

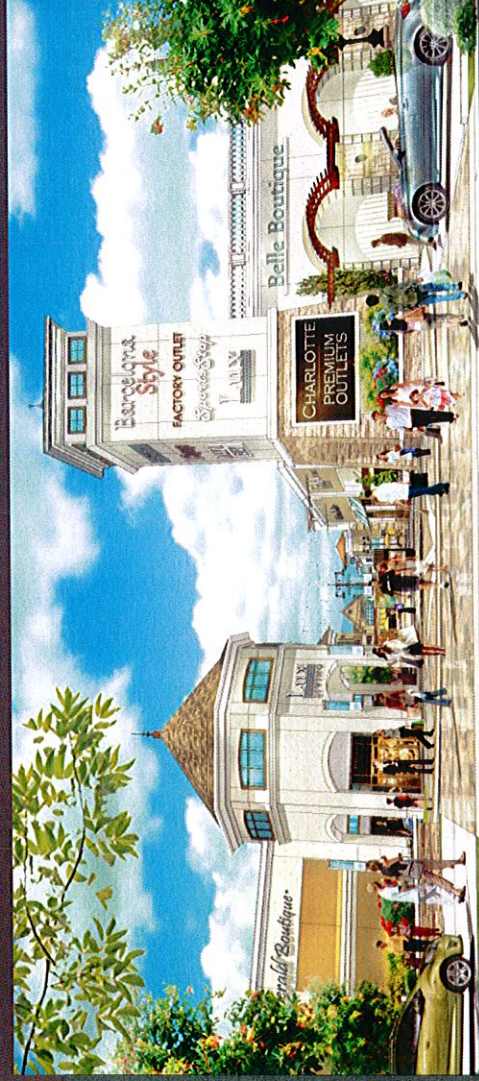
PROPOSED DEVELOPMENT PLAN

- Upscale Outlet Retail Center with +/- 445,000 s.f.
- Accompanying Retail / Office of +/- 80,000 s.f. and 120 room Hotel
- Developed jointly by Tanger, Simon and Steele Creek (1997) Limited Partnership
- Will create a Unique Retail Center and Supporting Services
- Extensive design work with Planning Staff – we appreciate their support

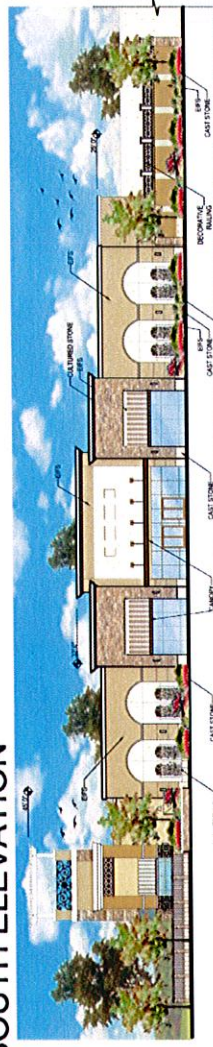


QUALITY ARCHITECTURE AND DESIGN

- Quality Building Architecture & Design – compatible with Berewick
- Creation of Unique Open Air Retail Center with Urban Plazas
- Retail Shopping Experience designed to be Pedestrian Friendly



SOUTH ELEVATION



TRANSPORTATION IMPROVEMENTS

- Significant work with CDOT/ NCDOT
- Roadway Improvements proposed, including:
 - Additional lanes on Steele Creek Road
 - Traffic Signals at Steele Creek Rd & I-485
 - Completion of Dixie River Rd as a 4-lane median divided roadway
 - Capacity Improvements at Brown-Grier Rd & Steele Creek Rd
 - Capacity Improvements at Shopton Rd & Steele Creek Rd
 - Improvements at I-485 Ramps
 - Creation of new Trojan Dr & enhanced network

