



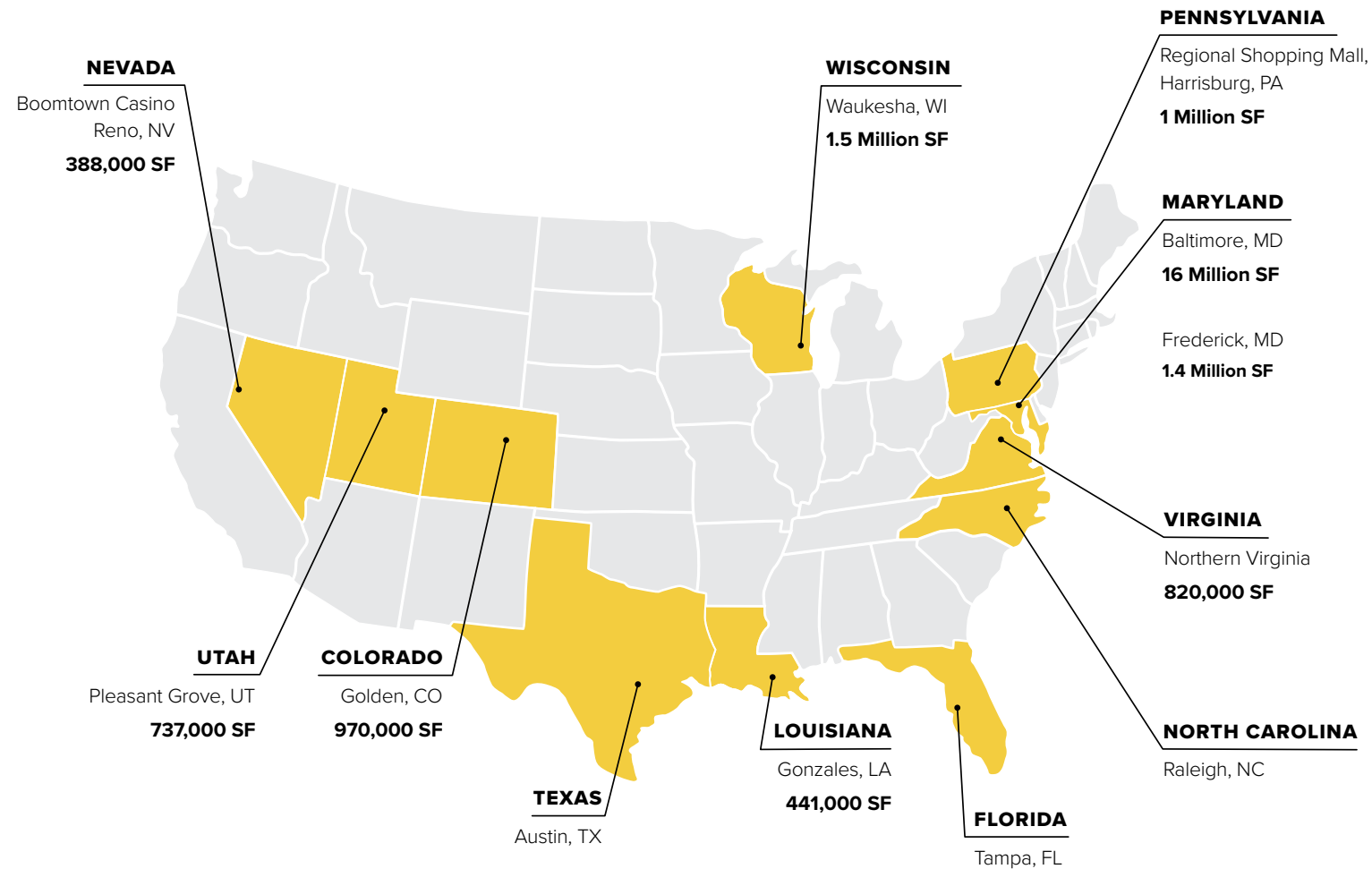
Swatara Exchange



About St. John Properties

We are a vertically-integrated real estate developer. Our in-house professionals manage everything from start to finish, including:

- ▶ Acquisitions
- ▶ Land Development
- ▶ Construction & Sustainable Building
- ▶ Leasing & Marketing
- ▶ Interior Design/Space Planning
- ▶ Tenant Improvements
- ▶ Property Management
- ▶ Maintenance

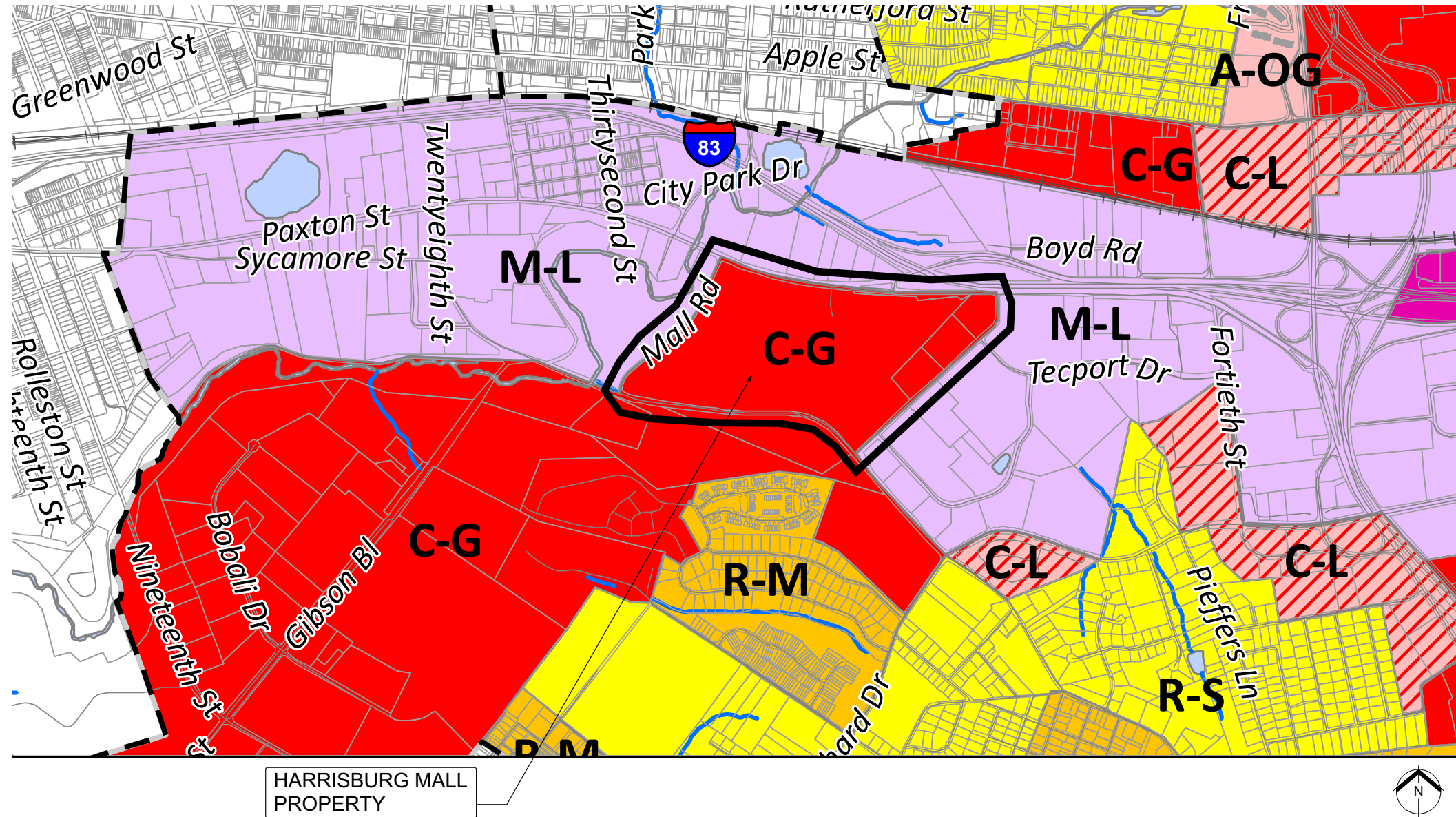


 <p>NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR — 2018 —</p>	 <p>23+ MILLION Square Footage Owned & Managed</p>
 <p>100+ Green, LEED- Certified Buildings</p>	 <p>2,500+ Clients Across the Country</p>
 <p>225+ Employees Across the Country</p>	 <p>\$5+ BILLION Real Estate Investment Value</p>

Site Aerial



Zoning Map



Existing Conditions



Proposed Redevelopment Concept Plan

ECONOMIC BENEFITS:

Our redevelopment plan is projected to contribute:

- ▶ Approximately 1,000 new permanent jobs
- ▶ Approximately \$1 million per year increase in property tax revenue

PRODUCT LEGEND & DEVELOPMENT TOTALS

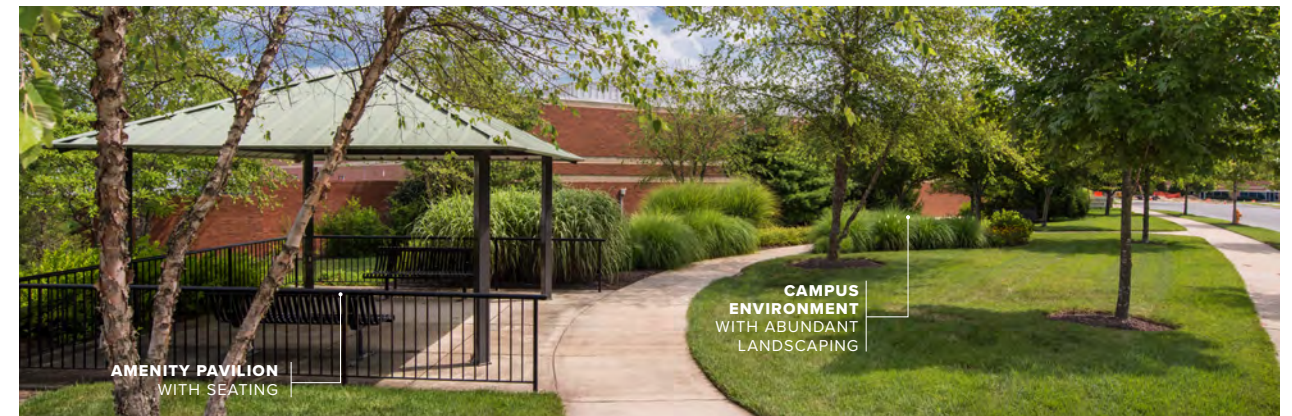
TYPE	AMOUNT
Multi-Use Business	218,240 SF
Inline Retail	29,900 SF
Pad Sites	15,887 SF
Single-Story Office	13,600 SF
Bass Pro Shops	219,269 SF
Former Toys R Us	54,750 SF
Total Development	551,646 SF



Unique Multi-Use Business Product Features

Versus traditional bulk/industrial buildings

- ▶ High-quality articulated brick buildings with significant glass lines
- ▶ 80'–100' building depths
- ▶ Numerous skylights maximizing natural light
- ▶ 16'–18' clear heights suitable for tech build-outs and discourage warehouse/distribution/logistics uses
- ▶ Abundant vehicle parking in the front for pedestrian entry
- ▶ Rear service courts for truck loading, additional parking, and accessory uses such as emergency generators, fenced areas, etc.
- ▶ Brick screen walls to screen rear service courts
- ▶ Split into bays (tenants may occupy a single bay, multiple bays or an entire building)
- ▶ Enhanced landscaping to create a professional environment for attracting and retaining top talent



Multi-Use Business Product Examples



Multi-Use Business Product Uses

Multi-Use Business Uses:

The range of uses found with Multi-Use Business is only limited by the property's zoning. The following list demonstrates the diverse mix of uses found in our Multi-Use Business

- ▶ General office
- ▶ Medical offices (ie: surgery centers and veterinarians)
- ▶ Retail establishments
- ▶ Wholesale establishments
- ▶ Carry-out delis with limited seating
- ▶ Assembly uses (ie: churches and schools)
- ▶ Day care centers
- ▶ Recreation centers
- ▶ Warehousing
- ▶ Manufacturing
- ▶ Light industrial
- ▶ Scientific research facilities

**Not an exhaustive list*



Proposed Zoning

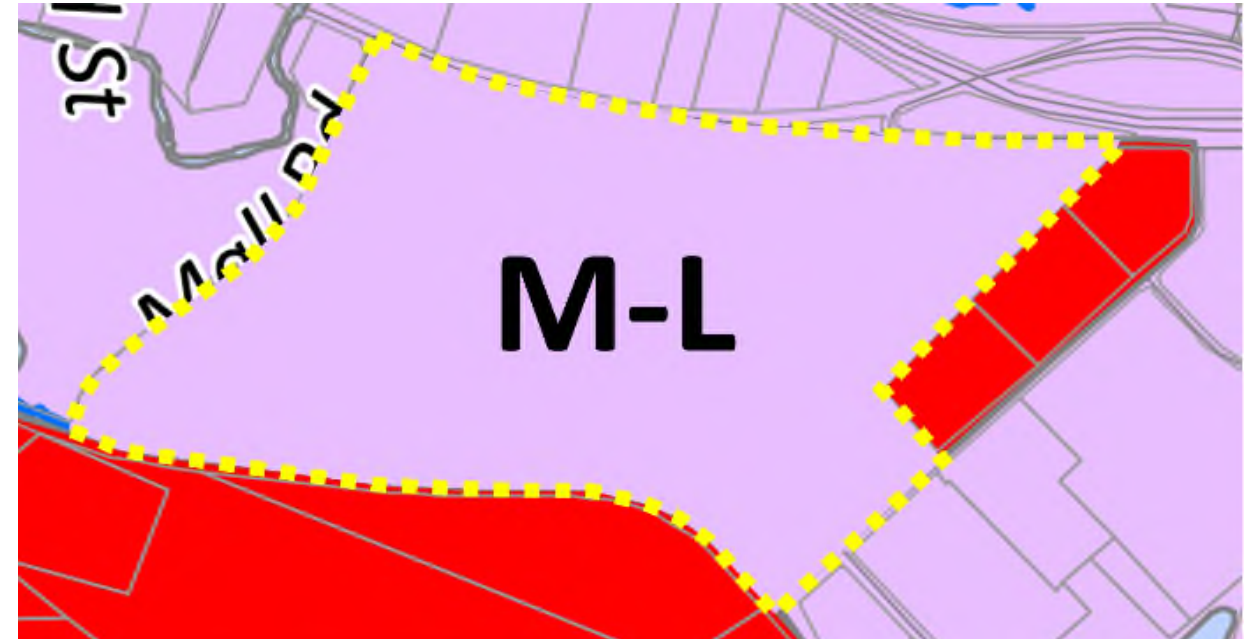
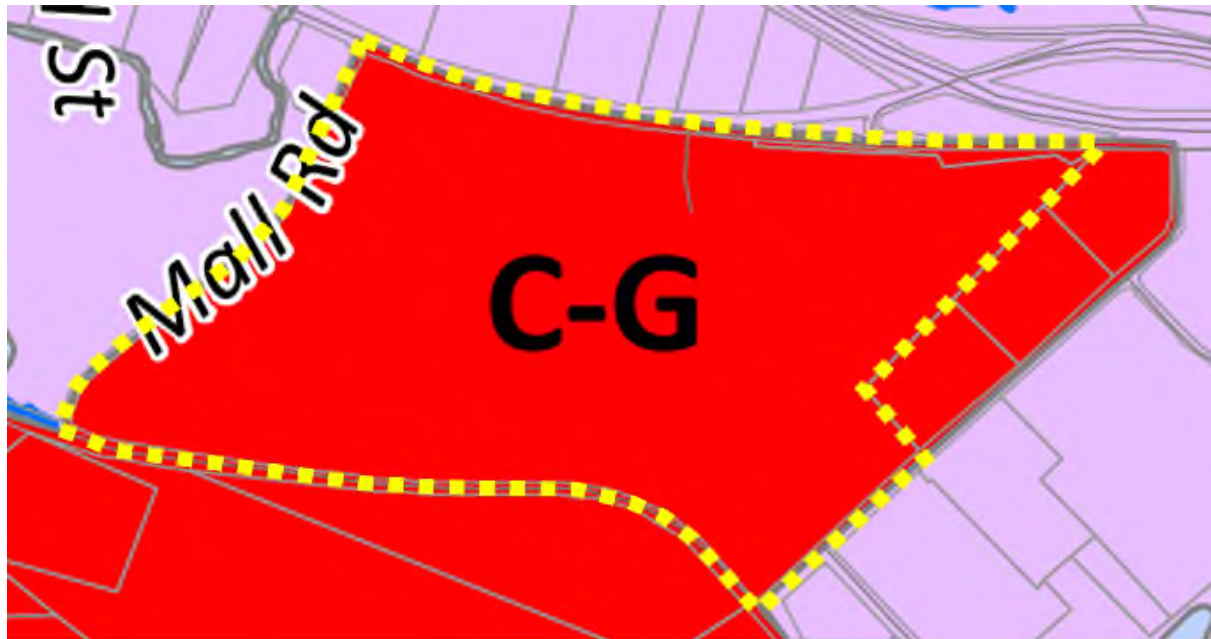


Figure III-1 – Current Zoning Districts (left) and Proposed Zoning Districts (right)
(Property generally depicted with yellow dashed outline,
C-G District depicted with red shading and
M-L District depicted with lavender shading.)