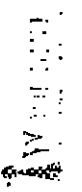


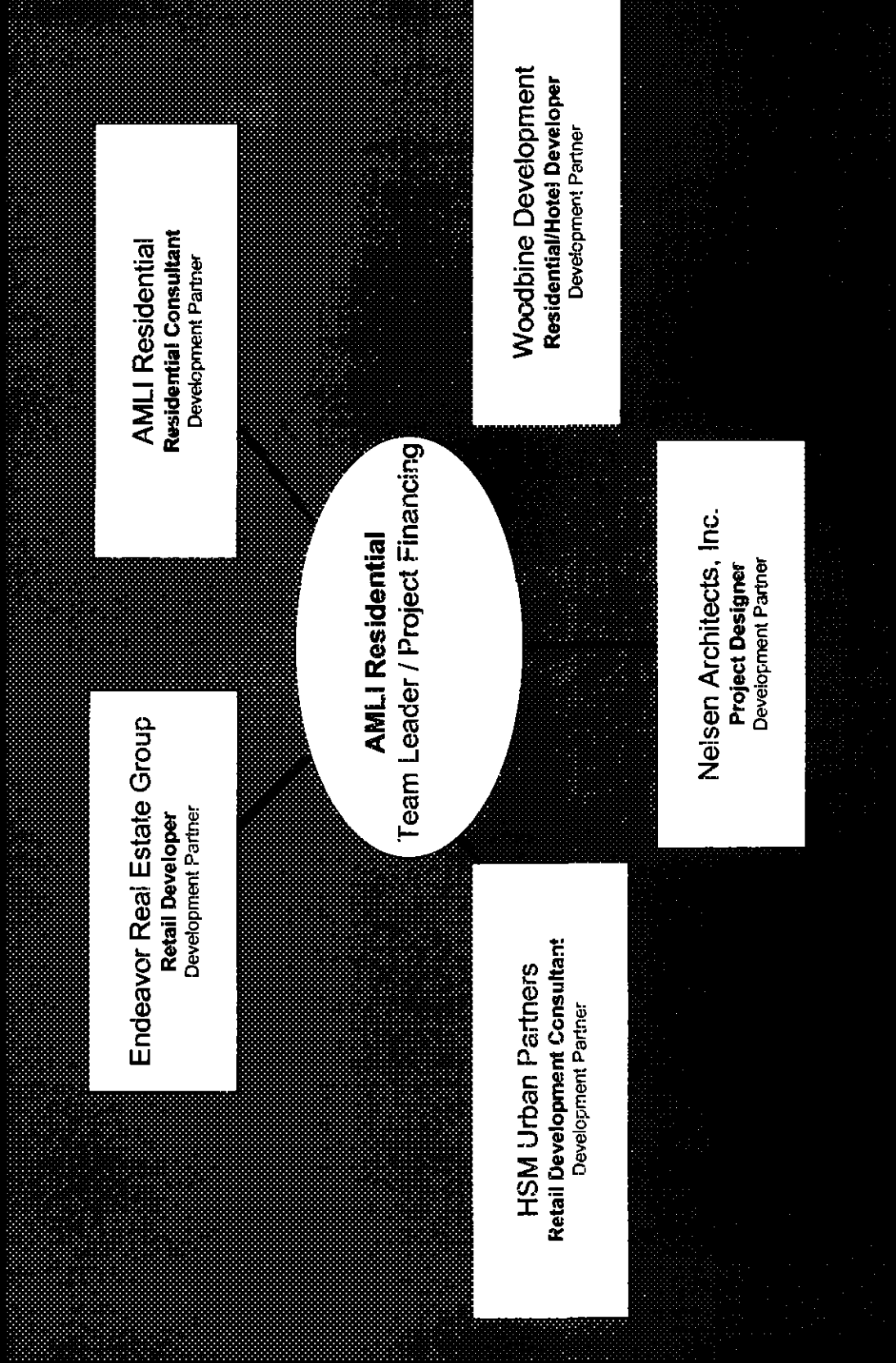
BLOCK 21 – City of Austin 2nd Street District



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BLOCK 21

BLOCK 21 - Development Partners/Team



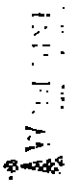


Select Project Experience:

- AMLI Downtown – Austin, TX (with HSM Urban Partners)
- AMLI on Timberglen – Dallas, TX
- AMLI of North Dallas – Dallas, TX
- AMLI Town Square – Houston, TX
- AMLI at Clairmont – Atlanta, GA
- AMLI at West Places – Atlanta, GA



Over 80 AMLI Developments in Texas, Illinois, Colorado, Kansas, Indiana, Georgia and Florida



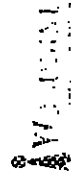
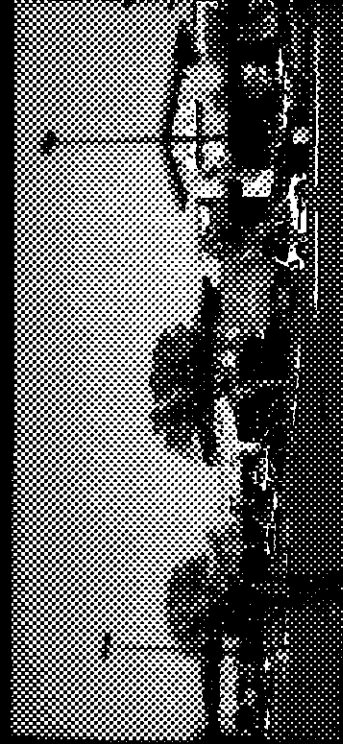
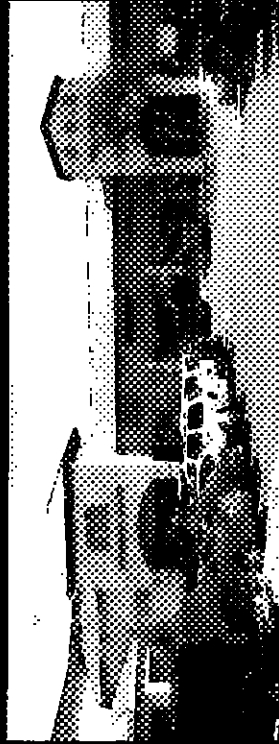
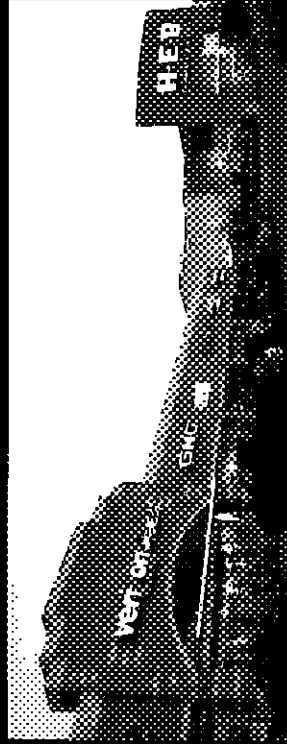
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BLOCK



Select Project Experience:

- Vista Ridge Shopping Center – Austin, TX
- Greenlawn Crossing Shopping Center – Round Rock, TX
- Shady Hallow Shopping Center – Austin, TX
- Walden Park Shopping Center – Austin, TX
- South Texas Blood & Tissue Center – San Antonio, TX



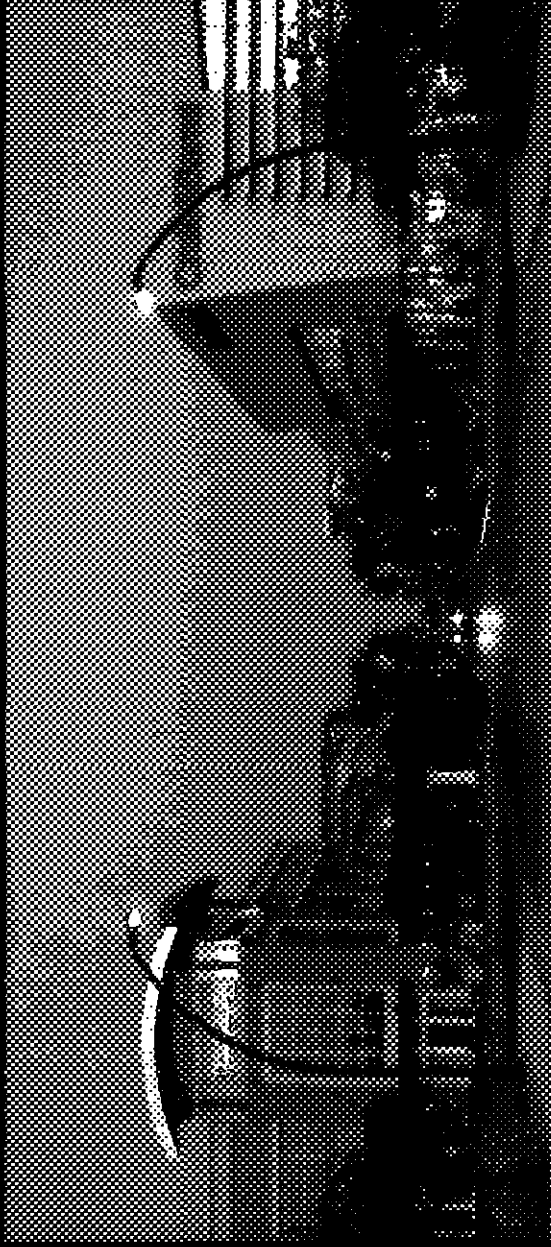
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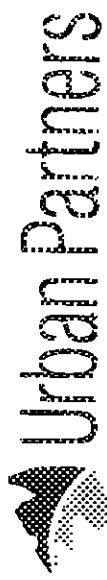
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Select Development Experience:

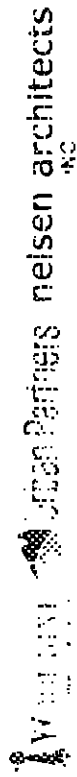
- Kierland Commons – Phoenix, AZ (with Nelsen Architects)
- Hyatt Regency Lost Pines Resort and Spa – Bastrop County, TX
- Hyatt Regency Hill Country Resort & Spa – San Antonio, TX
- The Westin Kierland Resort & Spa – Scottsdale/Phoenix, AZ
- The Westin La Cantera Resort – San Antonio, TX





Select Development Experience:

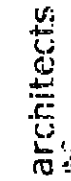
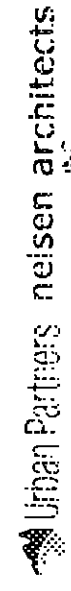
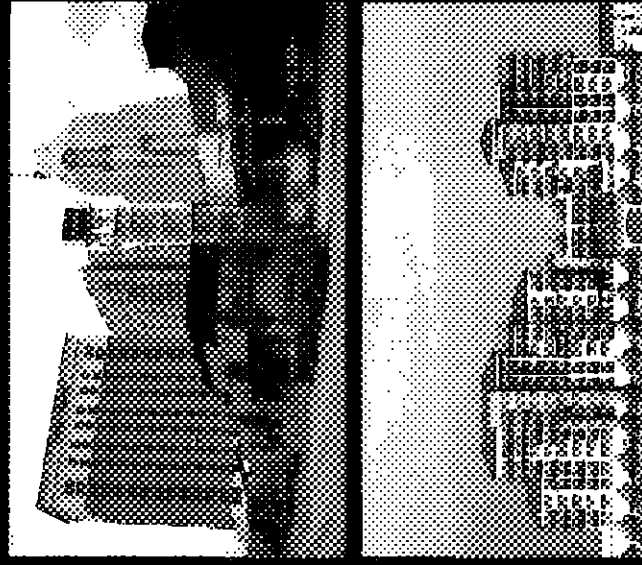
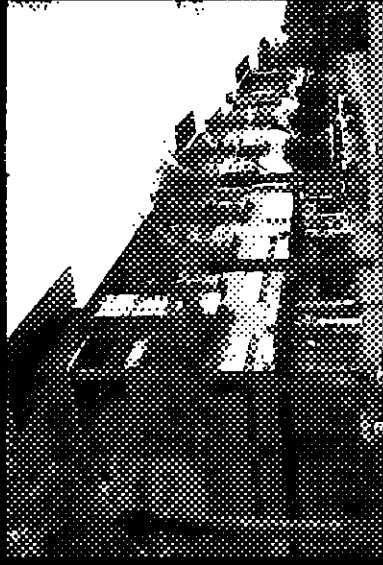
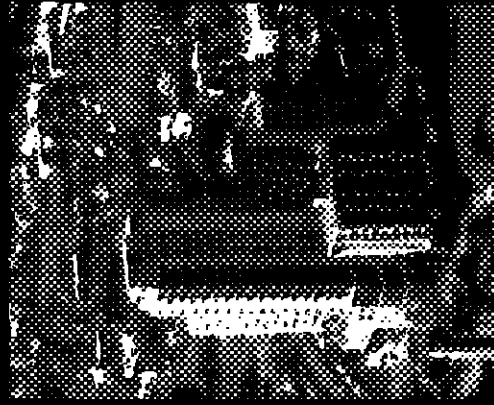
- Development/Marketing/Leasing Consultant for 2nd Street District (with AMLI Residential)
- General Partner for West Village – Dallas, TX
- Development/Marketing/Leasing Consultant to Cityplace Company for West Village expansion



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Select Project Experience:

- Kierland Commons – Phoenix, AZ (with Woodbine Development)
- 2nd & San Jacinto Redevelopment – Austin, TX
- Depot Plaza – Tucson, AZ
- Grand Boulevard – Sandestin, FL
- 333 Collins Street – Melbourne, Australia
- University Square – Tucson, AZ



Block 21 – Project Highlights

- Dramatic focal point for the 2nd Street Retail District
 - 40,500 SF of Retail, Restaurant & Entertainment
- Civic and Cultural Impact: Texas Music Hall of Fame
 - 50,000 SF of Cultural Facilities
- Mixed Use: Retail, Restaurant, Entertainment, Cultural & Residential
 - 400,000 SF Residential
- Architectural Character reflects image & culture of Austin

Design Opportunities / Urban Retail



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WILLIAMS



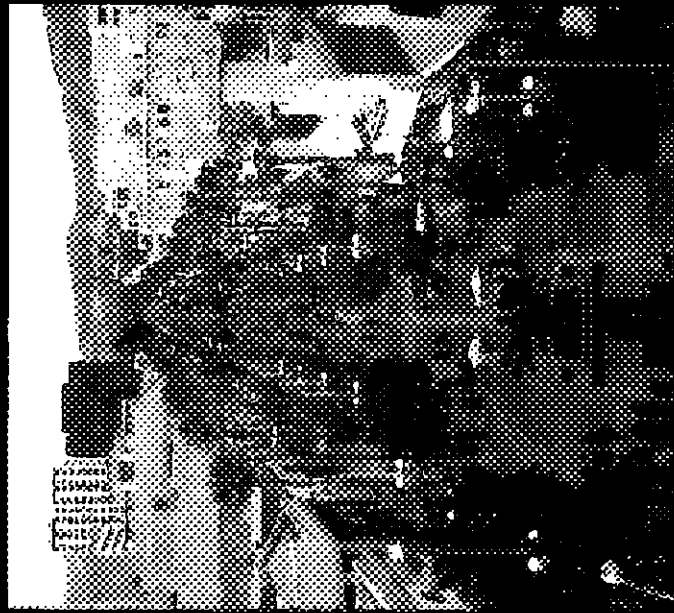
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BLOCK

Design Opportunities / Urban Retail



Design Opportunities / Urban Retail



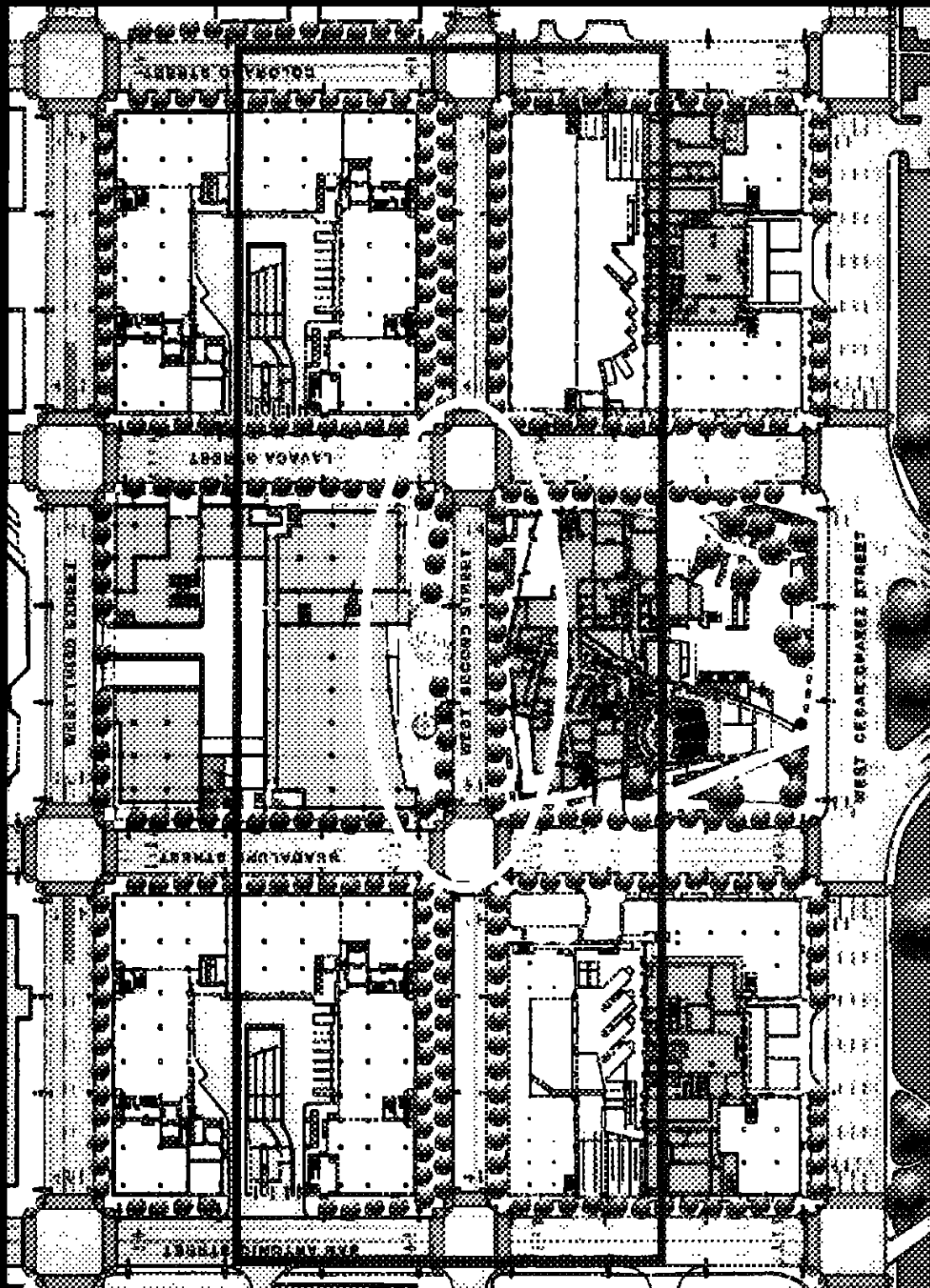
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A WASHINGTON
ARCHITECTS

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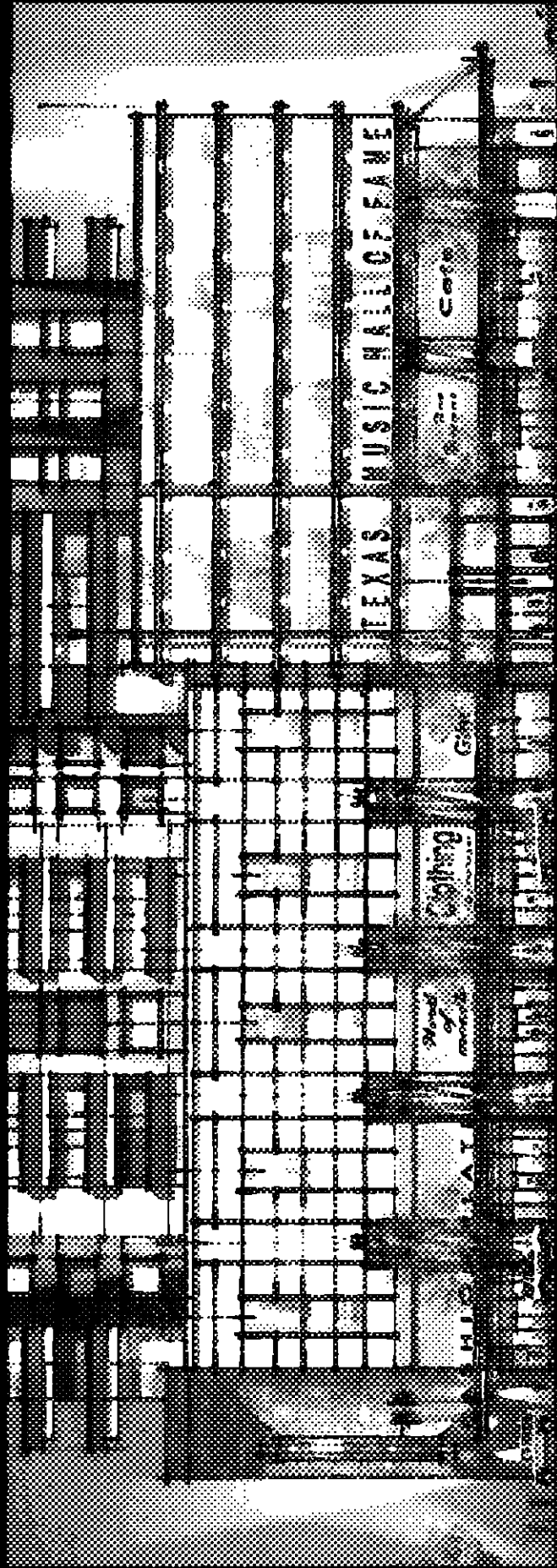
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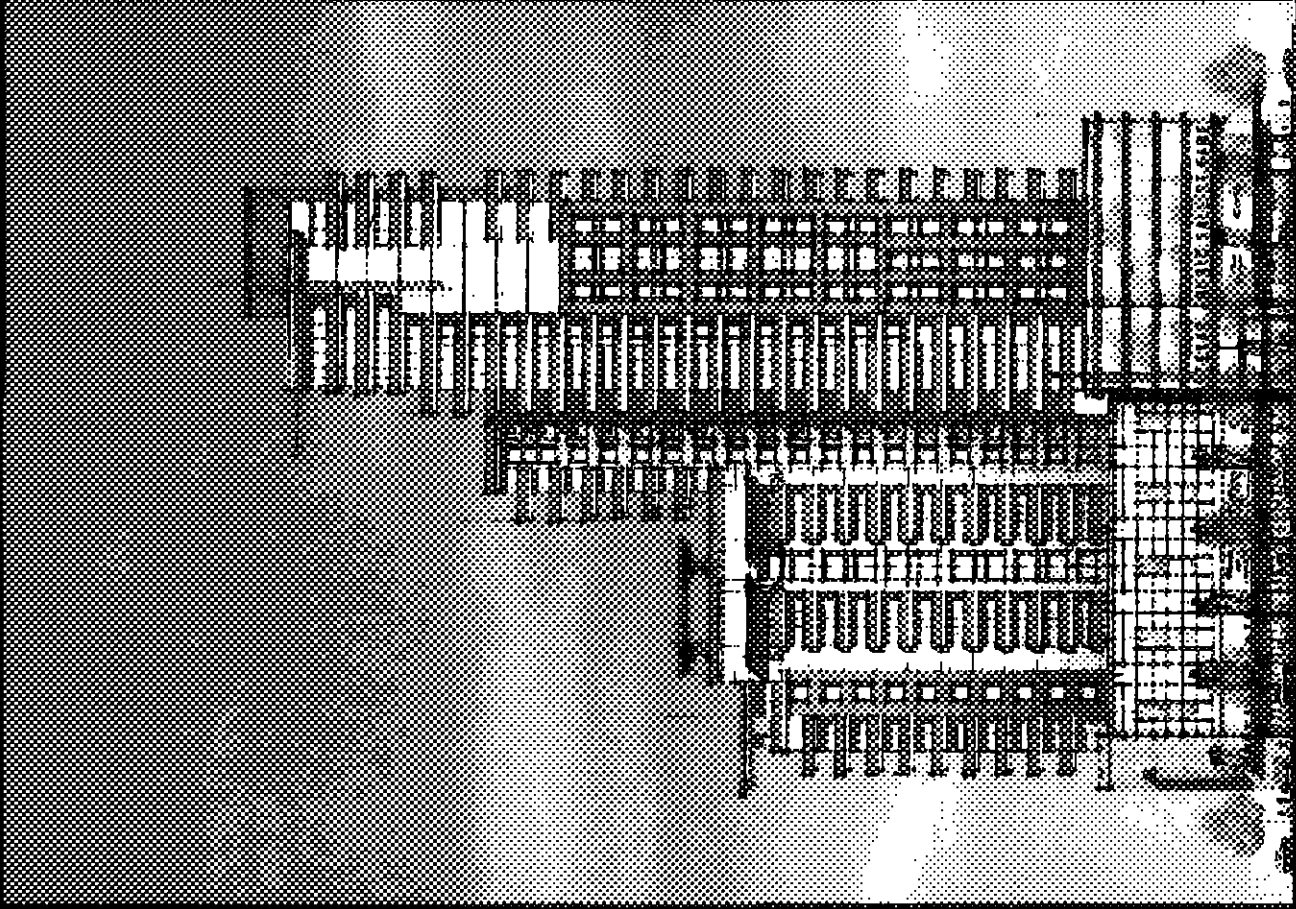
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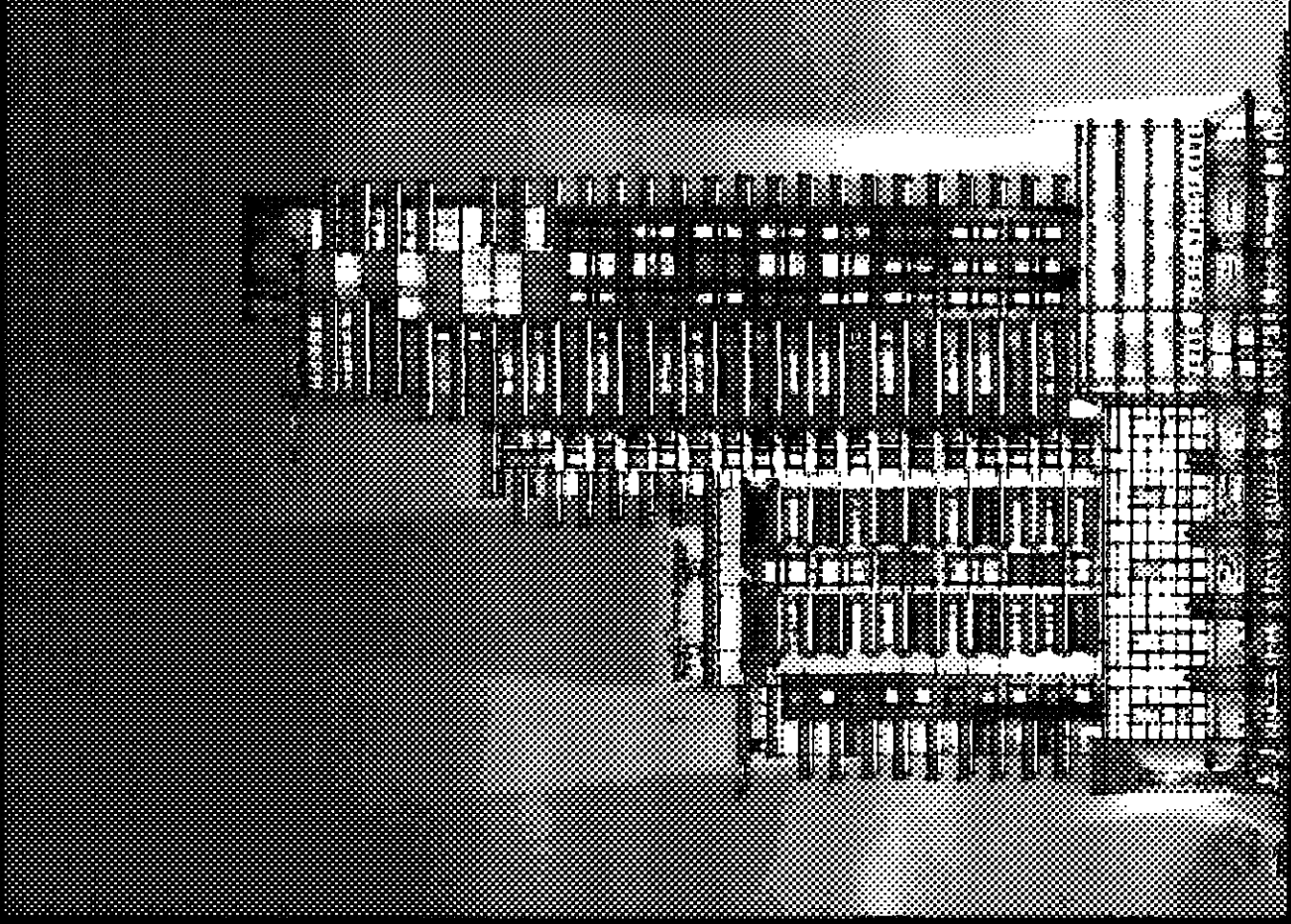
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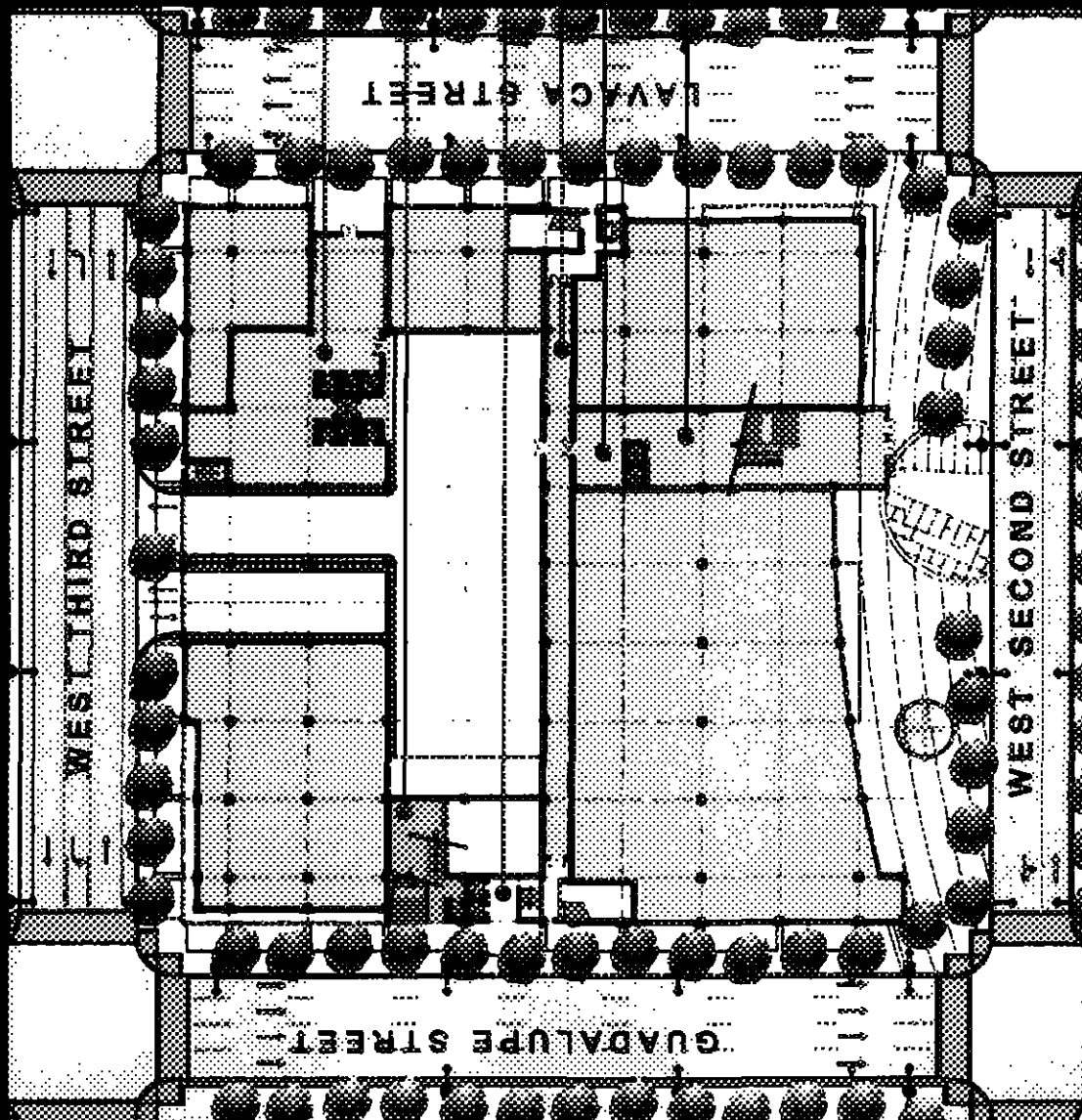
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A World Apart



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Lobby for Residential Tower

Exterior Vertical Circulation to Austin City Limits/KLRU or Cinema

Vertical Circulation for Parking

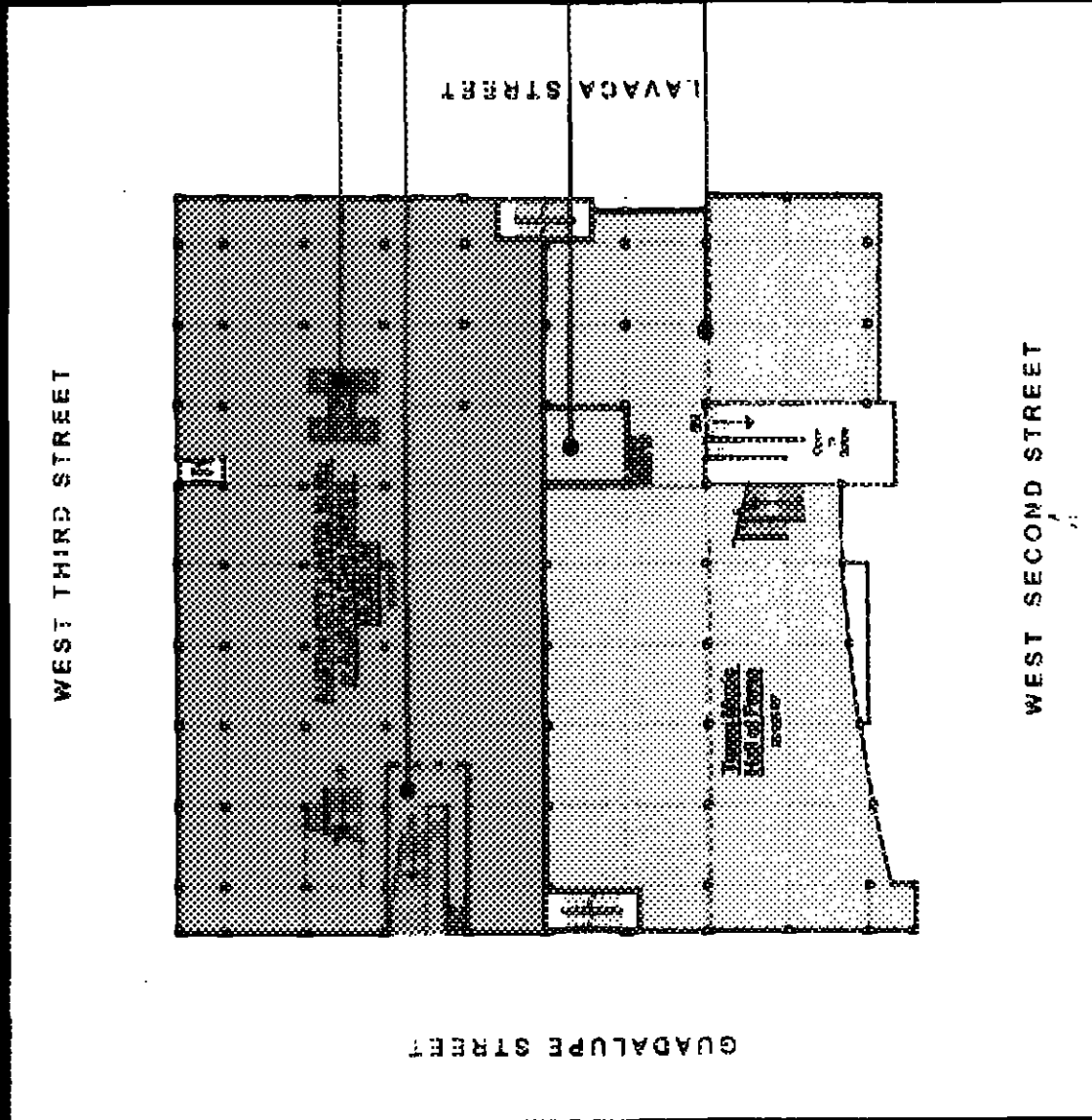
Service Corridor for Retail

ACL/Cinema Service/Loading

Texas Music Hall of Fame Entrance Lobby & Retail - 3,900 SF

GROUND FLOOR

Retail:	40,000 SF
Texas Music Hall of Fame:	3,900 SF
Residential:	<u>4,800 SF</u>
TOTAL	48,700 SF



Elevator Core for Residential Above

Exterior Vertical Circulation to ACL/KLRU or Cinema

ACL/Cinema Service/Loading

Line of Mezzanine Above

2nd FLOOR

ACL or Cinema	35,000 SF
Texas Music Hall of Fame:	<u>30,000 SF</u>
TOTAL	65,000 SF

GUADALUPE STREET

LAVACA STREET

Texas Music Hall of Fame – Mezzanine Level

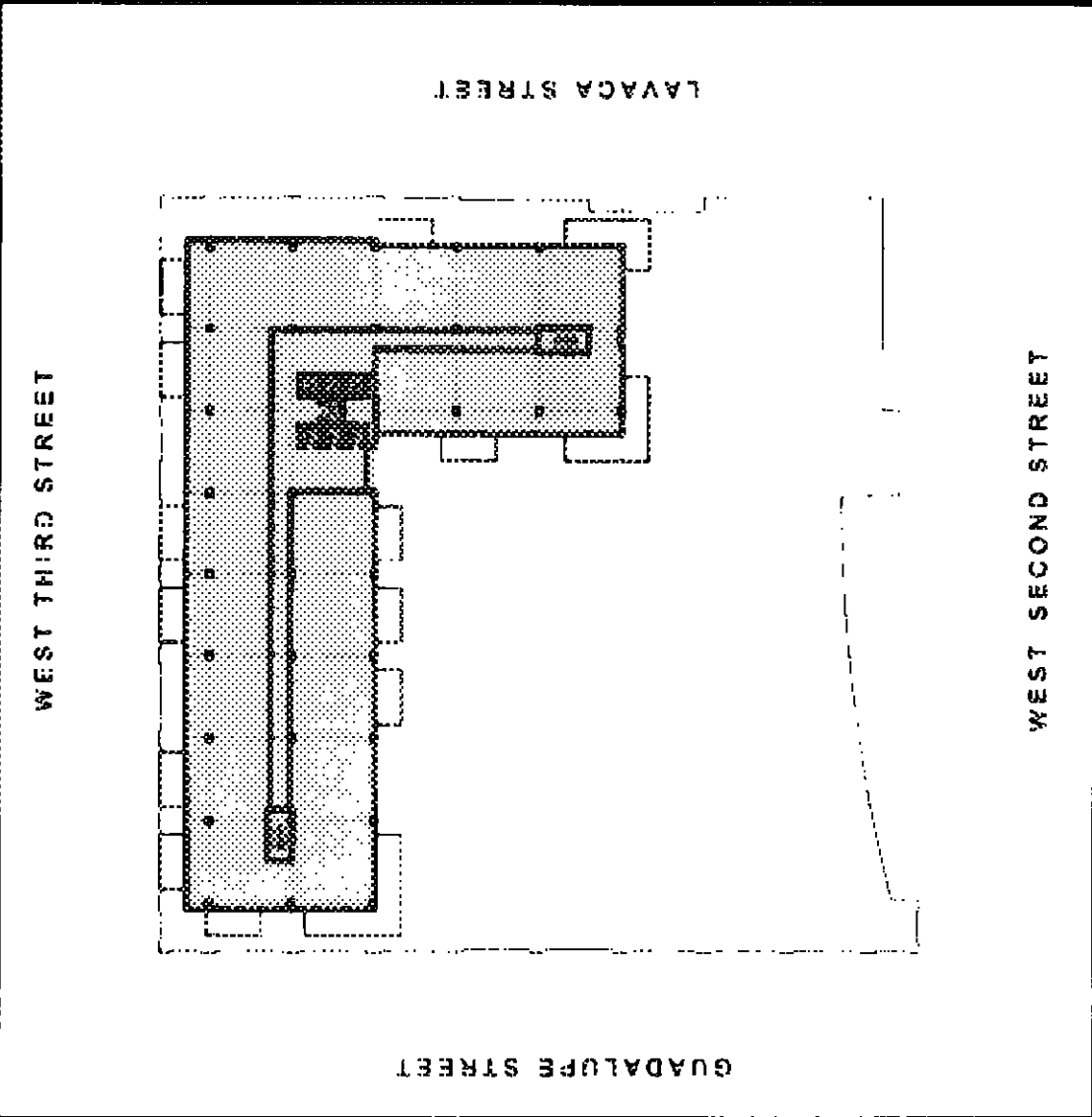
ACL or Cinema 37.000 SF

Texas Music Hall of Fame: 16,200 SF

TOTAL 43,200 SF

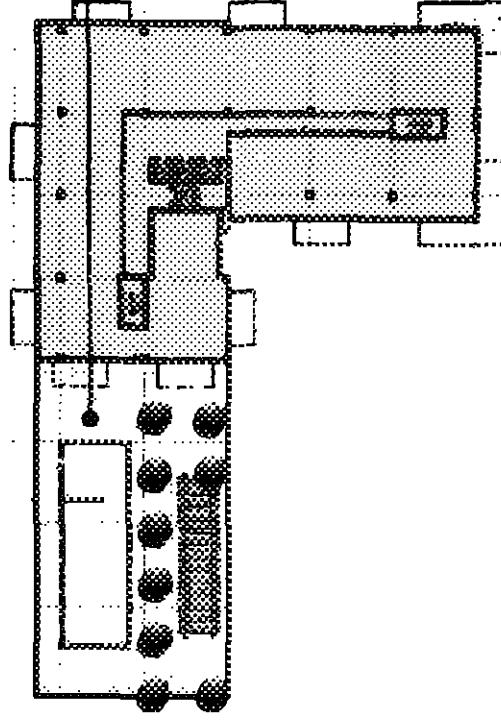

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Residential Floors: 4 - 16
23,000 SF per Floor

WEST THIRD STREET



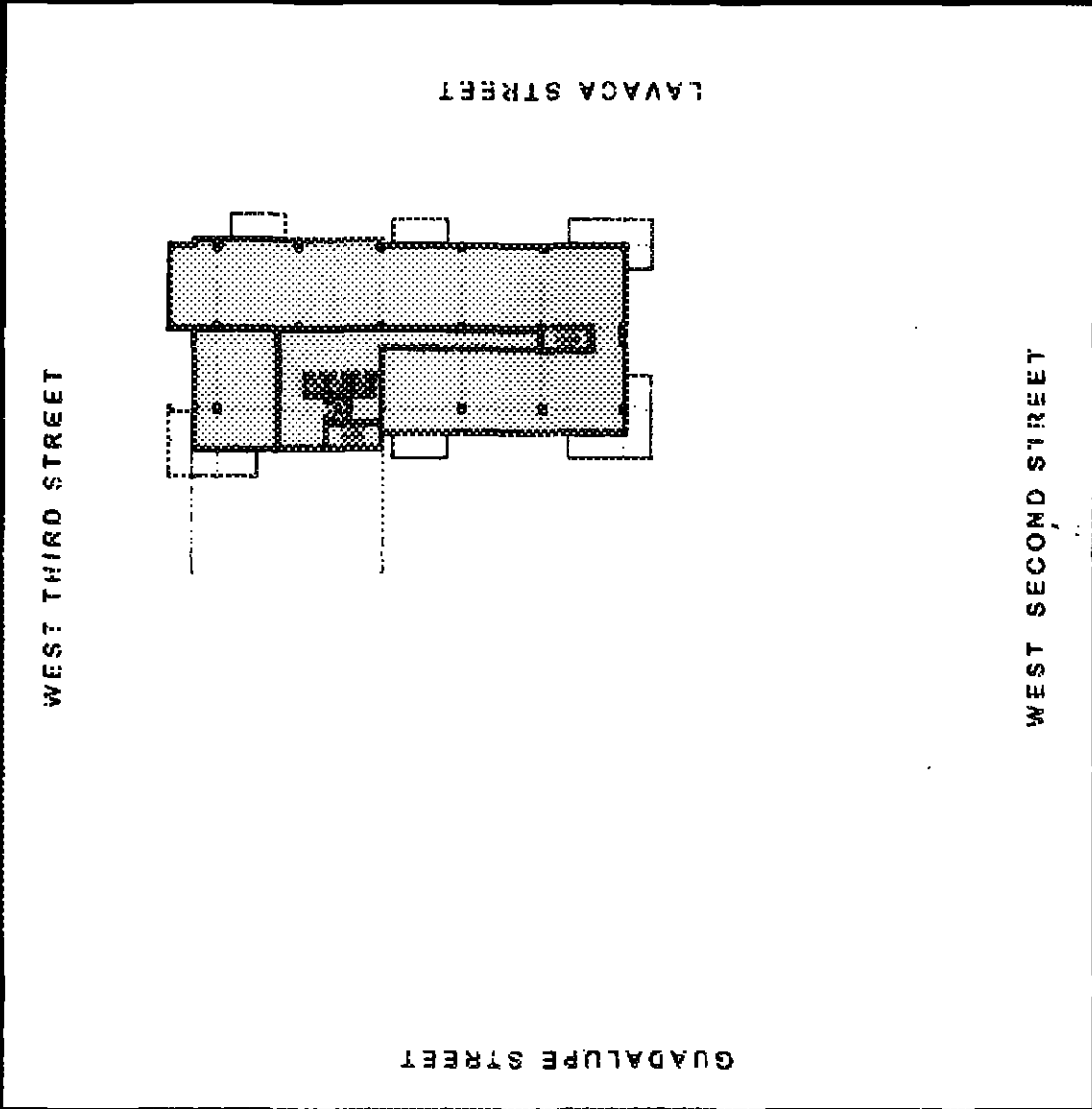
GUADALUPE STREET

LAVACA STREET

WEST SECOND STREET

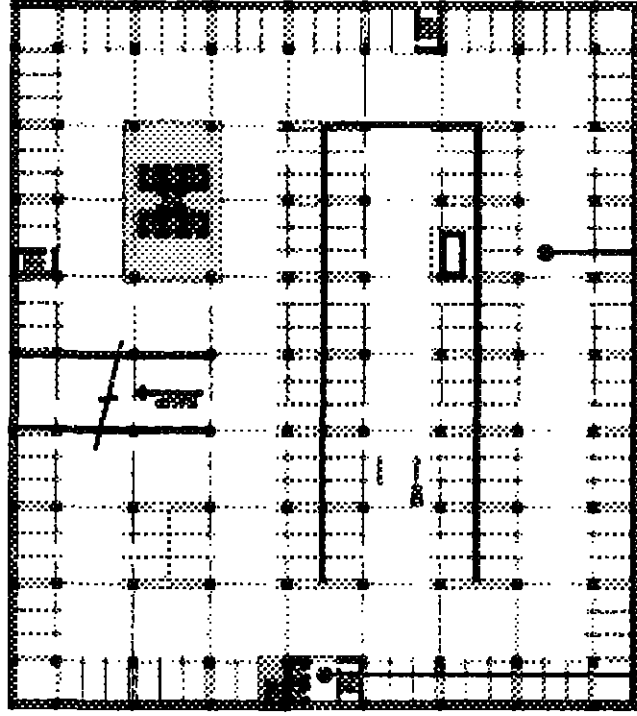
Amenities Deck

Residential Floors: 17 - 23
15,000 SF per Floor



Residential Floors: 24 - 28
 12,050 SF per Floor

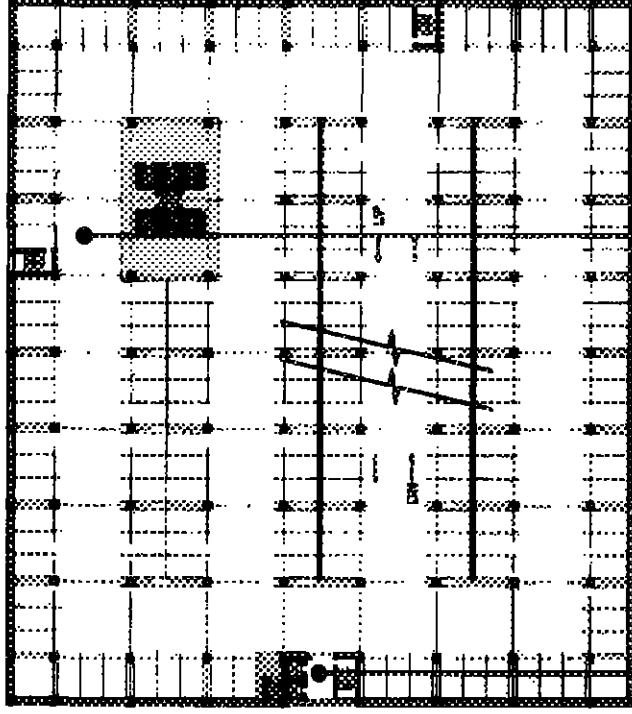
Parking Level B-1



Vertical Circulation to
Guadalupe Street

First Parking Level
Public Parking

Parking Levels B-2 & B-3



Vertical Circulation to
Guadalupe Street

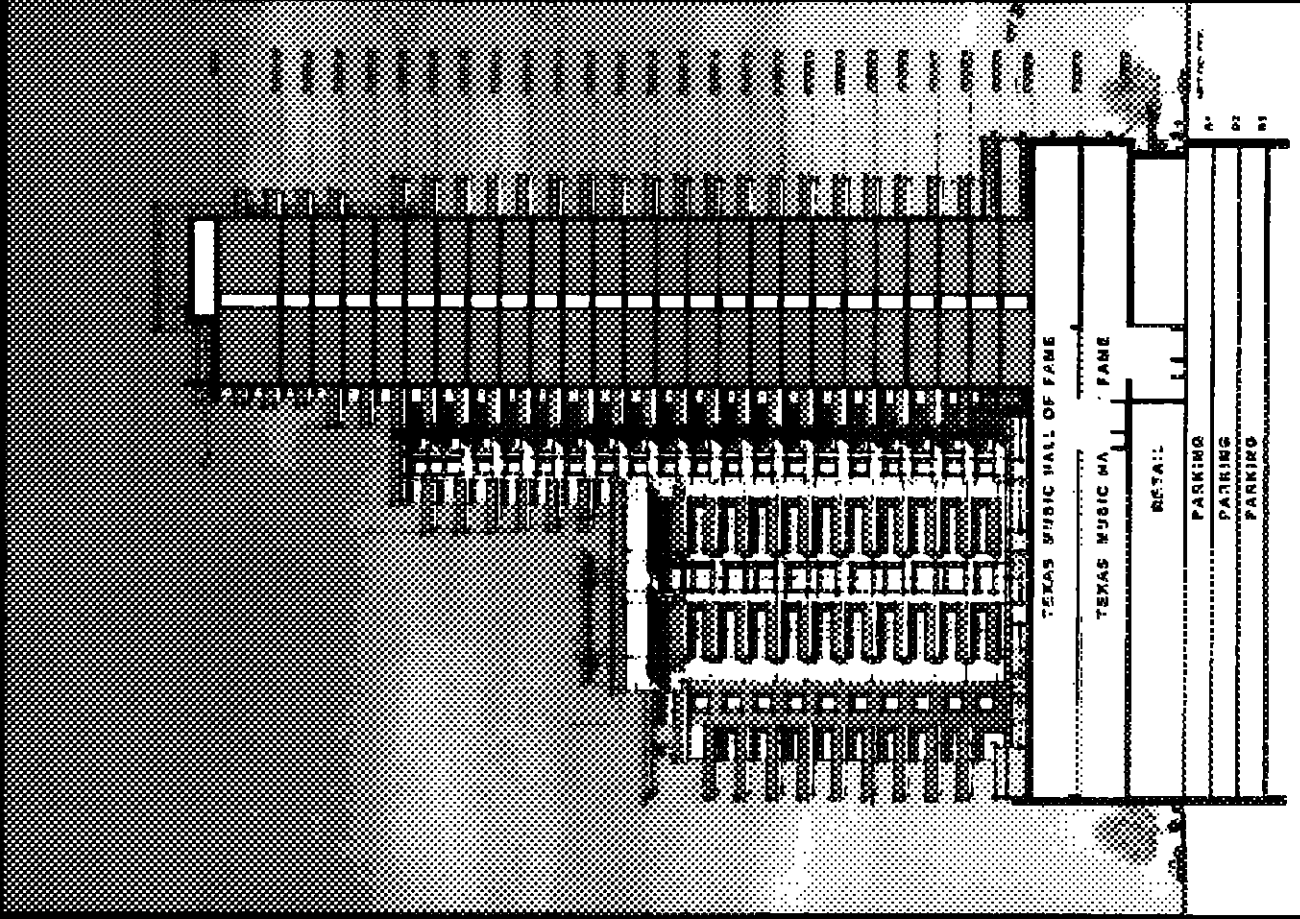
Secured Residential Parking

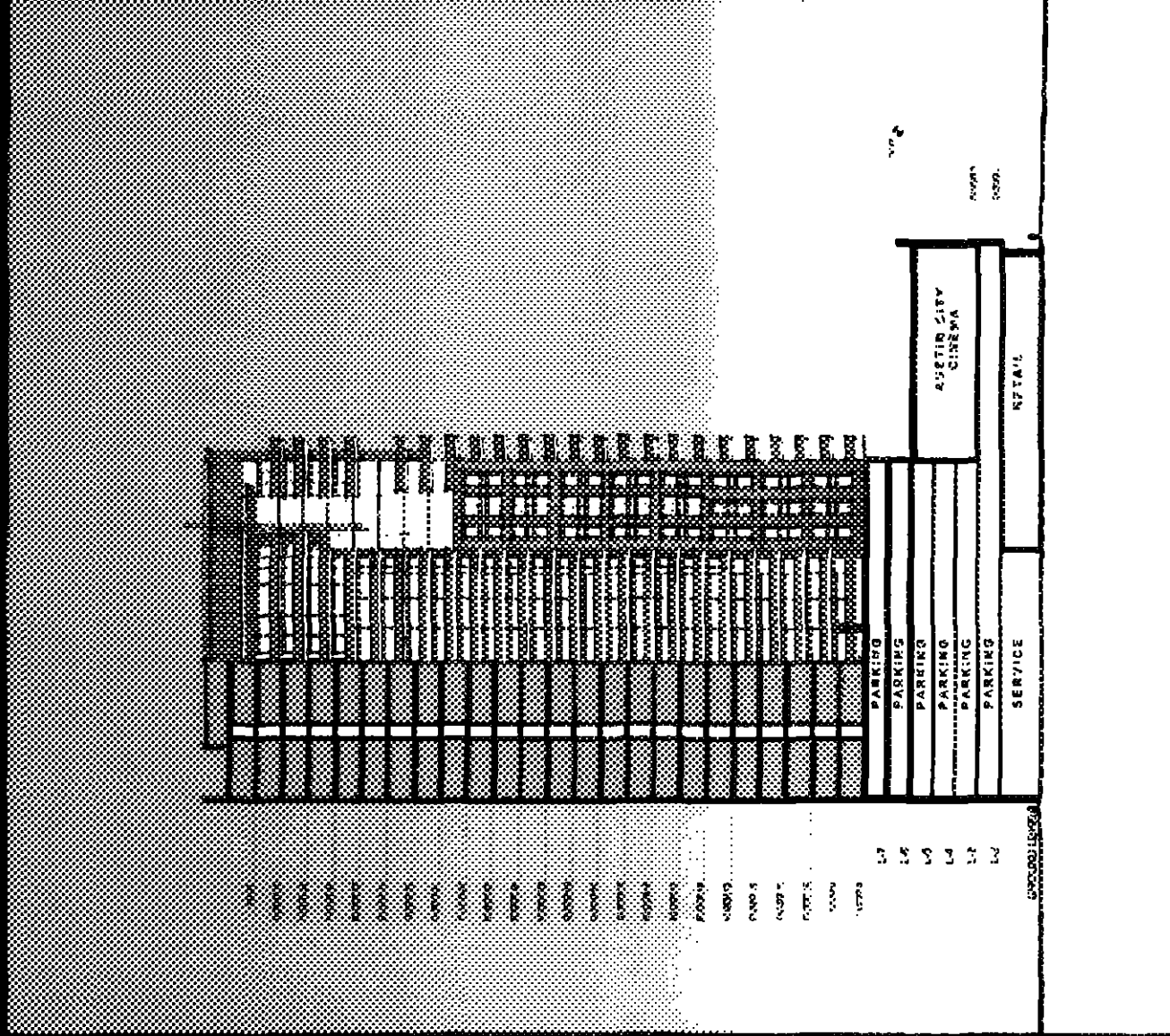
Below Grade Parking

Parking Level B-1: 158 Cars

Parking Level B-2 & B-3: 179 Cars/Level

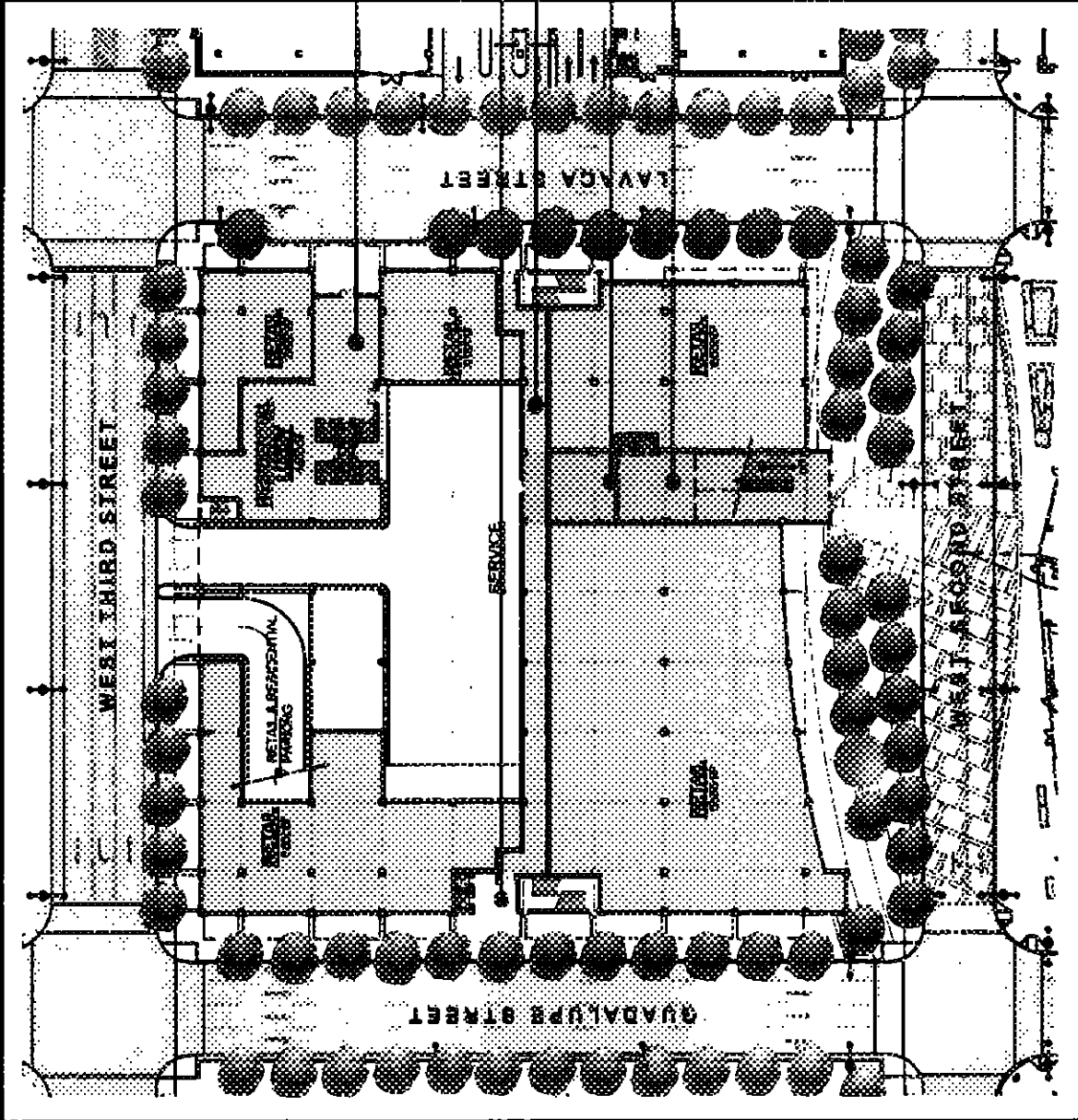
516 Total Cars





Cinema Alternative

BLOCK



Lobby for Residential Tower

Vertical Circulation for Parking
Service Corridor for Retail

Cinema Box Office

Austin City Cinema Lobby & Box Office

GROUND FLOOR

Retail:

40,100 SF

Austin City Cinema:

3,900 SF

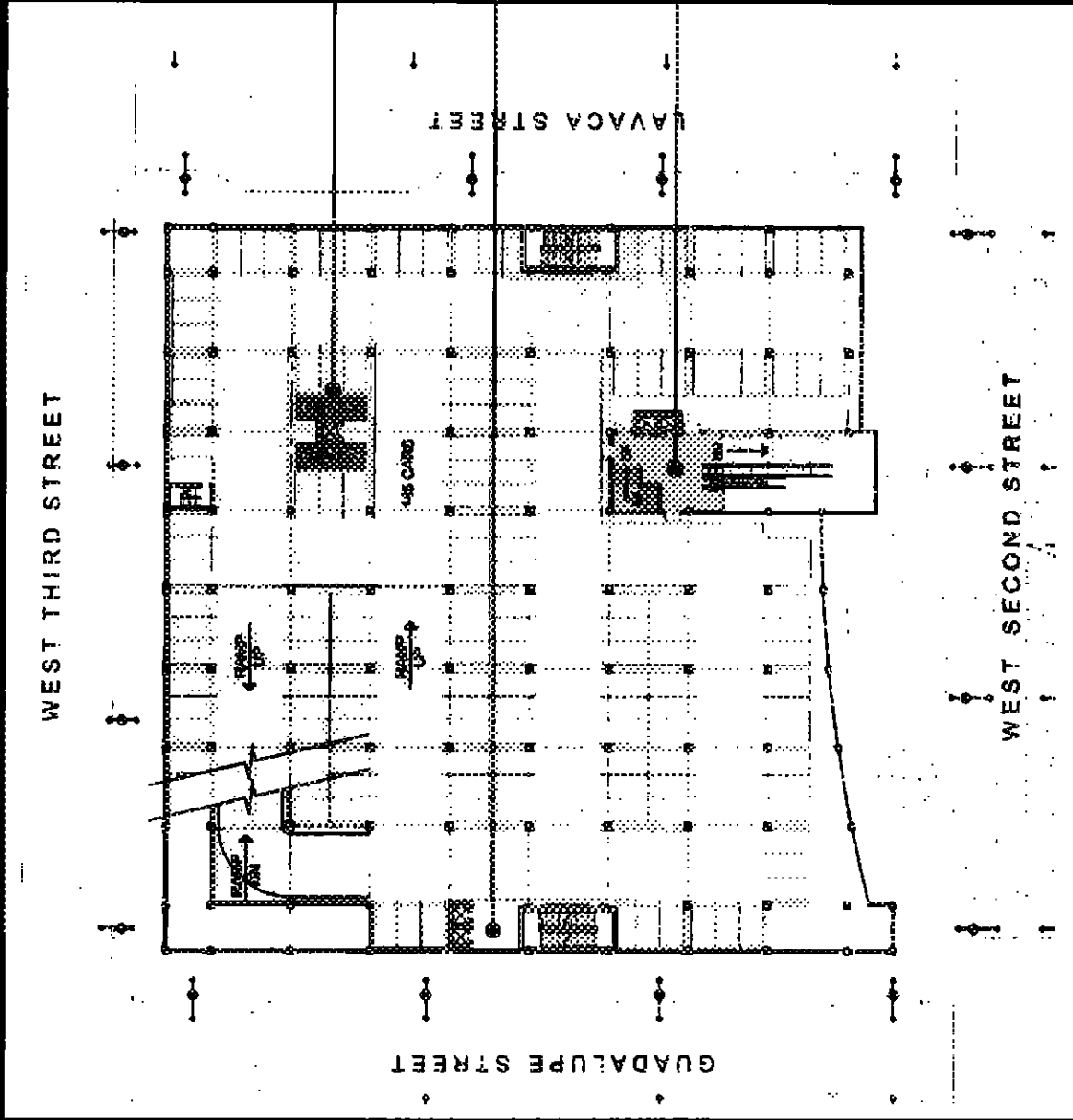
Residential:

4,800 SF

TOTAL

48,800 SF

Cinema Alternative



Elevator Core for Residential Above

Parking Vertical Circulation

Austin City Cinema: Lobby to Screens

2nd FLOOR

Austin City Cinema

1,250 SF

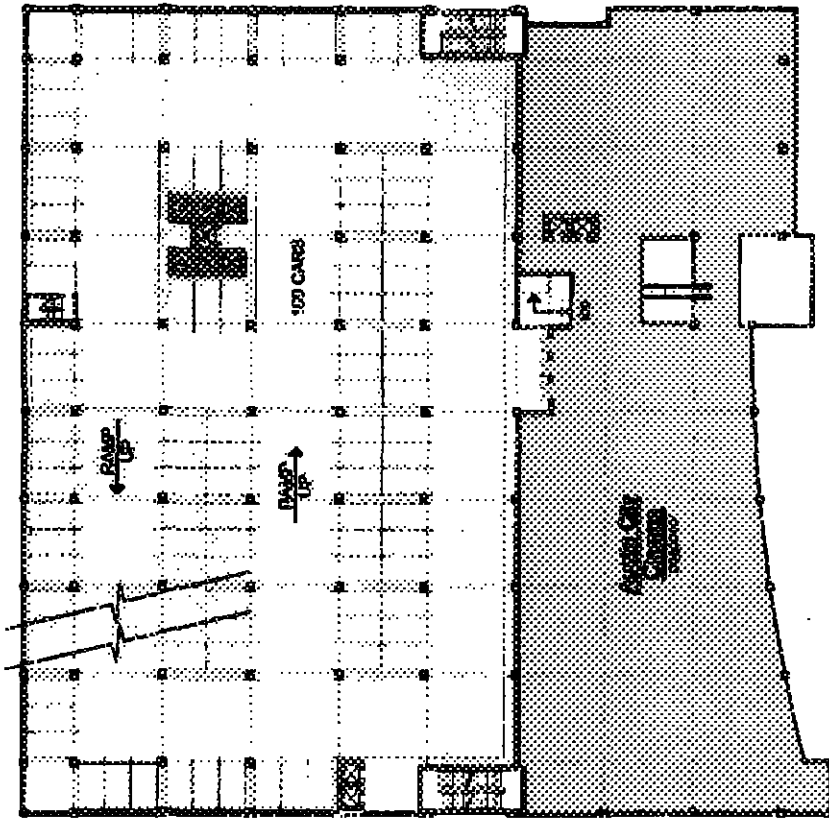
Parking L-2

Cars

145

Cinema Alternative

WEST THIRD STREET



GUADALUPE STREET

LAVACA STREET

WEST SECOND STREET

3rd FLOOR

Austin City Cinema

Residential:

TOTAL

22,500 SF

4,800 SF

27,300 SF

Parking L-3

Cars

100

Parking L-4

Cars

100

Parking L-5

Cars

100

Parking L-6

Cars

100

Parking L-7

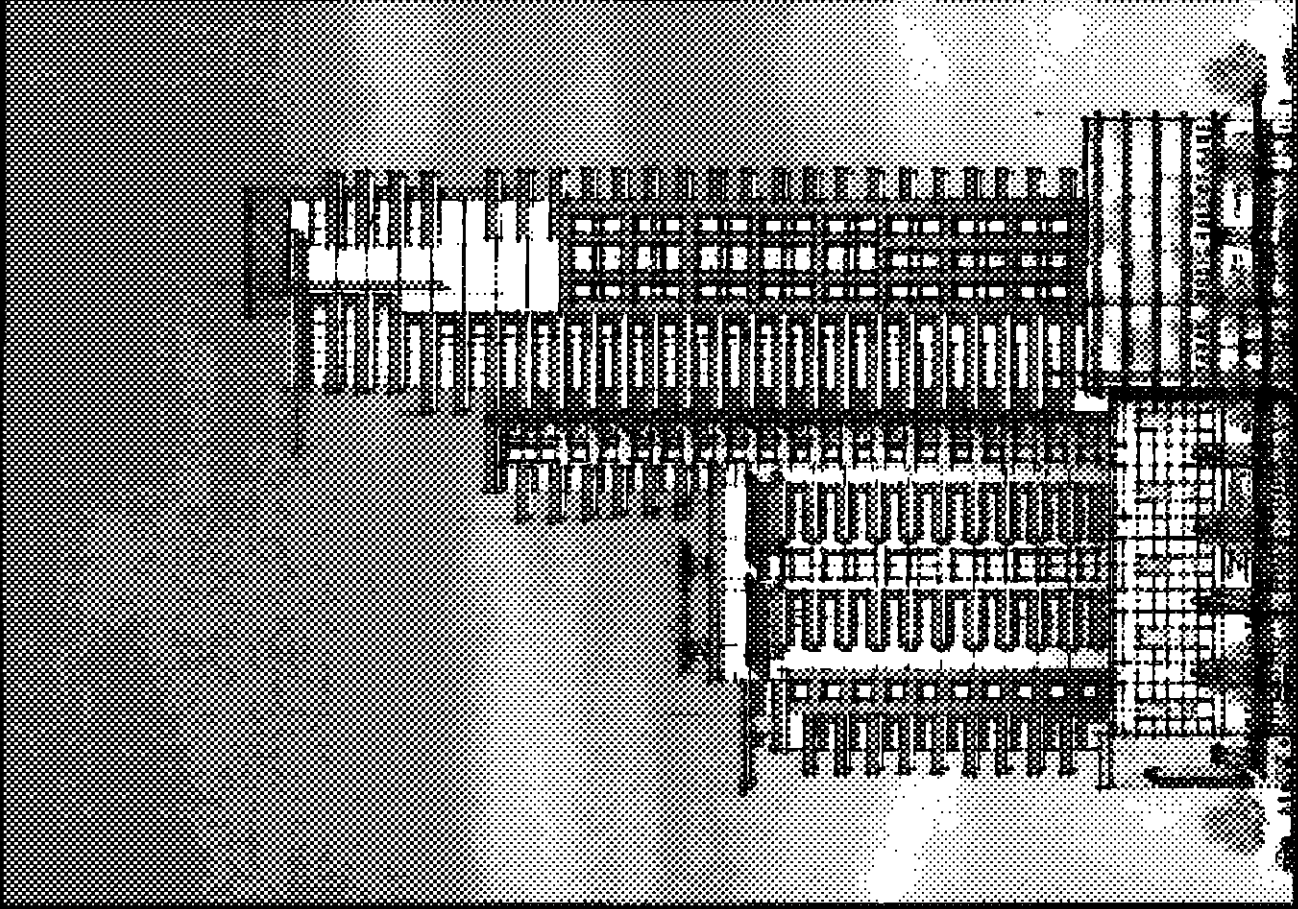
Cars

100

Total Parking

645

Cinema Alternative



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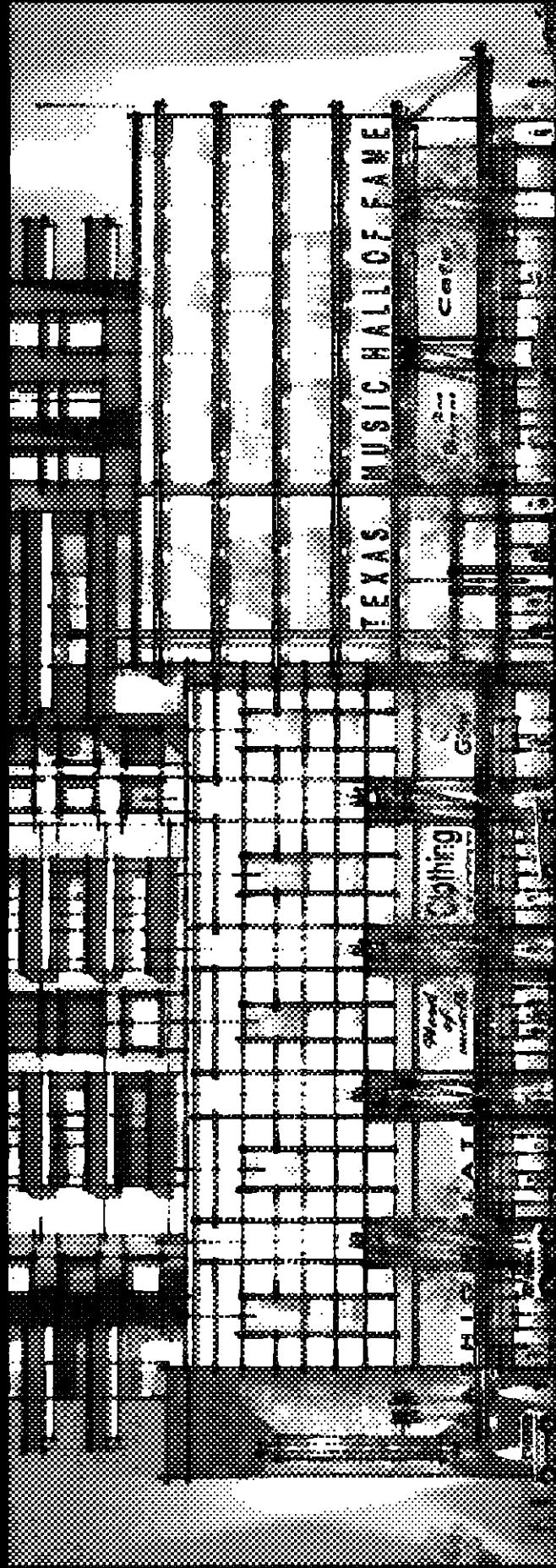
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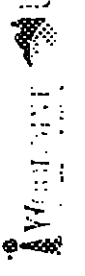


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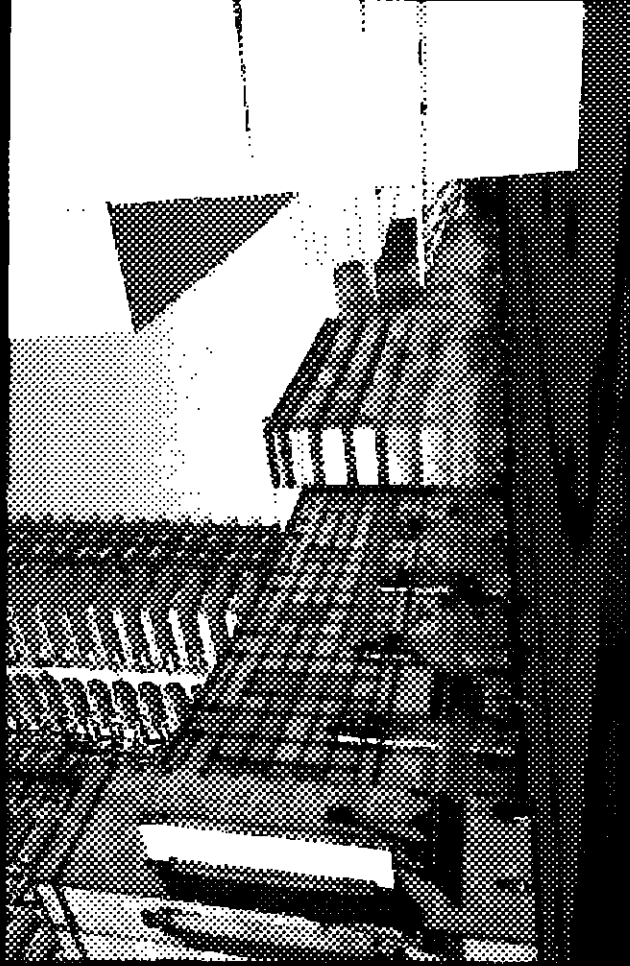
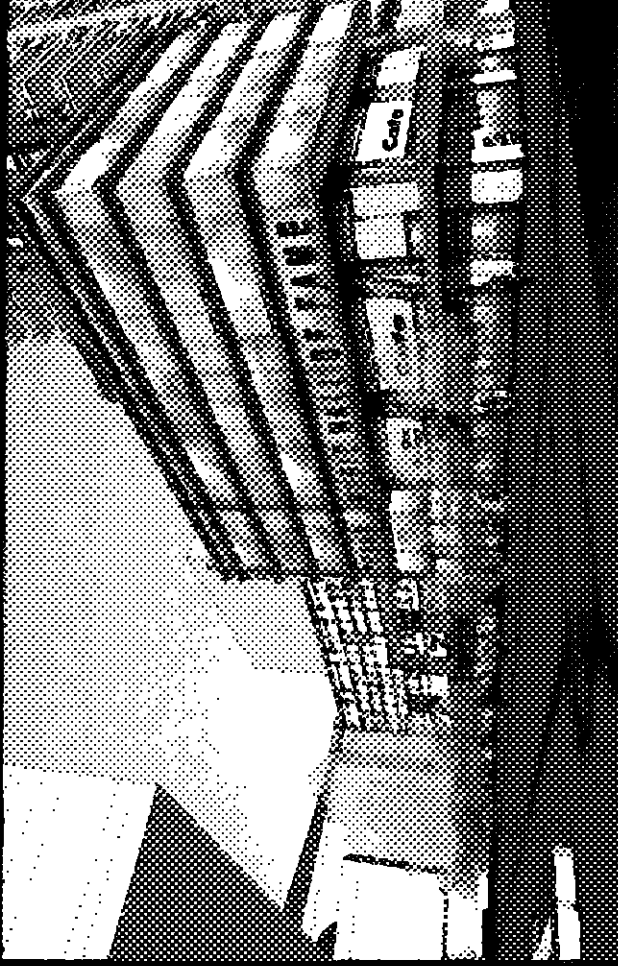
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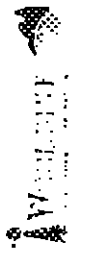



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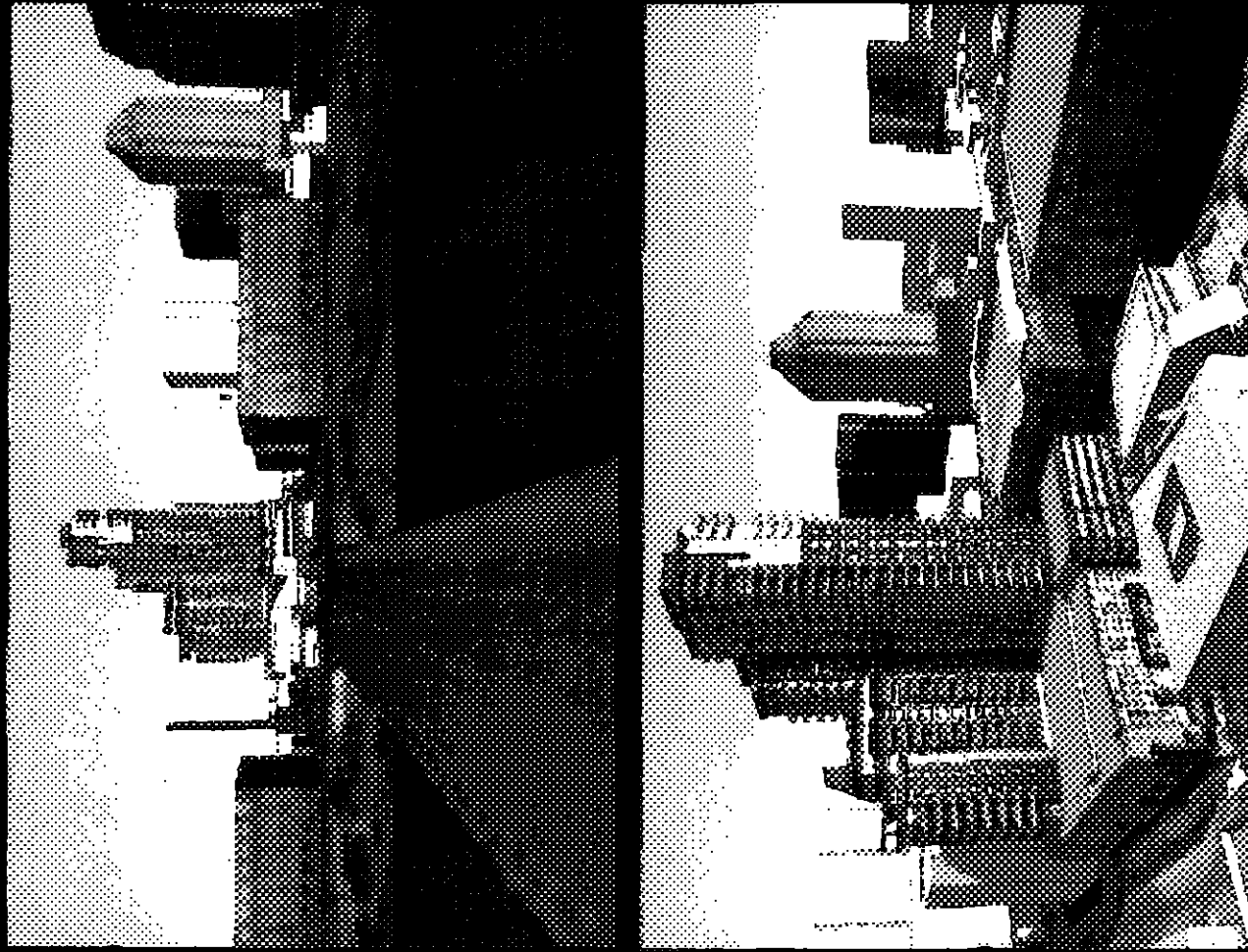


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