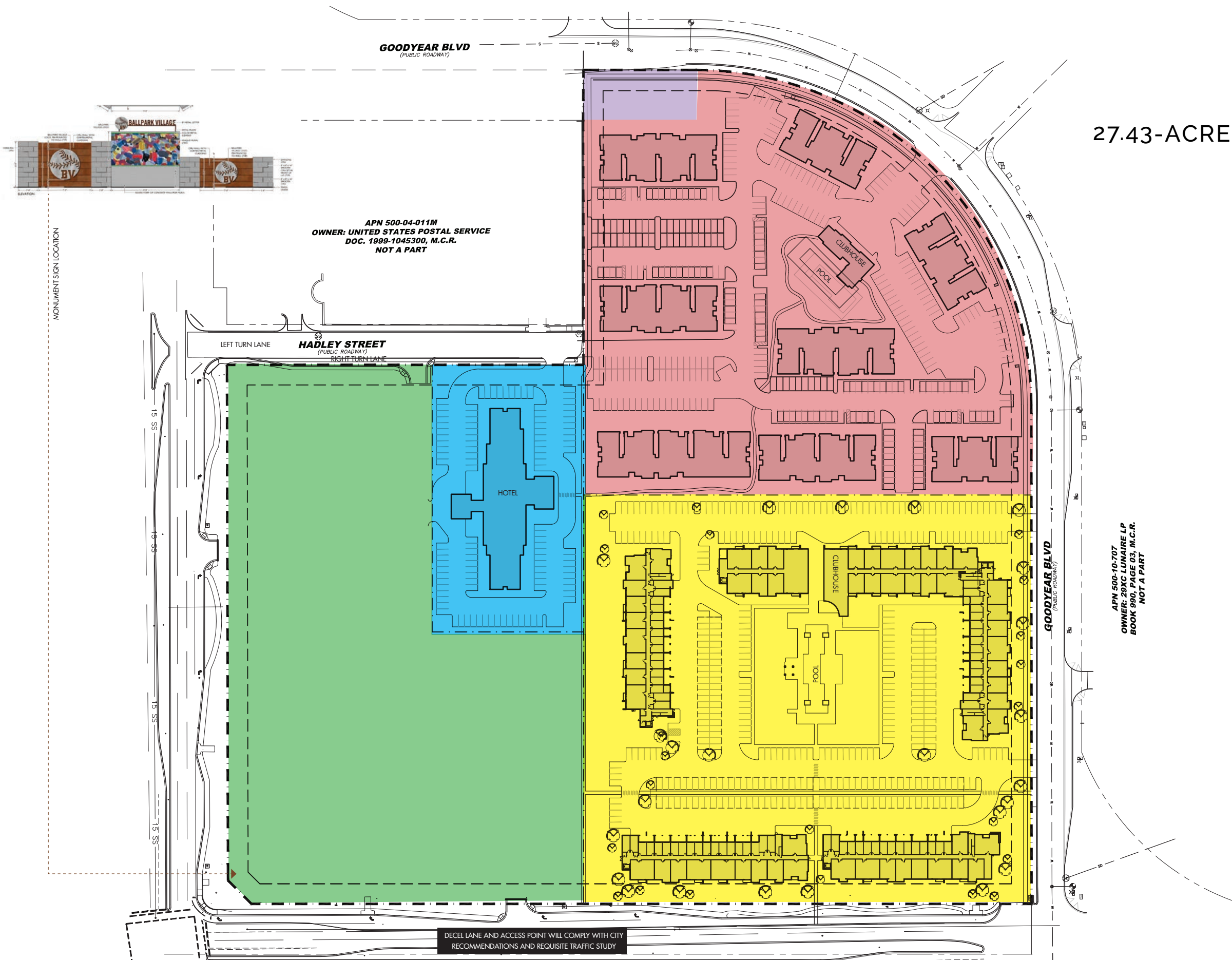


EXHIBIT 1



EXHIBIT 2



27.43-ACRE MIXED-USE DEVELOPMENT
AT ESTRELLA FALLS

RETAIL SITE
Future Drive Through & Retail Sites
7.73 Acres (336,625 sf)
41,000 Total SF

HOTEL SITE
2.07 Acres (89,932 sf)
101 Rooms
101 Parking Spaces

THE MOUND
3 Story Apartments
8.21 Acres (357,542 sf)
240 Units
9 Buildings
8 Apartment Buildings
Clubhouse
Leasing Office
387 Parking Spaces (1.6 spaces per unit)

CHAMPIONS
4 Story Luxury Apartments
9.36 Acres (407,632 sf)
300+ Units
3 Buildings
Apartments
Clubhouse
Fitness Center
496 Parking Spaces (1.6 spaces per unit)
199 Surface | 184 Carports | 62 Garages | 51 Tandem

CITY OWNED PARCEL
To be to be zoned multi-family.

APN 500-10-707
OWNER: 29XC LUNAIRE LP
BOOK 990, PAGE 03, M.C.R.
NOT A PART

EXHIBIT 3



OVERALL SITE PLAN RENDERING
27.43-ACRE MIXED-USE DEVELOPMENT

EXHIBIT 4



THE MOUND - 3 STORY APARTMENT DEVELOPMENT RENDERING



CHAMPIONS - 4 STORY LUXURY APARTMENT DEVELOPMENT RENDERING



CHAMPIONS - 4 STORY LUXURY APARTMENT DEVELOPMENT RENDERING

EXHIBIT 5

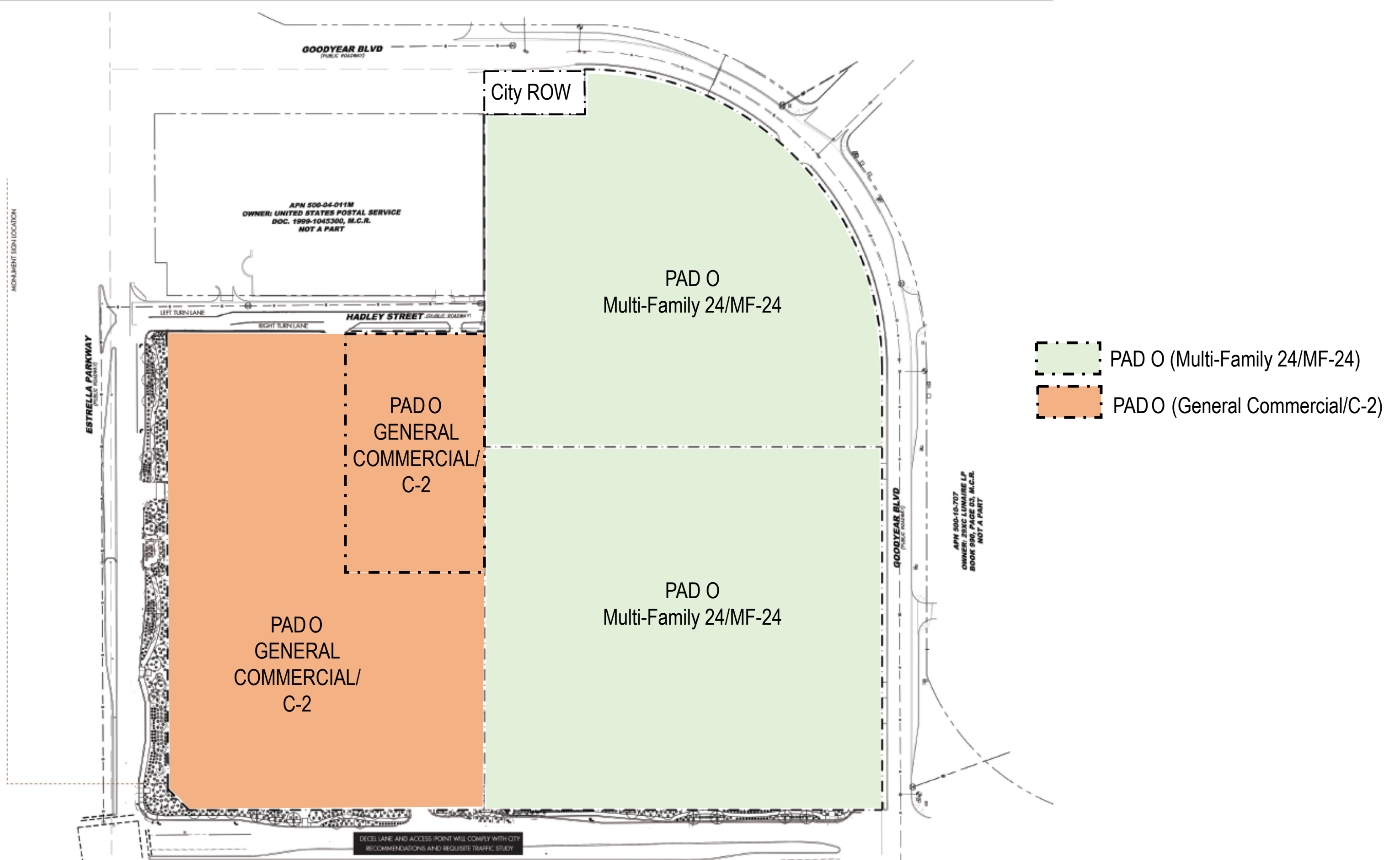
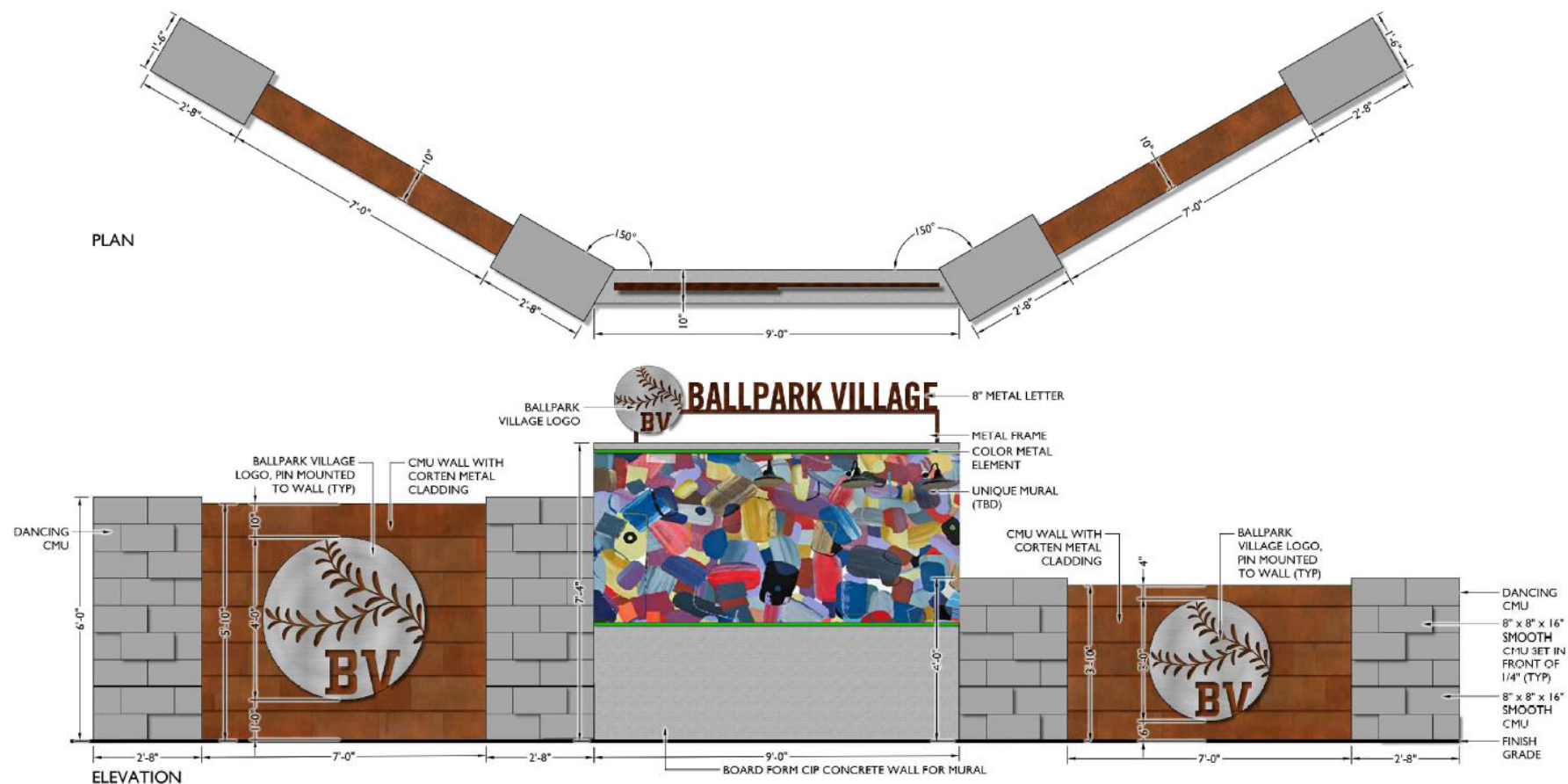


EXHIBIT 6

Gateway Monument Details



PRIMARY REGIONAL MONUMENT

Scale: 1/2" = 1'-0"