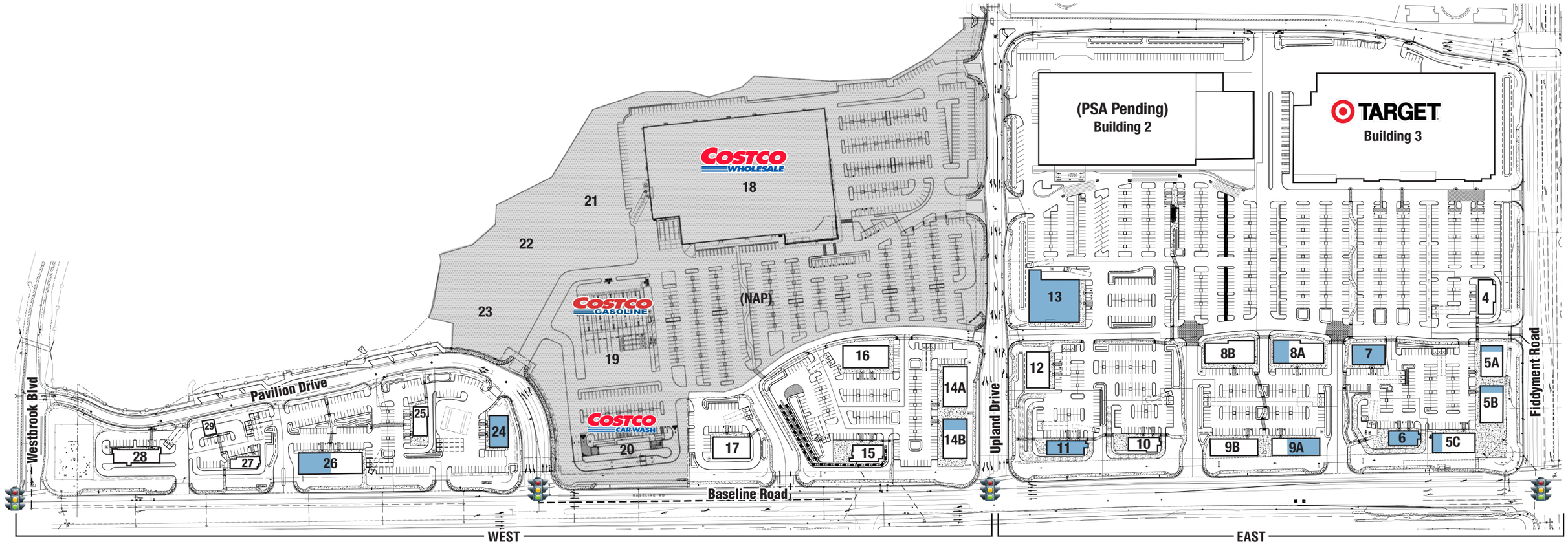
SITE PLAN & LEASING

BASELINE MARKETPLACE

NWC BASELINE ROAD & FIDDYMENT ROAD, ROSEVILLE, CA



±30.77 Acres • ±227,638 SF

±31.53 Acres • ±369,222 SF

BUILDING	TENANT	ACRES	SQUARE FEET
Building 2	(PSA Pending)	10.91	135,664
Building 3	Target	12.04	148,000
Building 4	Bank (Lease Pending)	0.89	4,000
Building 5A	Shops Multi-Tenant (Divisible)	-	5,058
Building 5B	Available Shops Multi-Tenant (Divisible)	-	5,812
Building 5C	Available Shops Multi-Tenant (Divisible)	-	5,818
Building 6	Available QSR Drive Thru	1.15	3,000
Building 7	Available Multi-Tenant (Divisible)	0.6	4,500
Building 8a	Available Multi-Tenant (Divisible)	-	8,080
Building 8b	Sit Down Restaurant (Lease Pending)	-	8,000
Building 9a	Available Multi-Tenant (Divisible)	-	5,810
Building 9b	Sit Down Restaurant (Lease Pending)	-	6,000

BUILDING	TENANT	ACRES	SQUARE FEET
Building 10	Mexican Drive Thru (Lease Pending)	1.24	3,000
Building 11	Available	1.41	4,000
Building 12	Mattress Store (Lease Pending)	1.22	6,000
Building 13	Available	2.07	16,480
Building 14A	Shops Multi-Tenant (Divisible)	-	7,064
Building 14B	Shops Multi-Tenant (Divisible)	-	7,070
Building 15	Burger (PSA Pending)	1.9	3,000
Building 16	Dental (Lease Pending)	0.9	7,500
Building 17	Bank (Lease Pending)	1.37	6,000
Building 18-23	Costco, Gas & Car Wash (NAP)	21.37	165,000
Building 24	Available Gas Station Approved	1.57	4,000
Building 25	Mexican Drive Thru (LOI Pending)	1.01	3,000

BUILDING	TENANT	ACRES	SQUARE FEET
Building 26	Available (Divisible)	-	16,504
Building 27	Coffee Drive Thru (Lease Pending)	0.88	2,300
Building 28	Car Wash (LOI Pending)	1.33	4,900
Building 29	Automotive (LOI Pending)	0.44	1,300

**Project Site is under development and Site Plan is subject to change as well as proposed tenant mix.*

COVENANT REAL ESTATE GROUP

KAHL INVESTMENTS

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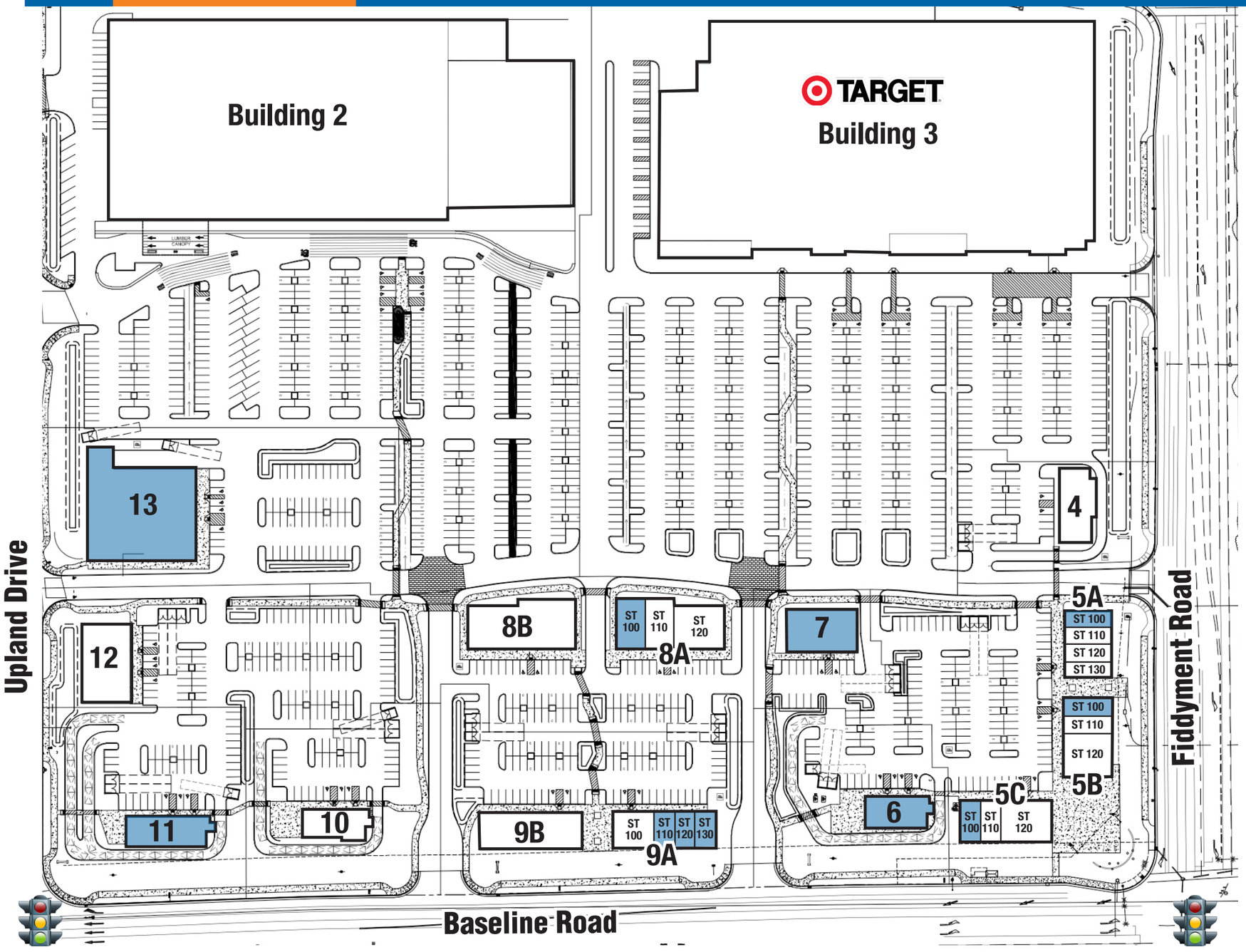
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SITE PLAN & LEASING

BASELINE MARKETPLACE - EAST

NWC BASELINE ROAD & FIDDYMENT ROAD, ROSEVILLE, CA



BUILDING	TENANT	SQUARE FEET
Building 2	(PSA Pending)	135,664
Building 3	Target	148,000
Building 4	Bank (Lease Pending)	4,000
Building 5A		5,058
100	Available	1,296
110	Juice (LOI Pending)	1,431
120	Sandwich Shop (Lease Pending)	1,200
130	Ice Cream (LOI Pending)	1,131
Building 5B		5,812
100	Available	1,208
110	Cakes/Bakery (LOI Pending)	1,129
120	Natural Foods (LOI Pending)	3,475
Building 5C		5,818
100	Available	1,501
110	Wireless Store (LOI Pending)	1,500
120	Upscale Sports Bar & Restaurant (Lease Pending)	2,817
Building 6	Available QSR Drive Thru	3,000
Building 7	Available Multi-Tenant (Divisible)	4,500
Building 8a		8,080
100	Available	1,080
110	Nail Salon	2,000
120	Fitness (LOI Pending)	5,000
Building 8b	Sit Down Restaurant (Lease Pending)	8,000
Building 9a		5,810
100	Wireless (Lease Pending)	2,323
110	Available	1,163
120	Available	1,162
130	Available	1,162
Building 9b	Sit Down Restaurant (Lease Pending)	6,000
Building 10	Mexican Drive Thru (Lease Pending)	3,000
Building 11	Available	4,000
Building 12	Mattress Store (Lease Pending)	6,000
Building 13	Available	16,480

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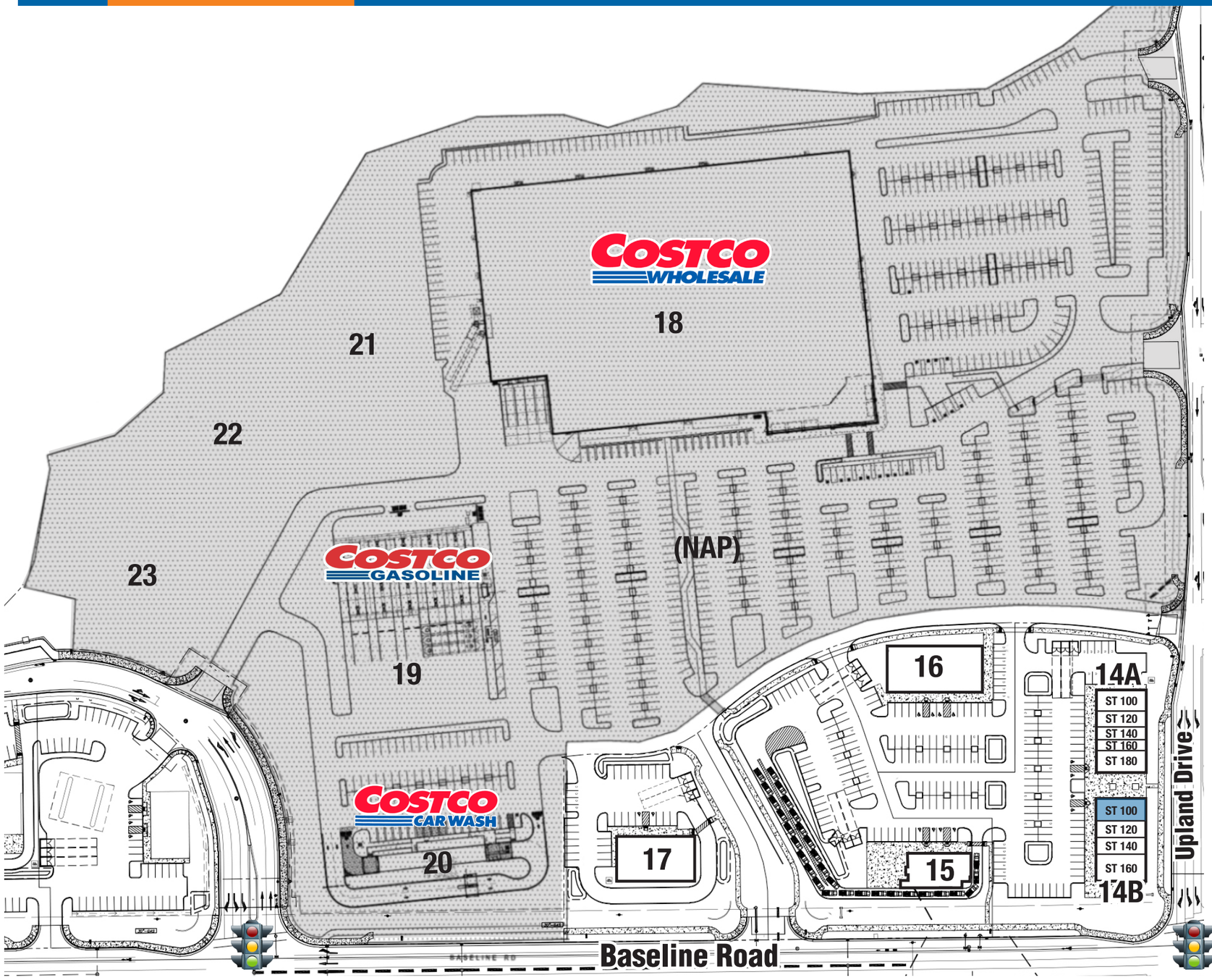
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SITE PLAN & LEASING

BASELINE MARKETPLACE - WEST

NEC BASELINE ROAD & UPLAND DRIVE, ROSEVILLE, CA



**Project Site is under development and Site Plan is subject to change as well as proposed tenant mix.*

BUILDING	TENANT	SQUARE FEET
Building 14A		7,064
100	Frozen Yogurt/Gelato (Lease Pending)	1,402
120	Tea (Lease Pending)	1,506
140	Sandwich (Lease Pending)	1,205
160	Hair Salon (Lease Pending)	901
180	Restaurant (Lease Pending)	2,050
Building 14B		7,070
100	Available	1,457
120	PetCare (Lease Pending)	1,507
140	Nail Salon (Lease Pending)	1,204
160	Chicken QSR (Lease Pending)	2,902
Building 15	Burger (PSA Pending)	3,000
Building 16	Dental (Lease Pending)	7,500
Building 17	Bank (Lease Pending)	4,000
Building 18-23	Costco, Gas & Car Wash (NAP)	165,000

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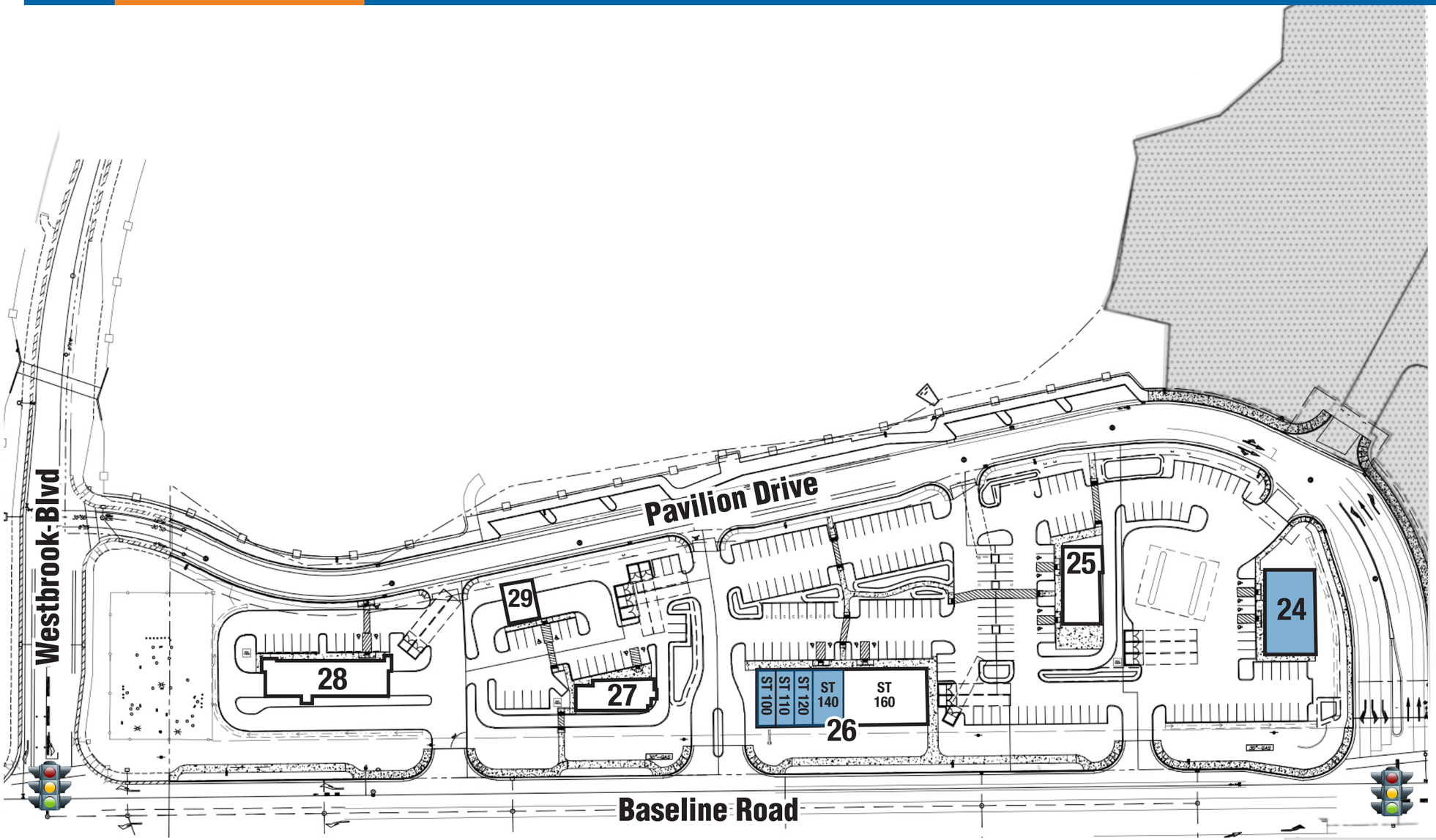
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SITE PLAN & LEASING

BASELINE MARKETPLACE - WEST

NEC BASELINE ROAD & WESTBROOK BOULEVARD, ROSEVILLE, CA



BUILDING	TENANT	SQUARE FEET
Building 24	Available Gas Station Approved	4,000
Building 25	Mexican Drive Thru (LOI Pending)	3,000
Building 26	Available (Divisible)	16,504
100	Available	1,300
110	Available	4,900
120	Available	2,300
140	Available	4,000
160	Veterinary (Lease Negotiation)	4,004
Building 27	Coffee Drive Thru (Lease Pending)	2,300
Building 28	Car Wash (LOI Pending)	4,900
Building 29	Automotive (LOI Pending)	1,300

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