

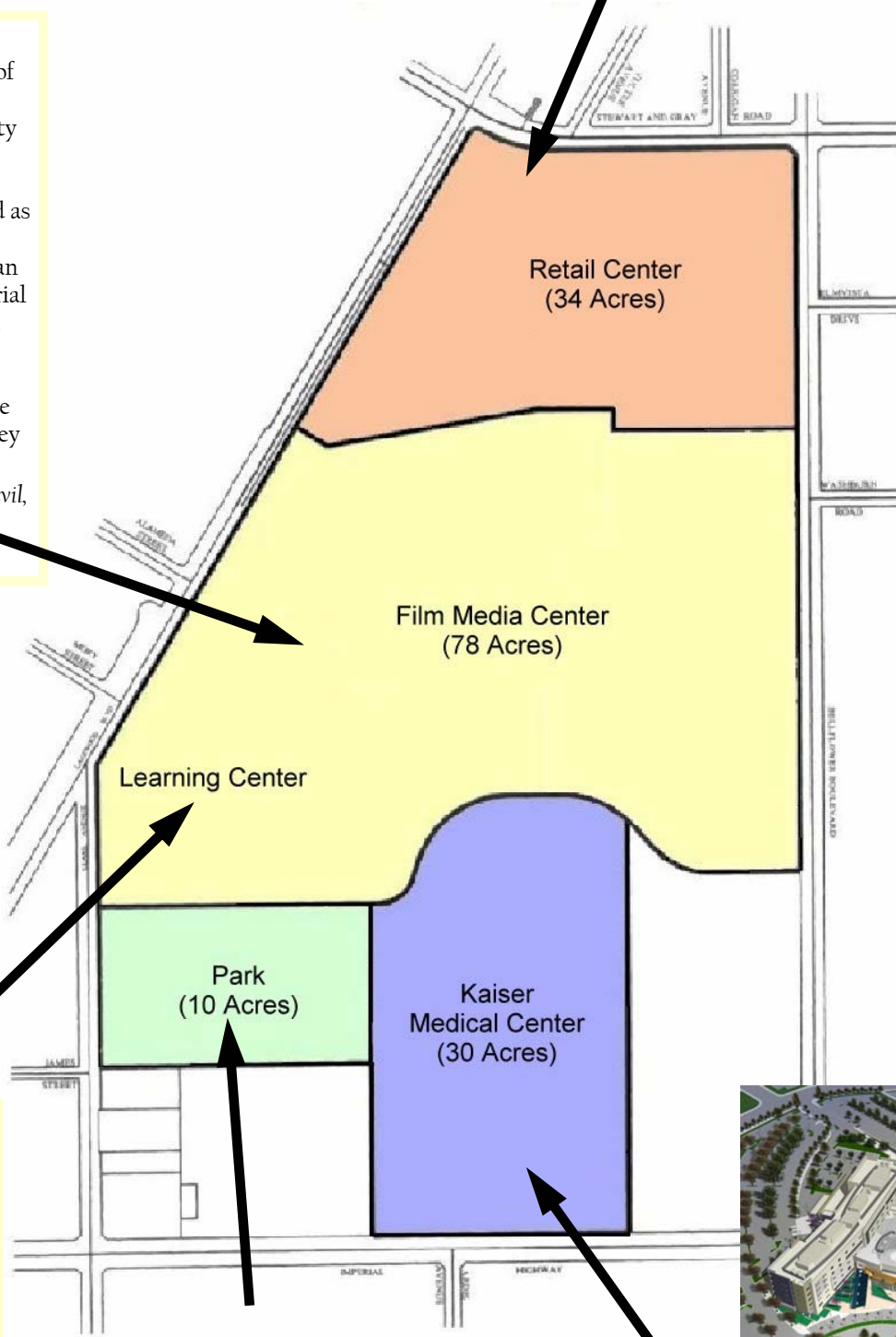
Downey Landing



Retail Center - located in the northern portion of the site that is comprised of 34 acres, is to be developed as a retail center. There is easy access to the center through Lakewood Boulevard, Stewart and Gray Road, and Bellflower Boulevard. Landscaped pedestrian walkway along Lakewood Boulevard will provide direct pedestrian access to a food court located at the corner of Lakewood Boulevard and Stewart and Gray Road. Prospective tenants for the retail center include: Ross, Bally Total Fitness, Michael's, Marshall's, Best Buy and Linens 'n' Things.



Downey Studios - located in the western portion of the property, also known as Downey Studios, is planned as a television and movie production facility that will incorporate existing structures. The complex will occupy approximately 73 acres and is made up of eight existing large buildings to be used as stages and seven small buildings to be used as production facilities. Downey Studios will also be an important asset to attract new, well paying industrial jobs. The studio complex will be enclosed behind a perimeter wall that provides both privacy and security. Film production activities will take place both within structures and on a back-lot within the area. Films that have recently been filmed in Downey include: *Evolution*, *Spiderman*, and *Austin Powers: Goldmember*, *Catch Me If You Can*, *Terminator III*, *Daredevil*, *The Italian Job*, *U-boat* and several commercials.



Learning Center - the Columbia Memorial Space Learning Center honors the legacy of America's space science program and promotes the spirit of invention that has expanded exploration beyond the surface of the Earth. Through innovative educational programs and a visitor center, accomplishments of the air and space program inspire people of all ages to enhance their knowledge of science and to value technology in their daily lives.



Kaiser Downey Medical Center (KDMC) - The southern portion of Downey Landing will be made up of 30 acres planned as a major Kaiser Permanente hospital and medical office complex of approximately 1 million square feet. KDMC is to be oriented to Bellflower Boulevard and new proposed east-west internal road coded Congressman Steve Horn Way off Imperial Highway. The hospital and medical office buildings will be built in phases and complete. Elements, materials, and colors of the final design will be coordinated throughout the complex in order to give KDMC a uniform look.



Park - facing Clark Avenue. This 10-acre area includes a Public Park. The Park Master Plan is currently in development and is expected to include field, picnic areas and will be a unique community asset. The park will front Clark Avenue.

