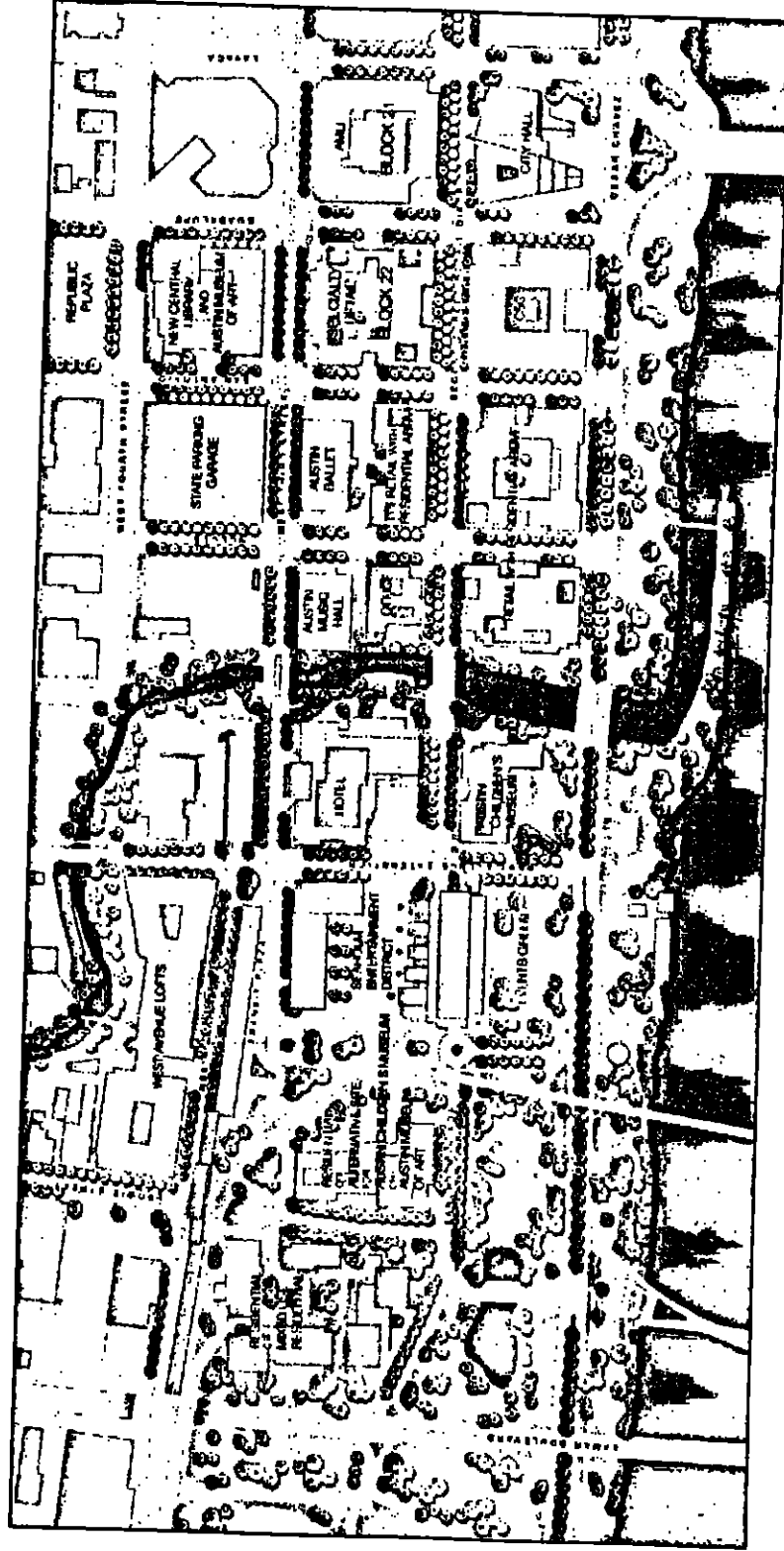


Seaholm Power Plant RfQ



Presented on:
February 17, 2005

Presented by:
Seaholm Venture Group

[

Development Team

]

SIMMONS
VEDDER &
COMPANY

Principals:

Tom Simmons, Wolf Vedder, John McKinerney,
David Arrow, Warren Walters, and Rick Craig

The GOTTESMAN Co.

Principals:

Sandy Gottesman, and Steve Mattingly



MEDIA REALTY PARTNERS

Principals:

Steve Hicks, Michelle McDonald, and John D. Cullen

SIMON

Principal:

Tom Schneider

[Development Team]

- **Architectural and Design:**

Tom Lekometros, The Lawrence Group
Architectural Services for Seaholm Power Plant

Jim Adams, ROMA Design Group
Overall Masterplan

Juan Cotera, Phil Reed, Cotera & Reed Architects
Overall Architectural Coordination

Laurie Limbacher & Al Godfrey, Limbacher & Godfrey Architects
Consultant on Historic Structures

- **Financial Feasibility:**

Charles Heimsath, Capital Market Research

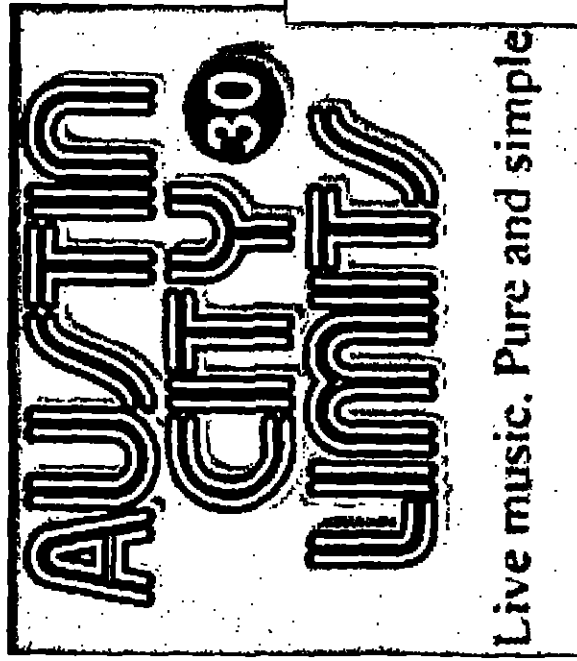
- **Legal Counsel:**

Jay Hailey, Locke Liddell & Sapp, LLP

Richard Suttle, Armbrust & Brown, LLP

Kirk Watson, Watson Bishop London Brophy, P.C.

[Civic Partners]



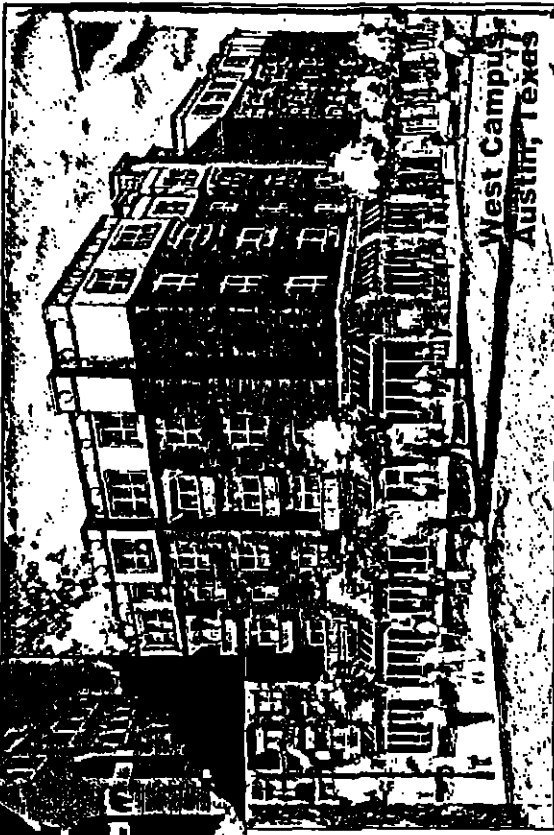
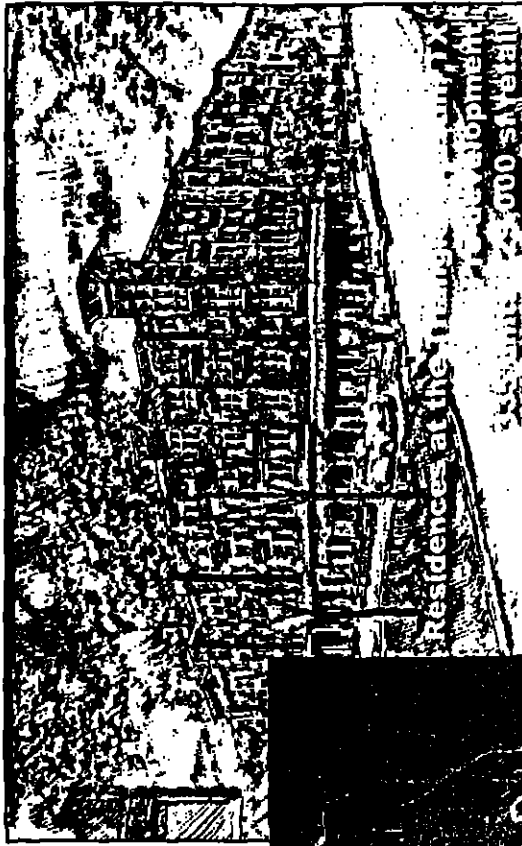
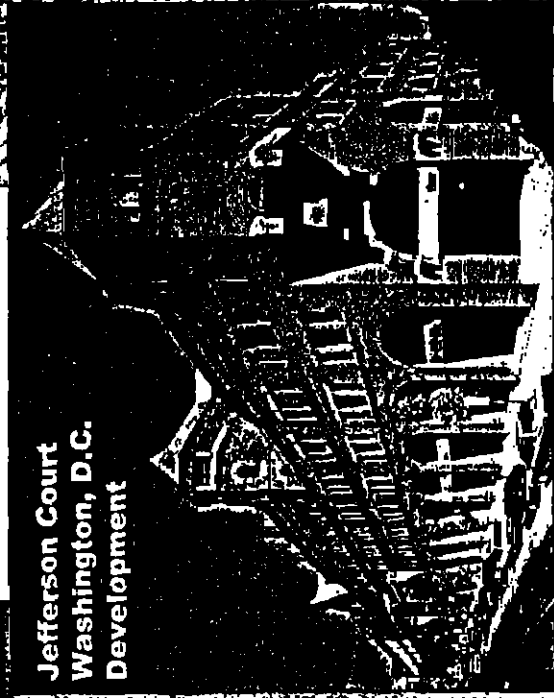
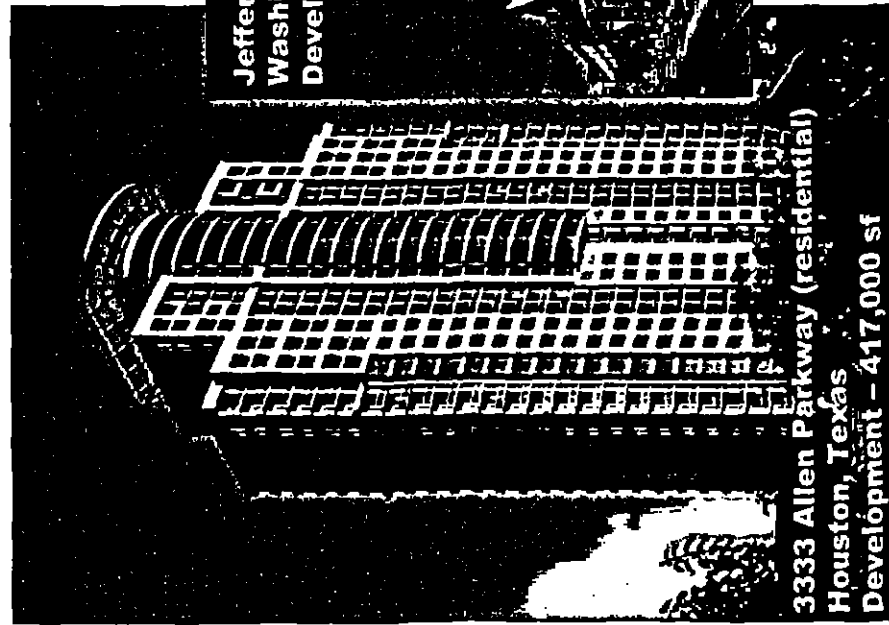
Transportation Partner



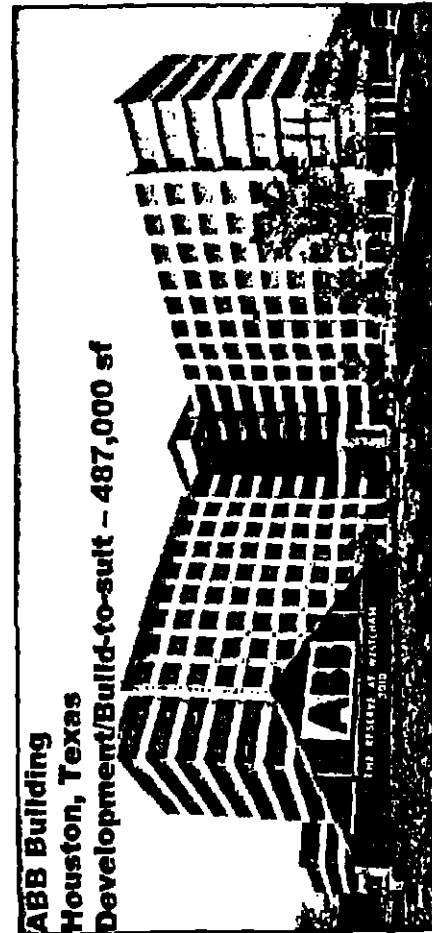
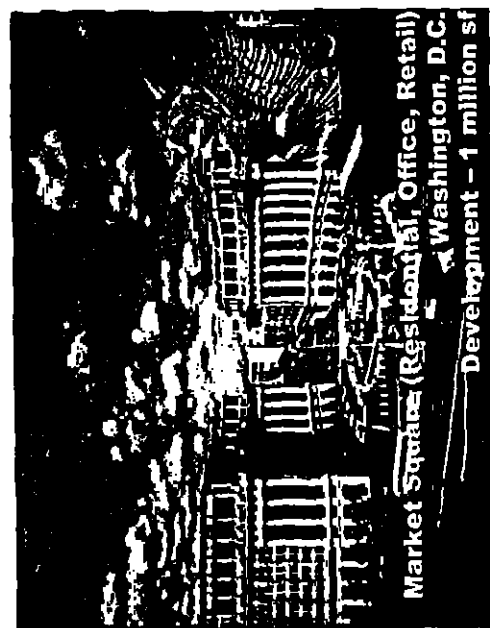
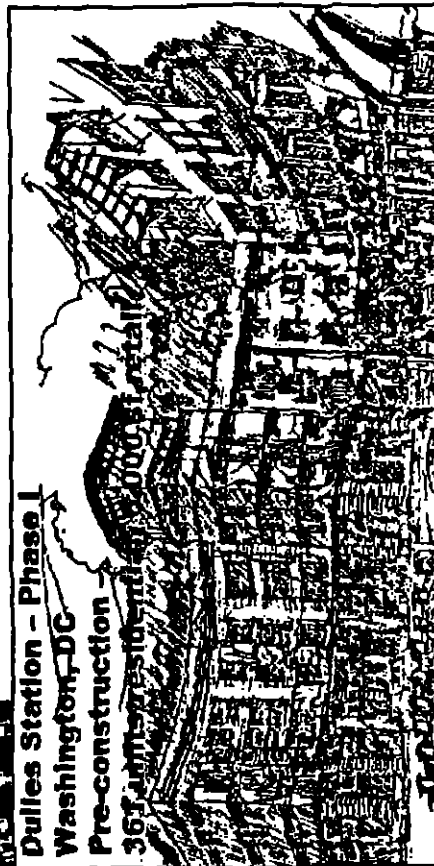
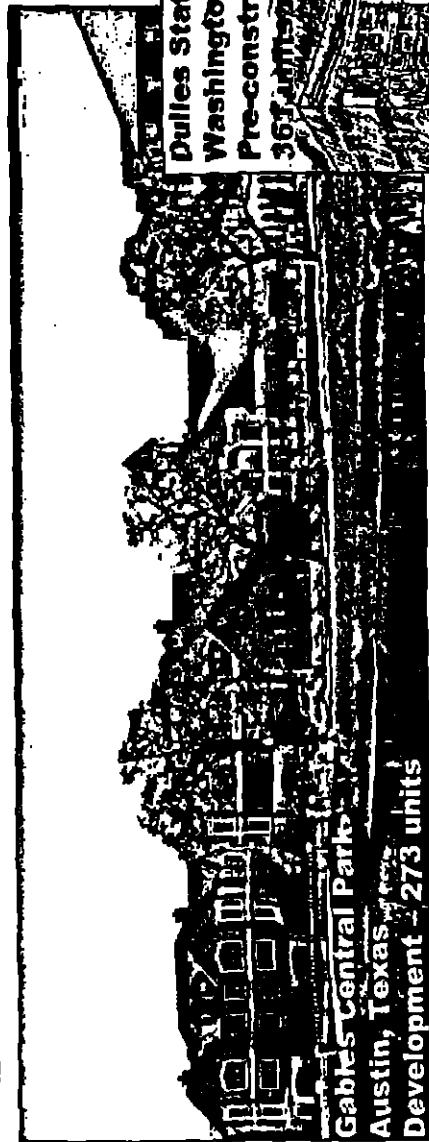
Selection Criteria

- Experience in developing large scale, publicly owned real estate assets, working in partnership with public sector entities on complex, large scale projects on publicly owned land.
- Experience associated with the redevelopment and reuse of power plants and cultural attractions. A development team that can demonstrate success in projects that integrate multiple land uses, including civic, entertainment, and retail uses, in a way that is consistent with the stated vision.
- Experience in developing transit-oriented development and urban design that is pedestrian and bicycle friendly.
- Success in working with communities to achieve public and private objectives.
- Financial resources necessary to fund pre-development costs, acquisition costs of adjacent properties, site preparation, infrastructure improvements and those capable of carrying out development over an extended time frame. Experience and financial resources necessary to implement projects encumbered by unsubordinated ground leases.
- Creative and visionary redevelopment concepts that provide for one or more of the cultural entities, support transit and consider long term development of multiple properties to create an active, mixed-use and pedestrian friendly Seaholm District.

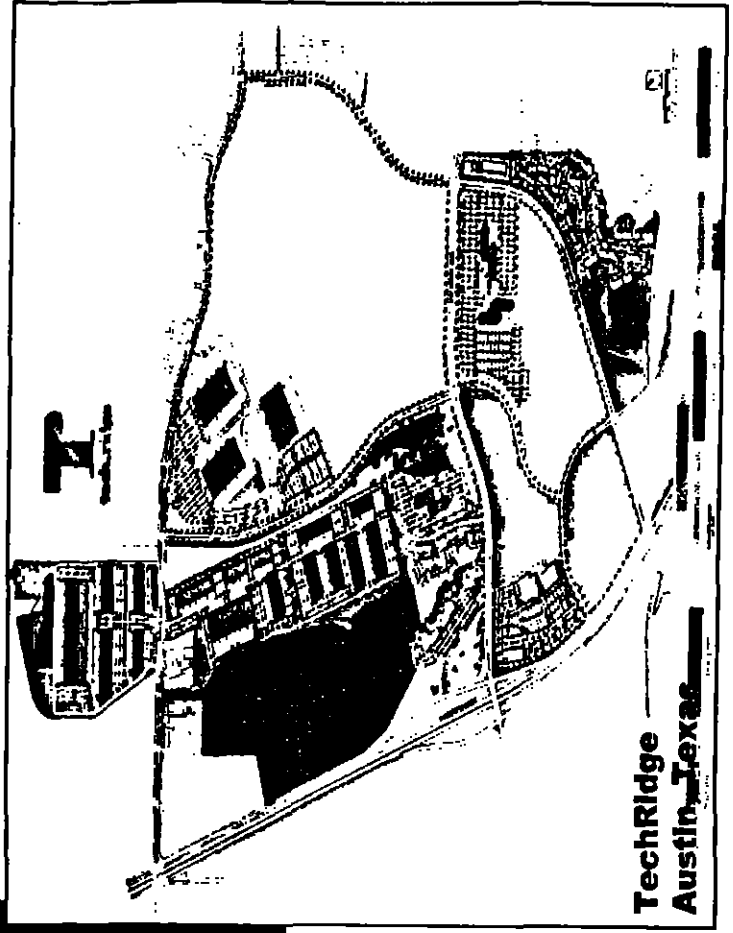
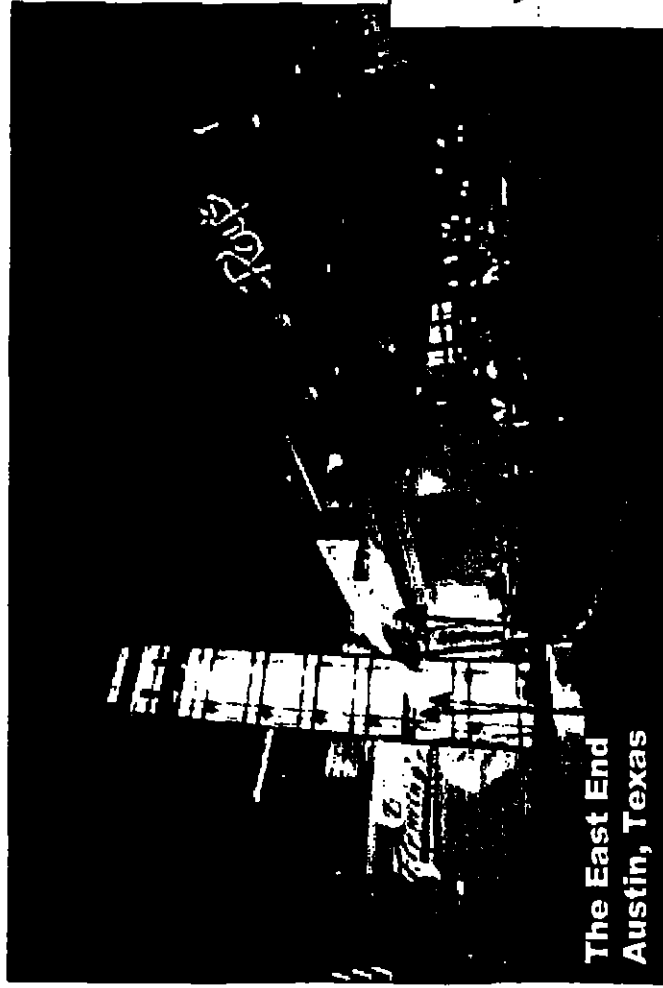
[Simmons Vedder & Company]



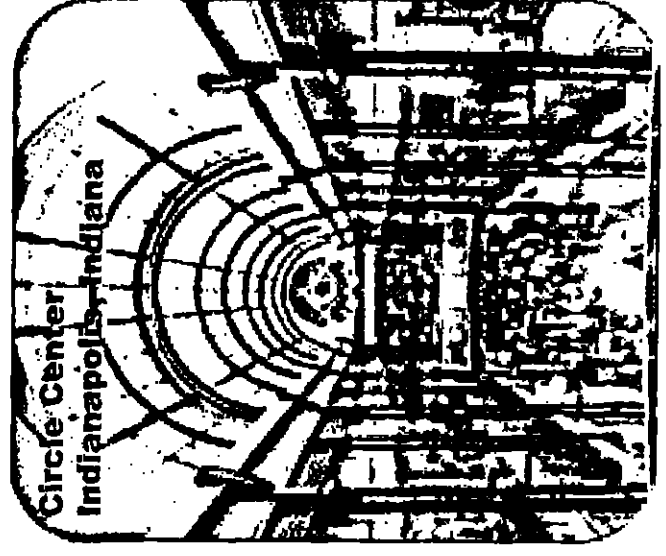
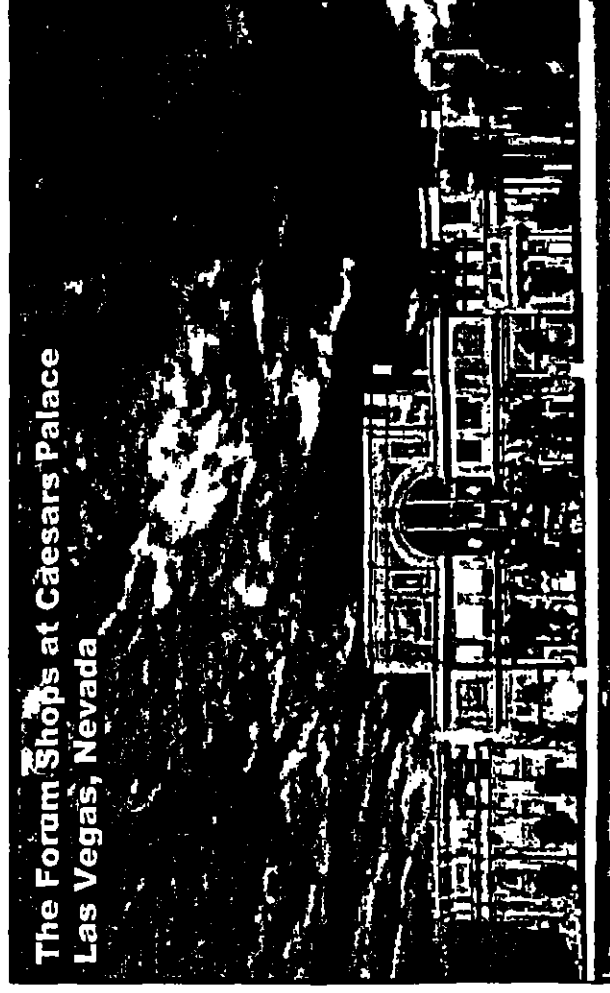
[Simmons Vedder & Company]



[The Gottesman Company]



[Simon Property Group, Inc.]

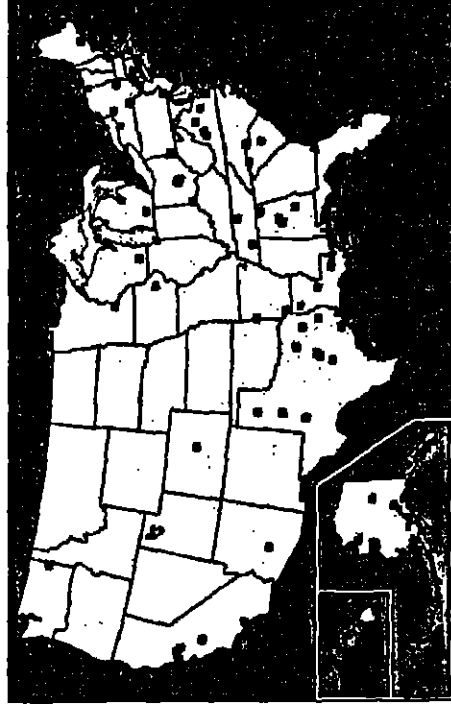


Media Realty Partners Completed Projects



MEDIA REALTY PARTNERS

BROADCASTING FACILITY LOCATIONS



Albany NY
Alexandria LA
Amarillo TX
Anchorage AK
Austin TX
Bangor ME
Baton Rouge LA
Battle Creek MI
Beaumont TX
Birmingham NY
Birmingham AL
Burlington VT
Cedar Rapids IA
Charlotte NC
Charlottesville VA
Chicago IL
Cincinnati OH
Colorado Springs CO

Columbia SC
Columbus OH
Corpus Christi TX
Dallas TX
Dublin Ireland
Ellenville NY
Fairbanks AK
Fort Smith AR
Fresno CA
Ft. Pierce FL
Greenville SC
Honolulu HI
Houston TX
Huntsville AL
Jackson TN
Jacksonville FL
Killeen TX
Lancaster OH

Los Angeles CA
Lubbock TX
Lufkin TX
Lynchburg VA
Madison WI
Manchester NH
Melbourne FL
Midland TX
Minneapolis MN
Modesto CA
Montgomery AL
Nashville TN
New Haven CT
Pensacola FL
Phoenix AZ
Portsmouth NH
Poughkeepsie NY
Providence RI

Richmond VA
Roanoke VA
Rochester NY
Savannah GA
Shreveport LA
Spokane WA
Stockton CA
Sussex NJ
Sydney Australia
Syracuse NY
Tarkenton TX
Tuscaloosa AL
Tyler TX
Waco TX
Wheeling WV
Wilmington DE
Worcester MA

["Media Center" Concept]

- "Media Center" concept initially developed in 1999 as a joint effort between KLRU, Austin City Limits, Capstar Broadcasting, and LIN Television.
- Concept recognized the natural synergy between various media entities, the favorable economies that co-location would present plus the destination advantages that such a collaborative effort would offer to the community.
- Goal was to create Austin's "Rockefeller Center"...an interactive gathering place for the community and an environment to celebrate media, music and live performance.
- Downtown location was selected and the property was optioned.
- Architectural renderings made.
- Plans terminated with the merger of Capstar and Chancellor and the formation of AMFM.

[

Emmis Communications



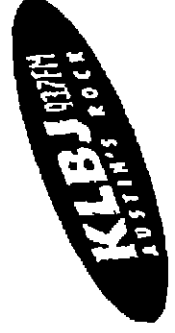
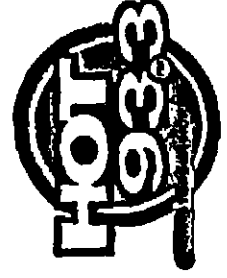
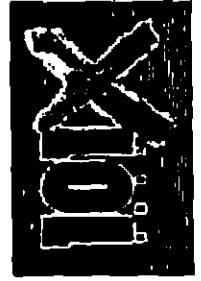
■ Emmis Communications, a diversified media company with radio broadcasting, television broadcasting, and magazine publishing operations, is known as much for its corporate culture as for its leadership position within the media industry.

■ Austin Stations:

KBPA-FM
KGSR-FM
KLBJ-AM
KLBJ-FM
KROX-FM
KDHT-FM

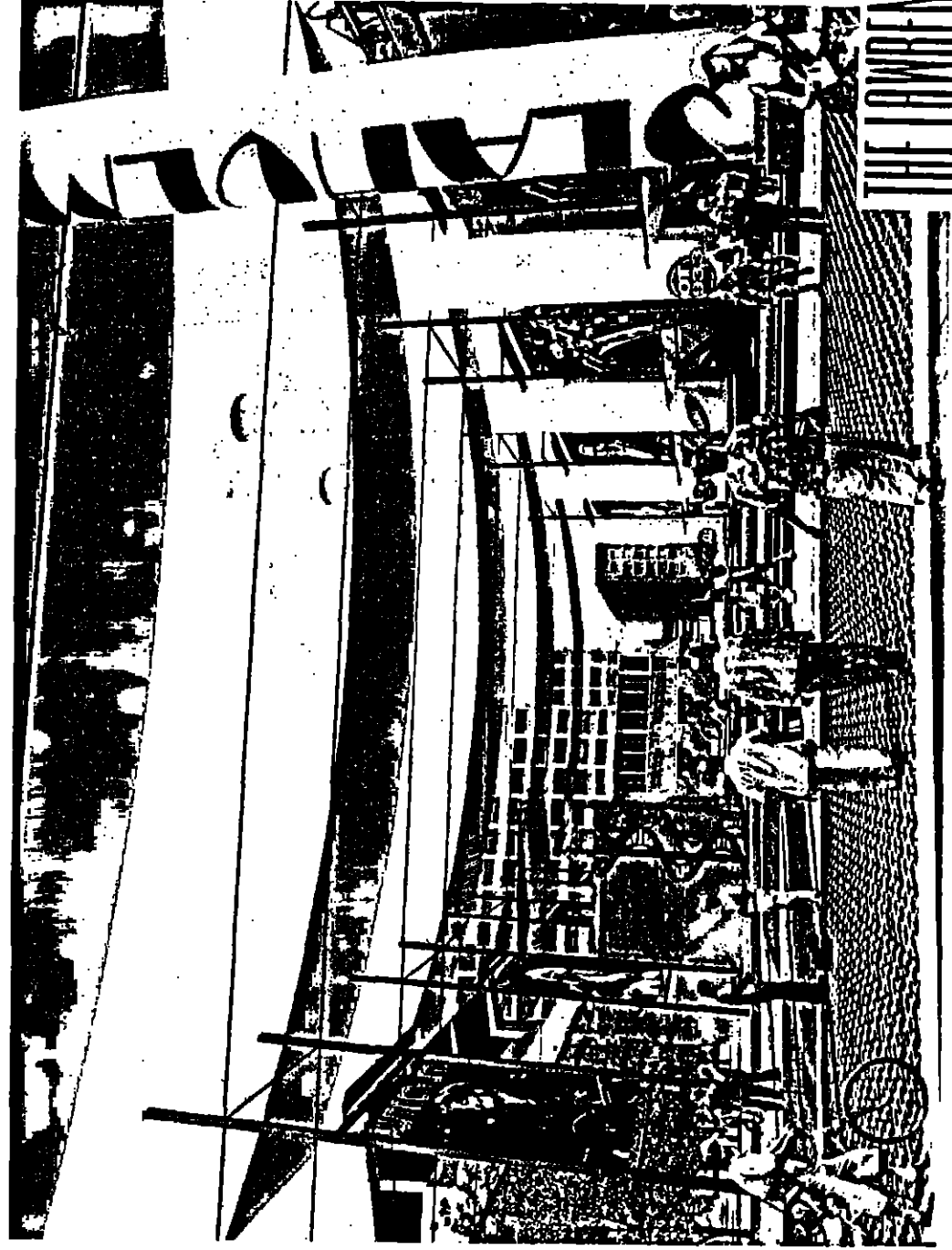
Bob-FM

Austin...Album Alternative
News/Talk
Heritage Rock
Alternative Rock
Hip Hop and R&B



[Redeveloped Seaholm Power Plant]

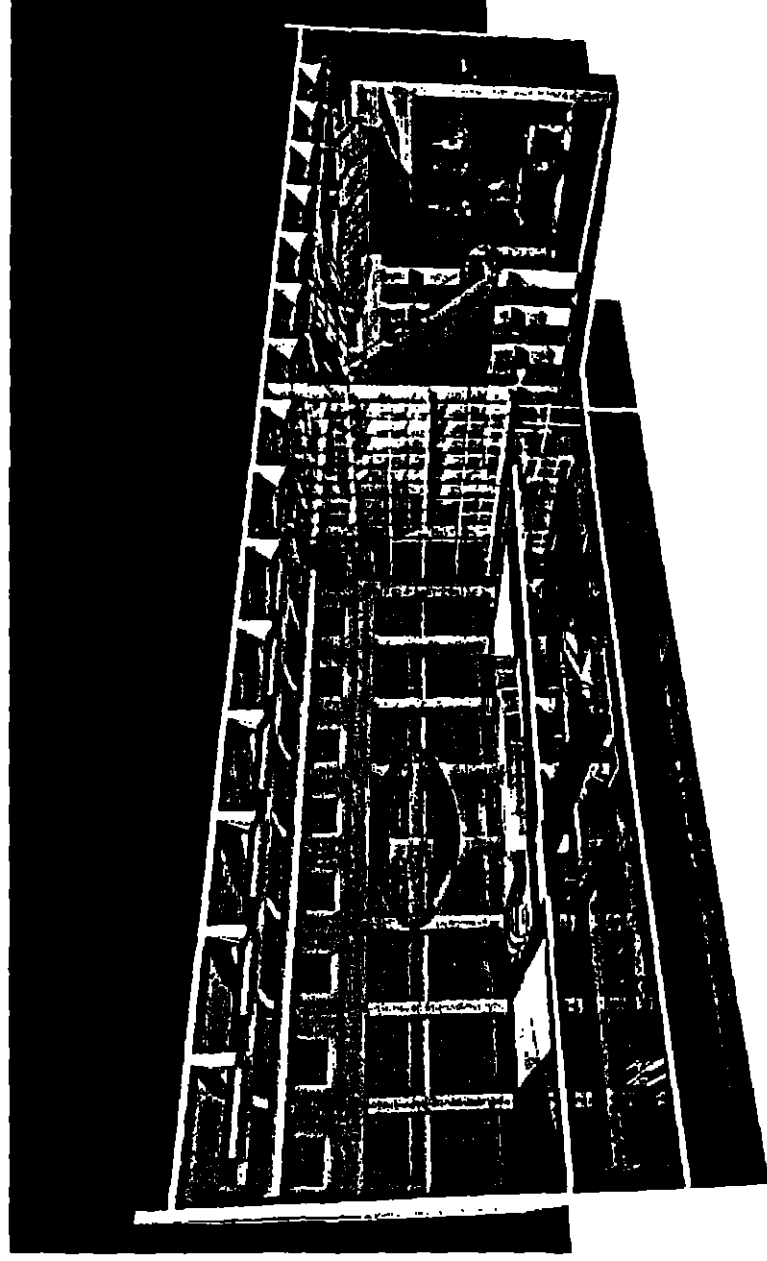
-Plaza View



THE LAWRENCE GROUP
ARCHITECTS
2000 AVENUE K
DALLAS, TEXAS 75201

[Redeveloped Seaholm Power Plant]

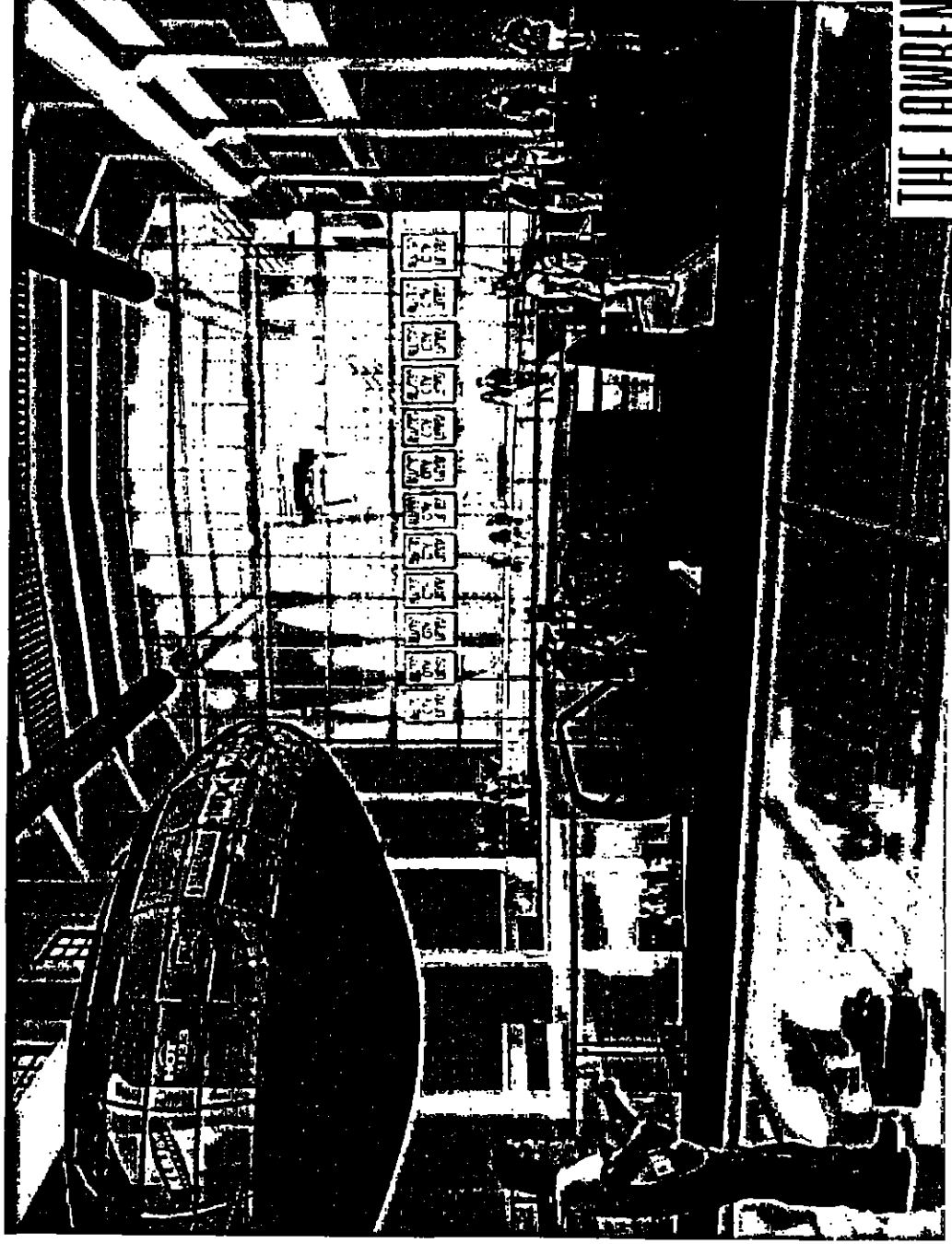
-Cutaway View



THE LAWRENCE GROUP
ARCHITECTS
SINCE 1960

[Redeveloped Seaholm Power Plant]

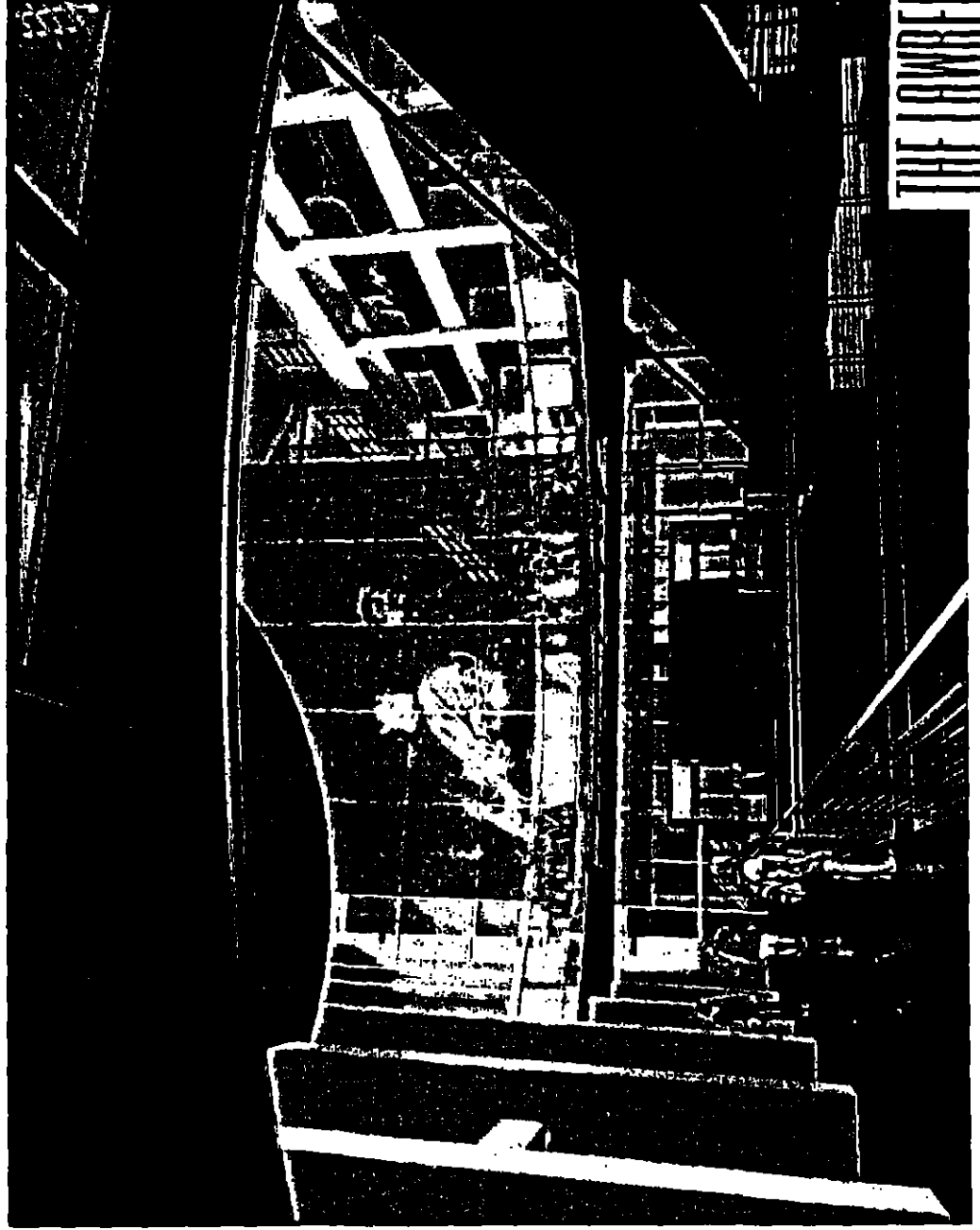
-Main Level View



THE LAWRENCE GROUP
ARCHITECTS

[Redeveloped Seaholm Power Plant]

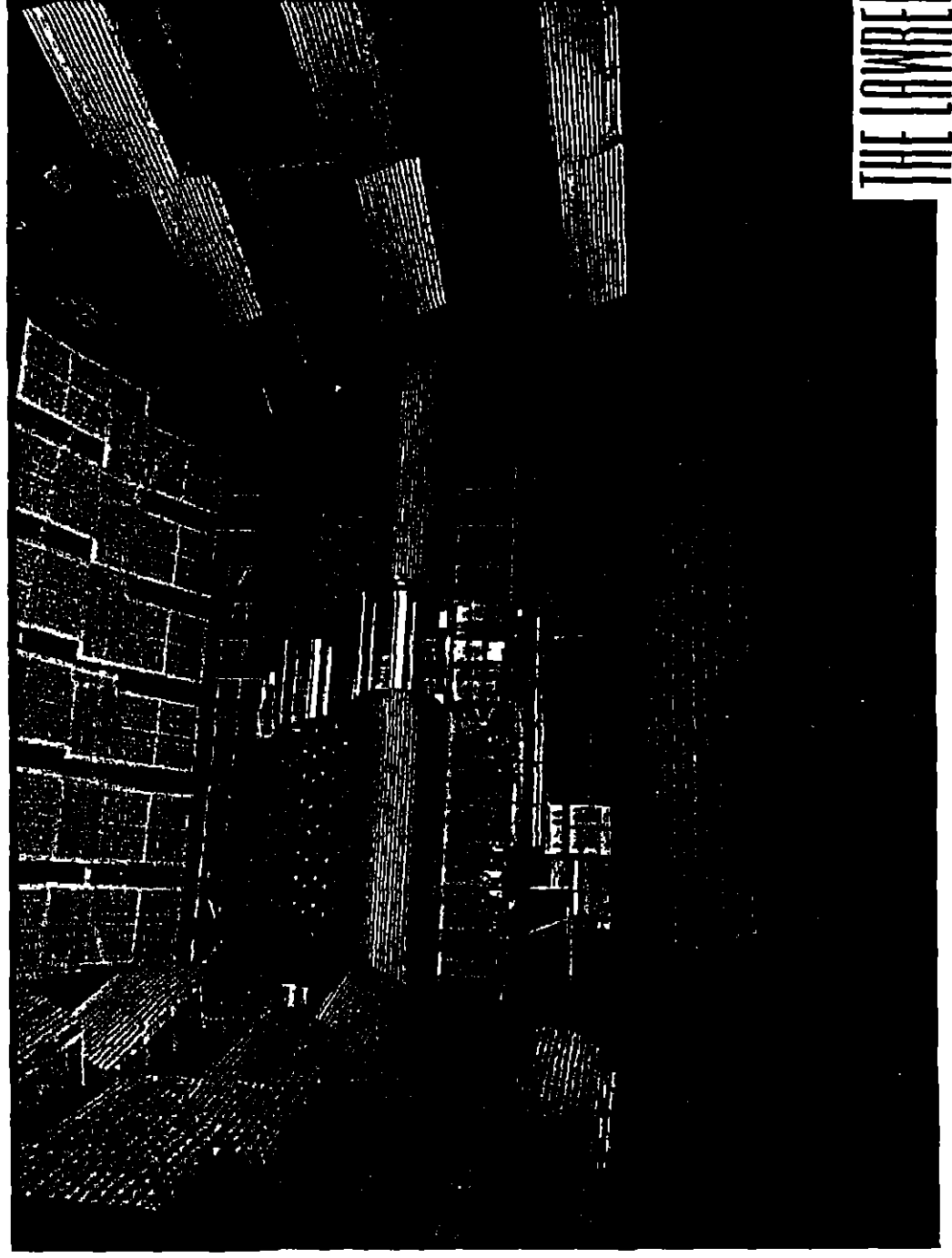
-Lower Level View



THE LAWRENCE GROUP
ARCHITECTS
NEW YORK, NY

[Redeveloped Seaholm Power Plant]

-Performance Hall View

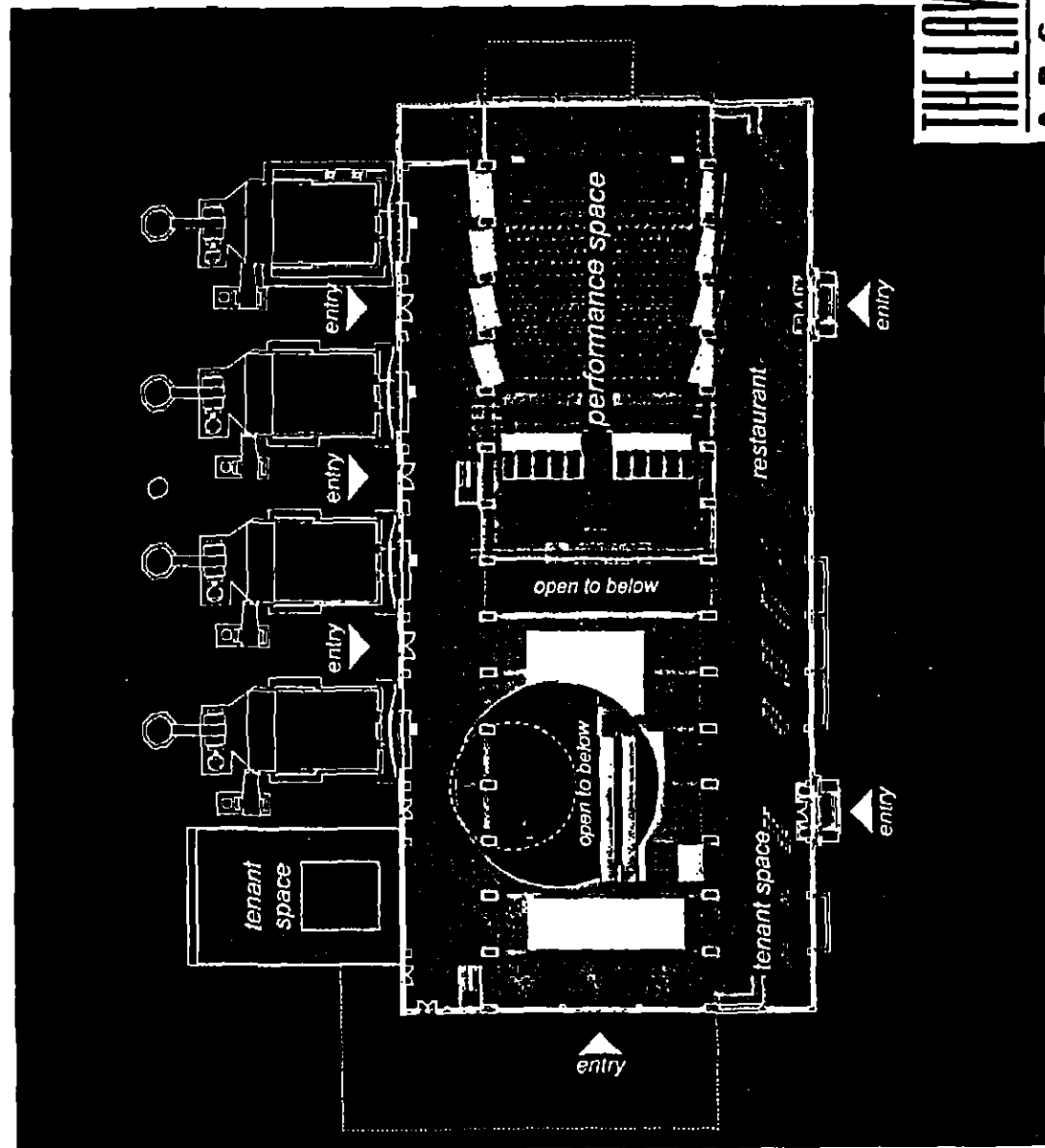


THE LAWRENCE GROUP

ARCHITECTS
SAN ANTONIO, TEXAS

[Redeveloped Seaholm Power Plant]

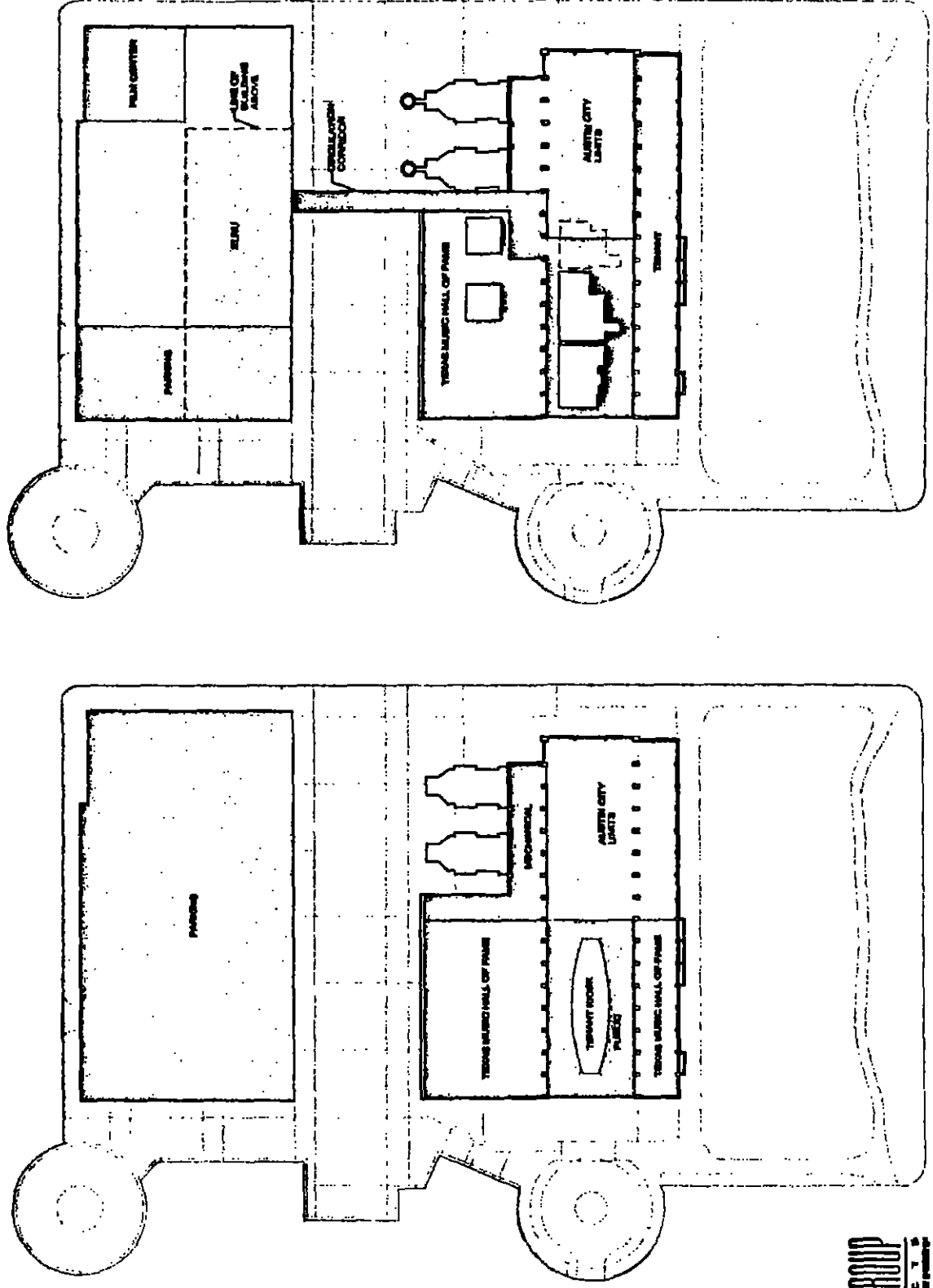
-Main Level Plan Diagram



THE LAWRENCE GROUP
ARCHITECTS
2000 AVENUE W
SUITE 200
MINNEAPOLIS, MN 55402
612.338.1234

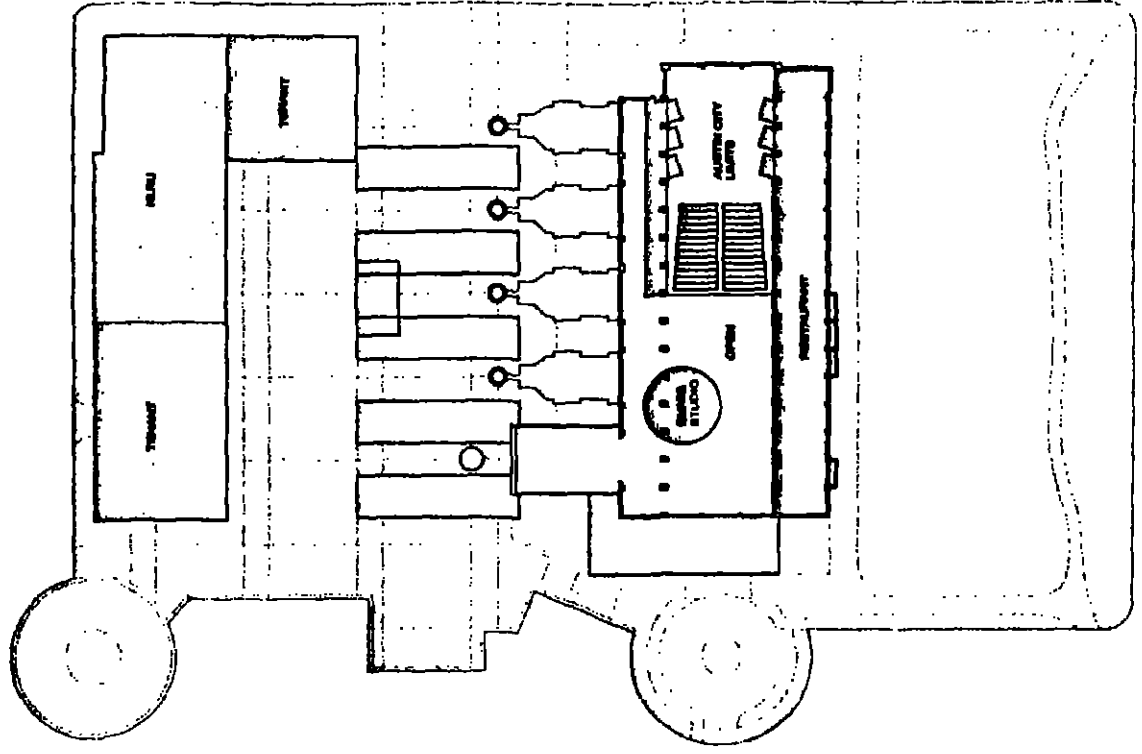
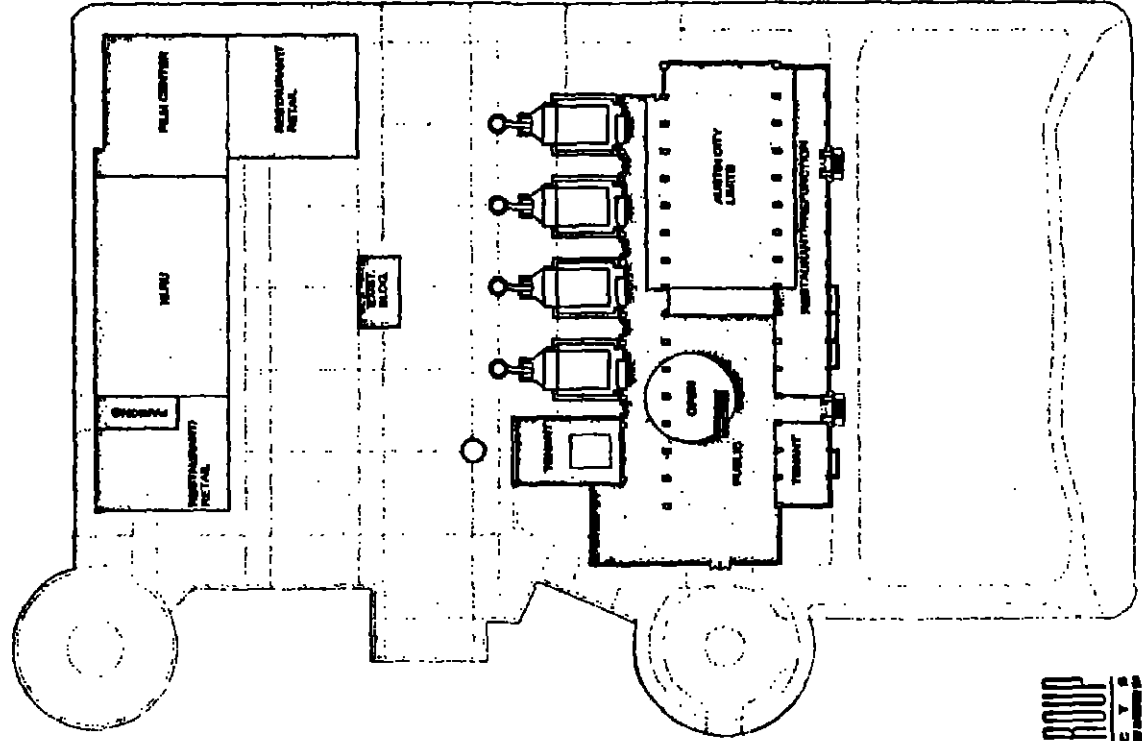
Redeveloped Seaholm Power Plant

-Basement and Upper Basement Diagrams



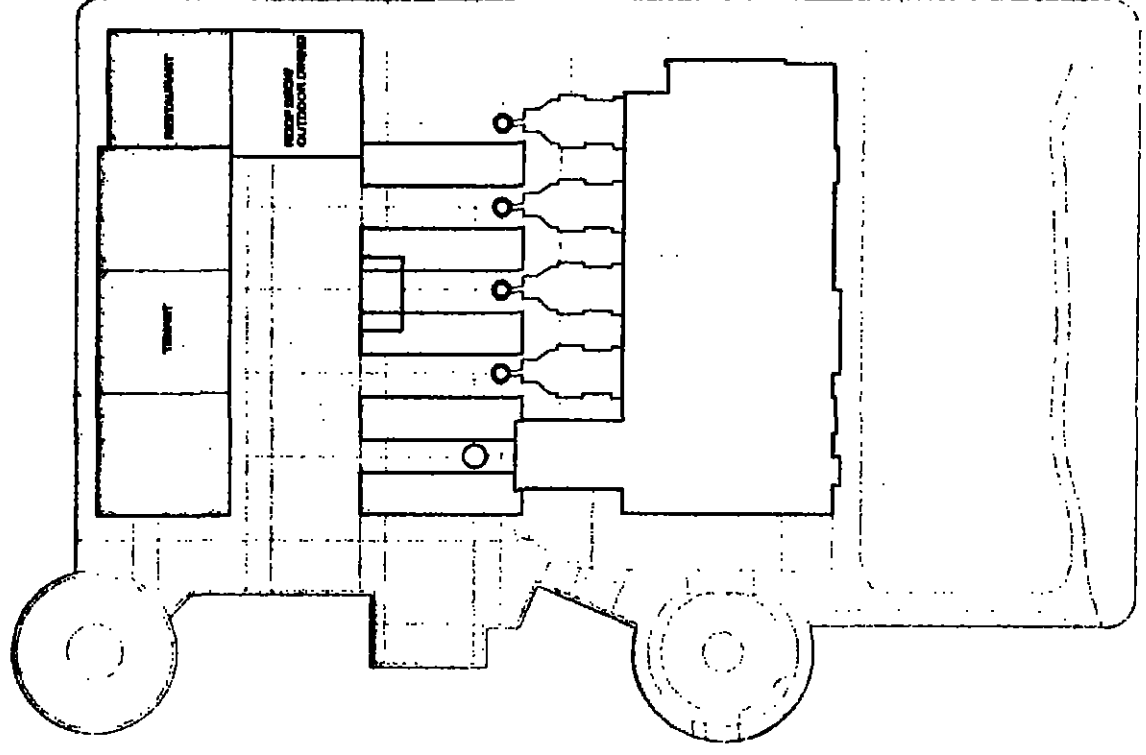
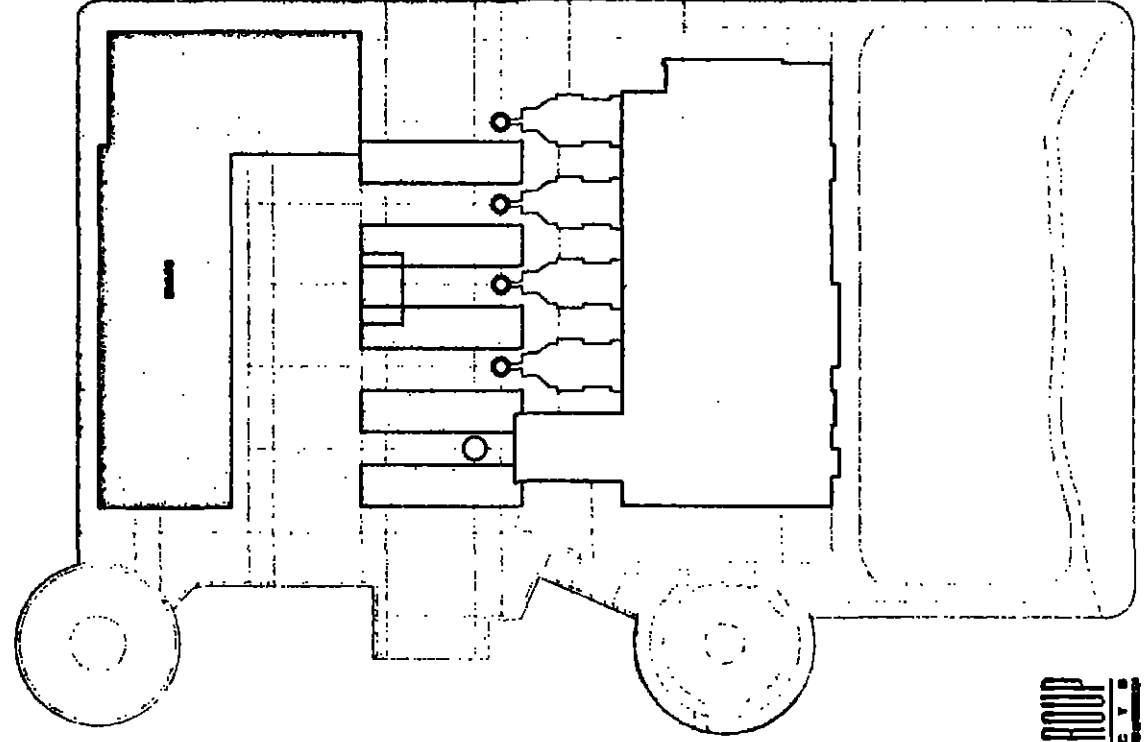
Redeveloped Seaholm Power Plant

-Ground Level and Level 2 Diagrams

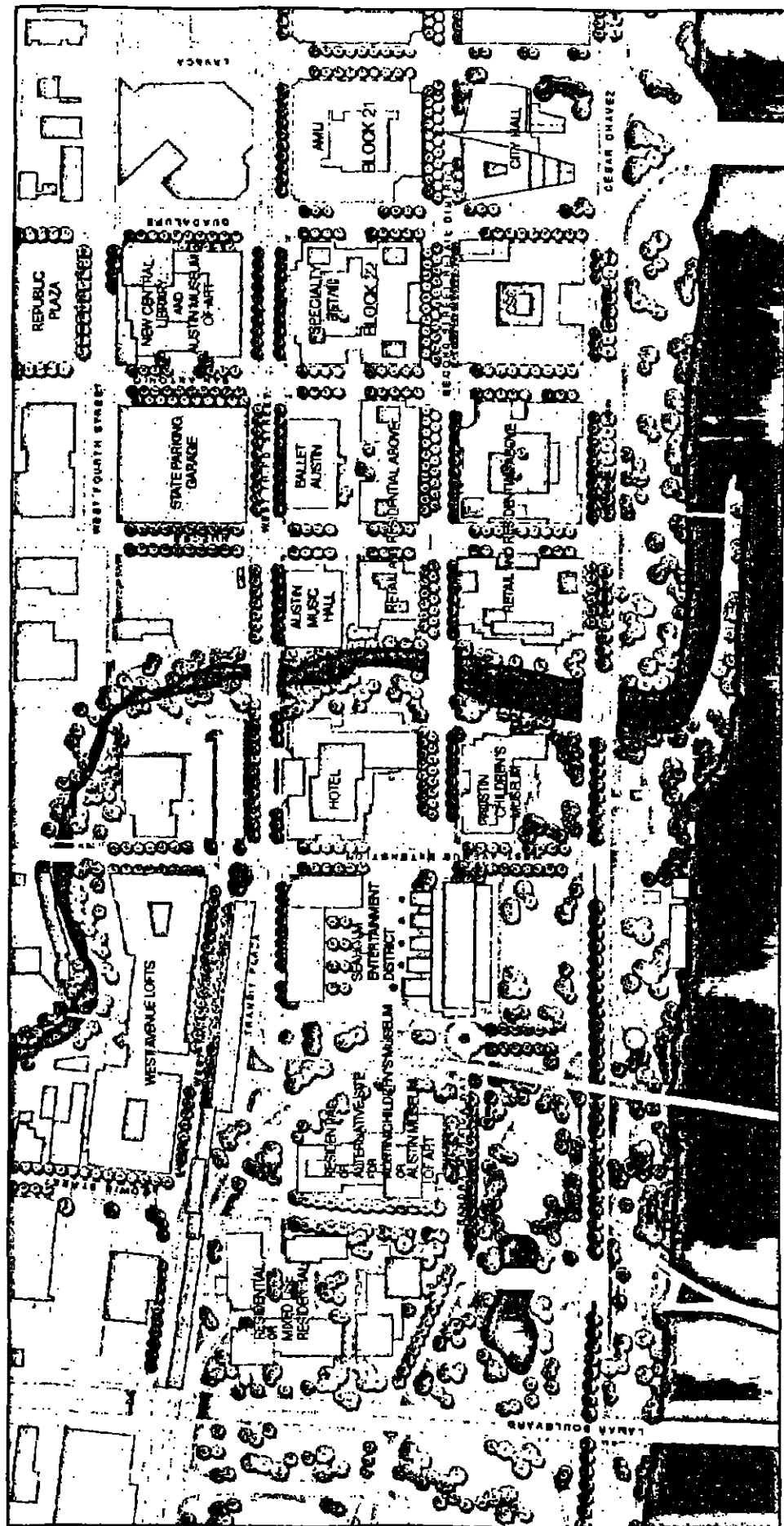


[Redeveloped Seaholm Power Plant]

-Level 3 and Level 4 Diagrams



Master Plan



[Review of Selection Criteria]

- ✓ PUBLIC-PRIVATE PARTNERSHIP
- ✓ MIXED-USE; TRANSIT ORIENTED DEVELOPMENT
- ✓ COMMUNITY PARTICIPATION
- ✓ FINANCIAL RESOURCES
- ✓ CREATIVE AND VISIONARY

QUALIFICATIONS VISION TRUST