

Development Concept and Plan

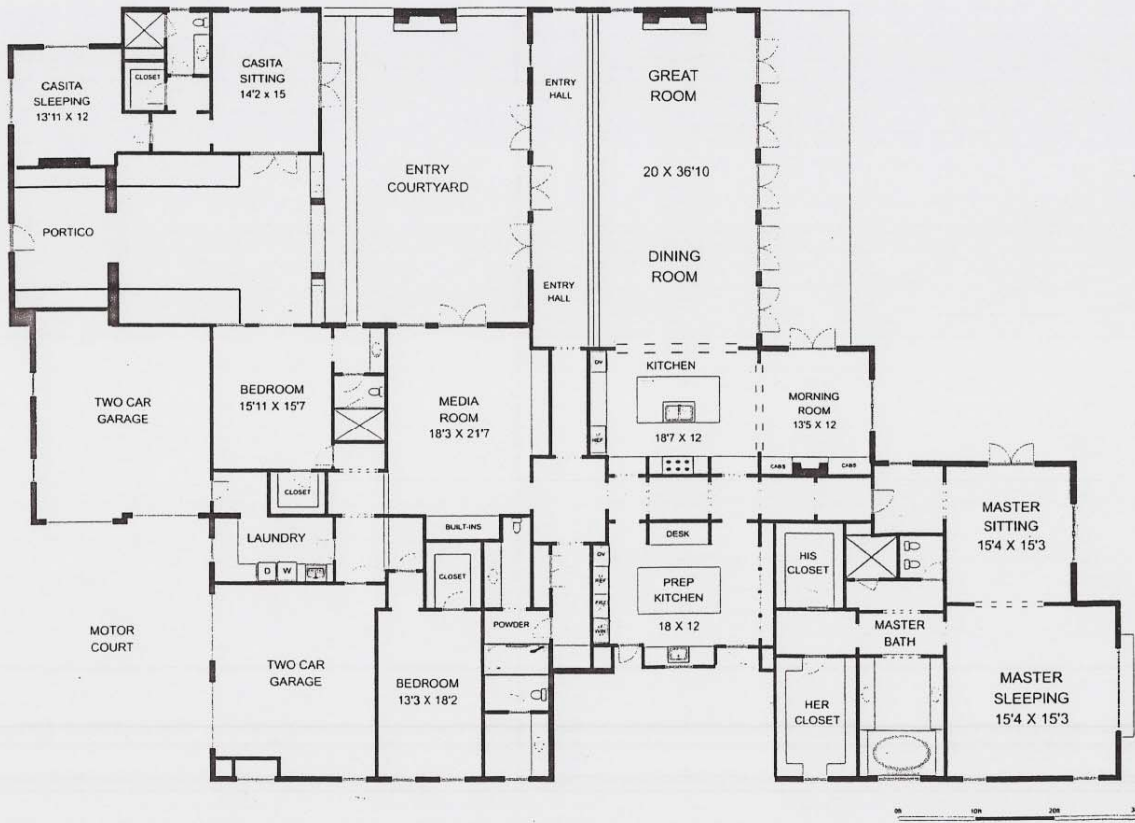
- 34 luxury single-family residential homes located on 64 acres; elevated to produce breathtaking views of the Southern California hills and cities of the Inland Empire below.
- Views of the Cleveland National Forest located directly to the rear of the development site; unobstructed views of the entire city of Corona to North of site.
- The development plan includes three styles of residences: a Tuscan-style farmhouse, a Spanish Colonial Revival home, and a Provence-inspired farmhouse.
- The current building plan calls for five single-story Tuscan farmhouses (Plan 1) located on the highest elevations of the site, and a mixture of seventeen Spanish Colonial Revivals (Plan 2) and twelve Provence farmhouses (Plan 3) for the remaining sites, for a total of approximately 213,000 square feet.

Plan 1: Tuscan Farmhouse

- Single-story, 5,648 Square Feet – 4 Bedrooms, 5 Baths
- Also features a great room, formal dining room, media room, and morning room
- Estimated sales price of \$1.6M to \$1.67M (\$285-\$296/SF)



[Front]



For informational and illustrative purposes only. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Forest Park Single Story Floor Plan 1

[Floor Plan]

Plan 2: Spanish Colonial Revival

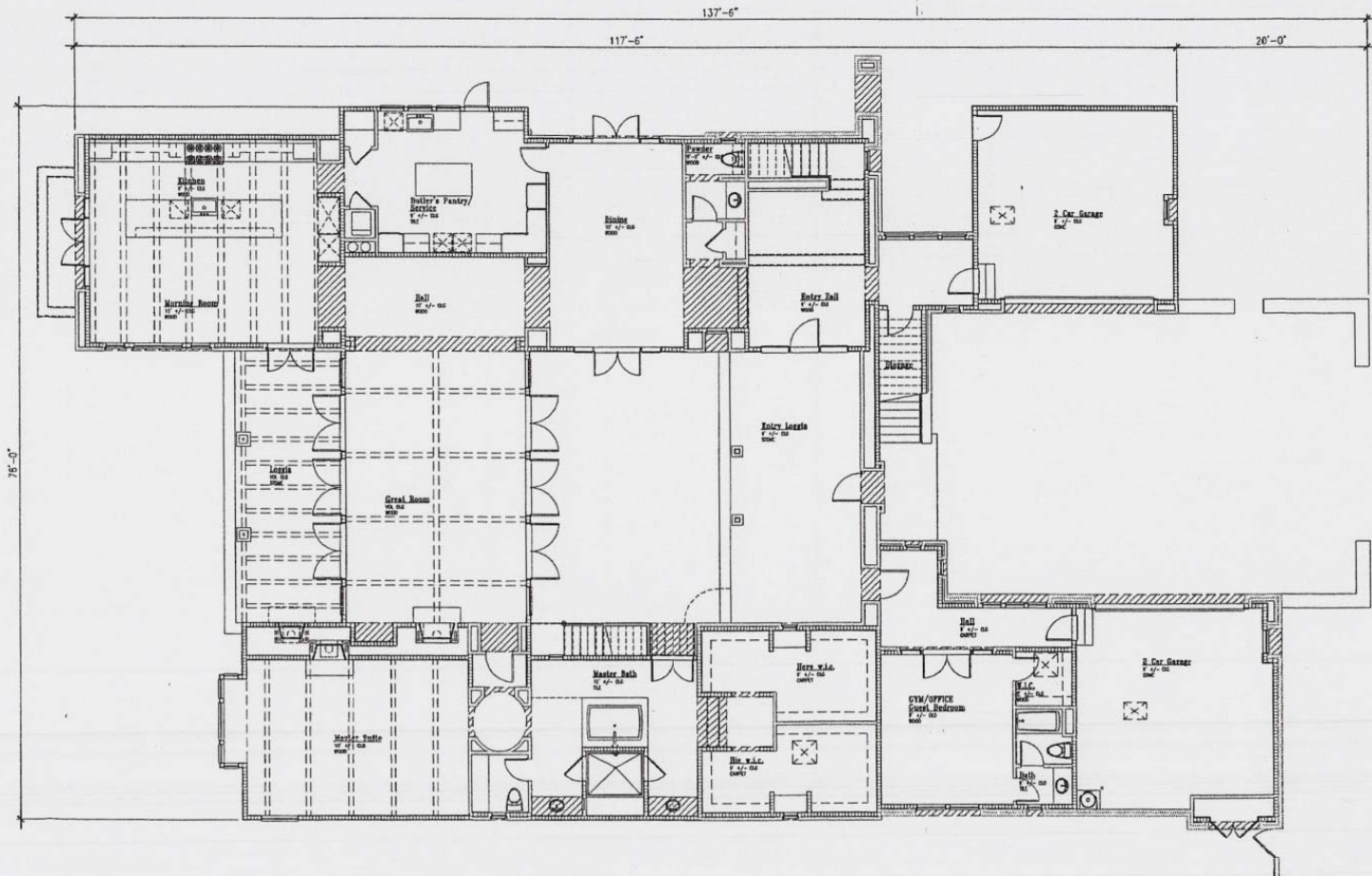
- Two-story, 6,039 Square Feet – 4 bedrooms, 5 baths
- Also features a great room, large formal dining room, a gym/office, and a rooftop terrace
- Sale price estimated at \$1.75M to \$1.82M (\$291-\$302/SF)



[Front]

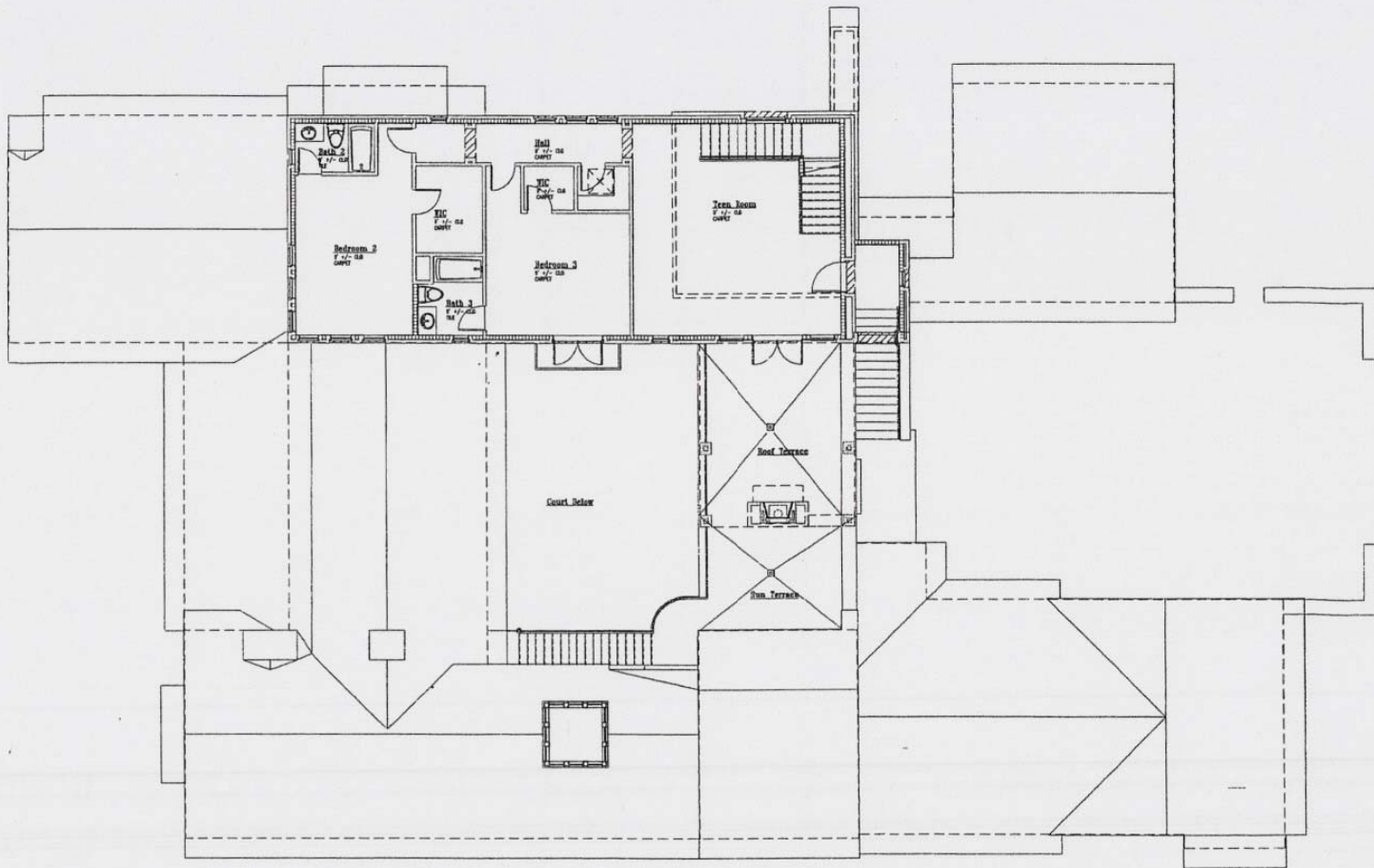


[Rear]



[Ground Floor Plan]

Forest Park
First Floor Plan 2



Forest Park
Second Floor Plan 2

[Upstairs Floor Plan]

Plan 3: Provence Farmhouse

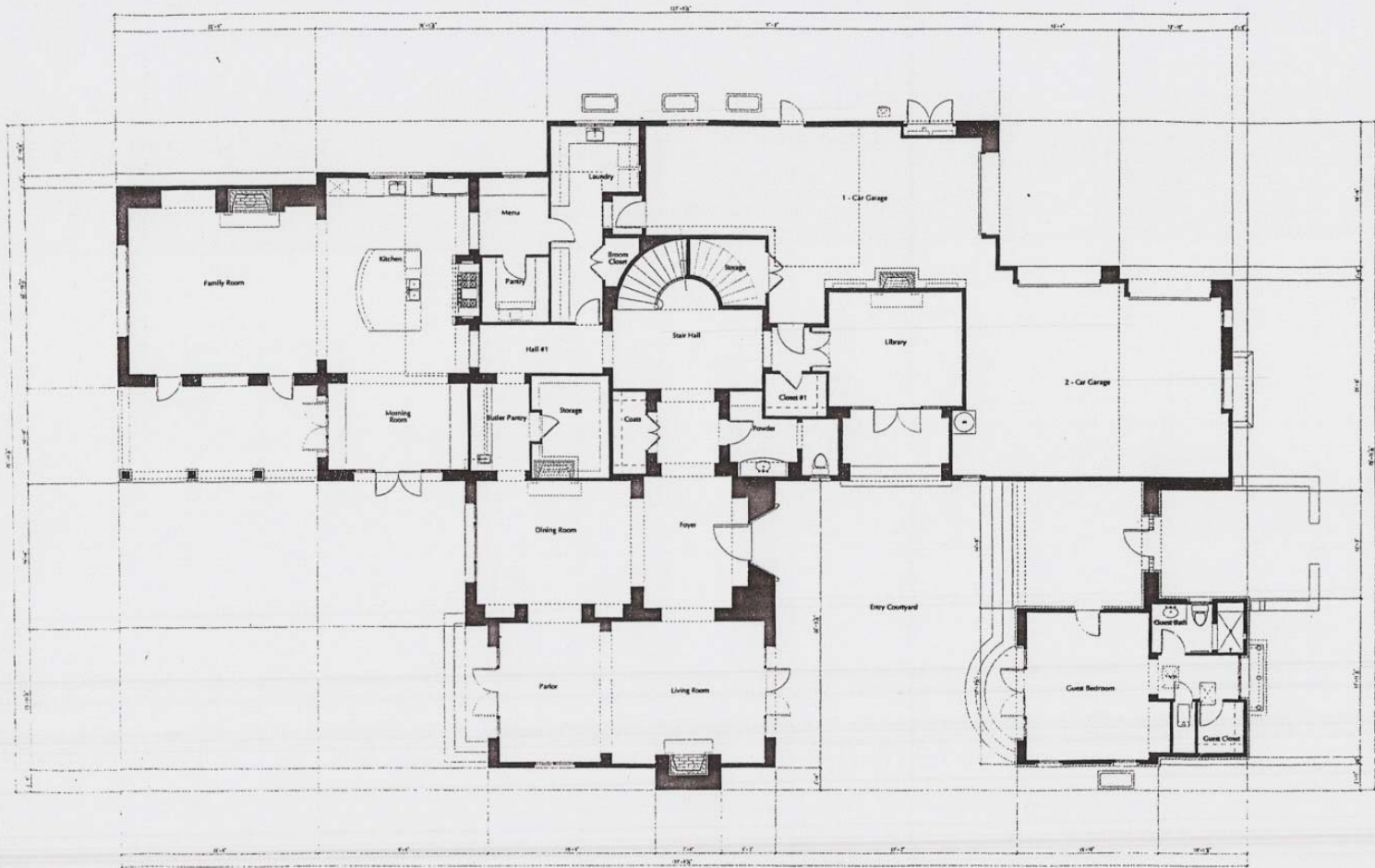
- Two-story, 6,833 SF – 6 bedrooms, 6 bathrooms
- Also features entry foyer, formal dining room, parlor, library and upstairs sitting room
- Sale price estimated at \$1.9M - \$2.1M (\$291- \$303/SF)



[Front]



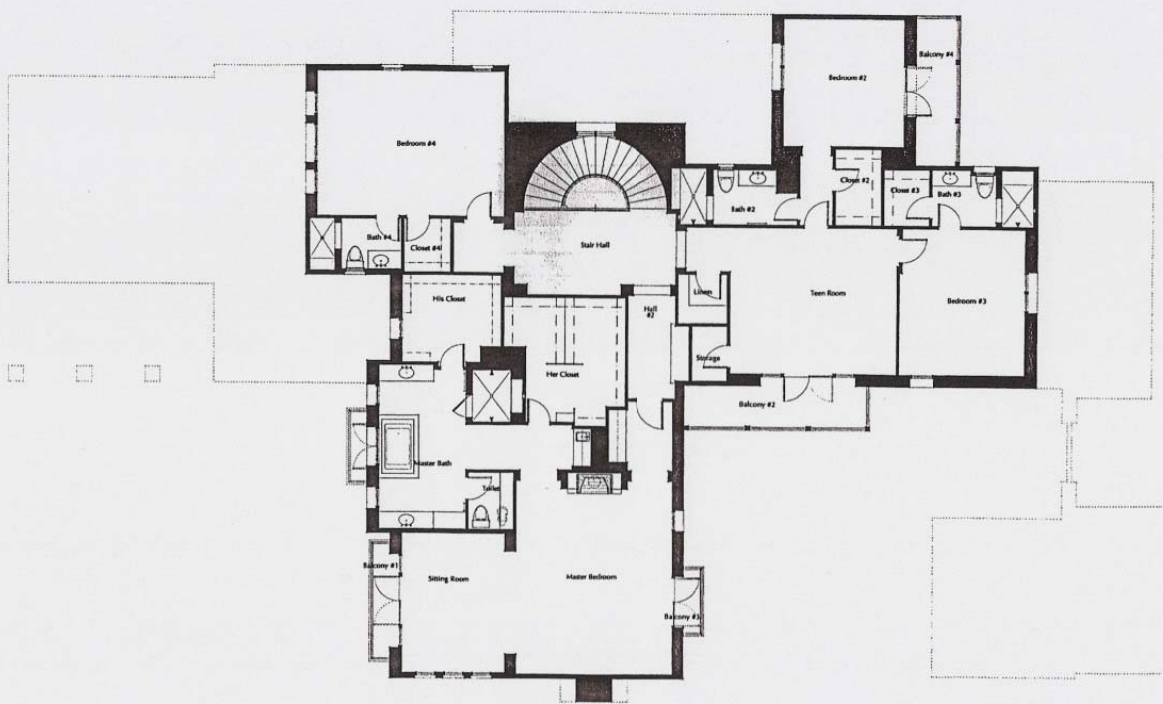
[Rear]



Forest Park
First Floor Plan 3

[Ground Floor Plan]

CONFIDENTIAL



Forest Park
Second Floor Plan 3

[Upstairs Floor Plan]