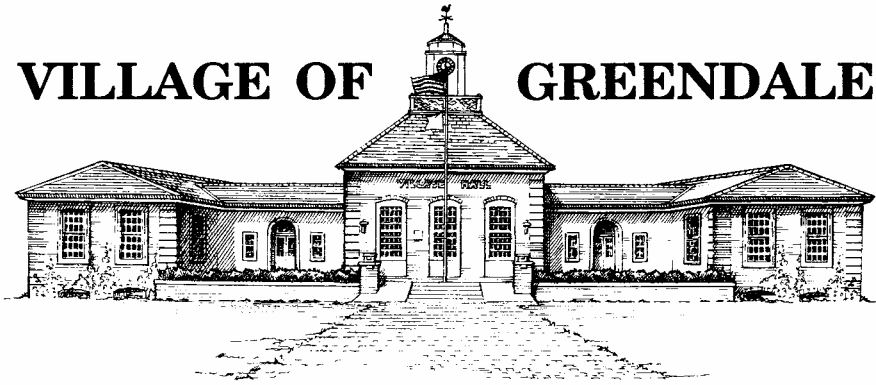




VILLAGE OF GREENDALE



6500 NORTHWAY
P.O. BOX 257
GREENDALE, WI 53129-0257
414-423-2100
FAX 414-423-2107
www.greendale.org

Meeting With Simon Property Group

Advance Discussion Questions for Simon Property Group

- ◇ Are any improvements planned for Southridge?
- ◇ Have there been discussions with the other owners that make up Southridge?
- ◇ Have short and/or long term plans for Southridge been developed?
- ◇ Are there plans to fill the vacant space of the former Younker property?
- ◇ Where does Southridge fall among the Mill properties acquired?
- ◇ Are there plans to grow Southridge into an A/B tenant center?
- ◇ Does Simon have lifestyle projects in progress or proposed?
- ◇ What is the owner's opinion concerning lifestyle mixed use properties?
- ◇ Would owner consider developing Southridge into a lifestyle center or other multi-use platform?
- ◇ How can the Village of Greendale, Milwaukee County and the State of Wisconsin assist with the improvement of Southridge to develop a vision and plan for the future that best serves the interest of Simon Property Group and the Southridge Mall region.

AGENDA

Village President – John Hermes: Introductions (invited guests and participants)

Simon Property Group: - Scott Richardson: Introductions, Owner status report regarding Southridge and advance questions.

Invited Officials' & Guests: Presentation of surrounding community make up, recent development, future development goals, and quality of life standards.

Village Engineer: Presentation of growth in housing and transportation infrastructure for the region.

Richard E. Maslowski: Conversion of Bayshore Mall to a lifestyle center and its economic impact to the new ownership of Bayshore Town Center and the north shore communities.

Village President Hermes: Greendale stands ready to assist with the repositioning of Southridge Mall property to meet changing trends in the market place.

General discussion and closing of meeting: Moderated by President Hermes.