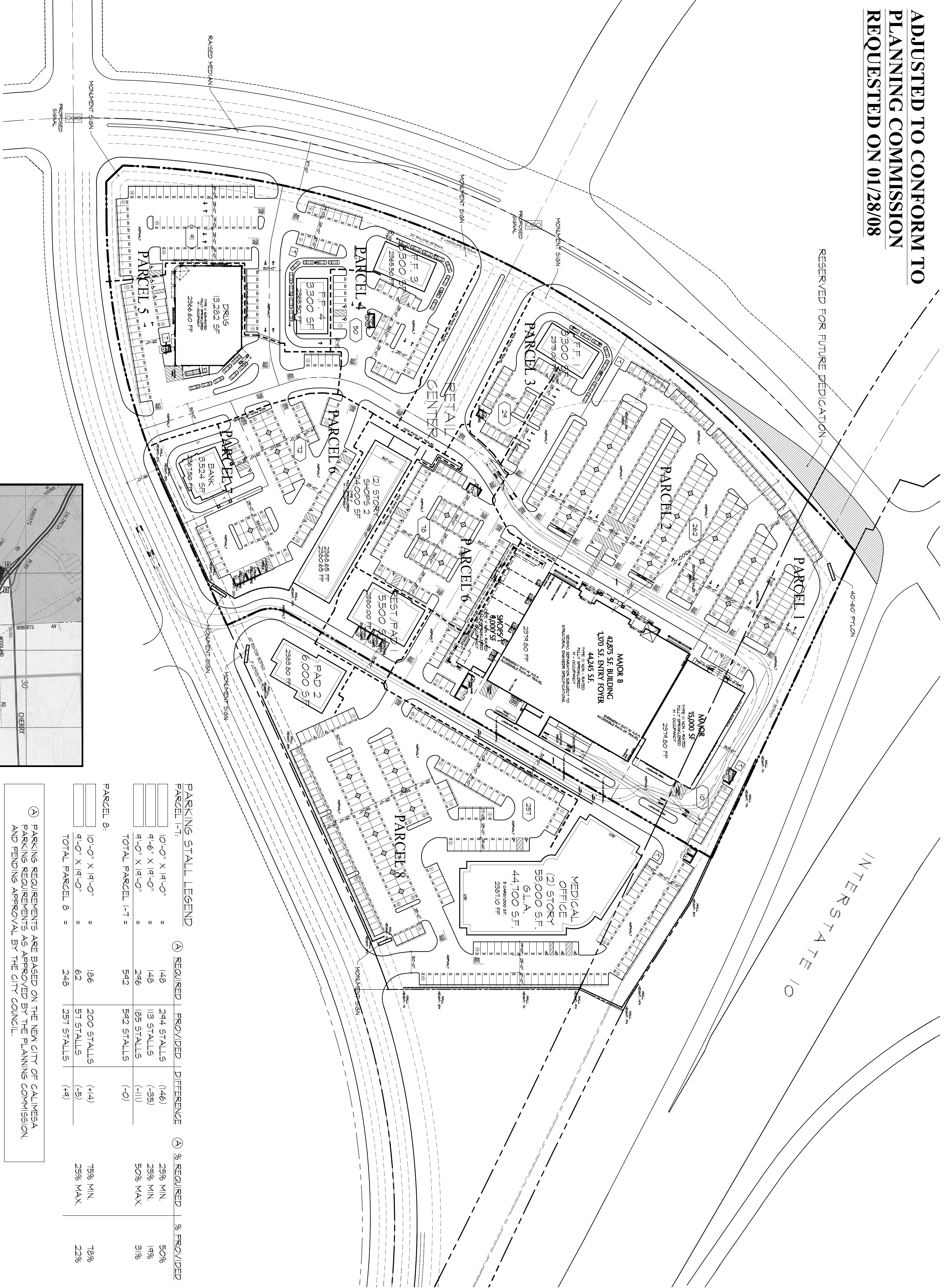


ADJUSTED TO CONFORM TO PLANNING COMMISSION REQUESTED ON 01/28/08

RESERVED FOR FUTURE DEDICATION



INTERSTATE 10

PROJECT SUMMARY

PHASE 1 - SITE AREA	18.25 AC	174,101 SF.
BLDG AREA		
GROcery	44,245 SF.	177 STALLS
DRUG	15,282 SF.	54 STALLS
MAJORS	15,000 SF.	60 STALLS
SHOPS	35,000 SF.	132 STALLS
PAV/RESTAURANT	3500 SF.	455 STALLS
F.F.	4900 SF.	98 STALLS
BANK	3524 SF.	15 STALLS
MEDICAL OFFICE (PARCEL 8) (G.L.A. = 44,700 S.F.)	59,000 SF.	224 STALLS
PAD (PARCEL 8)	59,000 SF.	24 STALLS
TOTAL:	185,451 SF.	840 STALLS

FAR COVERAGE	0.21
PARKING - RETAIL	423 STALLS
PARKING - BANK	15 STALLS
PARKING - FOOD	154 STALLS
PARKING (PARCEL 8) - MEDICAL OFFICE	224 STALLS
PARKING (PARCEL 8) - PAD	24 STALLS
PARKING TOTAL	840 STALLS
PARKING PROVIDED	844 STALLS
OVERALL PARKING RATIO	4.6 / 1000
PARKING STALL (UNLESS NOTED)	9' X 19'
PARKING ISLE (MAIN)	30' W
PARKING ISLE (SECONDARY)	25' W

* PARKING FOR MEDICAL OFFICE BUILDING IS BASED ON G.L.A. OF 44,700 S.F.
 * ALL LIGHT LEVELS WILL COMPLY WITH ALL AND ANY CITY/COUNTY/STATE REQUIREMENTS FOR MINIMUM FOOT CANDLES - ALL FOOT CANDLES WILL BE 0' AT PROPERTY LINE

PARCEL SUMMARY

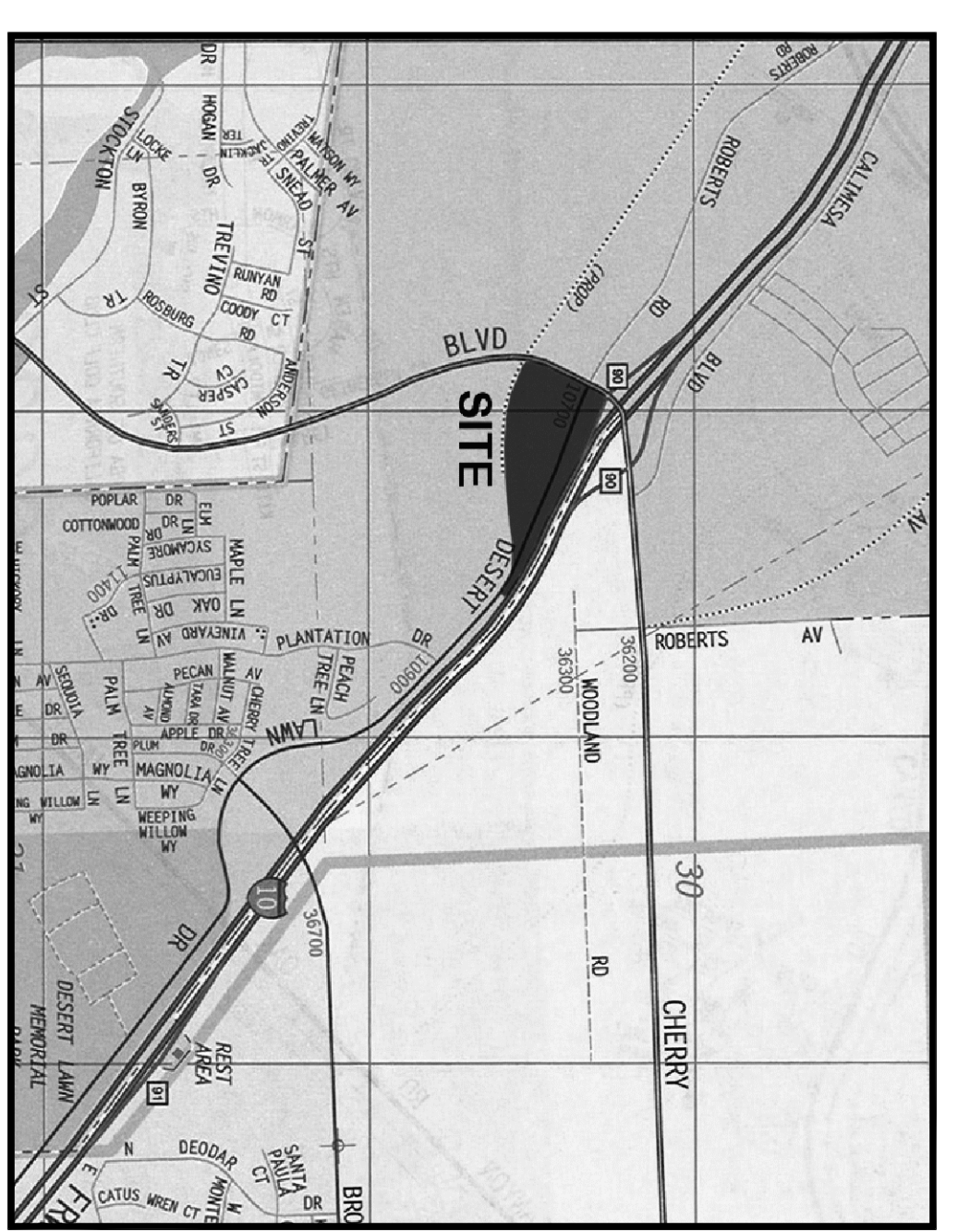
PARCEL 1	LAND AREA 1.66 AC	17211 SF.	600 STALLS
LAND AREA	1.75 AC	176320 SF.	53 STALLS
LAND AREA	4.2 / 1000 SF.	63 STALLS	91 STALLS
PARKING RATIO	6.8 / 1000 SF.		
PARCEL 2	LAND AREA 19.47 AC	151367 SF.	44,245 SF.
GROcery	44,245 SF.	177 STALLS	
PARKING REQUIRED	177 STALLS		
PARKING PROVIDED	204 STALLS		
PARKING RATIO	4.7 / 1000 SF.		
PARCEL 3	LAND AREA 1.04 AC	44511 SF.	3300 SF.
FAST FOOD	3300 SF.	33 STALLS	
PARKING REQUIRED	33 STALLS		
PARKING PROVIDED	29 STALLS		
PARKING RATIO	0.7 / 1000 SF.		
PARCEL 4	LAND AREA 1.77 AC	176916 SF.	6600 SF.
FAST FOOD	6600 SF.	56 STALLS	
PARKING REQUIRED	56 STALLS		
PARKING PROVIDED	75 / 1000 SF.		
PARKING RATIO	75 / 1000 SF.		
PARCEL 5	LAND AREA 1.45 AC	146640 SF.	35600 SF.
PAD/RESTAURANT	35600 SF.	236 STALLS	
PARKING REQUIRED	236 STALLS		
PARKING PROVIDED	43 / 1000 SF.		
PARKING RATIO	43 / 1000 SF.		
PARCEL 6	LAND AREA 1.85 AC	180611 SF.	
LAND AREA			

UTILITIES - THE CITY OF CALIFORNIA
 CABLE SERVICE
 TRASH COLLECTION
 GAS
 TELEPHONE SERVICE
 WATER DISTRICTS:

PARKING STALL LEGEND

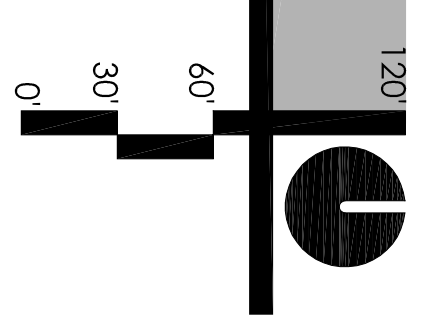
PARCEL 1-7:	REQUIRED	PROVIDED	DIFFERENCE	% REQUIRED	% PROVIDED
10'-0" X 19'-0"	146	294 STALLS	(146)	25% MIN.	50%
9'-6" X 19'-0"	146	118 STALLS	(38)	25% MIN.	19%
9'-0" X 19'-0"	246	125 STALLS	(121)	50% MAX.	31%
TOTAL PARCEL 1-7 =	542	542 STALLS	(0)		
PARCEL 8:					
10'-0" X 19'-0"	186	200 STALLS	(14)	75% MIN.	76%
9'-0" X 19'-0"	62	57 STALLS	(5)	25% MAX.	22%
TOTAL PARCEL 8 =	248	257 STALLS	(9)		

(A) PARKING REQUIREMENTS ARE BASED ON THE NEW CITY OF CALIFORNIA AND PENDING APPROVAL BY THE CITY COUNCIL.



VICINITY MAP (THOMAS BROS. - 2008; Map 670)

PARKING STUDY



FEBRUARY 11, 2008

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.



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