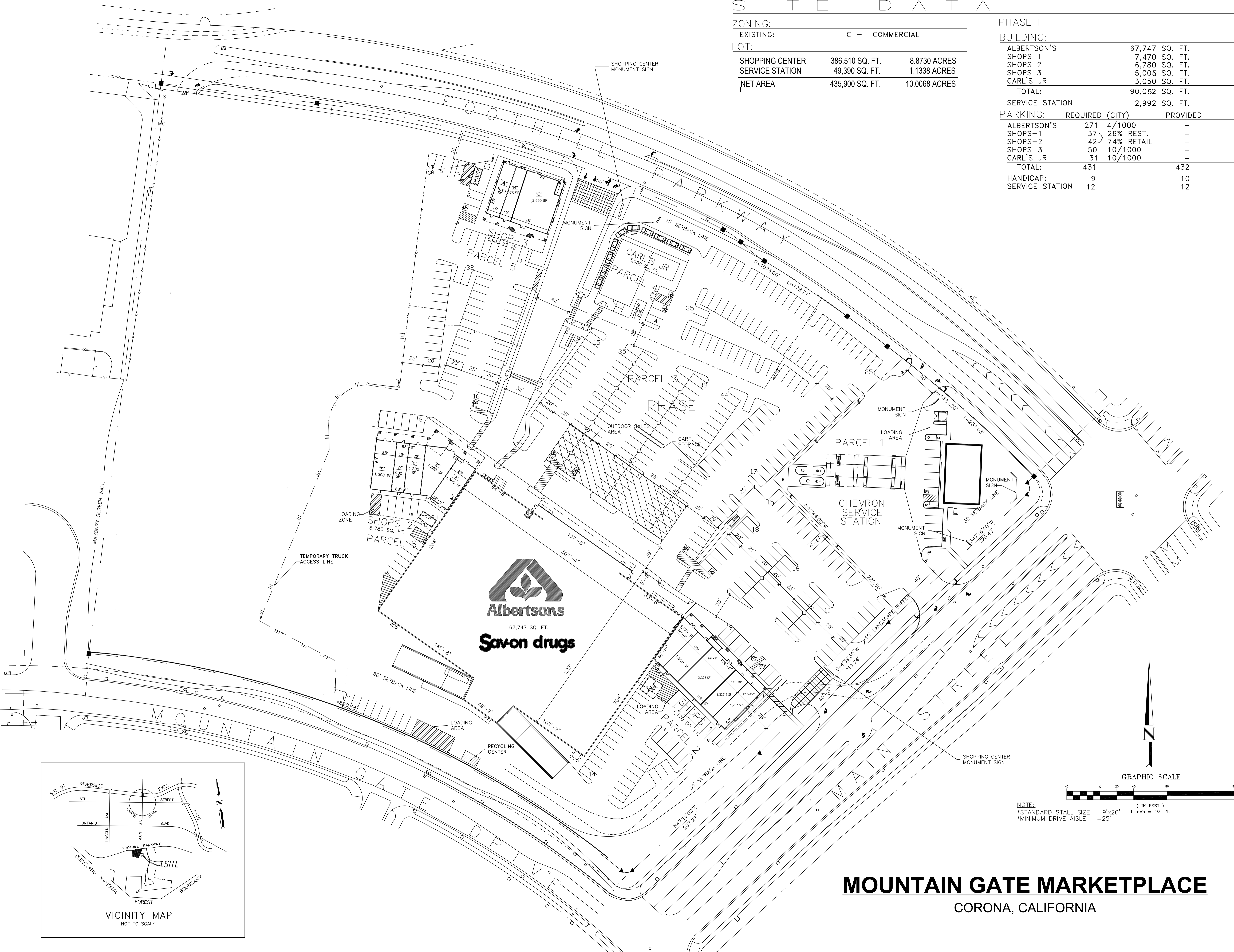


S I T E D A T A

ZONING:		
EXISTING:	C - COMMERCIAL	
LOT:		
SHOPPING CENTER	386,510 SQ. FT.	8.8730 ACRES
SERVICE STATION	49,390 SQ. FT.	1.1338 ACRES
NET AREA	435,900 SQ. FT.	10.0068 ACRES

PHASE I			
BUILDING:			
ALBERTSON'S			67,747 SQ. FT.
SHOPS 1			7,470 SQ. FT.
SHOPS 2			6,780 SQ. FT.
SHOPS 3			5,005 SQ. FT.
CARL'S JR			3,050 SQ. FT.
TOTAL:			90,052 SQ. FT.
SERVICE STATION			2,992 SQ. FT.
PARKING: REQUIRED (CITY) PROVIDED			
ALBERTSON'S	271	4/1000	-
SHOPS-1	37	26% REST.	-
SHOPS-2	42	74% RETAIL	-
SHOPS-3	50	10/1000	-
CARL'S JR	31	10/1000	-
TOTAL:	431		432
HANDICAP:	9		10
SERVICE STATION	12		12



NOTE:
 *STANDARD STALL SIZE = 9'x20'
 *MINIMUM DRIVE AISLE = 25'

MOUNTAIN GATE MARKETPLACE CORONA, CALIFORNIA