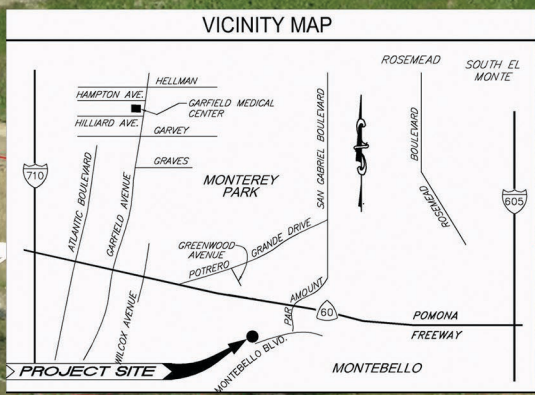


FULLY LEASED



N. MONTEBELLO BOULEVARD

53,998 vpd

PRICE CLUB DRIVE

ROUTE 60/POMONA FREEWAY 241,722 vpd



**FULLY LEASED
140,361 SF**

CONCEPT PLAN

** FOR INFORMATIONAL PURPOSES ONLY. VARIATIONS MAY OCCUR IN SOME LEASING PLANS. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE.

1345 N. MONTEBELLO BLVD
CITY OF MONTEBELLO, LOS ANGELES COUNTY, CA

M&M REALTY PARTNERS
A JOINT VENTURE OF
EDGEWOOD PROPERTIES & JMP HOLDINGS