

# Quail Ranch Golf Club



Δ π EXHIBIT 204  
Deponent Andy Liu  
Date 08/26/13 Rptr. IB  
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### ***EXECUTIVE SUMMARY & PROJECT DESCRIPTION FOR EB-5 INVESTORS***

***The Quail Ranch Development Project*** is located in beautiful Southern California, adjacent to the City of Moreno Valley, in Riverside County, California. The property includes 850 acres of wonderful terrain, with abundant and beautiful native trees, plants, and animal life surrounding it. The property is located near world-class universities, resort communities, shopping, national parks, and gaming, as well as entertainment centers of all types that can be found in the Southern California Region. The land is nestled in the foothills of beautiful mountain ranges and includes natural creeks, reservoirs, rolling hills and open spaces. The Quail Ranch Golf Course and Community is well positioned to be a wonderful home, resort, working and recreational community that will provide a peaceful and harmonious environment for all those who live, work or visit the property for many decades to come.

The project itself is being designed to provide brand new developments of the following:

- ***Two exclusive high quality 3 & 4 star hotel/resorts*** (up to 500 total rooms) and spas, including meeting centers, banquet halls, restaurants, sports and other facilities
- ***A private high-end, World-Class Championship 18-hole Golf Course and Golf Club*** built to the highest standards to allow the type of quality golf experience and service found in the highest end clubs around the world.
- ***Up to 700 New High Quality Single-Family Homes*** ranging in sizes from 2,000 sq ft to as large as 7,000 to 8,000 square feet. The homes will have wonderful views of the golf course, or canyons, or adjacent pristine wildlife preserves that are protected by the national fish and game conservancy and will never be developed. The residences will be state of the art, energy efficient and located in private gated communities. Additionally, approximately 200 of the homes will be exclusive senior housing communities for ages 55 and over.
- ***Brand New State of the Art Assisted Living***, age-in-place, and other private, exclusive, high-end facilities for the elderly or infirmed with top-notch 24 hour care services available for every level of need.
- ***Medical Offices, Clinics, and Research***, as well as other state of the art facilities will be available to all residents.
- ***Neighborhood Commercial Property up to 200,000 Square Feet***, including private schools, office buildings, retail amenities including grocery, drug store, cleaners and other community service providers.
- ***The entire community is being planned to the highest standards of energy, and environmental sustainability and efficiency.*** Including multi-modal transportation services, walking, biking, and golf-cart trails, to allow residents and visitors to enjoy the environment in harmony while maintaining the neighborhood ecologically. Furthermore, the community will have beautiful open spaces, and planned parks and other recreational amenities.