

**From:** Bola King-Rushing dr.kingrushing@gmail.com  
**Subject:** Project brochure  
**Date:** November 17, 2023 at 7:35 AM  
**To:** ramonapromenade@gmail.com

BK

Good morning. I heard about the new project and would like to request a project brochure.

Also, as a resident of the Villages at Avalon, I'd like to point out that a grocery store near us is of paramount importance, and I'm not the only one who hopes one is included in the project.

Thanks!

—

Bola King-Rushing, Ph.D.  
dr.kingrushing@gmail.com  
Executive Consultant,  
Zeno Effect Media LLC |  
zeno@zenoeffectmedia.com  
Associate VP, IEBC |  
bkingrushing@iebcnow.org



**From:** HILDA GALLEGOS gallegos\_h@verizon.net  
**Subject:** Re: Free Project Brochure  
**Date:** December 7, 2023 at 6:31 AM  
**To:** mike ramonapromenade@gmail.com

HG

Hello there,  
Yes I have looked at the project and I'm very excited. I feel this is a great plan that is long overdue and will bring good results. It's amazing how Perris has grown over the years can't wait to see this project completed.

Sent from my iPhone

On Dec 6, 2023, at 8:07 PM, mike <ramonapromenade@gmail.com> wrote:

Dear Hilda,

I trust you've had a chance to look over the plans we've put together for the Ramona Promenade. I'm eager to hear your thoughts.

Could you please take a moment to share your support with a quick email?

| Best regards,

Mike


| On Nov 29, 2023, at 8:54 AM, HILDA GALLEGOS <gallegos\_h@verizon.net> wrote:

Good morning,  
I received a post card announcing this new project coming spring 2025 can you send me the free project brochure.

Thank you!

Sent from my iPhone



**From:** Letty Arteaga Letty@arteagateam.com   
**Subject:** Re: Information Request  
**Date:** December 7, 2023 at 2:33 PM  
**To:** mike ramonapromenade@gmail.com

LA

Yes, I would be happy to.

**Letty Arteaga**

Broker Associate - Dre 01171884  
Cell - 951-776-6014

**RE/MAX TIME**

10535 Foothill Blvd, Ste. #46  
Rancho Cucamonga, Ca 91730



**RE/MAX  
TIME**

**LETTY ARTEAGA**  
BROKER ASSOCIATE  
DRE#01171884  
(951) 776-6014  
10535 FOOTHILL BLVD SUITE 460  
RANCHO CUCAMONGA CA 91730



---

**From:** mike <ramonapromenade@gmail.com>  
**Sent:** Wednesday, December 6, 2023 8:08 PM  
**To:** Letty Arteaga <Letty@arteagateam.com>  
**Subject:** Re: Information Request

Dear Letty,

I trust you've had a chance to look over the plans we've put together for the Ramona

Promenade. I'm eager to hear your thoughts.

Could you please take a moment to share your support with a quick email?

Best regards,

Mike

On Nov 30, 2023, at 1:05 PM, Letty Arteaga <Letty@arteagateam.com> wrote:

Good Afternoon,

I was not able to attend the presentation last night at Avalon Elementary, Can I get some more information by email about the development?

**Letty Arteaga**

Broker Associate - Dre 01171884

Cell - 951-776-6014

**RE/MAX TIME**

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(951) 776-6014  
10535 FOOTHILL BLVD SUITE 460  
RANCHO CUCAMONGA CA 91730







**From:** Kristen Shook kristenshook@hotmail.com   
**Subject:** RE: Brochure Please  
**Date:** December 4, 2023 at 6:57 AM  
**To:** mike ramonapromenade@gmail.com

---

KS

Hi Mike,

Thank you so much for this. I see the center would be up and around the current small center with Starbucks, McDonald's and Shell. That is a great area. I live in newer May Ranch. I used to live in the old May Ranch since 1994.

I would love to see a Target here as I currently drive to Riverside to shop. Some restaurants that would be awesome are El Pollo Loco, maybe a few sit down restaurants not necessarily a high end but a nice family type. Possibly a pet store. Just a few ideas. Do you have any contacts for Real estate development?

Thank you so much,

Kristen Shook

----- Original message -----

From: mike <ramonapromenade@gmail.com>

Date: 12/2/23 12:13 PM (GMT-08:00)

To: Kristen Shook

<kristenshook@hotmail.com>

Subject: Re: Brochure Please

Greetings Kristen,

Thank you for your inquiry about the Ramona Promenade.

We hope to bring a new retail/dining/shopping and leisure experience to Perris, all in a promenade setting.

### **The Project**

The entire project consists of approximately 774,00 square feet of distribution center space. The entry/exit to this area will be off Perry Ave, and no trucks will be using the Ramona Expressway.

On Perris Blvd, we have reserved approximately four and a half acres for future retail.

On the Ramona Expressway, we will construct the Ramona Promenade. It is important to note that both the distribution center **AND** the Ramona Promenade **will be built at the same time.**

The project will also solve flooding issues in Perris Blvd and the Ramona Expressway.

**Leases**

Leases

We are actively marketing for users but are being very selective. We have yet to receive city approval. Once we do, we can be more aggressive in our leasing efforts.

We believe **“if we build it, they will come,”** and we think the time is right for this type of Promenade center in Perris.

More information will be shared closer to our Planning Commission and City Council hearings.

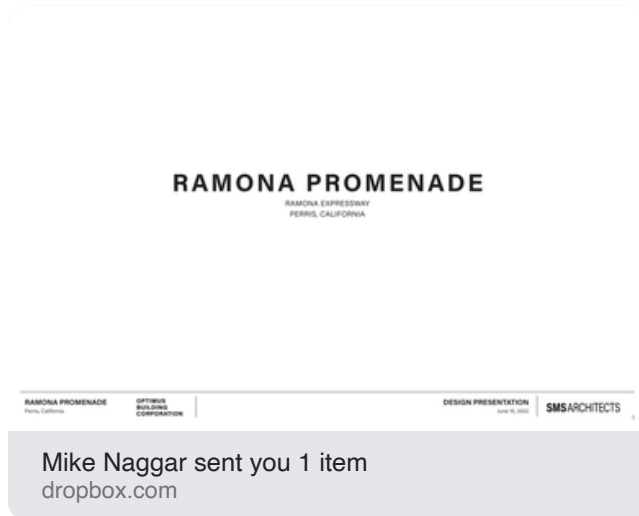
Until then, please enjoy our vision with us with the attached brochure. It goes into detail about The Promenade and also covers economics and job creation.

**Please email me if you like what you see and want to support our efforts. It would be greatly appreciated.**

Lastly, I am the Project Manager, and my offices have been in downtown Perris, at the Southern Hotel, for over 20 years. It's an honor to do business in Perris.

Best Regards, and Stay Tuned!

Mike Naggar



**DRE NO. 886278**

Mike Naggar and Associates Inc.  
445 S. D St.  
Perris, CA 92570

On Dec 2, 2023, at 9:05 AM, Kristen Shook  
<kristenshook@hotmail.com> wrote:

I would love a brochure. I am trying to find out where the project is being built. The map is too small for my old eyes.

Thank you,  
Kristen Shook

Sent from my Verizon, Samsung Galaxy smartphone



**From:** Robin Mosley robinmosley1@verizon.net  
**Subject:** Mosley/Borden support this project  
**Date:** December 14, 2023 at 10:55 AM  
**To:** ramonapromenade@gmail.com, Raj Dewan rajkdewan@gmail.com

RM

We believe this project will be a great addition to that location!

On Wednesday, December 13, 2023 at 08:37:14 AM PST, Raj Dewan <rajkdewan@gmail.com> wrote:

Me and my family support this project . I have seen that dead corner for last 35 years and this project will give City of Perris a very desired , fresh , welcoming and great economic and Social growth . We support this project whole heartedly.

### ***Dewan Team***

### ***Raj Dewan M.Sc & Dr.Ritu Dewan***

***DRE #00784859***

***DRE #02063518***

***Specializing in Residential & Commercial sales***

***Active since 1980***

***Century 21 Award***

***4040 Barranca Parkway Suite #220***

***Irvine CA 92604***

***Raj 949-351-6304***

***Ritu 858-699-5857***

***[rajkdewan@gmail.com](mailto:rajkdewan@gmail.com) [rdewan@gmail.com](mailto:rdewan@gmail.com)***

Our experience & service is focused in achieving your financial goals.

**From:** Phil Percival asset19@gmail.com  
**Subject:** Ramona Promenade Support  
**Date:** December 15, 2023 at 3:32 PM  
**To:** RamonaPromenade@gmail.com, Robin Mosley robinmosley1@verizon.net

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To Whom it May Concern:

This letter is in support of the Ramona Promenade Project near the intersection of Perry Street and Perris Blvd. I have been a resident of SW Riverside County for over 20 years and believe the project will bring more vitality and employment opportunities to the area.

The e-commerce/distribution component of the project is especially important as the world continues to shift its buying and selling online.

Sincerely,

--

Philip Percival  
Cell: (951) 923-9200 Fax: (951) 249.7779  
30141 Antelope Road, Menifee, CA 92584

**From:** Rachael Kyles rachaekyles@gmail.com  
**Subject:** Re: Questions  
**Date:** December 7, 2023 at 5:12 PM  
**To:** mike ramonapromenade@gmail.com

RK

The plans look to be a good development. Hoping Perris gets restaurants/stores we dont already have and will have variety for the larger demographic.

On Wed, Dec 6, 2023, 7:41 PM mike <[ramonapromenade@gmail.com](mailto:ramonapromenade@gmail.com)> wrote:

Dear Rachael,

I trust you've had a chance to look over the plans we've put together for the Ramona Promenade. I'm eager to hear your thoughts.

Could you please take a moment to share your support with a quick email?

Best regards,

Mike

On Nov 15, 2023, at 12:07 PM, Rachael Kyles <[rachaekyles@gmail.com](mailto:rachaekyles@gmail.com)> wrote:



| Hello. What stores/business' will there be?

**From:** Raj Dewan rajkdewan@gmail.com  
**Subject:** RamonaPromende project  
**Date:** December 13, 2023 at 8:37 AM  
**To:** RamonaPromenade@gmail.com

RD

Me and my family support this project . I have seen that dead corner for last 35 years and this project will give City of Perris a very desired , fresh , welcoming and great economic and Social growth . We support this project whole heartedly.

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***5857***

***[rajkdewan@gmail.com](mailto:rajkdewan@gmail.com) [rdewan@gmail.com](mailto:rdewan@gmail.com)***

***Our experience & service is focused in achieving your financial goals.***

**From:** Robin Mosley robinmosley1@verizon.net  
**Subject:** I support the Ramona Promenade  
**Date:** December 15, 2023 at 1:18 PM  
**To:** RamonaPromenade@gmail.com

---



I think this is a fantastic idea and support it completely.  
Robin Mosley

[Sent from the all new AOL app for iOS](#)

**From:** Tina Leos cvl32474@gmail.com  
**Subject:** Re: Info please  
**Date:** December 7, 2023 at 3:24 PM  
**To:** mike ramonapromenade@gmail.com

---



Hi Mike,

I did take a look. It looks beautiful and I really hope the city approves it and it comes to fruition. Shopping centers are desperately needed for us on the north side of Perris. Something like you have proposed would be a great space for people to hang out, meet up and enjoy with friends and family. To have a REAL restaurant here means everything to us.

Most in the north side came here with many promises of Target and shopping and fun things to do, which have never happened. It's been a complete let down and a lot of the more educated people that bring in more money, which is what the companies have claimed they wanted here before they build, have got sick of the lies we were told and left.

A lot have stayed due to housing prices elsewhere though, and we deserve to have more places to go where we can enjoy our

own city, and not give all our money to other cities. Plus having to drive everywhere else is getting annoying as we get older. Lol

Again, good luck with the city, and us forgotten step-cousins on the North side of the city will be hoping for the shopping and entertainment we so desperately need over here.

Sent from my iPhone

On Dec 6, 2023, at 7:47 PM, mike <ramonapromenade@gmail.com> wrote:

Dear Tina,

I trust you've had a chance to look over the plans we've put together for the Ramona Promenade. I'm eager to hear your thoughts.

Could you please take a moment to share your support with a quick email?

Best regards,

Mike

On Nov 18, 2023, at 6:36 PM, Tina Leos <cvl32474@gmail.com> wrote:

Hi Mike, I didn't get the brochure you said was attached. Can you send me that when you get a chance please?

Thanks!

Sent from my iPhone

On Nov 17, 2023, at 10:55 PM,  
RamonaPromenade  
<ramonapromenade@gmail.com> wrote:

No, No Tina. We ARE building it. We are going to take a condition that makes it so the warehouse and the Promenade has to be built together or not at all.

It's a big risk for us. I hope that by building it

we will attract the types of business that we all want. Prayers.

Stay in touch,

Mike

On Nov 17, 2023, at 10:47 PM, Tina Leos <cvl32474@gmail.com> wrote:

The Promenade is needed and very wanted. The warehouse, not at all. We both know the Promenade will never happen, let's be real. This city doesn't care about us one bit. Sad reality. I hope you fight like hell to get them to do it though. Good luck with that.

Sent from my iPhone

On Nov 17, 2023, at 4:48 PM, mike <ramonapromenade@gmail.com> wrote:

Hi Tina,

I understand your sentiment. Our hope is

to build a Promenade that will bring the restaurants entertainment and shopping the community wants. That is why we commit to building the promenade when the distribution center is built.

Feel free to stay in touch.

Mike

On Nov 16, 2023, at 1:59 PM, Tina Leos <cvl32474@gmail.com> wrote:

Another Distribution Center? We don't need any more warehouses here and all the citizens are very opposed to them. Your brochure is very misleading. You stated it's a shopping center only. We are very disappointed to hear this warehouse is a part of this.

Sent from my iPhone

On Nov 16, 2023, at 8:19 AM, mike <ramonapromenade@gmail.com> wrote:



WFOCO.

Greetings Tina,

Thank you for your inquiry about the Ramona Promenade.

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Lastly, I am the Project Manager, and my offices have been in downtown Perris, at the Southern Hotel, for over 20 years. It's an honor to do business in Perris.

Best Regards, and Stay Tuned!

Mike Naggar

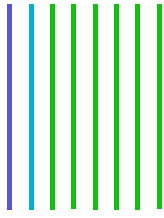
<p.png>

DRE NO. 886278  
Mike Naggar and Associates Inc.  
445 S. D St.  
Perris, CA 92570

On Nov 15, 2023, at 11:00 PM, Tina Leos <cvl32474@gmail.com> wrote:

Hi, we received your flyer re the shopping center. Can I please get more info and the project brochure?

We really hope this is real and that you will be building there. We are in GREAT need on a grocery store on our side of the city. Hopefully that is in the works there.



Thanks.

Sent from my iPhone







**From:** Kelli H heartk69@gmail.com  
**Subject:** support  
**Date:** December 18, 2023 at 7:51 AM  
**To:** RamonaPromenade@gmail.com

---



Good Day,

I am emailing to show my support for the Ramona Promenade. I work in this area and would appreciate this project. If you have any questions, please contact me.

Sincerely,  
Kelli HagueShaw



**Jerry R. Sepulveda**  
President

Perris Valley Chamber of Commerce

11 South D Street  
Perris, CA 92570

O: 951.657.3555  
D: 951.442.6123

December 13, 2023

**Dear Chairman Hammond, Vice-Chairman Shively and Planning Commissioners,**

We want to thank the Ramona Promenade project team for the informative presentation they gave to our Board of Directors at our November 21, 2023 meeting. They did a phenomenal job answering all our questions and easing our concerns while explaining this project's exciting benefits. We're thankful for the opportunity to speak to the developer directly.

We appreciate all the road and infrastructure improvements this project will bring to North Perris. The intersection at Perris Blvd and Ramona Expressway is hazardous and floods regularly. We're excited that this project will make the area safer by completing Line E of the Perris Valley Area Drainage Plan.

Line E construction will also free up other commercial properties for development and expansion. Economically, we are excited that this project will create over 1,400 construction jobs and over 1,000 permanent jobs.

North Perris lacks dining and shopping options, and most residents must drive a considerable distance to have a good meal or shop and often must go to Moreno Valley to do so. We keep hearing, "There are not enough rooftops." The Ramona Promenade will solve this problem once and for all by guaranteeing to build the Promenade while the warehouse building is being constructed. This is a no-lose, no-risk scenario for the city and the business community.

Additionally, it is being designed so that vacant land on its east and west sides can also be developed commercially. This, and other developments planned across the street, will change this region of Perris into what the residents and the city have wanted for years. This is not just another "strip center" but is designed to be a "sense of place" and enjoyment for families to gather, eat, and enjoy the surroundings and seasonal entertainment.

We applaud the Ramona Promenade project team for the tremendous outreach and support they have given this community. They took the unprecedented step of mailing out over 5200 invitations to local households and businesses for a community meeting held right in the community at Avalon Elementary School in the evening so the community could attend.

The Ramona Promenade project advances the goals and mission of the Perris Valley Chamber of Commerce, and we are proud to support it.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Sepulveda', enclosed within a hand-drawn oval.

**Jerry R. Sepulveda**  
**President | Perris Valley Chamber of Commerce**

CC: Michael Vargas, Mayor, City of Perris, Marisela Nava, Mayor Pro Tem, City of Perris, Malcolm Corona, Councilmember, City of Perris, David Starr Rabb, Councilmember, City of Perris, Rita Rogers, Councilmember, City of Perris Clara Miramontes, City Manager, City of Perris, Kenneth Phung, Director of Development, City of Perris



# Coming SPRING of 2025!

# *The* RAMONA PROMENADE



Bringing over 35,000 square feet of dining and shopping experience.

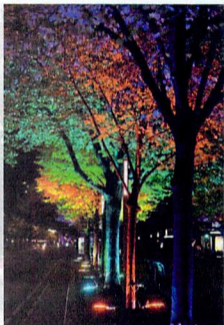
Enjoy food, fun, entertainment, local art, and seasonal events with family and friends.

Promenade Retail/Entertainment Concept and 774,000 Sq Ft. of Industrial.

Over 1,200 construction jobs and 1,000 permanent jobs.

\$300,000 in recurring property tax revenue.

Over \$10 million dollars in regional flood control improvements.



For more information and a free project brochure, email [RamonaPromenade@gmail.com](mailto:RamonaPromenade@gmail.com) or call 951-404-9636



# I SUPPORT

## The RAMONA PROMENADE

### CONTACT INFORMATION

First Name MARY ANN MOTTE Last Name \_\_\_\_\_  
Address 1140 NORTH PERRIS BLVD City PERRIS State CA Zip Code 92571  
Email RAMMOTTE@gmail.com Phone 951-657-4602  
 Okay to receive email updates  Okay to receive text updates

- YES, I support the Ramona Promenade  
 YES, I can write a letter of support  
 YES, I can attend a future hearing for this project

#### Questions or Comments?

Call  
951-404-9636

Email  
RamonaPromenade@gmail.com

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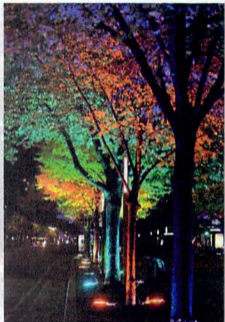
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# I SUPPORT

## The RAMONA PROMENADE

### CONTACT INFORMATION

CHARU DOGRA  
First Name Last Name  
1183 HARRIER ST PERRIS CA 92571  
Address City State Zip Code  
Charudogra71@gmail.com 951 867 1364  
Email  Okay to receive email updates Phone  Okay to receive text updates

YES, I support the Ramona Promenade

YES, I can write a letter of support

YES, I can attend a future hearing for this project

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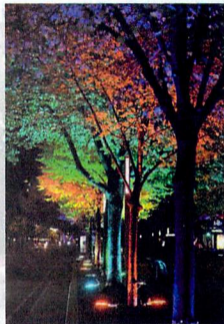
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# I SUPPORT

## The RAMONA PROMENADE

### CONTACT INFORMATION

JOHN MOTTE  
First Name Last Name  
1140 AD PEARLS BLVD PEARLS CA 92571  
Address City State Zip Code  
johnmotte@gmail.com  
Email  Okay to receive email updates  
951-657-4602  
Phone  Okay to receive text updates

- YES, I support the Ramona Promenade
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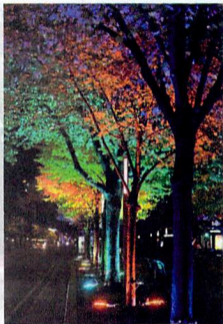
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# I SUPPORT

## The RAMONA PROMENADE

### CONTACT INFORMATION

Marisela

First Name

Oviedo

Last Name

3084 Bearberry Ct Perris CA 92571

Address

City

State

Zip Code

Mrs. Oviedo 07@gmail 951-961-8934

Email

Okay to receive email updates

Phone

Okay to receive text updates

YES, I support the Ramona Promenade

YES, I can write a letter of support

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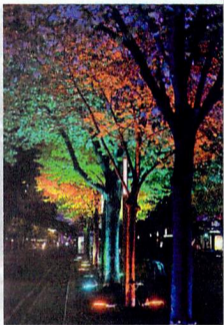
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# I SUPPORT

## The RAMONA PROMENADE

### CONTACT INFORMATION

Marisol \_\_\_\_\_ Alcala \_\_\_\_\_  
First Name Last Name  
3530 Riverwalk et perri ca 92571  
Address City State Zip Code  
Marisolalcalat5@gmail (909) 573-3229  
Email  Okay to receive email updates Phone  Okay to receive text updates

- YES, I support the Ramona Promenade
- YES, I can write a letter of support
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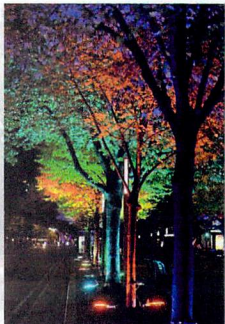
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## CONTACT INFORMATION

David Alcala  
First Name Last Name

3530 Riverwalk Ct Perris Ca 92571  
Address City State Zip Code

(909) 203-3400  
Phone

Okay to receive email updates  Okay to receive text updates

- YES**, I support the Ramona Promenade
- YES**, I can write a letter of support
- YES**, I can attend a future hearing for this project

### Questions or Comments?

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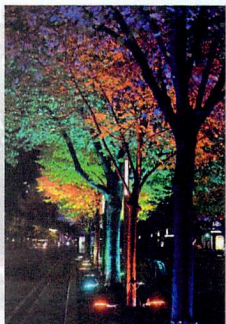
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# I SUPPORT

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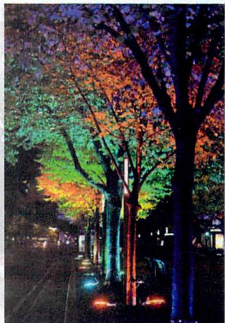
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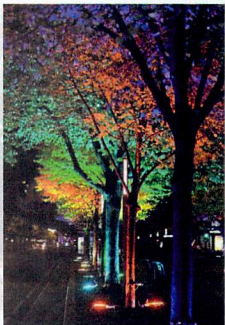
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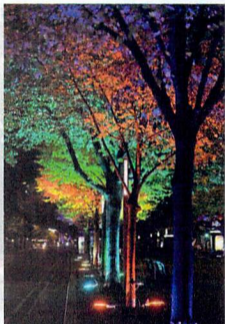
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