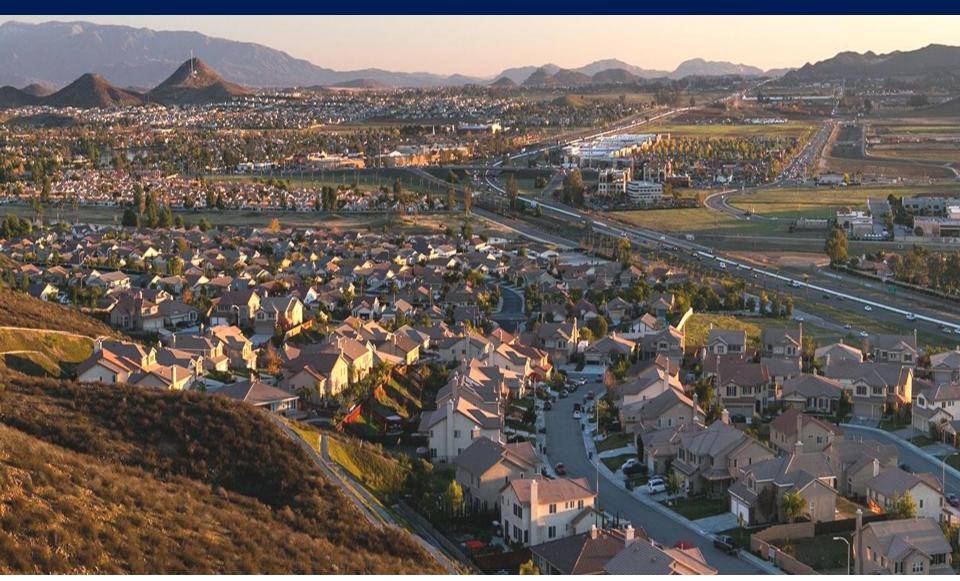
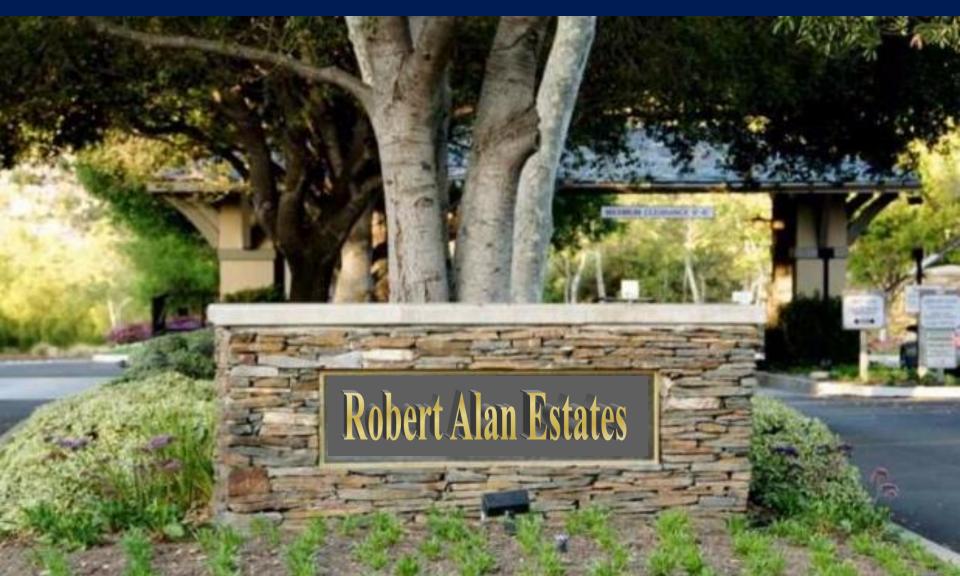
80 Unit Subdivision Loan Submission

















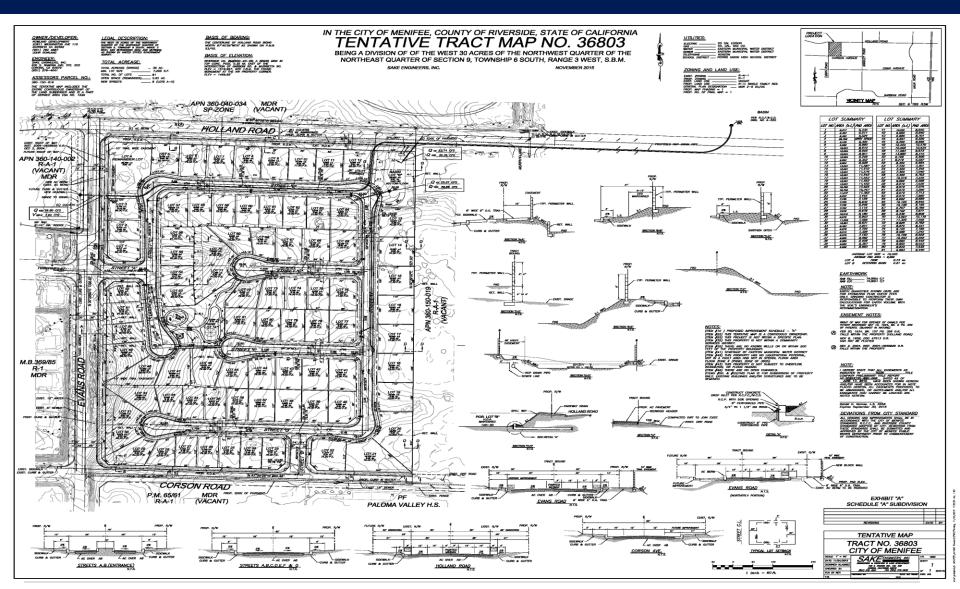






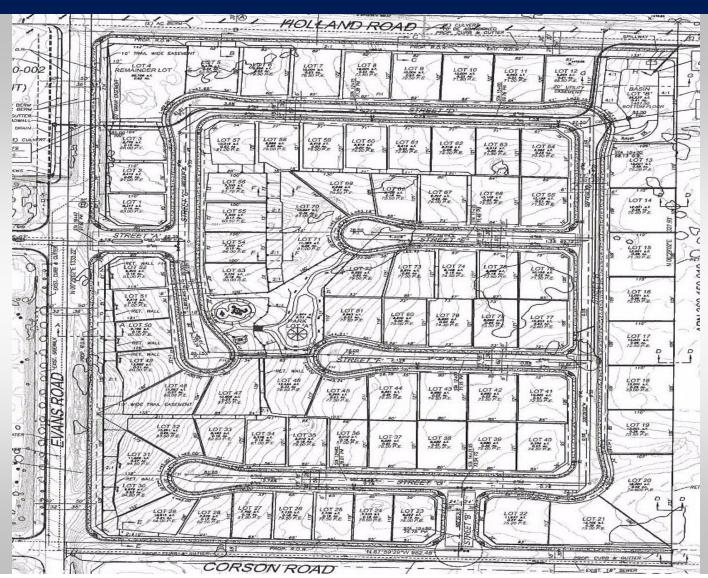














80 Unit Subdivision General Contractor



Rowland Development

LICENSE # 991760
GENERAL CONTRACTOR | HOME BUILDER
PL A N N ING | ENTITLEMENT | CONSTRUCTION

23811 WASHINGTON AVE. # 110-110 MURRIETA, CA 92562 Phone 951-760-4887 Fax 951-840-2242 www.RowlandDevelopment.net

OUR

MISSION

We're passionate about delivering an exceptional remodeling experience. When you hire us, you're hiring a team of professionals who are trained and skilled to deliver lasting value to your home.

From the initial design process to construction completion, we consider ourselves humble guests in your home, and as such respect your personal privacy and space.

We apply the most innovative and cutting edge designs in today's home remodeling market. You can rely on our professional team to make recommendations that fit your taste and style but always give you the final word.

LONG-TERM

BUSINESS



We're committed to providing you with the highest level of service, so you'll always choose us for your remodeling needs. We know that remodeling upsets your life and is not fun or convenient. So, we want make the process as easy and enjoyable as possible for you. We genuinely care about your project and your experience, and it shows.

We're committed to remodeling and to serving you with quality and value. We'll come to you, listen to your needs and wants, and then come back to you with a logical, feasible plan that works for you. Our first-time customers continually become our long term customers time and time again, choosing us for all their remodeling needs. Call us today, and see what our commitment to quality is all about! We may not be related, but you'll feel like we're family.

OUR SERVICES

We offer a wide range of full-scope architectural, interior design, and environmental planning services that can be customized to meet your needs. Our team works directly with your team to come to the best solution for your home, business, or commercial needs.

- ADA Compliance Surveys
- Construction Documents
- Specifications
- Value Engineering
- Construction Planning
- Master Planned Communities
- Build Site Analysis
- Land and Resource Management
- Site Research

- Interior Design
- Construction Negotiation
- Construction Administration
- Cost Estimating
- Life Cycle Costing
- Space Planning
- Program Management
- Building Master Planning



ABOUT

OUR TEAM

From concept to completion, every step of a project is handled by our team of engineers, architects, construction crew, and interior designers.









ARCHITECTURE

DESIGN

Each and every one of our construction projects is carefully and professionally designed by an architectural and structural engineer.

RENOVATION

AND REPAIR

Renovation and preservation projects are are done with care and concern for architectural and structural integrity as well as beauty and function.

ADDITIONS

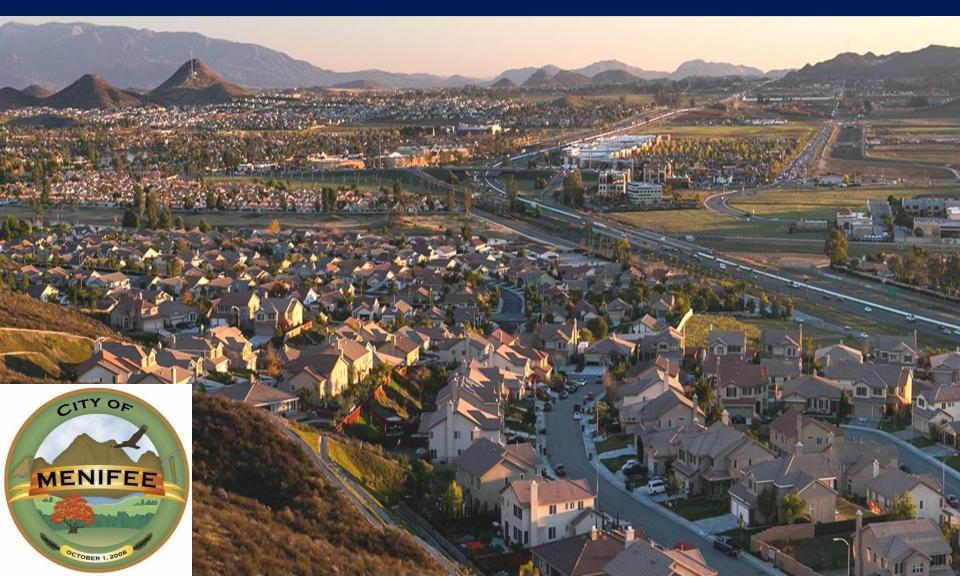
AND REMODELS

If you're looking to add on a room to your home or office, our designers and space planners are here to help you every step of the way.



City of Menifee **Photos**



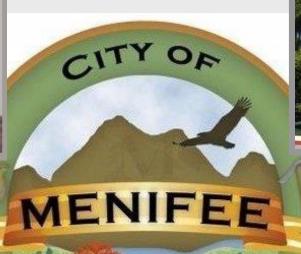




City of Menifee Photos

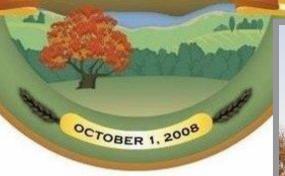










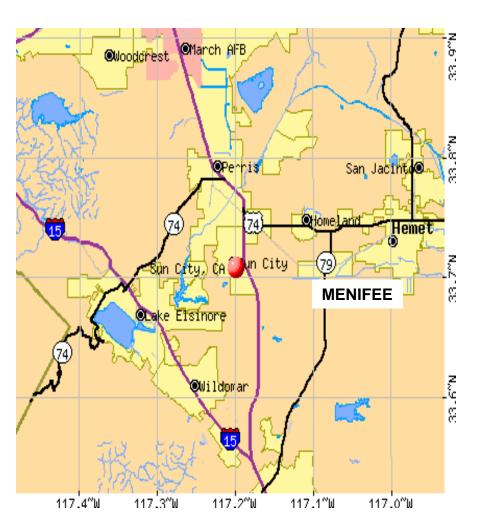






City of Menifee Location



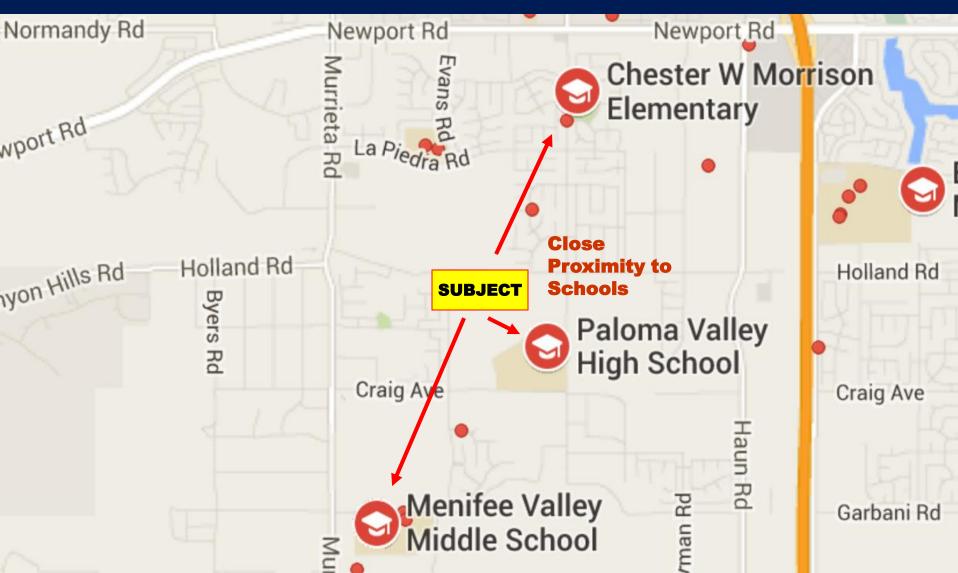






City of Menifee Award Winning Schools







City of Menifee New Home Communities



Well Known Homebuilders Communities in Menifee









Setting the standard for energy-efficient homes"



















City of Menifee At a Glance



A vibrant, young city situated in the heart of Southwest Riverside County along Interstate 215, Menifee is one of the few communities in Southern California with available land in an economic development corridor. This business-friendly city is also investing more than \$100 million in infrastructure and traffic improvement projects over the next five years and has a growing population, with a median age of 38 years, clamoring for amenities in their own community. As more developers are discovering this unique situation, Menifee is buzzing as the new hot spot in Riverside County.

Population

Menifee city limits Current: nearly 84,000 2016 Projected: 91,500

5-mile radius from Interstate 215/Newport Road

Current: nearly 108,000 2015 Projected: 117,300

10-mile radius 2011: 401,500 2016: 442,500

Population classification

White alone: 70% Black alone: 5%

Some other race alone: 13%

All others: 12%

Median age: 38 years

47% of the Menifee population is between the ages of 18-44 years.

Average household income

2011: \$60,106 2016: \$68,036

Number of households

2010: 27,461 2016: 31,345

Owner occupied: 77% 33% of these homes are in master-planned communities.







Economic potential

In Menifee, a retail, dining and amenity leakage gap of more than \$400 million exists. This leakage gap combined with a growing population with a desire for more amenities closer to home makes Menifee an undiscovered gem for retail/commercial development in Southwest Riverside County.



City of Menifee History



About Menifee

The City of Menifee is located in southwestern <u>Riverside County</u> approximately 30 miles southeast of the <u>City of Riverside</u>, <u>California</u>. The city encompasses approximately 50 square miles with an overall population of 85,385. Interstate 215 traverses north and south through the center of Menifee, with existing community commercial areas located primarily along Newport, Bradley, and McCall Roads off of I-215.

Surrounding Communities

The City of Menifee includes the communities of: Sun City, Quail Valley, and portions of Romoland. The city is generally bordered on the north, west, and south by the cities of: Canyon Lake, Lake Elsinore, Murrieta, Perris, Wildomar To the east and northeast, the city border sun incorporated county territory.

Early Inhabitants

The area was originally inhabited by the Luiseno and Pechanga Indian tribes, and in the 1700s, the area fell under the rule of the Spanish empire. The area was eventually annexed into the United States from Mexico in 1850 under California's statehood.

Farming activity beginning in the mid-1800s was concentrated in the Menifee area. Mining activity began in the early 1880s with the discovery of a significant quartz lode by miner Luther Menifee Wilson. Menifee derived its name from that mining operation.

Early Development

Early development of the City of Menifee began with Sun City in the early 1960s as the concept of an active retirement community that was envisioned by Del Webb, a major building contractor from Phoenix, Arizona. Sun City is centrally located within the City of Menifee with a mix of residential and commercial activity.

The Menifee area began to grow further in 1989 with the master-planned community of Menifee Lakes and continues to be one of the fastest growing communities in California. Quail Valley is a semi-rural residential community in the northwestern section of the city, and Romoland is a residential and commercial community located in the northwestern section of the city.

Schools

Elementary and middle school education in the City of Menifeeare provided by the Menifee Union School District and the Romoland School District. High school education is provided by the Perris Union High School District. The City of Menifee is also home to Mount San Jacinto Community College. The Menifee campus serves the Temecula, Murrieta, and Menifee area.

Incorporation of the City

On June 3, 2008, the residents of the communities encompassing the City of Menifee voted to incorporate Menifee into Riverside County's 26th city. The new City of Menifee was officially established on October 1, 2008.

