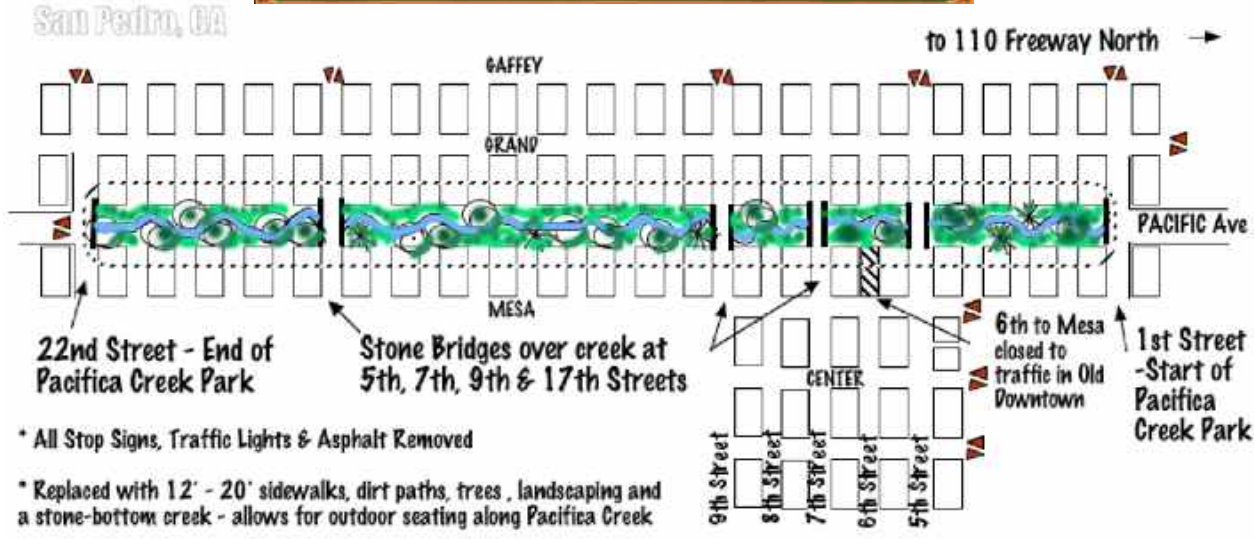


Pacific Ave. Re-Development
Proposed Pacifica Creek Park - San Pedro, CA.
 © 2007 Dick Pawlowski - dp@venturexpo.com

Pacifica Creek Business District

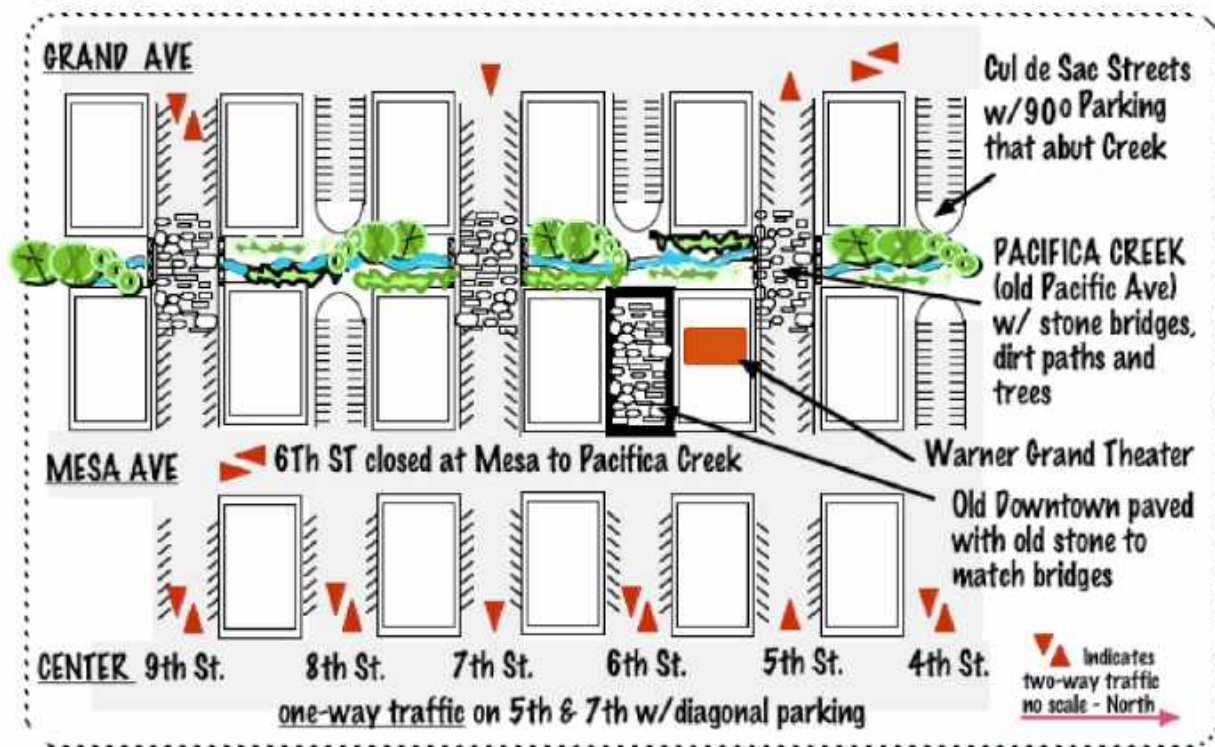


A Proposed Redevelopment of Pacific Ave Business District Plan View Not To Scale

©2007 Dick Pawlowski & Associates - 310-418-1488 ▲ Indicates Two-Way Thru Traffic Streets

for more info see - NEWSANPEDRO.com

REDEVELOPMENT PROPOSAL of PACIFIC AVE. - SAN PEDRO, CA



PHASE 1 - TRAFFIC FLOW & PARKING STUDY #2

PACIFICA CREEK PARK & "CREEKSIDE" BUSINESS DISTRICT

©2007 - 310-418-1488

dick pawlowski & associates

Main Benefits

- If built - The **CreekSide Business District** would provide a totally new emphasis on living in San Pedro and be a new competitive "shopping center" and attraction to compete with the new shopping centers in Long Beach, Torrance and Manhattan Beach.
- Would create a **totally new "waterfront"** business & residential community - OUTSIDE of the Port of LA authority and would be within CRA design guidelines and new (forthcoming) PBID.
- Project size is 1.3 miles long by 80' wide (12.67 acres) and is **INEXPENSIVE & DOABLE**. Land purchase is NOT required and will mostly be landscaping and can be built in phases.

"This development proposal is poised to be the overriding proposal, probably in the history of our community because of its scope and impact on our whole community."

Mark Wells - Ponte Vista Advisory Committee

About Dick Pawlowski

Is a business owner and long time resident of San Pedro. He has a degree in architectural design and engineering from Harbor College and has worked for some of California's largest shopping center developers and architects. He also has been a licensed real estate broker since 1976 and at one time had 30 real estate offices in 3 states and CEO of a national franchise. He has also developed many of his own residential projects and currently does NOT own any property along Pacific Ave. He provided this initial Pacific Ave. redevelopment study free of charge. For additional information see www.NewSanPedro.com or contact 310-831-5625.