



Presentation to City Council

PRESENTATION OVERVIEW

- Enhancing the Shopping Center
- Refined Project Phasing and Proposed Refinements
- Working With Our Neighbors and Community

ENHANCING THE SHOPPING CENTER

- Project Over a Decade in the Making
- Goal is to Create a First Class Shopping Center for Manhattan Beach
- RREEF Continues to Make Significant Progress
 - Internal Renovations and Community Center Upgrades On-going
 - Today's Application Before the Council Facilitates the Next Phase of Construction

INTERIOR REFRESH



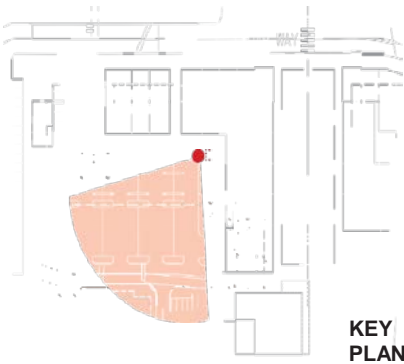
PROJECT PHASING AND REFINEMENTS

- RREEF Will Now Construct the Macy's Consolidation and Northeast Parking Deck in the Project's First Phase
 - Revised Phasing Implemented in Response to Community Input
 - Important Step to Retain a Key Anchor Tenant in a Challenging Retail Market
 - Provides additional parking for subsequent phases
- Application Supports a Number of Other Project Enhancements
 - Appropriately Phased Traffic and Circulation Improvements
 - Increased Parking
 - Improved Pedestrian Experience

WORKING WITH OUR NEIGHBORS AND COMMUNITY

- Sensible Citizens of Manhattan Beach Submitted a Letter Supporting the Application Before the City Council
- The Refined Conditions Convey Project Benefits For the Community and our Neighboring Property Owners
 - Facilitate Macy’s Consolidation in the Project’s First Phase
 - Allow for Circulation Enhancements for Vehicles Entering from Rosecrans (13F)
 - Provide Visible Access to the Hacienda Building from the North Parking Deck (50q)
 - Specify a “Setback” of North Parking Deck From the Hacienda Building (50r)
 - Require a Guaranteed Number of Parking Spaces in the Culvert and Northeast Parking Deck (50s)

HACIENDA VIEW FROM NORTH PARKING DECK



VIEW LOOKING WEST @ HACIENDA FROM ELEVATORS

HACIENDA VIEW FROM NORTH PARKING DECK



KEY
PLAN

VIEW LOOKING WEST @ HACIENDA FROM INTERIOR ARCH OF NORTH PARKING DECK

HACIENDA VIEW FROM OUTSIDE THE NORTH DECK



KEY
PLAN

VIEW LOOKING WEST @ HACIENDA FROM CPK AND NORTH
PARKING PASEO

MANHATTAN
VILLAGE

HACIENDA VIEW FROM NORTH PARKING DECK



KEY
PLAN

VIEW LOOKING WEST @ HACIENDA FROM CENTER OF NORTH PARKING
DECK

NORTH PARKING DECK VIEW FROM HACIENDA



VIEW LOOKING EAST @ NORTH PARKING DECK FROM SIDEWALK OUTSIDE HACIENDA COURTYARD

NORTH PARKING DECK VIEW FROM HACIENDA



KEY
PLAN

VIEW LOOKING SOUTH EAST AT NORTH PARKING DECK AND CPK ON CARLOTTA WAY

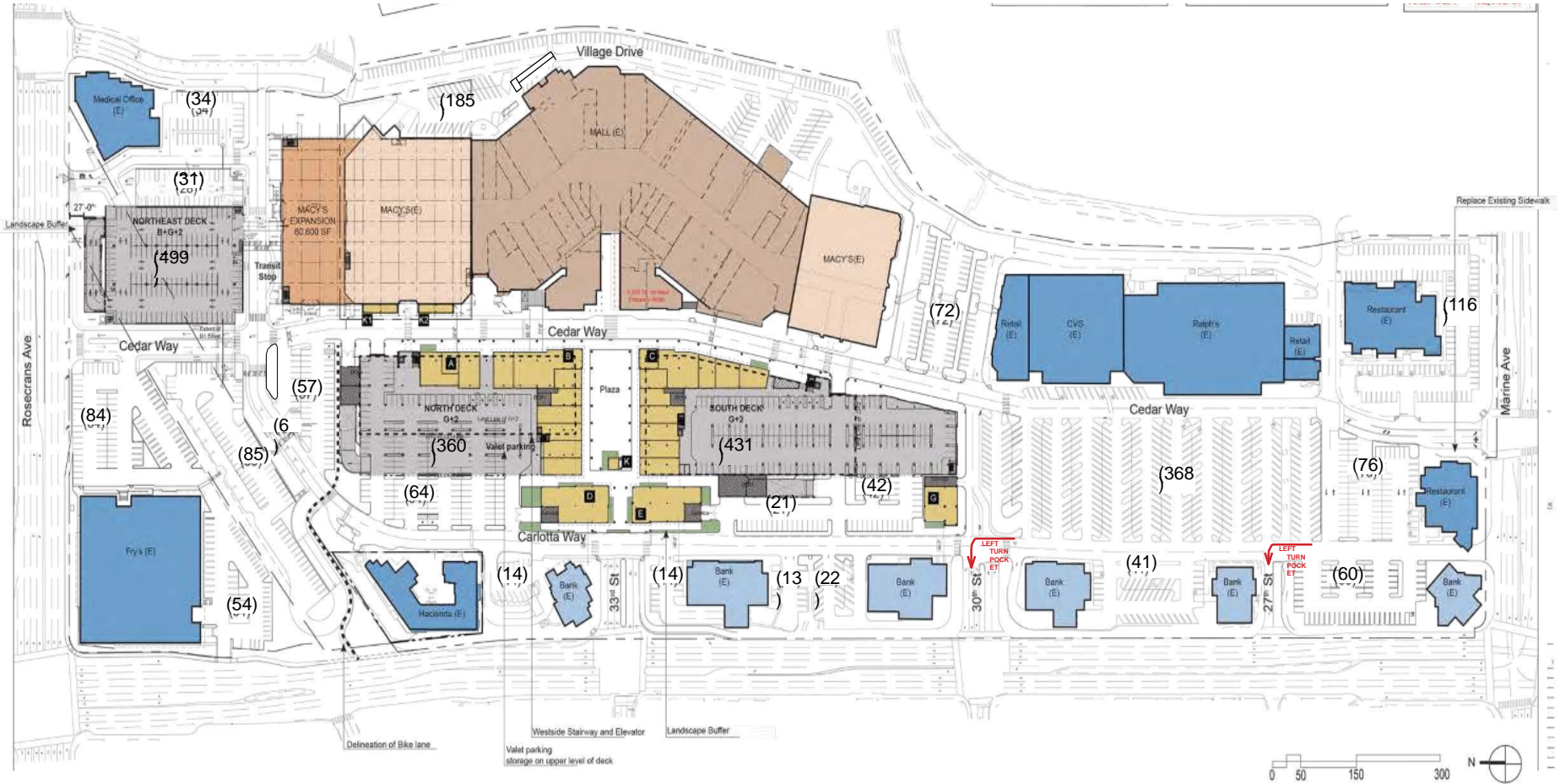
AERIAL VIEW OF NORTH PARKING DECK AND HACIENDA



MANHATTAN
VILLAGE

AERIAL VIEW LOOKING SOUTH EAST

ILLUSTRATIVE SITE PLAN



THANK YOU!