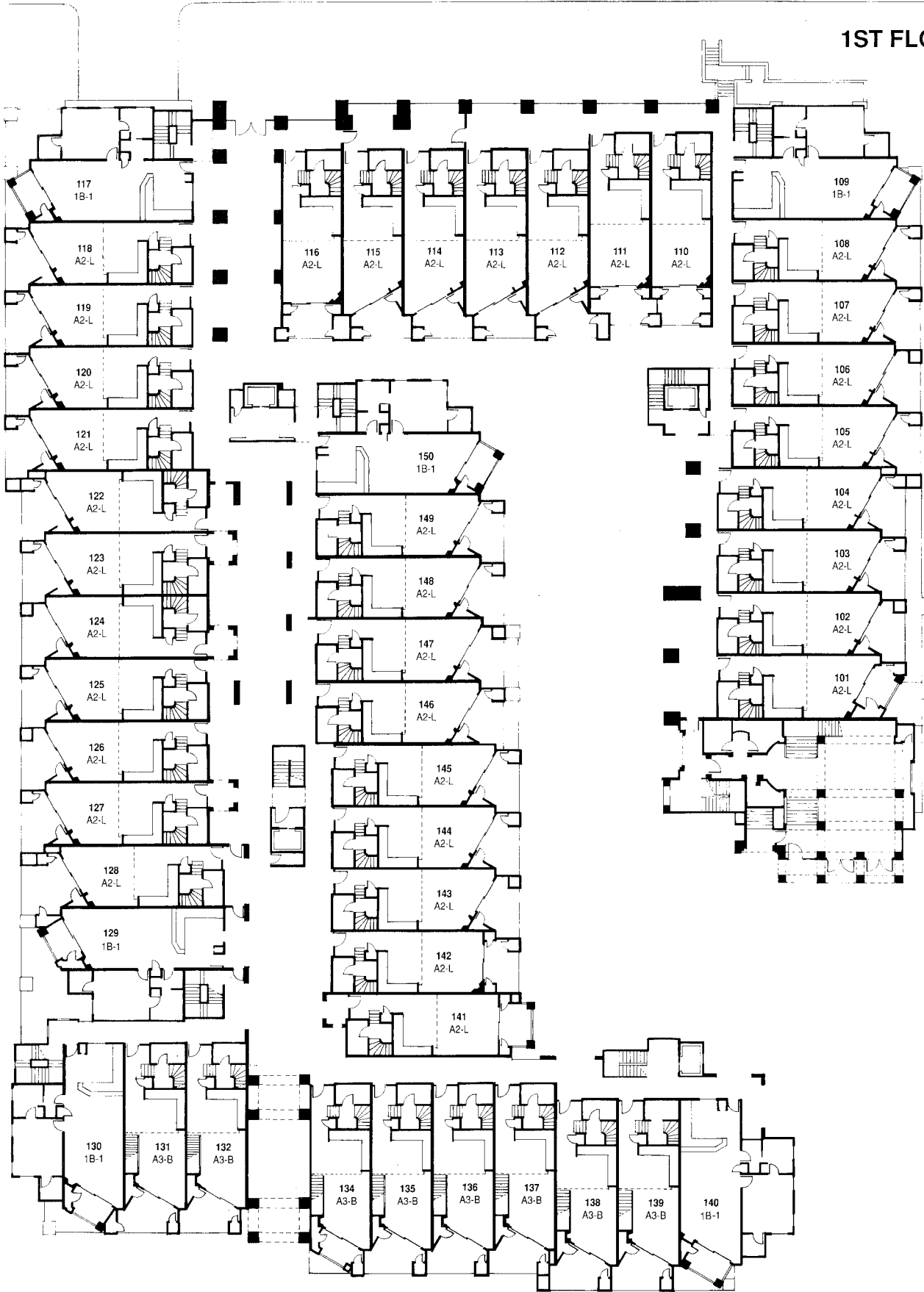


WALNUT AVENUE

1ST FLOOR

RSIDE PAVILION
(SHOPS, RESTAURANTS & ENTERTAINMENT)



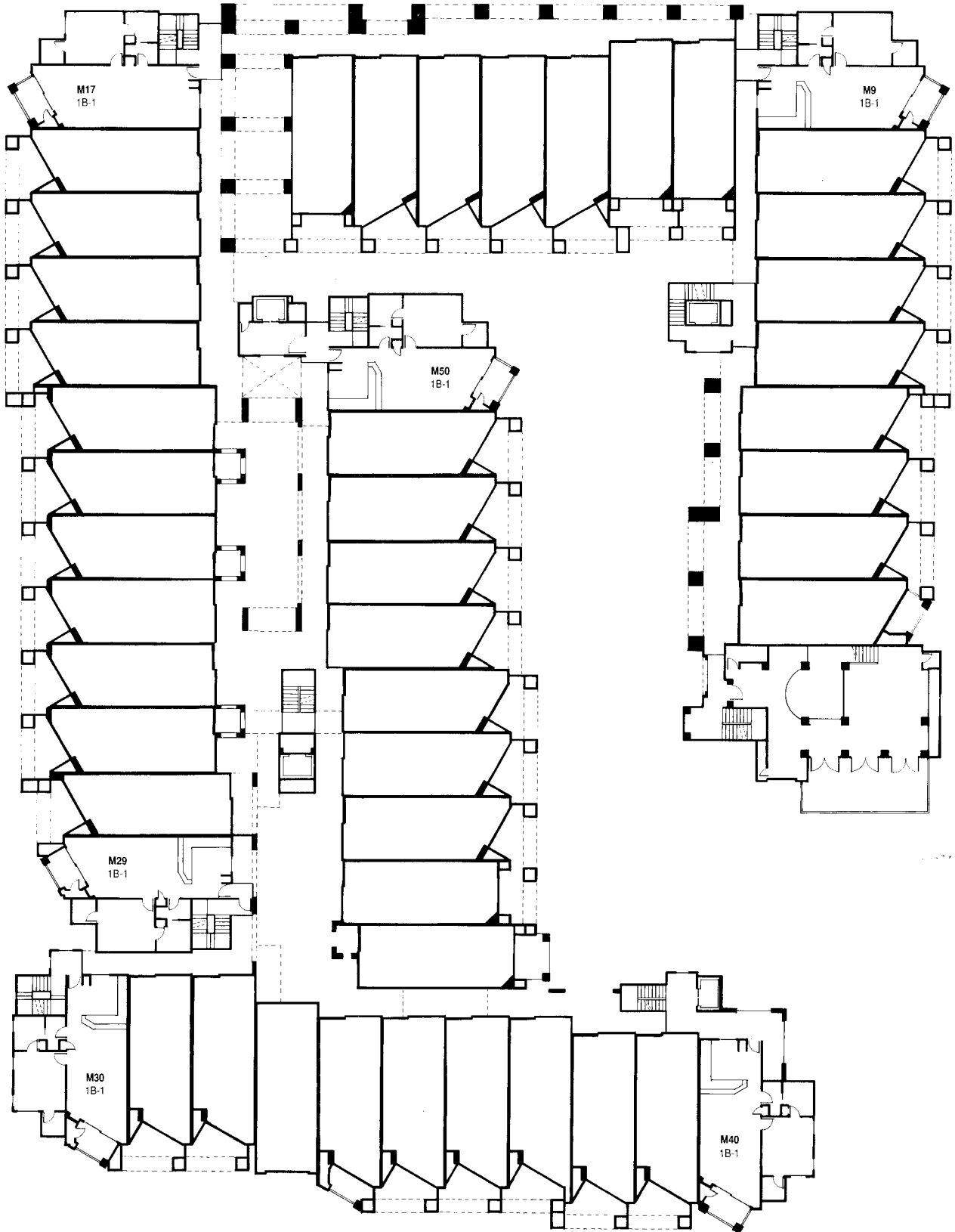
SECOND STREET

PACIFIC COAST HIGHWAY

WALNUT AVENUE

MEZZANINE

PIERSIDE PAVILION
(SHOPS, RESTAURANTS & ENTERTAINMENT)

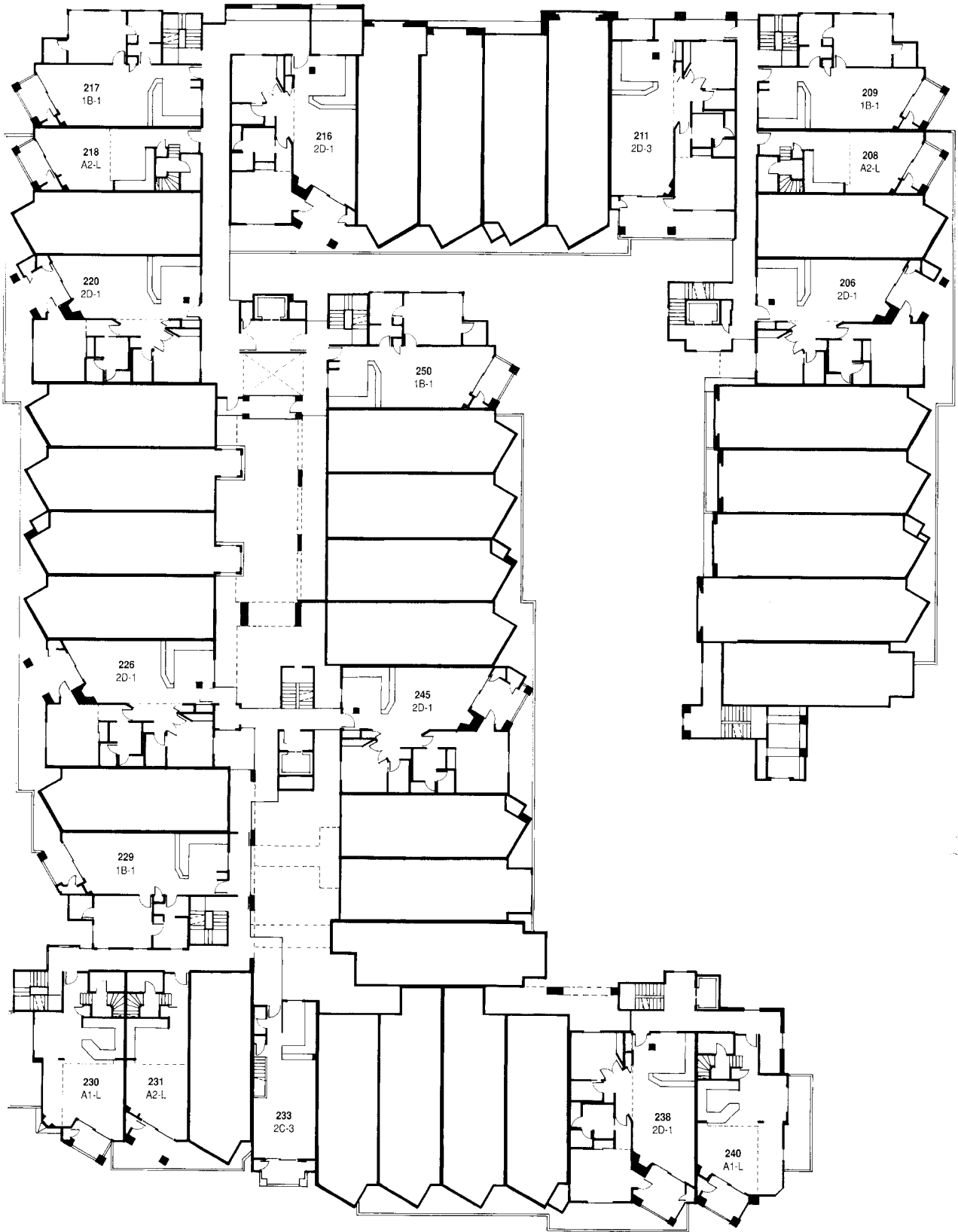


SECOND FLOOR

PACIFIC COAST HIGHWAY

WALNUT AVENUE

2ND FLOOR



RIVERSIDE PAVILION
(SHOPS, RESTAURANTS & ENTERTAINMENT)

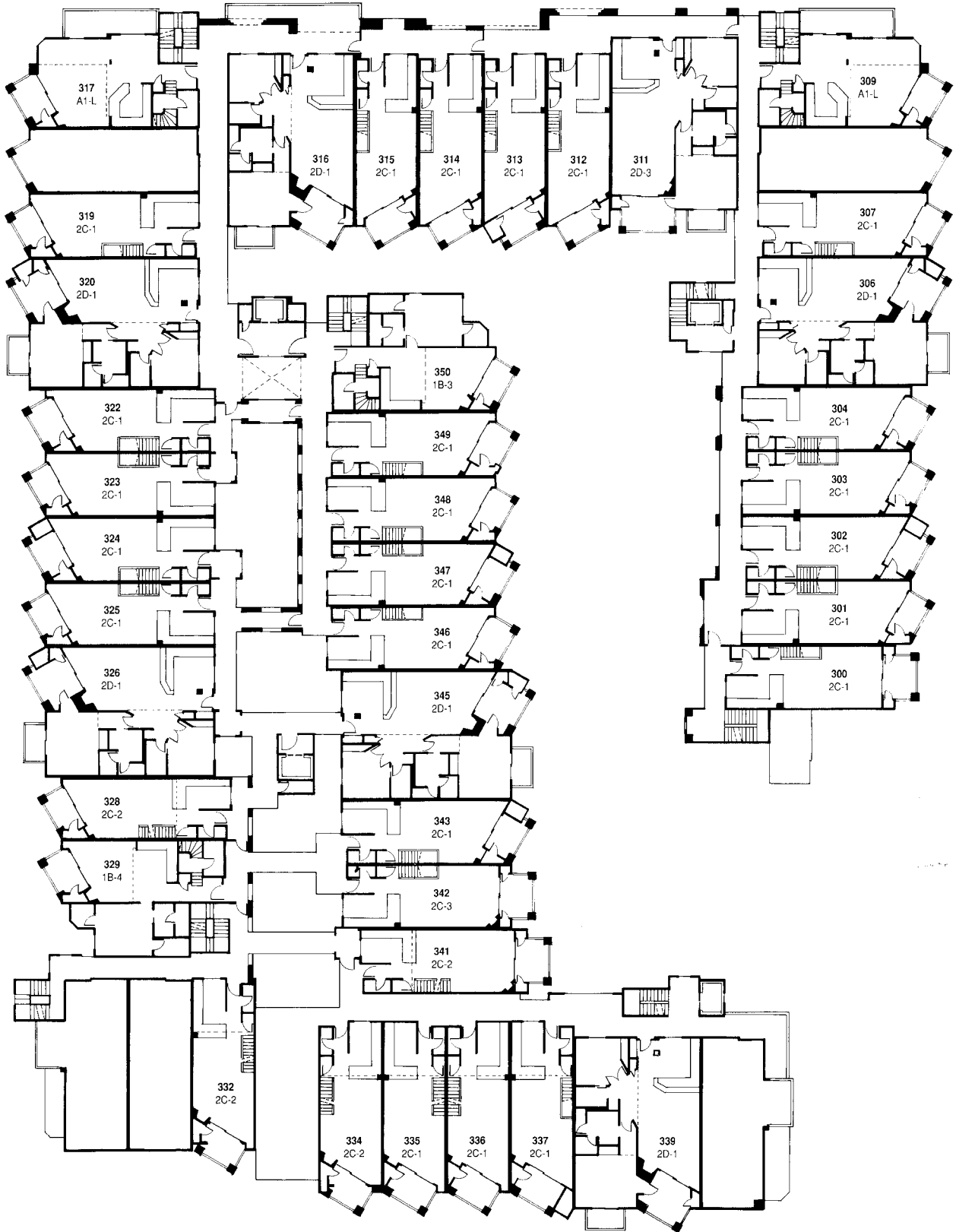
SECOND STREET

PACIFIC COAST HIGHWAY

WALNUT AVENUE

3RD FLOOR

PIERSIDE PAVILION
(SHOPS, RESTAURANTS & ENTERTAINMENT)



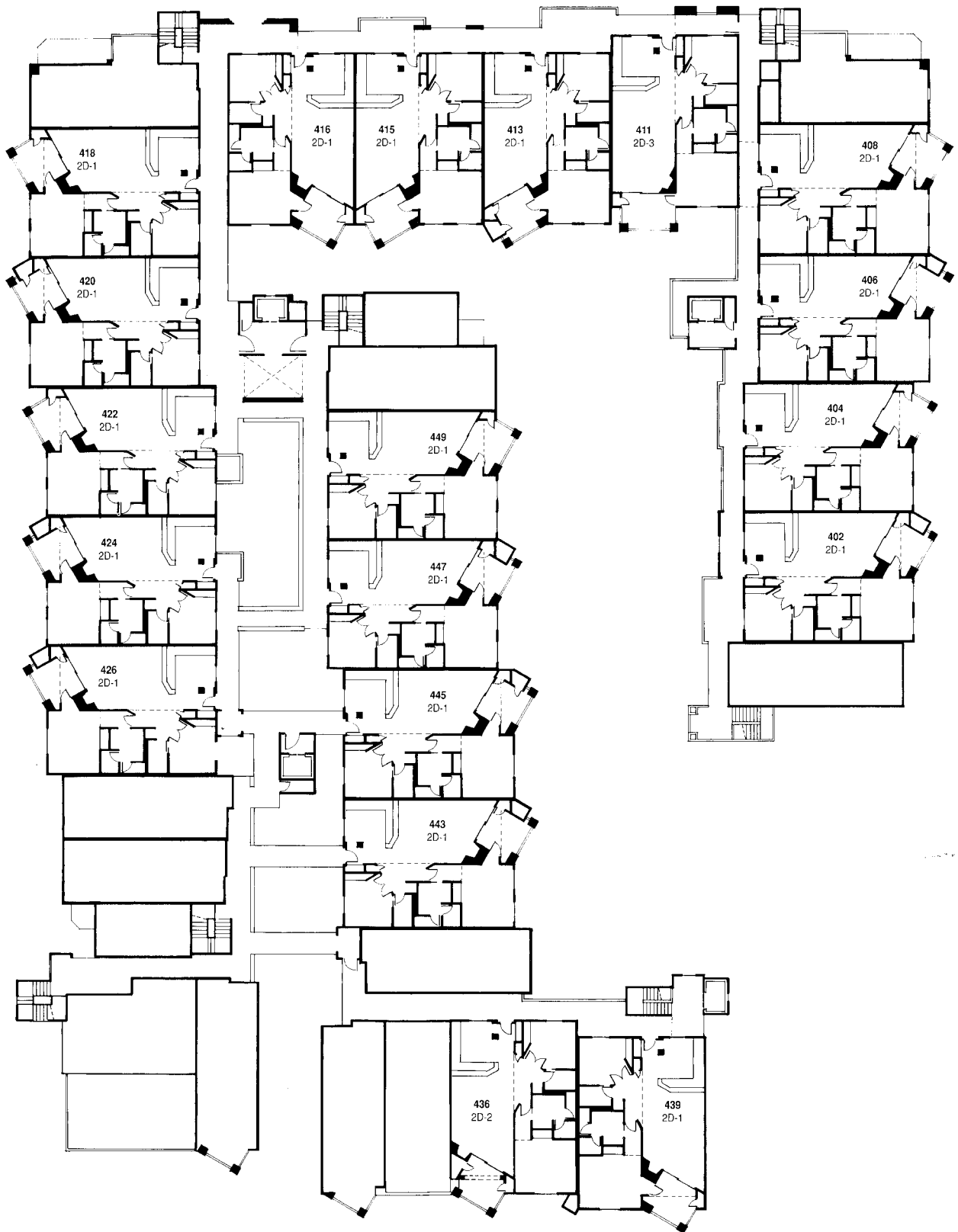
SECOND STREET

PACIFIC COAST HIGHWAY

WALNUT AVENUE

4TH FLOOR

PIERSIDE PAVILION
(SHOPS, RESTAURANTS & ENTERTAINMENT)



SECOND STREET

PACIFIC COAST HIGHWAY