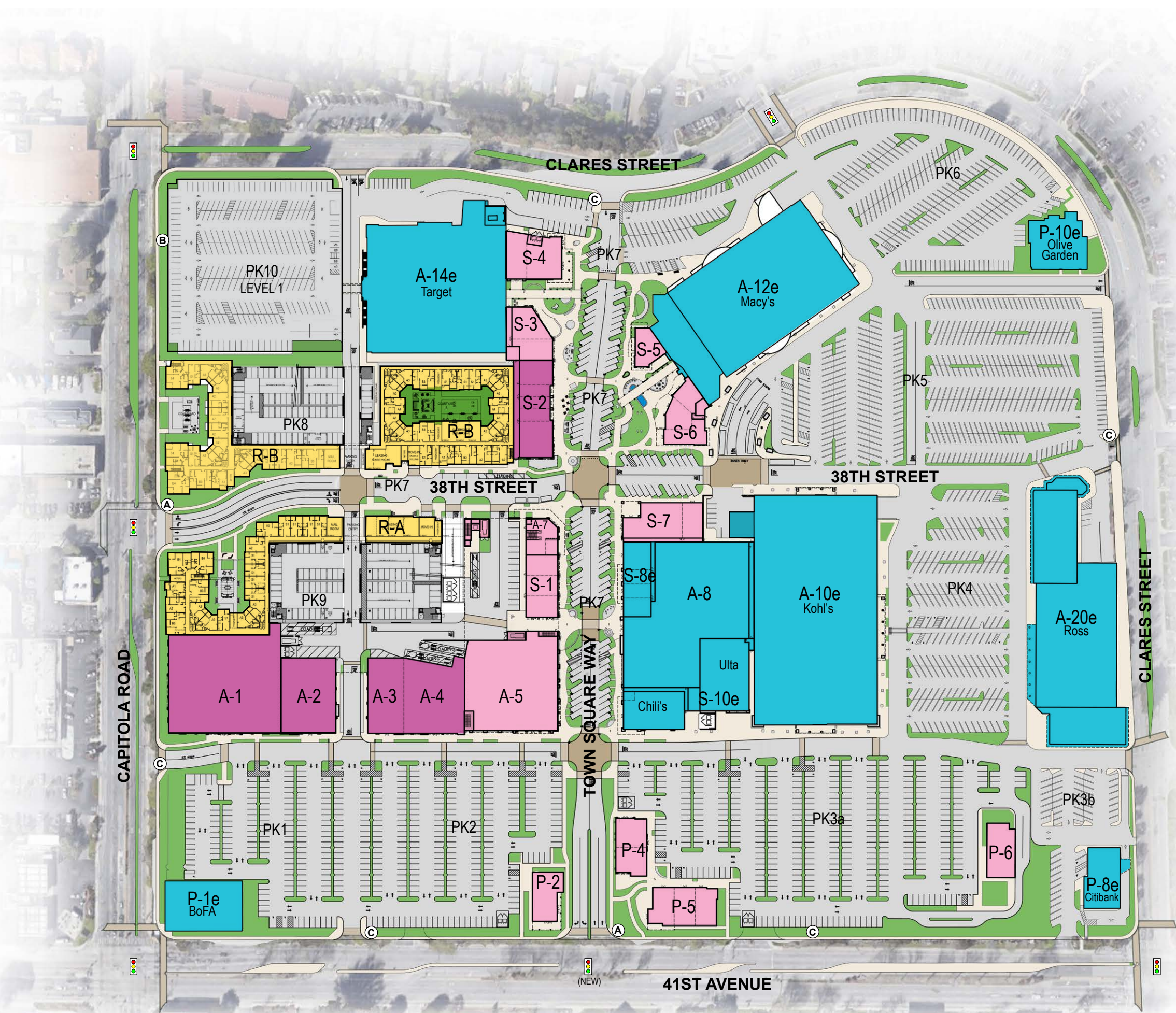




REV 5-10-19
REV 5-16-19
REV 6-5-19, REV 7-29-19



PROJECT SUMMARY

SITE INFORMATION	acres	square feet
TOTAL OVERALL SITE AREA	46.16 ac	2,010,920 sf
DEVELOPMENT SITE AREA	31.44 ac	1,369,690 sf
DEVELOPMENT FLOOR AREA RATIO (FAR)		0.82
DEVELOPMENT DWELLING UNITS PER ACRE (du/ac)		20 du/ac
EXISTING BUILDING AREA - DEVELOPMENT		373,451 sf
PROPOSED RETAIL BUILDING AREA - DEVELOPMENT		339,131 sf
NET LOSS OF RETAIL BUILDING AREA - DEVELOPMENT		34,320 sf

OVERALL BUILDING AREA	square feet	square feet	
BUILDING A-1:	30,300 sf	BUILDING S-4:	6,700 sf
BUILDING A-2:	11,300 sf	BUILDING S-5:	2,400 sf
BUILDING A-3:	7,500 sf	BUILDING S-6:	6,000 sf
BUILDING A-4:	11,900 sf	BUILDING S-7:	7,900 sf
BUILDING A-5:	23,000 sf	BUILDING S-8e:	5,700 sf
BUILDING A-7:	54,100 sf	BUILDING S-10e (Mall):	18,600 sf
BUILDING A-8:	38,600 sf	BUILDING P-1e (Bank of America):	8,729 sf
BUILDING A-10e (Kohl's):	74,131 sf	BUILDING P-2:	3,700 sf
BUILDING A-12e (Macy's):	102,000 sf	BUILDING P-4:	4,800 sf
BUILDING A-14e (Target):	93,214 sf	BUILDING P-5:	6,800 sf
BUILDING A-20e (Ross):	50,327 sf	BUILDING P-6:	4,200 sf
BUILDING S-1:	5,500 sf	BUILDING P-8e (Citibank):	4,910 sf
BUILDING S-2:	5,800 sf	BUILDING P-10e (Olive Garden):	8,000 sf
BUILDING S-3:	10,200 sf		

TOTAL RETAIL BUILDING AREA - OVERALL:	606,311 sf
EXISTING RETAIL - OVERALL:	365,611 sf
PROPOSED NEW RETAIL - OVERALL:	240,700 sf

MGP CONTROLLED BUILDING AREA

RETAIL	
TOTAL RETAIL BUILDING AREA - MGP DEVELOPMENT	339,131 sf
RESIDENTIAL	
RESIDENTIAL UNIT - A	384 du
RESIDENTIAL UNIT - B	253 du
TOTAL RESIDENTIAL COUNT	637 du
TOTAL BUILDING AREA - MGP DEVELOPMENT	1,123,205 sf

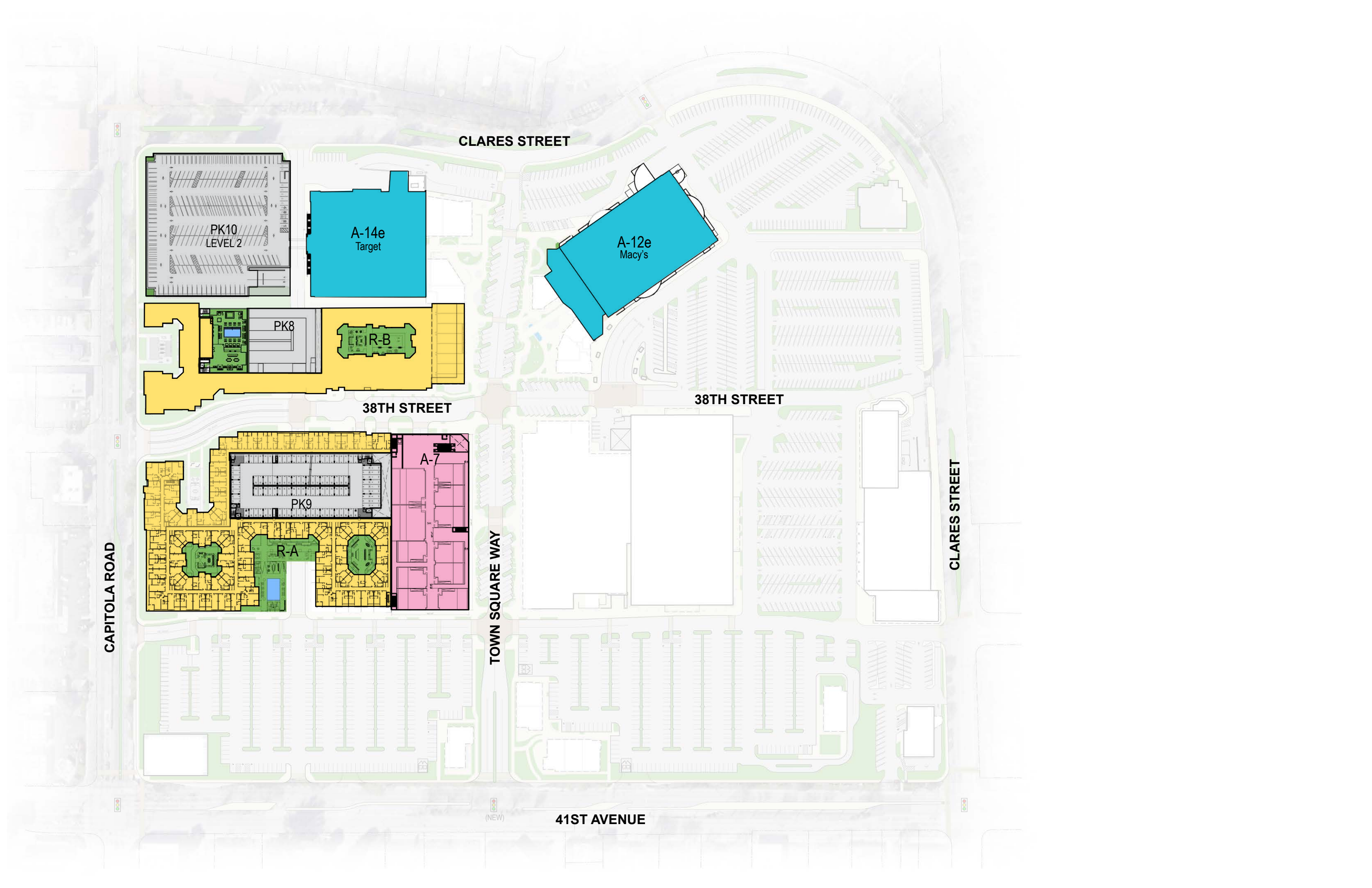
RETAIL PARKING SUMMARY

PARKING AREA-PK1:	180 stalls	PARKING AREA-PK8(s)	- stalls
PARKING AREA-PK2:	258 stalls	Residential Only Structure	(6) Level Structure
PARKING AREA-PK3a:	416 stalls	PARKING AREA-PK9(s)	166 stalls
PARKING AREA-PK3b:	58 stalls	Two Floors Retail Only	(8) Level Structure
PARKING AREA-PK4:	187 stalls	PARKING AREA-PK10(s)	485 stalls
PARKING AREA-PK5:	413 stalls	Existing Target Structure	(8) Level Structure
PARKING AREA-PK6:	232 stalls		
PARKING AREA-PK7:	219 stalls		

TOTAL RETAIL PARKING - OVERALL	2,614 stalls
PARKING RATIO - DEVELOPMENT RETAIL	3.8 / 1000 sf
PARKING RATIO - OVERALL RETAIL	4.3 / 1000 sf

RESIDENTIAL PARKING SUMMARY

PARKING STRUCTURE - PK8(s)	453 stall
PARKING STRUCTURE - PK9(s)	645 stalls
TOTAL RESIDENTIAL PARKING	1,098 stalls
DEVELOPMENT RESIDENTIAL PARKING RATIO	1.72 stalls/du



CLARES STREET

PK10
LEVEL 2

A-14e
Target

A-12e
Macy's

PK8

R-B

38TH STREET

38TH STREET

PK9

A-7

R-A

TOWN SQUARE WAY

CLARES STREET

CAPITOLA ROAD

(NEW)

41ST AVENUE



LEASING CENTER

RETAIL PARKING



WORD MARKER

Pharmacy

WORD MARKER

URBAN COFFEE

WORD MARKER

WORD MARKER

WORD MARKER

WORD MARKER



TOWNSQUARE
CINEMA

MARGOLD BEAUTIES

all about
CLOTHING



THE PERFECT
Wave

all about
CLOTHING

TOWNSQUARE
CINEMA



TOWNSQUARE
CINEMA

TOWNSQUARE
CINEMA

TOWNSQUARE
CINEMA

BEACH
THE PERFECT WAVE
SHAKE THE SAND
SHOES
LEAVES your soul
PERFECT we

ALLBRANDS

ALLEGIANCE

SONAGE

cutie SUSIE

SONAGE

SONAGE





Private

JP Mobile

Paek Malunch

UNION NOTES

PAPYRUS & NILE
BOOKSTORE

cursive sleeper

HORIZON

LIVING BRAND





Capitola
TOWN SQUARE

B.E.A.C.H.

a day at the
BEACH
restores
the
Soul

THE PERFECT
DAY TO VISIT



SALVAGE

SALVAGE Dior

cinlantró

cinlantró CHILE

macy's

JONES

sushiBar & Restaurant

sushiBar



LeFlorentine Cafe

Shoe Factory Store Honey Sweets

boba fit

B>HERE

Absolute Fitness



KOHL'S

KOHL'S