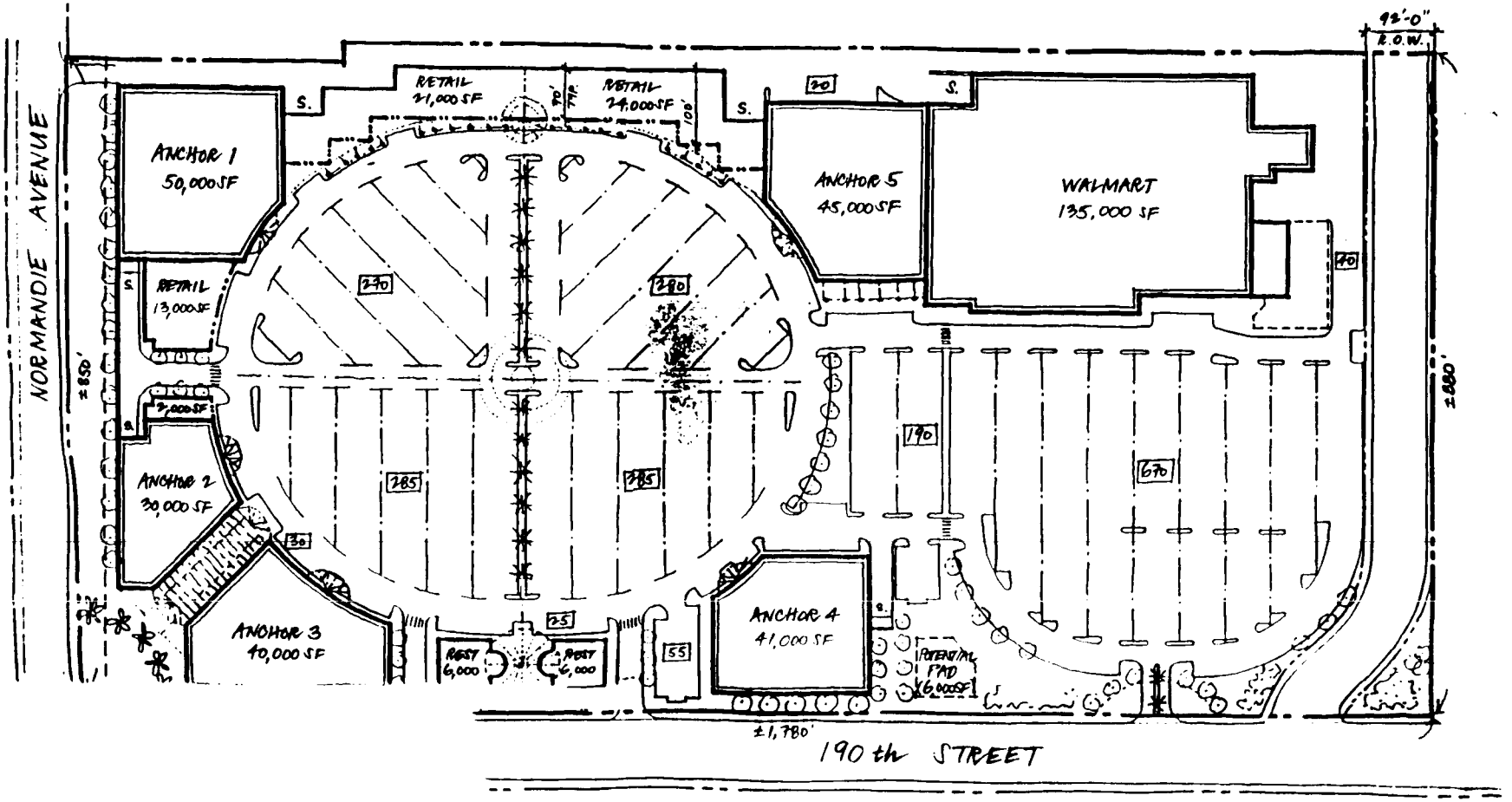
PROJECT SUMMARY (PHASE I)

WALMART	135,000 SF
ANCHORS	206,000 SF
RETAIL / LARGE TENANTS	60,000 SF
RESTAURANTS	12,000 SF
TOTAL GLA	413,000 SF
PARKING PROVIDED @ 5.21/1,000 SF	2,150 SPACES



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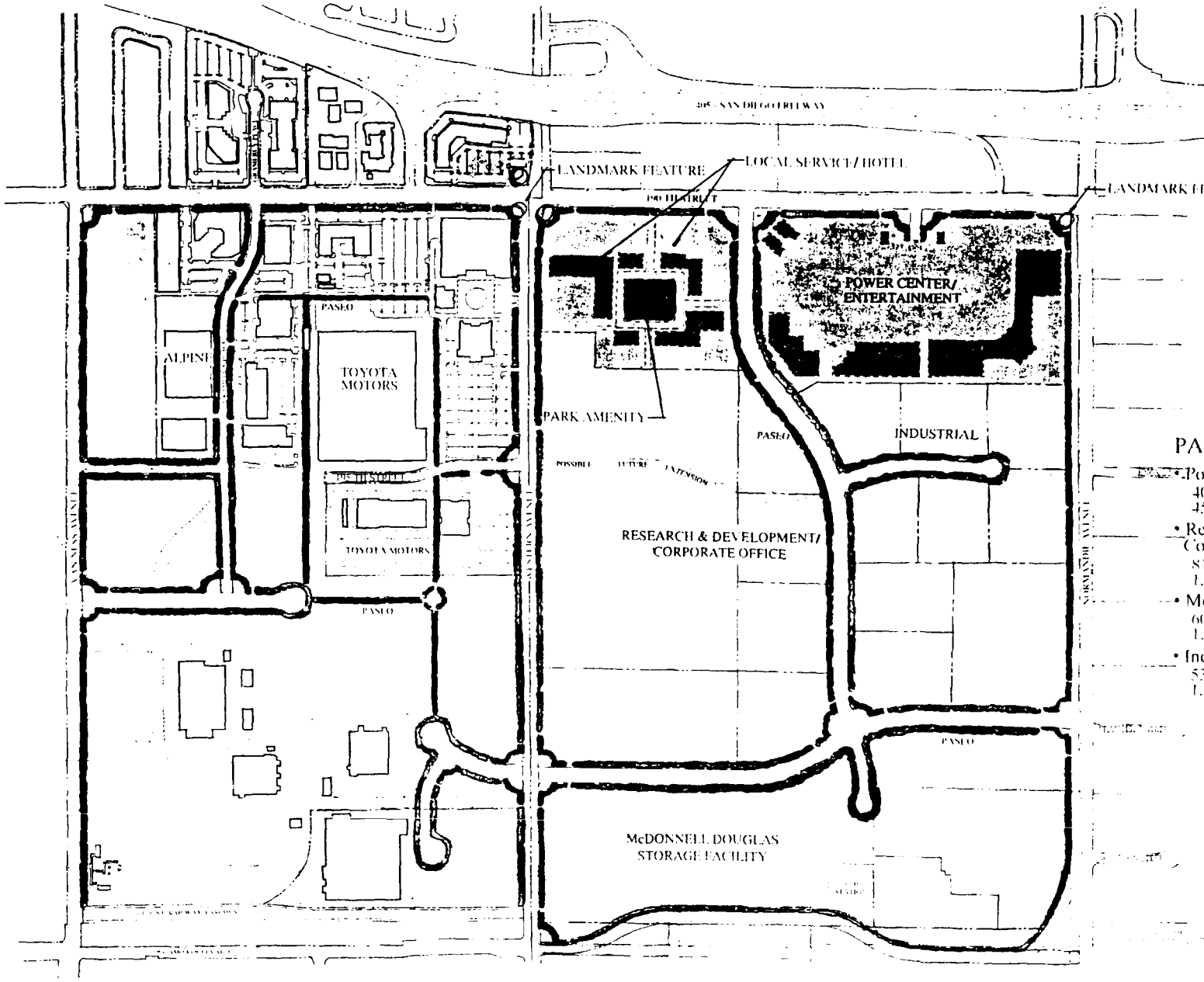

PARK ALTERNATIVE

- Power Center/Entertainment
  40.0 A.C.
  450,000 SQ.FT.
- Research & Development/ Corporate Office
  81.3 A.C.
  1,770,000 SQ.FT.
- McDonnell Douglas Storage
  60.8 A.C.
  1,456,000 SQ.FT.
- Industrial
  53.4 A.C.
  1,279,000 SQ.FT.
- Park Amenit
  3.2 A.C.
- Local Servic
  Hotel
  18.6 A.C.

Park Amenity Alternative

Harbor Gateway Master Plan

Gascon Mar Ltd

pbr

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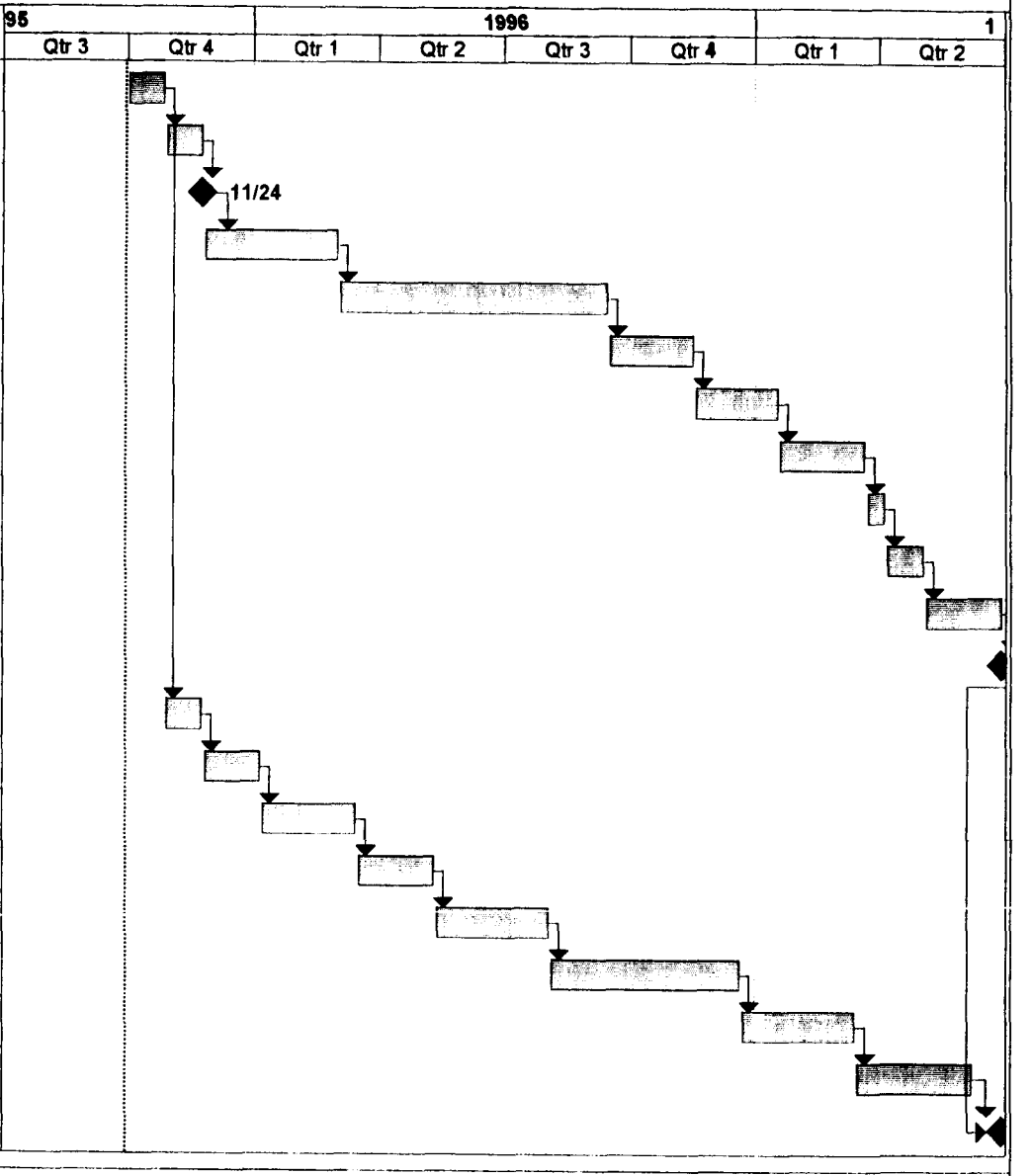
MCDONNELL DOUGLAS LAND USE ENTITLEMENT SCHEDULE: EIR ALTERNATE

ID	Task Name	Duration	Start	Finish
1	Finalise Land Plan	20d	10/2/95	10/27/95
2	Prepare Vesting Tentative Map	20d	10/30/95	11/24/95
3	Submit To City (Env. Assessmt)	0d	11/24/95	11/24/95
4	City Processing	70d	11/27/95	3/1/96
5	Draft EIR	140d	3/4/96	9/13/96
6	Public Review	45d	9/16/96	11/15/96
7	Response to Comments	45d	11/18/96	1/17/97
8	Certify EIR	45d	1/20/97	3/21/97
9	Tentative Map Approval	10d	3/24/97	4/4/97
10	Complete Improvement Plans	20d	4/7/97	5/2/97
11	Plancheck	40d	5/5/97	6/27/97
12	Record Map	0d	6/27/97	6/27/97
13	Phase I (DAC Whse) Schematics	20d	10/30/95	11/24/95
14	Major Project Submittal	30d	11/27/95	1/5/96
15	Major Project Approval	50d	1/8/96	3/15/96
16	Phase I working drawings	40d	3/18/96	5/10/96
17	Phase I Permit	60d	5/13/96	8/2/96
18	Phase I Construction	100d	8/5/96	12/20/96
19	Phase II (Retail) Demolition	60d	12/23/96	3/14/97
20	Phase II Complete Remediation	60d	3/17/97	6/6/97
21	Phase II Sale	0d	6/27/97	6/27/97



Project:
Date: 9/29/95

Task
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress

BOE-C6-0128788

190TH STREET CORRIDOR

MAJOR OFFICE BUILDINGS

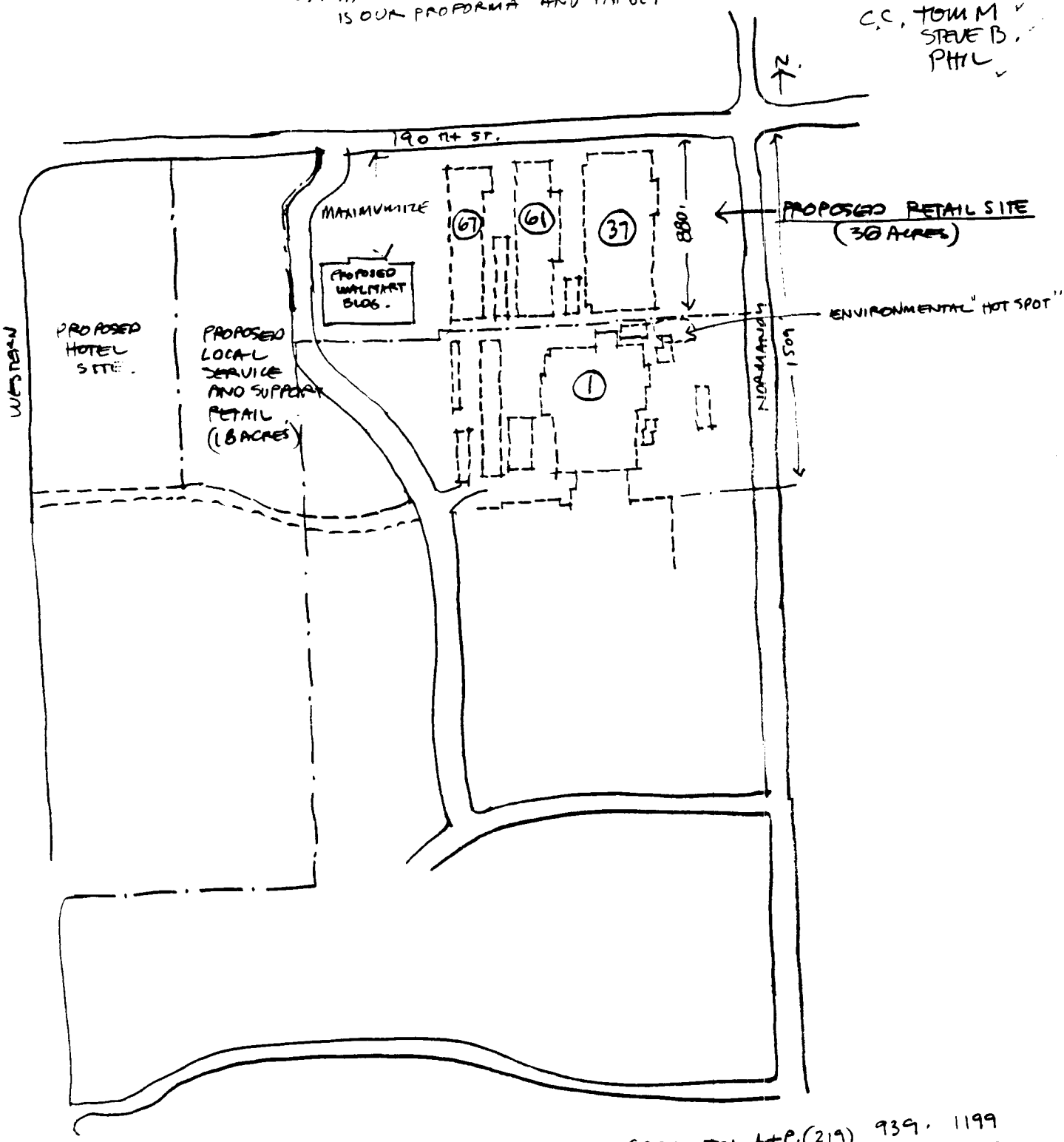
1. Gramercy Plaza
2. Alpine Electronics Headquarters
3. Hughes Aircraft
4. Toyota Administrative Center
5. Lexus Headquarters
6. Toyota U.S. Corporate Headquarters
7. Toyota Technical Center, U.S.A., Inc.
8. Toyota Service Development Center
9. Torrance Business Center
10. Western Plaza
11. South Bay Center
12. South Bay Corporate Center
13. Normandie Business Center
14. I² Corporate Center
15. OMA Building
16. Harborgate Building
17. Gateway Towers East
18. Gateway Towers West
19. Gateway I
20. Gateway II
21. Andrex Point
22. Nissan U.S. Corporate Headquarters
23. Harbor Gateway Garden Office Park
24. South Bay Technology Center
25. Harbor Corporate Centre
26. Nikon Regional Headquarters
27. Wherehouse Entertainment
28. Harbor Business Center
29. Ashton-Tate Building
30. Los Angeles County District Attorney
31. Harbor Technology Center

BOE-C6-0128789

FAX TO: HON ALTOON
HELEN MCKENZIE
MIKE RUSSELL

1. CONFORM TO EXIST. MASTER PLAN AND BUILDING CONFIGURATION.
2. MAXIMIZE DEPTH OF WALMART AND LAND SALE TO DEVELOPER - 40 ACRES IS OUR PROFORMA AND TARGET.

C.C. TOM M
STEVE B.
PHIL



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