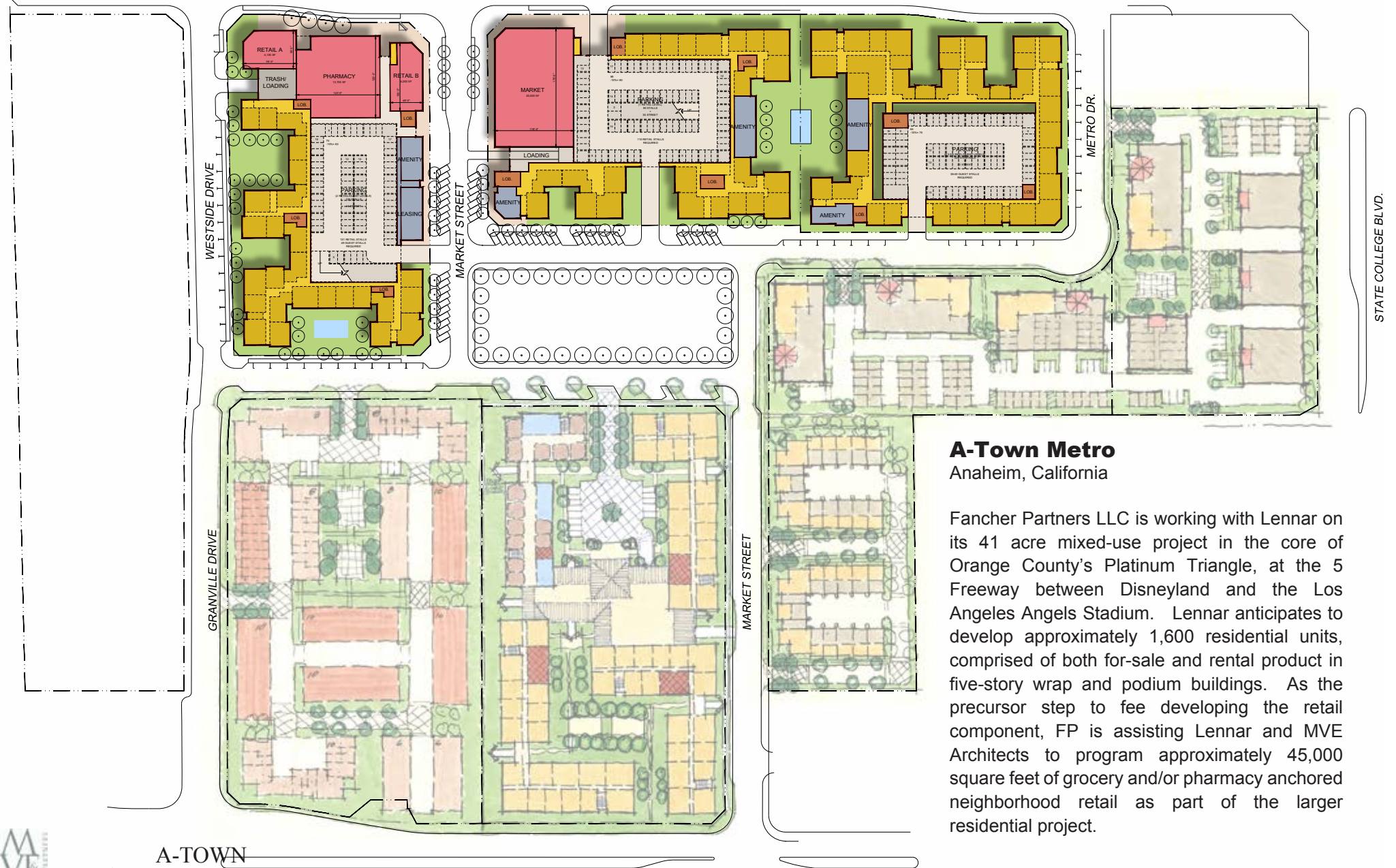


KATELLA AVENUE



Fancher Partners, LLC
Lifestyle Real Estate Development



A-Town Metro
Anaheim, California

Fancher Partners LLC is working with Lennar on its 41 acre mixed-use project in the core of Orange County's Platinum Triangle, at the 5 Freeway between Disneyland and the Los Angeles Angels Stadium. Lennar anticipates to develop approximately 1,600 residential units, comprised of both for-sale and rental product in five-story wrap and podium buildings. As the precursor step to fee developing the retail component, FP is assisting Lennar and MVE Architects to program approximately 45,000 square feet of grocery and/or pharmacy anchored neighborhood retail as part of the larger residential project.



LENNAR

A-TOWN
Conceptual Studies

GENE AUTRY WAY



The Village Shops Expansion



Manhattan Village Shopping Center
Manhattan Beach, California

Manhattan Village Shopping Center is the primary enclosed regional mall and community center serving Manhattan Beach and adjoining beach communities in the South Bay region of Los Angeles. The property has evolved over the years into an upscale, enclosed Mall anchored by two Macy's stores and upscale lifestyle retailers. Ralph's grocery and CVS Pharmacy anchor an open-air community center component and free-standing restaurants, banks, and office buildings.

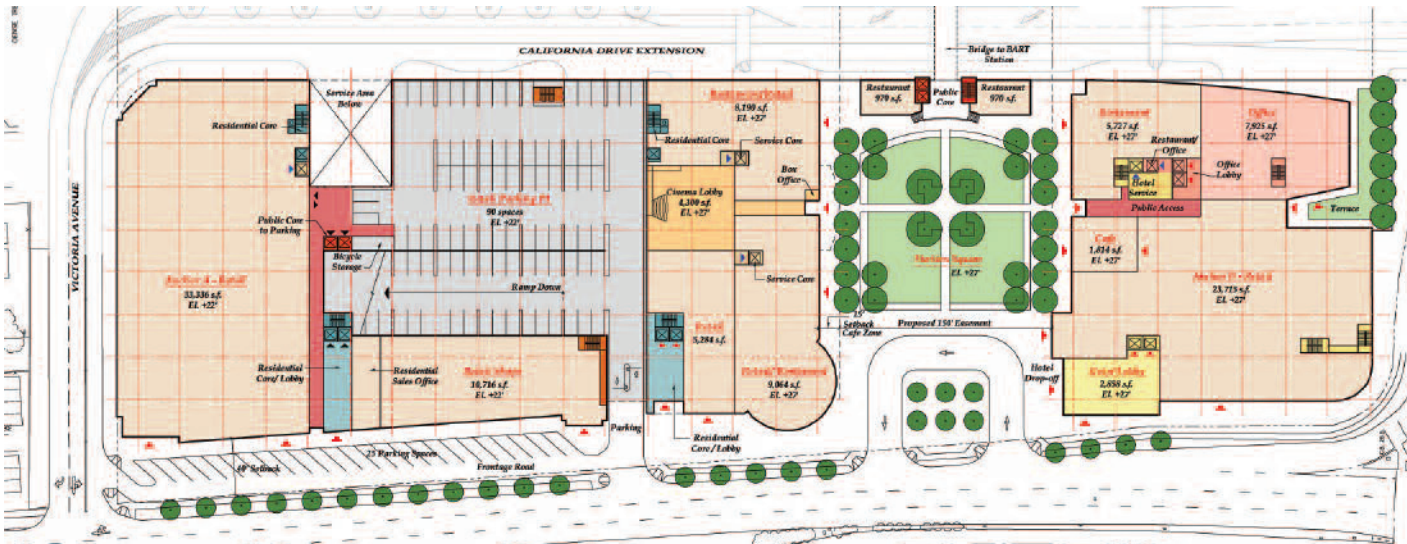
Fancher Partners, LLC is retained by MVSC owner RREEF Fund and Deutsche Bank AG as fee developer of the net 139,800 square foot expansion (200K sf gross), which includes guiding the EIR and entitlement process. The three-phase expansion will add an open-air 60,000 square foot Village Shops "wing" to the enclosed Mall, expand Macy's by 60,000 square feet and redevelop an existing 46,200 square foot component into an 80,000 square foot free standing center. New and displaced parking will be provided in parking decks.



Millbrae Station Pavilion

Millbrae, California

Millbrae Station Pavilion is a 485,000 square foot mixed-use development, incorporating office, retail, restaurant and cinema components. The project is comprised of two six-story buildings, built over two levels of subterranean parking of 1,135 parking spaces. A major public space, Station Square, links the two Pavilion buildings and the adjacent BART/ Caltrain train station (with connection to the SF Airport) with the downtown area of Millbrae. Fancher Partners with Rogers Realty, Phoenix Property Co. and a local major property owner control the majority of the 8 acre site. In connection with the adjacent BART site developer, Republic Urban, the parties are currently pursuing entitlements.



- 93,750 sf office & 225 resi. units
- 47,000 sf Cinema
- 93,000 sf retail & restaurant