

QUESTIONS? COMMENTS?

What aspects of Aera's plan are of the most interest to you?

- New homes and shopping
- Open space, trails and parks
- Funding for needed road improvements
- Potential new school site
- Preservation of wildlife habitat
- Other _____

Please share your comments and questions:

- Check if you would like to be an active supporter of our plan.
- Check if you would like to receive future updates.

Please provide the information below if you would like to receive updates:

Name: _____

Address: _____

City: _____ Zip: _____

E-mail: _____

ANSWERING YOUR QUESTIONS

Where is the property located?

The Aera Master Planned Community is located adjacent to the communities of Diamond Bar, Rowland Heights, La Habra Heights, Brea and La Habra. Ninety percent of the property is in unincorporated Los Angeles County, with 10 percent of the property located in unincorporated Orange County.



What are the next steps in the approval process?

In-depth studies are currently being prepared on potential benefits to Diamond Bar, potential impacts and ways to resolve any such impacts. These studies, along with feedback from local residents, will help Diamond Bar officials and Aera determine if annexation should be requested.

What benefits could the plan offer Diamond Bar?

Besides the new homes, parks, trails and retail opportunities, a preliminary study indicated the proposed annexation could result in at least \$1 million a year in increased revenue to Diamond Bar.

Is there a new home interest list?

Yes, we've started a preliminary list. Please return the attached reply card to be added. The first homes could be available about two years following project approval.

Dear Diamond Bar Resident:

We are writing with important news we hope you will find exciting about our property, which lies along both sides of the SR-57 freeway between Diamond Bar and Brea.

For years we have been carefully studying the site and preparing plans to transform the aging oil field into a beautiful, well-planned, low-density community and large open space preserve. And just recently, we entered into a planning agreement with the City of Diamond Bar to explore the possibility of annexing about two-thirds of our proposed community into the City.

Should Diamond Bar decide to annex our property, residents will receive many benefits from our plan – there's more on that inside. We also want to work with Diamond Bar residents to answer your questions because good planning always involves good listening.

After reading this newsletter, please share your thoughts, questions and concerns, or register for our new home interest list by returning the postage-paid reply card. We value your input and ideas!

Sincerely,

The Aera Planning Team



www.AeraCommunity.com

Plans for the Aera Master Planned Community are preliminary and may change during the public environmental review process. Therefore, the information in this document is subject to change and modification.



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UPDATES

Please return the postage-paid reply card to be notified when project milestones occur.

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LOOK INSIDE FOR MORE INFORMATION ABOUT:

- New homes
- Trails and parks
- Open space preserve
- Traffic solutions
- Potential for Diamond Bar annexation

NEW HOMES NEW PARKS NEW TRAILS



The Aera Master Planned Community would offer 3,600 new homes on our 2,935-acre property. With a low-density design of just 1.2 homes per acre overall, the plan includes plenty of room for open space and recreation for all Diamond Bar residents to enjoy.

Distinctive Homes

Expansive estate homes with mountain to ocean views, traditional single-family homes and townhomes – appealing to different segments of the home buying public.



Trails

Scenic new trails within the community would connect to off-site regional trails providing the public with hours of outdoor excitement.

Parks

The plan offers a number of park facilities, including a long sought-after sports park.



OPEN SPACE PRESERVATION



The sheer size of this property could be difficult to grasp. It's actually quite huge – almost five-square miles in size, stretching from along the SR-57 freeway all the way to Harbor Blvd. We have committed to set aside more than 55 percent of the land – about 1,600 acres – for high-quality habitat and recreational open space.

Key features of the open space plan include:

Public Use

Open space that has been off limits for over a century will become available for public use – so much that it would nearly triple Diamond Bar's current open space acreage.

Restoration

Currently the land is used for cattle grazing and as an oil field. When we are finished with our extensive restoration program, oak and walnut woodlands and other native plant communities will be restored as healthy, sustainable habitats.

Movement Corridors

Wildlife will be able to move on and through the land, using more than 600 acres of our property that connects to neighboring open space preserves.

No Cost To Taxpayers

The much-needed restoration program, open space dedications and long-term maintenance would come at no cost to taxpayers.

SMART PLANNING



“Demanding,” “rigorous,” “thorough” and “responsive to public input” are terms that describe California's environmental review process for new home communities, which is designed to protect the environment and the quality of life of existing neighbors.

Currently, the Aera plan is just beginning to move through this review process. Here's a look at some key areas of study:

Visual Qualities

About 85 percent of Aera's property along the SR-57 freeway (as shown above) will remain un-built, largely protecting the scenic view along the freeway as it transitions between Los Angeles and Orange counties.

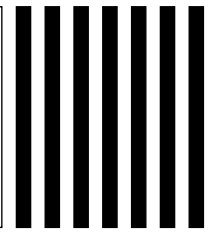
Roadways

Many local roadway improvements that are already needed but have not been funded would be made possible through funding by the project to offset potential impacts. These include the widening of Brea Canyon Road to four lanes and multiple intersection improvements.

Schools

A site is being reserved for a new school (likely K-8) on the property for the Rowland Unified School District.

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