



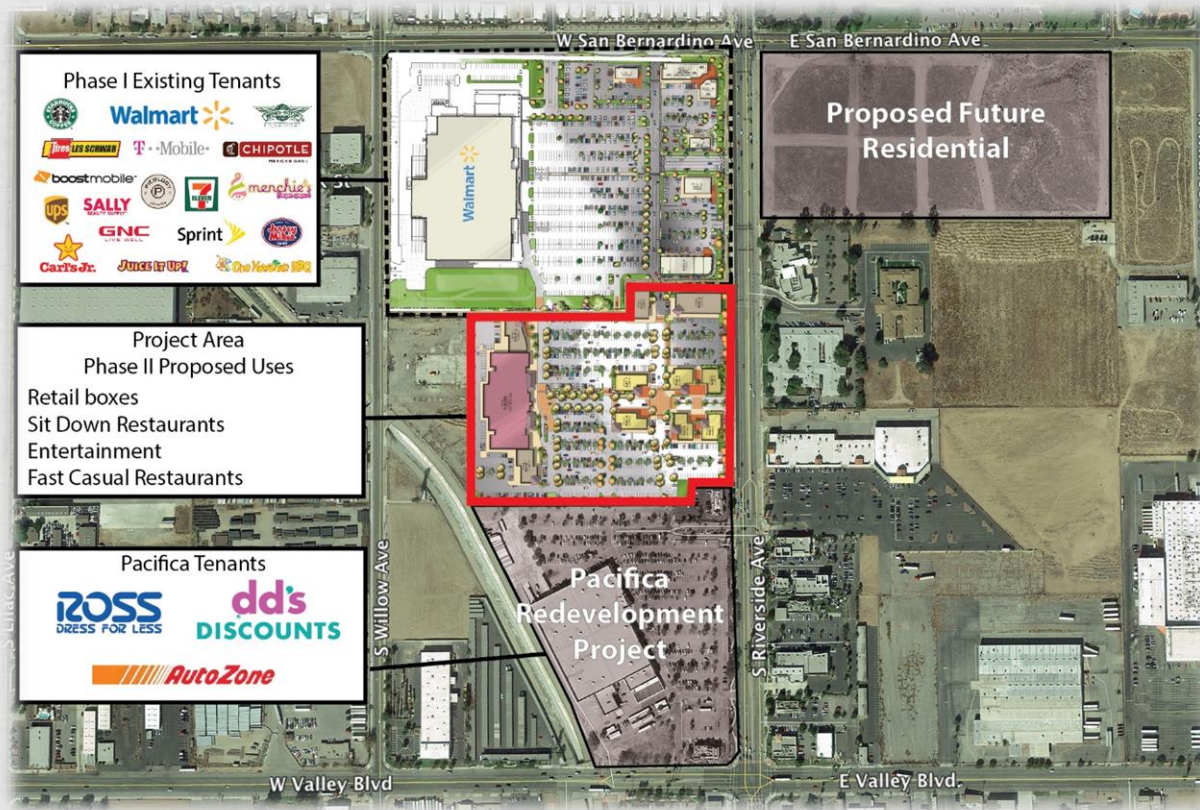
Proposed Phase II



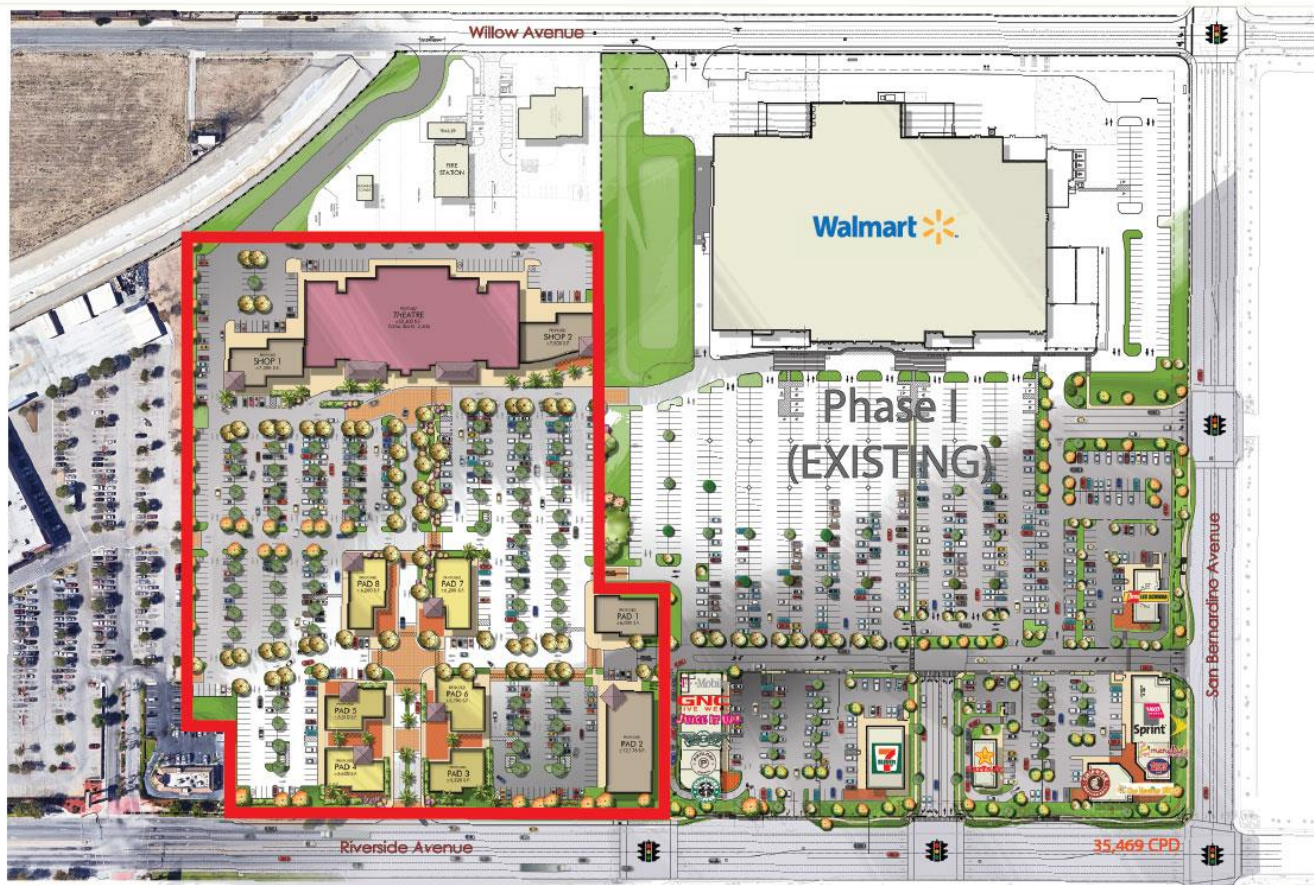
NewMark Merrill

COMPANIES

South Rialto Retail District



Proposed Theater Site Layout



Proposed Theater



Street View



Leasing Efforts & Progress



- ❧ Received Letter of Intent from Northgate Market; LOI negotiation starting.
- ❧ In discussions with two theater chains for possible 2nd anchor.
- ❧ Negotiating 10+ Letters of intent for pad and shop spaces.
- ❧ Contacted over 150 anchor tenant chains.
- ❧ Contacted over 500 retail, restaurant, fitness, and entertainment users.
- ❧ Working with some tenants who have recently or will open soon in nearby projects (Lewis & Others).
- ❧ Created studies to understand draw of shopping center.
- ❧ Prepared preliminary proformas for various scenarios.
- ❧ Prepared renderings and site plans to assist in our marketing and analysis of site.
- ❧ Met with over 50 tenants at last ICSC conferences with encouraging results. Additional meetings scheduled at New York ICSC this week.