

Tenth Street Center, Yucaipa, CA



T & K LLC.

Community Meeting

6:30 pm

12.13.07

What is Proposed?

- One 1,100 SF (approx) Residence on the Southwest corner of the property
- 25 Small Business Contractor Offices / Warehouse Units behind residence
- Well-designed Entryway / Parkway which will include adequate driveway width
- Landscaped Entryway to include dense trees and ground cover
- Proposed Block wall at rear of site
- Low Profile Block Monument sign at Entry

Frequently Asked Questions

Q: How will this affect Traffic?

A: The majority of traffic will be coming off of Yucaipa Blvd. Most of the traffic entering the center will be tradesmen like Plumbers, Roofers or other types of business people who work out of the leased office / warehouse spaces daily, during normal business hours. The lessee should not miss the driveway if they are returning on a daily basis.

Q: What will the center look like from the street?

A: You wont even see it. There will be an 1,100 SF Residence erected on the front portion of the property which will hide the center from street view. The residence will be covering the majority of the frontage area. The remaining 50 feet will be dedicated to the parkway and entryway. The entry way will be landscaped.

Q: Will the size of the new residence lower our property values?

A: No. In fact, a NEW, smaller home will sell for a higher price per square foot.

What are your concerns?

We will try to answer all of your questions about the following items and or any additional questions you may have about the project.

Traffic

Aesthetics

Size of Residence

Any Additional Concerns

Our Contact Info:

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