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**Pacific Development Partners to Complete Construction of New
100,000 Sq. Ft. Stater Bros. Center in San Jacinto**

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Stater Bros. to Open Tomorrow

**Other Tenants include Walgreens, Carl's Jr., Del Taco,
PFF Bank & Trust, Starbucks and More**

SAN JACINTO, CALIF. (May 22, 2007) – The City of San Jacinto announces that Stater Bros. Markets will open its second store in San Jacinto tomorrow, May 23, 2007, at the northeast corner of Ramona Expressway and State Street at The Village at San Jacinto Shopping Center. The new 44,000-square-foot full-service Stater Bros. Supermarket, which includes a Super Rx Pharmacy, is part of a 100,000-square-foot neighborhood center under construction by Pacific Development Partners, LLC of Beverly Hills, Calif.

In addition to a new Stater Bros., the new neighborhood center will also feature Walgreens, Carl's Jr., Del Taco, PFF Bank & Trust, Starbucks, Juice It Up!, Subway, Charo Chicken, Little Beijing, PostalAnnex+, Los Portales Mexican Restaurant, Professional Nail Salon, DB Sunwear, a drycleaners and a donut shop. Carl's Jr. and Del Taco are expected to open within the next 30 days, and the remaining tenants are slated to open by end of July or August 2007.

According to Bill Neece of Neece Commercial in San Diego, the project's leasing agent, "The shopping center is over 90% pre-leased, which shows the strength of this market. Currently, there are more than 4,600 homes under development with another 10,000 planned."

Located adjacent to Mt. San Jacinto College, The Village at San Jacinto Shopping Center will also serve the 4,300 students that attend the community college.

The developer is also adding two new signals to enhance the center's egress and ingress.

Mercer Construction of Temecula is the general contractor and Peruzzi Architects of Los Angeles is the project's designer.

"We are excited about the retail boom that is happening in the City of San Jacinto," said San Jacinto Mayor Jim Ayres. "Only two weeks ago we announced the opening of a Wal-Mart Supercenter with more retail to follow adjacent the new Wal-Mart. Now Stater Bros. leads the way in the opening of The Village at San Jacinto Shopping Center and 100,000 square feet of new retail



and restaurants.”

Located at the city's northern entrance at Ramona Expressway and Sanderson Avenue and the area surrounding the intersection, is the City's 1,700-acre Gateway project. “The San Jacinto Gateway will contain one million square feet of commercial and retail space, surrounded by new residential. The new development is also at the epicenter of two new major transportation corridors -- the 32-mile Mid County Parkway, one of the largest transportation projects planned in Southern California, and the realigned State Highway 79,” Ayres noted.

“The City has also launched a new website for the San Jacinto Gateway project: www.sanjacintogateway.com and will continue to add to it over time,” Ayres added. Target has already expressed interest in the Gateway.

To learn more about the City of San Jacinto and its opportunities, contact its Economic Development Department at (951) 487-7330.

About Pacific Development Partners

Established in 1985, Pacific Development Partners, LLC of Beverly Hills, California has developed, redeveloped and owned over 80 projects having a total value in excess of \$775 million. Product type includes neighborhood center and freestanding retail, multifamily units, commercial office and industrial. Currently the firm has active landlord relationships, many local and national tenants and owns 39 projects having a value in excess of \$530 million.

About Stater Bros.

Stater Bros. was founded in 1936 in Yucaipa, California, and has grown steadily through the years to become the largest privately owned Supermarket Chain in Southern California and the largest private employer in both San Bernardino County and Riverside County, with annual sales in 2006 of \$3.5 billion. Last year, Stater Bros. contributed over \$15 million in support of nonprofit organizations in the communities it serves, with an emphasis on worthy programs that benefit hunger relief, health and nutrition, and education. In the October 2006 issue of a Leading National Consumer Magazine, Stater Bros. was rated as the best place to shop for groceries among Full Service Supermarket Chains in Southern California and No. 10 in America. The Company will now operate 163 Supermarkets, and there are over 18,000 members of the Stater Bros. “Family” of Employees.

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