

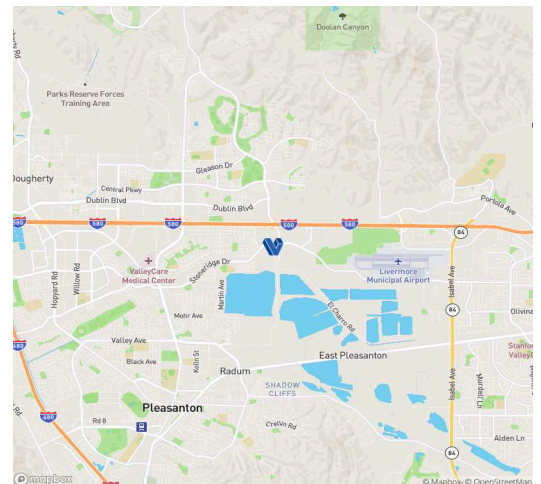


PROJECT FEATURES

- 99 Ranch Market, 85 Degrees
- Asian-oriented shopping center across from Livermore Premium Outlets

AREA FEATURES

- 204,468 population within a 5-mile radius.
- 172,600 med. HH income within a 5-mile radius.



PACIFIC PEARL

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