

Murrieta Overview

The Golden Triangle is a 200-acre specific planned area, zoned multi-use, with excellent freeway visibility. It is located north of Murrieta Hot Springs Road between Interstates 215 and 15. The area is bordered on the north along Murrieta Hot Springs Road by existing single and multi-family housing. Murrieta Hot Springs Road on the south side is experiencing extensive new medical and retail development. Hancock Avenue to the west is also undergoing new office, medical, and retail development. Vista Pointe is poised to capitalize on this growing area as it has excellent visibility and access from Murrieta Hot Springs Road. The large number of potential employees and visitors to the new businesses are a continual and growing source of new residents.

Manufacturing

The 700-acre, mixed-use Jefferson Business Corridor is master planned for industrial office and service-related development. Over the last year, one million square feet of business park space has been or is being built along the corridor. On the east side of Jefferson, there is still raw land available for assembly to allow for larger projects. Antelope Road has been realigned this past year to improve traffic circulation and allow for expansion of Interstate 215. Developers are expressing great interest in building this area into an office/light manufacturing hub with medical service and manufacturing a primary target.

Housing

Murrieta has grown from 44,000 people in 2000 to almost 93,000 in 2006. More than 9,000 single family residential permits were issued in the same time period. The city is now seeing additional higher density coming into the area. In 2007, Village Walk will open 453 senior apartments and D.R. Horton's Bella Flora will add

100 triplex condominiums to the city. In addition, there are three multi-family projects totaling 627 units in the planning phase.

Park and Recreational Facilities

The Community Services Division continues to supplement green space within the city. The Los Alamos Hills Sports Park, one of the largest sports park in the southwest region, opened in July 2006. Copper Canyon Park Phase II and Mira Mesa Park Phase II will both open in 2007 with new playgrounds and ball fields.

Infrastructure Projects

Caltrans

The city has five Caltrans projects scheduled to begin within three years. These are:

- Interstate 215 at Los Alamos is currently under construction and will expanding existing lanes on the Los Alamos Bridge. It's scheduled for completion in August 2007.

- Interstate 215/Linnel Lane Overpass is scheduled to begin in March.

- Interstate 15/Clinton Keith Overpass construction is scheduled to begin in late fall 2007.

- Interstate 15 at Los Alamos Overpass Expansion construction is scheduled for early 2008.

- Interstate 15 at Cal Oaks Interchange expansion should begin in the fall 2008.

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Downtown Improvement Projects

We have 12 downtown projects currently in the city's CIP plan. These enhancements total almost \$50 million and include road and infrastructure improvements for Ivy, Plum, Juniper and C Streets.

Murrieta Mesa High School

A groundbreaking ceremony for Murrieta Mesa High School was held on March 23, 2007. With final construction documents for the high school submitted to the State Architect's Department for approval, grading began in February, 2007. Construction of the school is expected to begin this summer and Murrieta Mesa High School is scheduled to open in August 2009.

In November 2005, the Board of Education approved the schematic design of the school and entered into escrow on the Los Alamos site. Escrow closed on March 20, 2006 and district staff and expert consultants completed a number of extensive environmental reviews that culminated in a draft Environmental Impact Report. The final design of the school was approved in April, 2006.

With a view of the entire valley and the Santa Rosa mountains, Murrieta Mesa High School sits high on a mesa identified in an 1884 surveyor's map of the valley.

Site: 62 acres

Buildings: 249,261 square feet

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- Capacity: 2,200 to 2,400 students
- 82 Classrooms
- Athletic facilities will include a stadium, pool complex, athletic fields including varsity and junior varsity baseball and softball fields, tennis courts, basketball courts, sand volleyball courts, and handball courts
- Performing Arts Center
- Parking: 931 spaces
- Estimated school opening August 2009

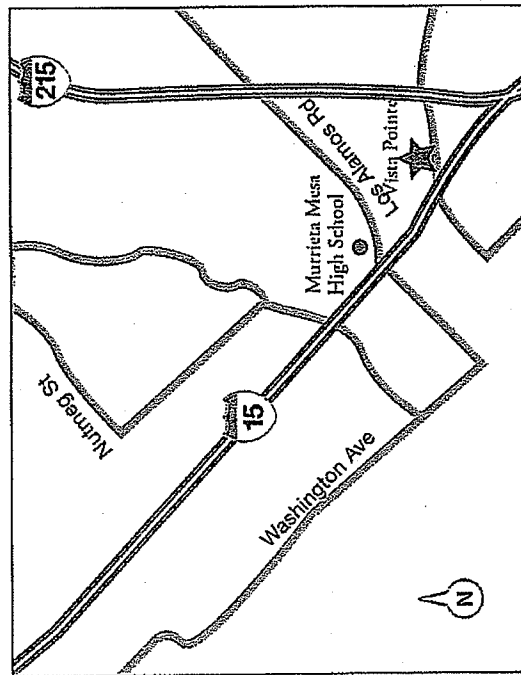
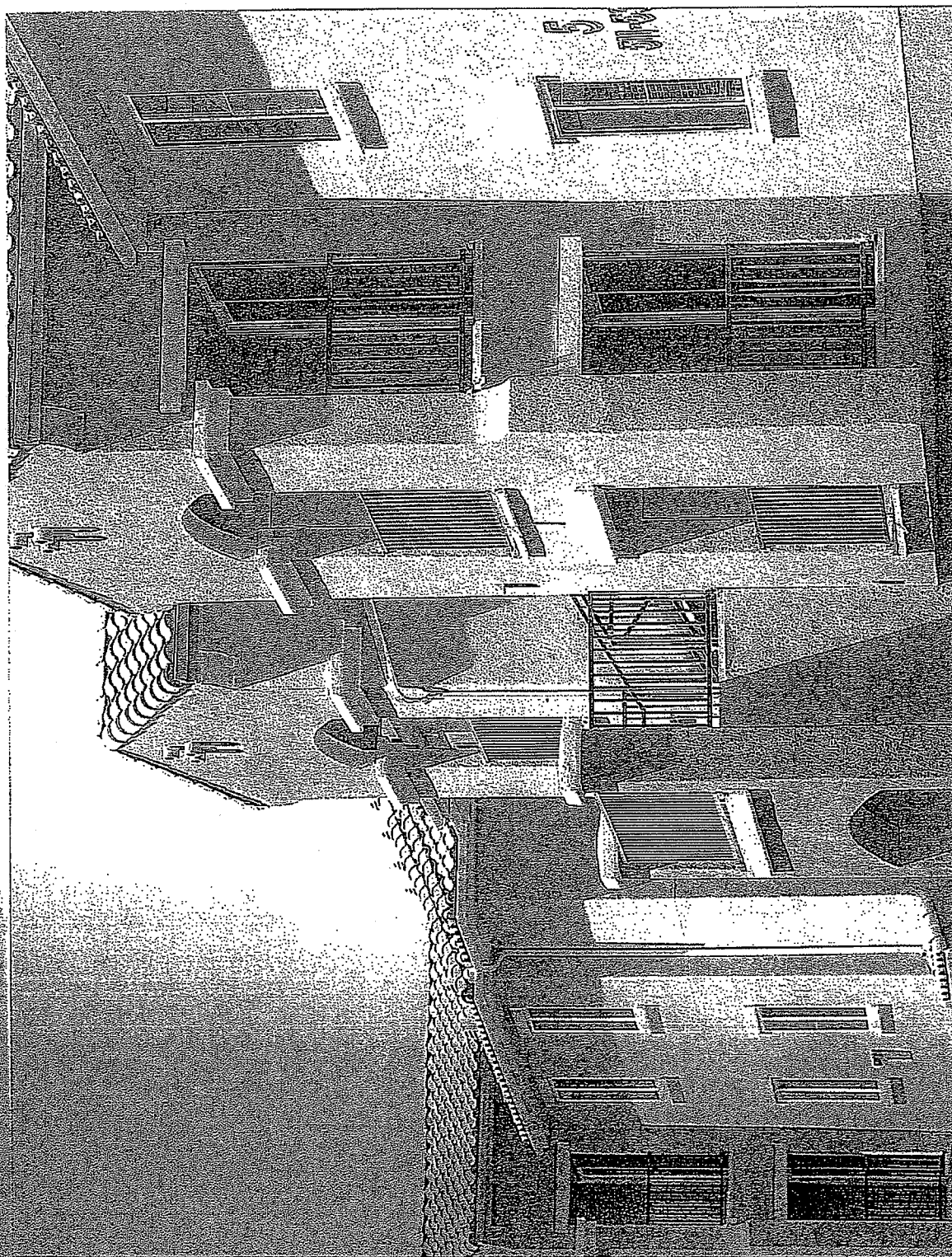


Exhibit A
Page 89



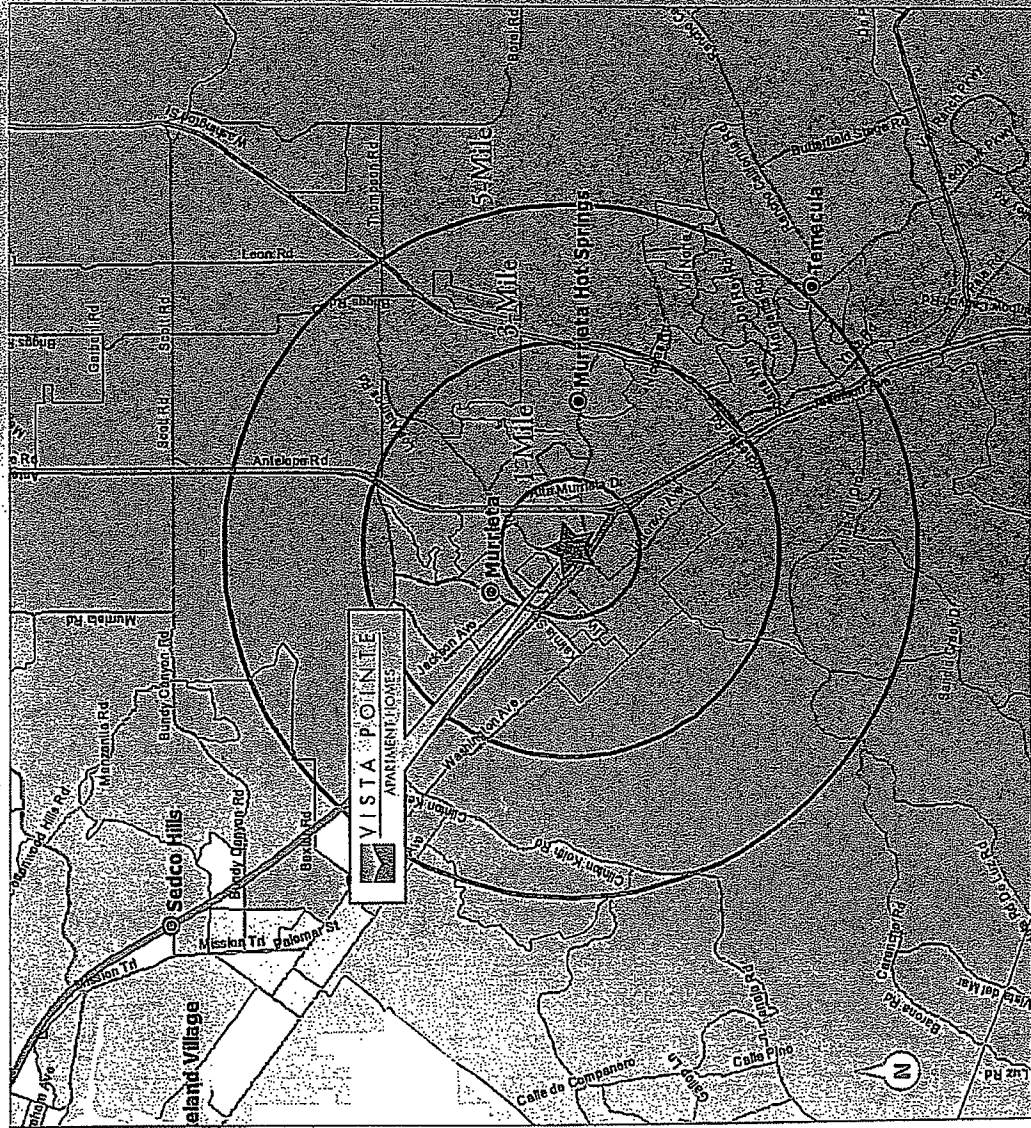
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Page

90

Demographic Map



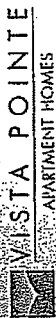
**Population Density
2006**

Residents per Square Mile

**Vista Pointe
Apartment Homes**
40860 Walsh Center Drive
Murrieta, California

Legend

- Above 167.5
- 105 to 167.5
- 66 to 105
- 41.5 to 66
- Below 41.5
- No Data
- ★ Subject Site
- 1 - 3 - 5 Mile Radii
- ✈ Airports
- 🌳 Parks
- 💧 Water-Lakes
- 👤 Black Group



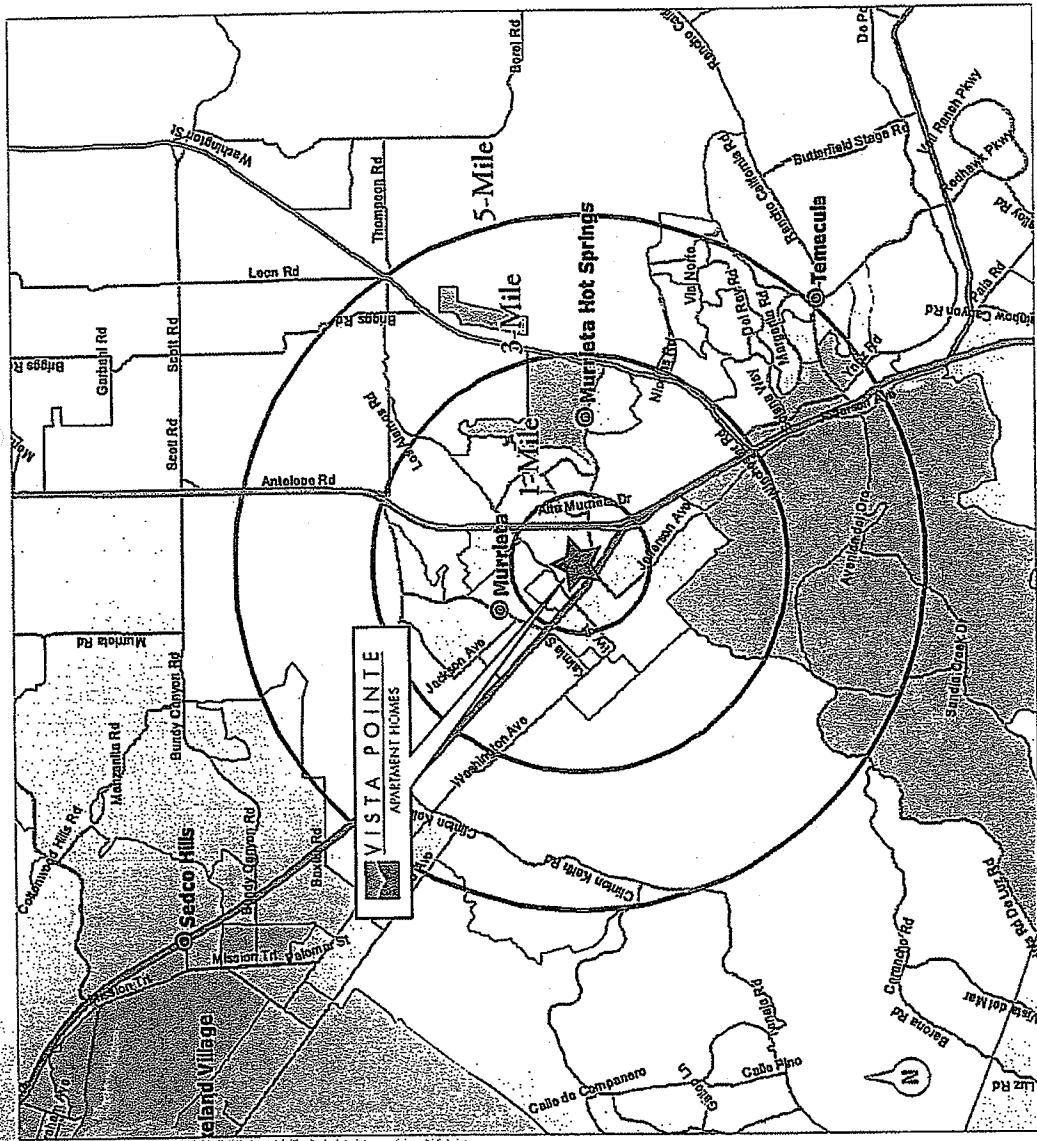
Demographic Map

Median Household
Income 2006

Vista Pointe
Apartment Homes
40860 Walsh Center Drive
Murrieta, California

Legend

- ☐ Above \$97,000
- ☐ \$61,000 to \$97,000
- ☐ \$38,500 to \$61,000
- ☐ \$24,250 to \$38,500
- ☐ Below \$24,250
- ☐ No Data
- ★ Subject Site
- 1-, 3-, 5-Mile Radii
- Airports
- Parks
- Water-Lakes
- Block Group



Market Overview

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Exhibit A 92
Page _____