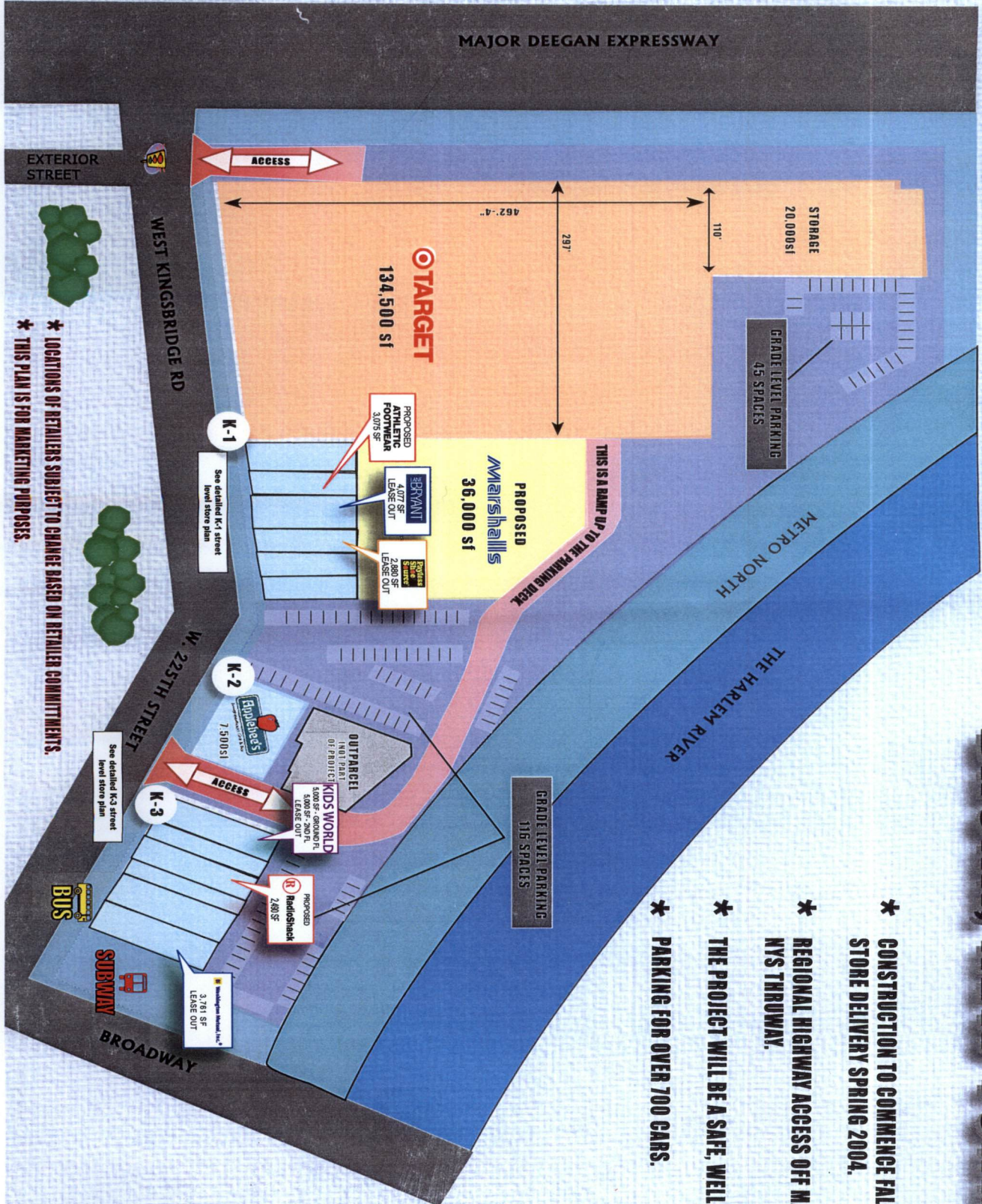


THE RIVER PLAZA SHOPPING CENTER BRONX, NEW YORK



* CONSTRUCTION TO COMMENCE FALL/WINTER 2002.
STORE DELIVERY SPRING 2004.

* REGIONAL HIGHWAY ACCESS OFF MAJOR DEEGAN / NYS THRUWAY.

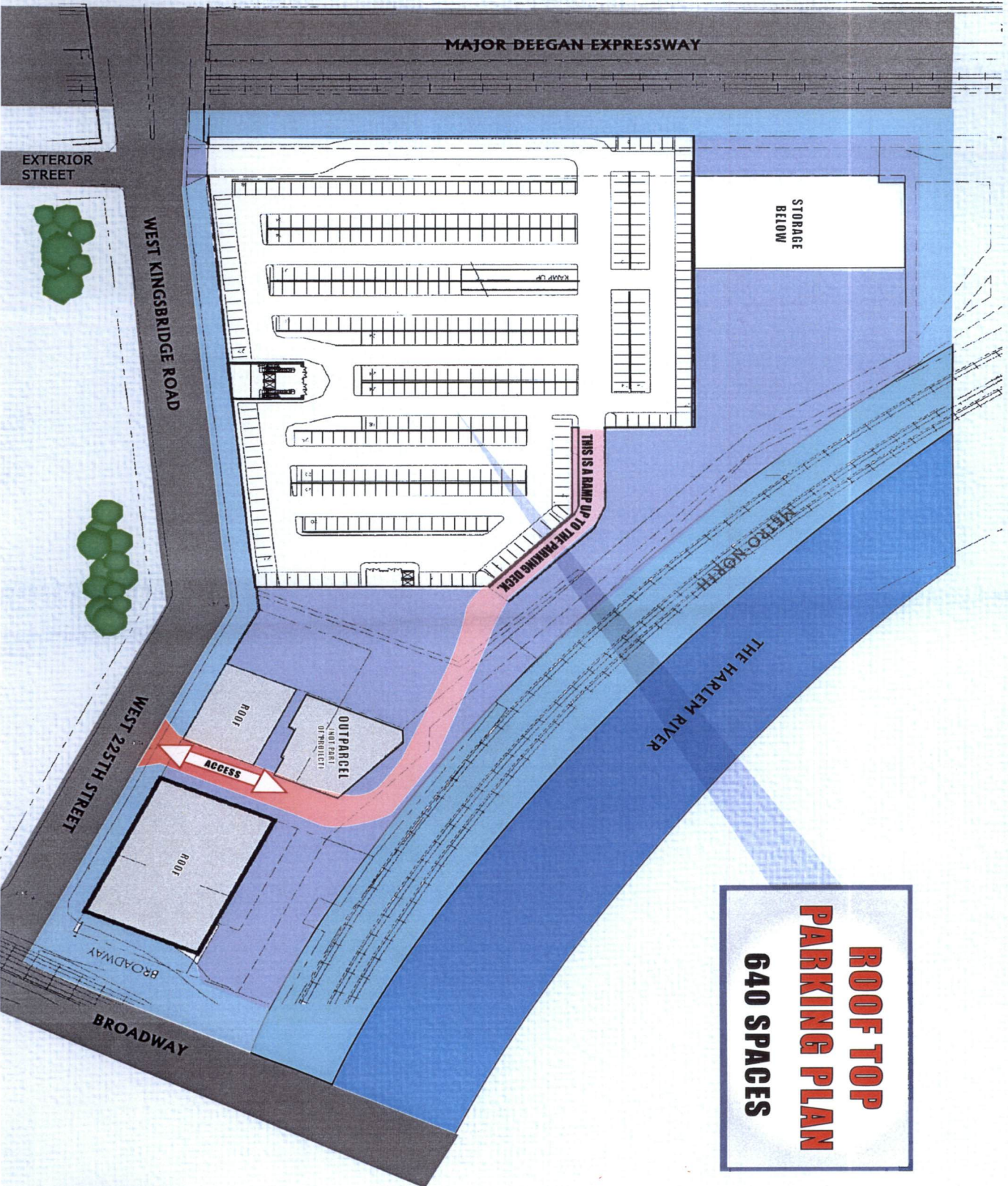
* THE PROJECT WILL BE A SAFE, WELL-LIT ENVIRONMENT

* PARKING FOR OVER 700 CARS.

* LOCATIONS OF RETAILERS SUBJECT TO CHANGE BASED ON RETAILER COMMITMENTS.
* THIS PLAN IS FOR MARKETING PURPOSES.



THE RIVER PLAZA SHOPPING CENTER



THE RIVER PLAZA SHOPPING CENTER

3D - RENDERING

