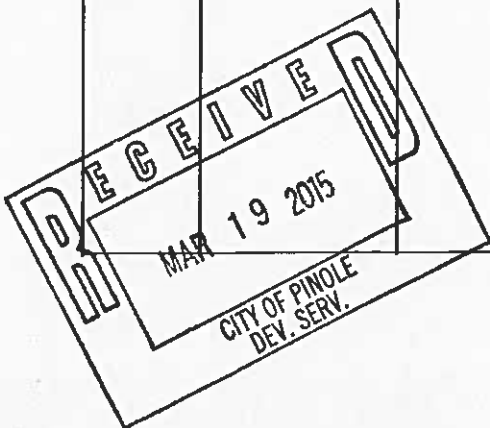


GEORGE MEU ASSOCIATES
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GATEWAY SHOPPING CENTER
Pinole, California

| PROJECT DESCRIPTION OF COMPONENTS AND CHARACTERISTICS | | | | |
|---|------------|-------------------|---|--|
| Building | Use | Size (Gross S.F.) | Characteristic | Description |
| GATEWAY WEST | | | | |
| Market | Food sales | 27,014 | Range of products sold and store departments. | A health oriented grocery store offering fresh, natural and organic foods at affordable prices including: produce, meat, bulk foods, groceries, deli counter, fish/seafood, dairy, bakery items, frozen foods, beer & wine, vitamins & supplements, and health & body care products. |
| | | | Alcohol sales. | Off-Sale Beer and Wine sales. CA ABC License Code 20. Approximate sales area of 852+/- s.f. Conceptual floor plan attached. |
| | | | | Employee training requires identification check of customers who appear 30 years of age and under. |
| | | | Loading dock dimensions. | Approximately 27'x80'. Freestanding truck dock masonry screen wall at +8' above finish floor. |
| | | | Number of truck deliveries anticipated per day. | 5-10 deliveries of varying sized trucks. |
| | | | Type of delivery trucks. | Range from 2-axle delivery vans to tractors with 28' and 53' trailers. |
| | | | Truck delivery hours: General | Throughout the day but deliveries substantially occur as follows: |
| | | | Large and tractor trailer delivery hours: | 7:00 am - Noon |
| | | | Small trucks and parcel delivery hours: | 7:00 am - 2:00 pm |
| | | | Truck delivery restricted hours for non-usage of Henry Ave. driveway: | 8:00 am-9:00 am and 2:00 pm - 3:00 pm |
| | | | Trash compactor noise levels. | Not to exceed 70 Dba for a typical cycle time of 32 seconds. |
| | | | Store hours. | Sunday 7:00 am - 10:00 pm Monday 7:00 am - 10:00 pm Tuesday 7:00 am - 10:00 pm Wednesday 7:00 am - 10:00 pm Thursday 7:00 am - 10:00 pm Friday 7:00 am - 10:00 pm Saturday 7:00 am - 10:00 pm |
| | | | Outdoor seating use. | Outdoor eating from in-store prepared food purchases. |
| | | | Outdoor display areas. | Seasonal displays on each side of main entry doors primarily of produce and floral. |
| | | | Number of anticipated employees. | 40 per shift for a total of 90 - 120 persons. |



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| PROJECT DESCRIPTION OF COMPONENTS AND CHARACTERISTICS | | | | | | |
|---|------------------------------------|---|---|---|------------------------|--|
| Building | Use | Size (Gross S.F.) | Characteristic | Description | | |
| Shops | Restaurant "A" | 2,400 | Store hours. | Mon-Sat 10:30 am - 11:00 pm Sunday 10:00 am - 12:00 am (Midnight) | | |
| | | | Peak hours of service. | 11:00 am - 2:00 pm 5:00 pm - 8:00 pm | | |
| | | | Outdoor seating area use. | Outdoor eating. | | |
| | | | Outdoor speakers at seating area. | Exterior speakers for ambient music not to be heard beyond outdoor seating areas. | | |
| | | | Number of anticipated employees. | 40 total (12 per shift). | | |
| | | | Restaurant "B" | 3,150 | Store hours. | Mon-Sat 7:00 am - 12:00 am (Midnight) Sunday 7:00 am - 12:00 am (Midnight) |
| | | | | | Peak hours of service. | Daily 11:00 am - 2:00 pm Daily 5:00 pm - 8:00 pm |
| | Outdoor seating area use. | Outdoor eating. | | | | |
| | Outdoor speakers at seating area. | Exterior speakers for ambient music not to be heard beyond outdoor seating areas. | | | | |
| | Number of anticipated employees. | 40 total (12 per shift). | | | | |
| | Prepared food sales (take-out) "A" | 1,235 | | | Store hours. | Mon-Sat 9:00 am - 12:00 am (Midnight) Sunday 10:00 am - 12:00 am (Midnight) |
| | | | Outdoor seating area use. | None | | |
| | | | Outdoor speakers at seating area. | None | | |
| | | | Number of anticipated employees. | 16-20 total (2-4 per shift). | | |
| | Prepared food sales (take-out) "B" | 1,235 | Store hours. | Mon-Sat 9:00 am - 12:00 am (Midnight) Sunday 10:00 am - 12:00 am (Midnight) | | |
| | | | Outdoor seating area use. | None | | |
| | | | Outdoor speakers at seating area. | None | | |
| | | | Number of anticipated employees. | 16-20 total (2-4 per shift). | | |
| | Prepared food sales (take-out) "C" | 1,235 | Store hours. | Mon-Sat 9:00 am - 12:00 am (Midnight) Sunday 10:00 am - 12:00 am (Midnight) | | |
| | | | Outdoor seating area use. | None | | |
| Outdoor speakers at seating area. | | | None | | | |
| Number of anticipated employees. | | | 16-20 total (2-4 per shift). | | | |
| Retail Sales | 1,867 | Store hours. | Mon-Sat 9:00 am - 12:00 am (Midnight) Sunday 10:00 am - 10:00 pm | | | |
| | | Outdoor seating area use. | None | | | |
| | | Outdoor speakers at seating area. | None | | | |
| | | Number of anticipated employees. | 12-16 total (2-4 per shift). | | | |

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GATEWAY SHOPPING CENTER
Pinole, California

| PROJECT DESCRIPTION OF COMPONENTS AND CHARACTERISTICS | | | | | |
|---|----------------------|---------------------------------|--------------------------------------|--|--|
| Building | Use | Size (Gross S.F.) | Characteristic | Description | |
| General | On-site | | Grading details. | See Civil Drawings. | |
| | | | Total cubic yards of soil excavated. | 2,400 +/- CY | |
| | | | Total cubic yards exported. | 0 CY | |
| | | | Total cubic yards imported. | 100 +/- CY | |
| | Monument sign height | | | | 12' to top of sign face (excluding sign structure) above nearest adjacent grade. |
| | Building heights | | | Market. | +27'-0" finish ground floor to average wall parapet. |
| | | | | | +43'-0" from finish ground floor to tower element. |
| | | | | Shops. | +21'-0" fin ground floor to average wall parapet. |
| | | | | | +31'-0" from finish ground floor to tallest tower element. |
| | Sub-division | | | Proposed number of parcels. | 2 proposed parcels divided north and south at the approximate centerline of existing Pinole Valley Road signalized driveway entry. |
| | GATEWAY EAST | | | | |
| | Suite E1-A | Coffee shop with drive-through. | 2,216 | In store hours of operation. | Sunday 4:30 am - 10:30 pm Peak 9:30 am - 11:30 am |
| | | | | Monday 4:30 am - 10:30 pm Peak 7:30 am - 9:30 am | |
| | | | | Tuesday 4:30 am - 10:30 pm Peak 7:30 am - 9:30 am | |
| | | | | Wednesday 4:30 am - 10:30 pm Peak 7:30 am - 9:30 am | |
| | | | | Thursday 4:30 am - 10:30 pm Peak 7:30 am - 9:30 am | |
| | | | | Friday 4:30 am - 11:00 pm Peak 7:00 am - 9:00 am | |
| | | | | Saturday 4:30 am - 11:00 pm Peak 9:30 am - 11:30 am | |
| Drive-through hours of operation. | | | | Same as in-store hours of operation. Estimated daily drive-through window transactions = 230 to 240 vehicles. | |
| Outdoor speakers at seating area. | | | | Exterior speakers for ambient music not to be heard beyond outdoor seating areas. Standard drive-through speaker system for ordering is utilized. | |
| Trash pickup method. | | | | Truck with direct approach to gates and same path backup maneuver returns truck to collector drive aisle. | |
| Type of delivery trucks. | | | | Typically tractor with 28' trailer. | |
| Truck delivery hours. | | | | Deliveries prior to daily store opening, approximately 4:00 am - 5:00 am. | |

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GATEWAY SHOPPING CENTER
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| PROJECT DESCRIPTION OF COMPONENTS AND CHARACTERISTICS | | | | | |
|---|----------------------|-------------------|--------------------------------------|---|---|
| Building | Use | Size (Gross S.F.) | Characteristic | Description | |
| Suite E2-A | Medical Building | 4,000 | Out-patient medical services. | | |
| | | | Hazmat material/fluid disposal. | Full "red-bag" containment and disposal operation for needles, gowns, and fluid clean-up provided under tenant controlled procedures. | |
| | | | Hours of operation. | 7:00 am - 10:30 pm, 7 days a week. | |
| | | | Number of anticipated employees. | 8-12 employees. | |
| | | | Patient arrival. | Personal transportation. | |
| General | On-site | | Grading details. | See Civil Drawings. | |
| | | | Total cubic yards of soil excavated. | 6,500 +/- CY | |
| | | | Total cubic yards exported. | 6,500 +/- CY | |
| | | | Total cubic yards imported. | 0 CY | |
| | Monument sign height | | | 12' to top of sign face (excluding sign structure) above nearest adjacent grade. | |
| | Pylon sign height | | | 75' from adjacent grade. | |
| | Building heights | | | Coffee shop. | +18'-0" finish ground floor to average wall parapet. |
| | | | | | +19'-4" from finish ground floor to tower element. |
| | | | | Medical building. | +20'-6" finish ground floor to average wall parapet. |
| | | | | +22'-0" from finish ground floor to sign fascia element. | |
| | Subdivision | | | Number of additional parcels. | Possible lot line adjustments subject to City determination for need to clarify parking and access easements with Kaiser. |