

RAINBOW SQUARE SHOPPING CENTER REDEVELOPMENT



DECEMBER 12, 2016



ABOUT MORGUARD

Real Estate Potential. Realized.

North America,
Office, Industrial, Retail,
Residential, Hotel

Investment Management,
Asset Management, Property
Management, Ownership

Performance, Growth,
Governance, Risk Management,
Sustainability, Community

- Morguard is a fully integrated real estate company. We own, manage and invest in high-quality, well-located, geographically diversified assets across North America.
- We built our business with strong leadership and a proven management platform that together have generated substantial, risk-adjusted returns – and significant long-term growth for investors.
- Morguard employs more than 1,500 professionals in 11 offices across North America.

ABOUT PUBLIX

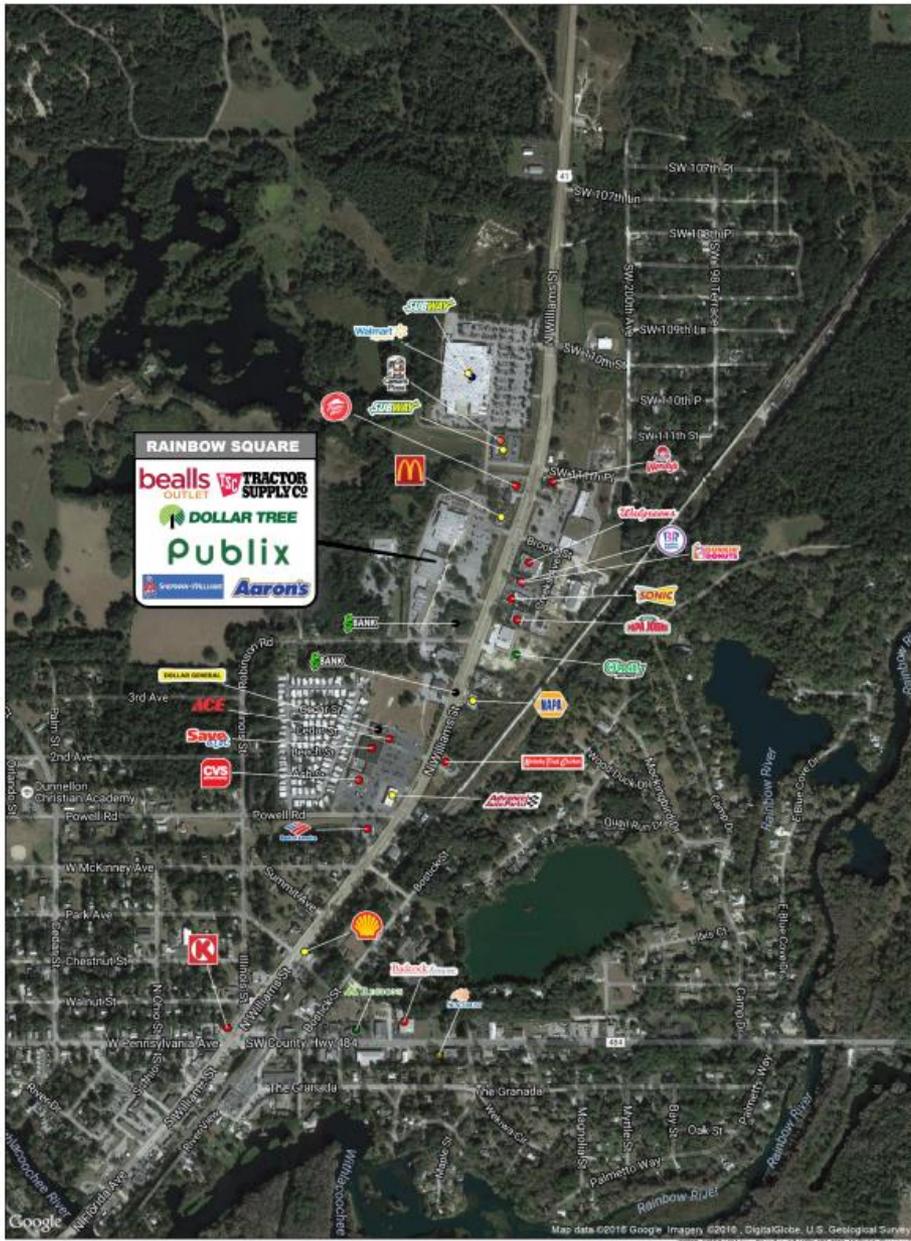


- Founded in 1930 in Winter Haven, Florida, by George W. Jenkins, Publix Super Markets is the largest employee-owned grocery chain in the U.S. with 1,132 store locations in six states.
- Publix retail sales in 2015 reached \$32.4 billion and currently employ over 187,500 people.



DUNNELLO RETAIL AND COMPETING PUBLIC LOCATIONS

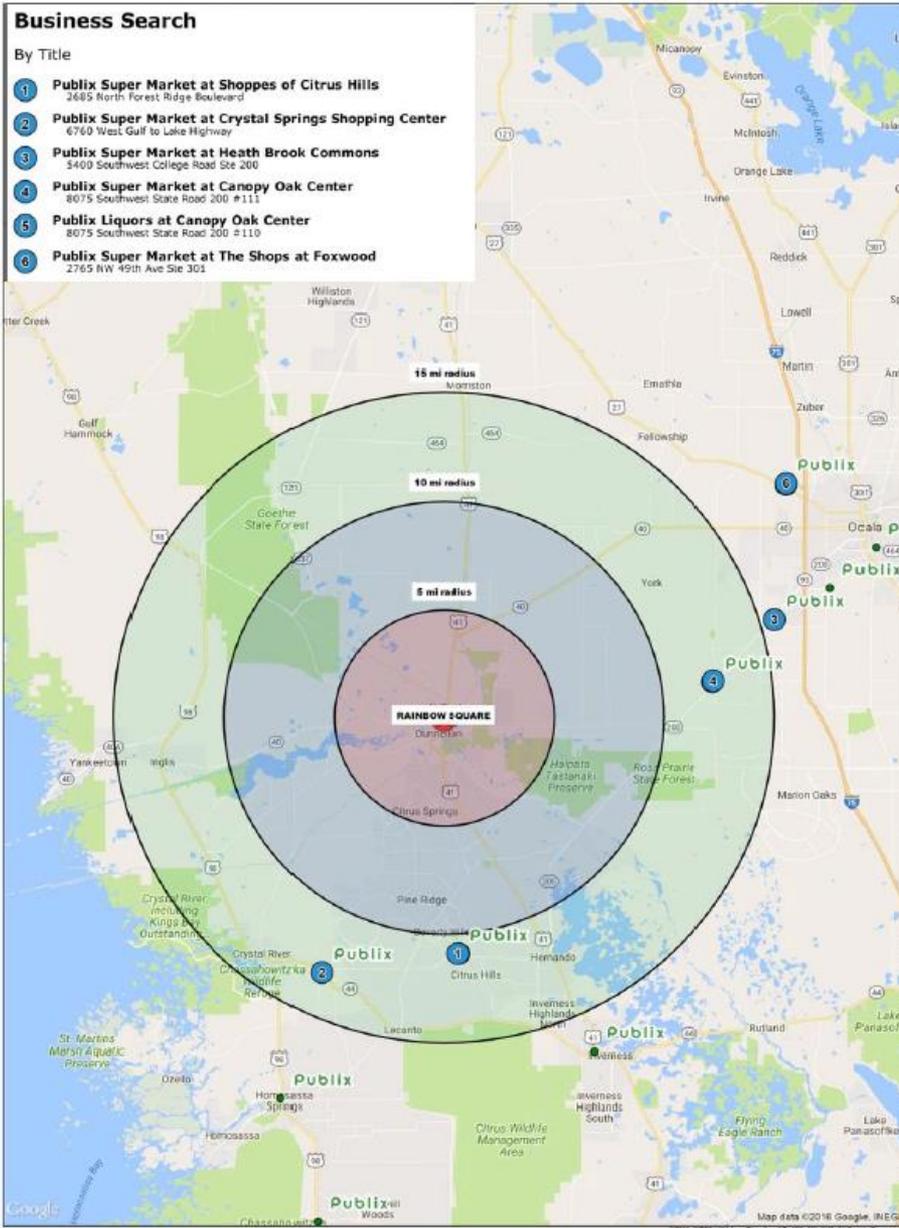




Rainbow Square Shopping Center

11352 N Williams St
Dunnellon, FL 33432

November 2016



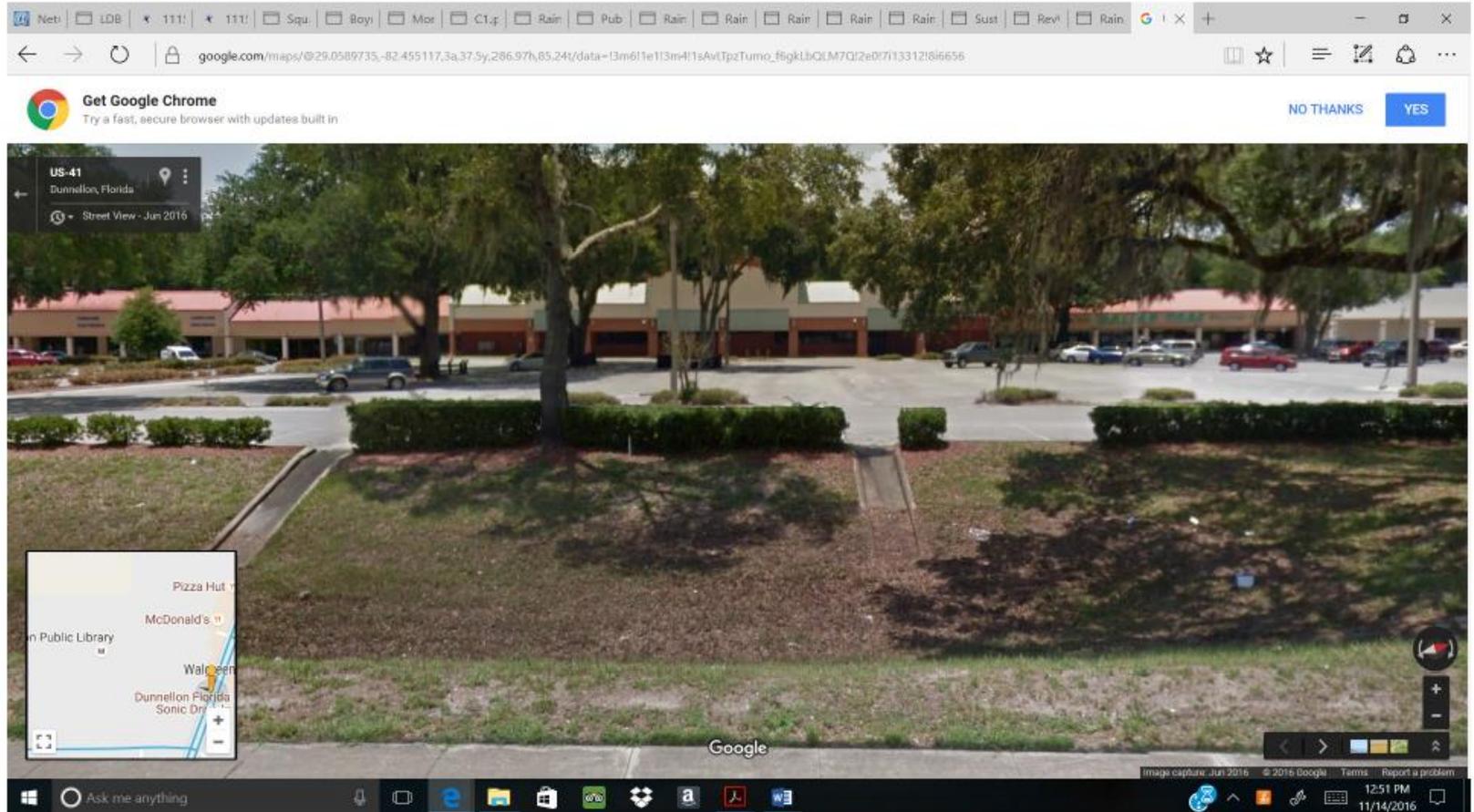
Rainbow Square vs. surrounding Publix locations

11352 N Williams St
Dunnellon, FL 33432

November 2016

CURRENT STREET VIEW AND AERIALS

VIEW FROM ROUTE 41 / WILLIAMS STREET



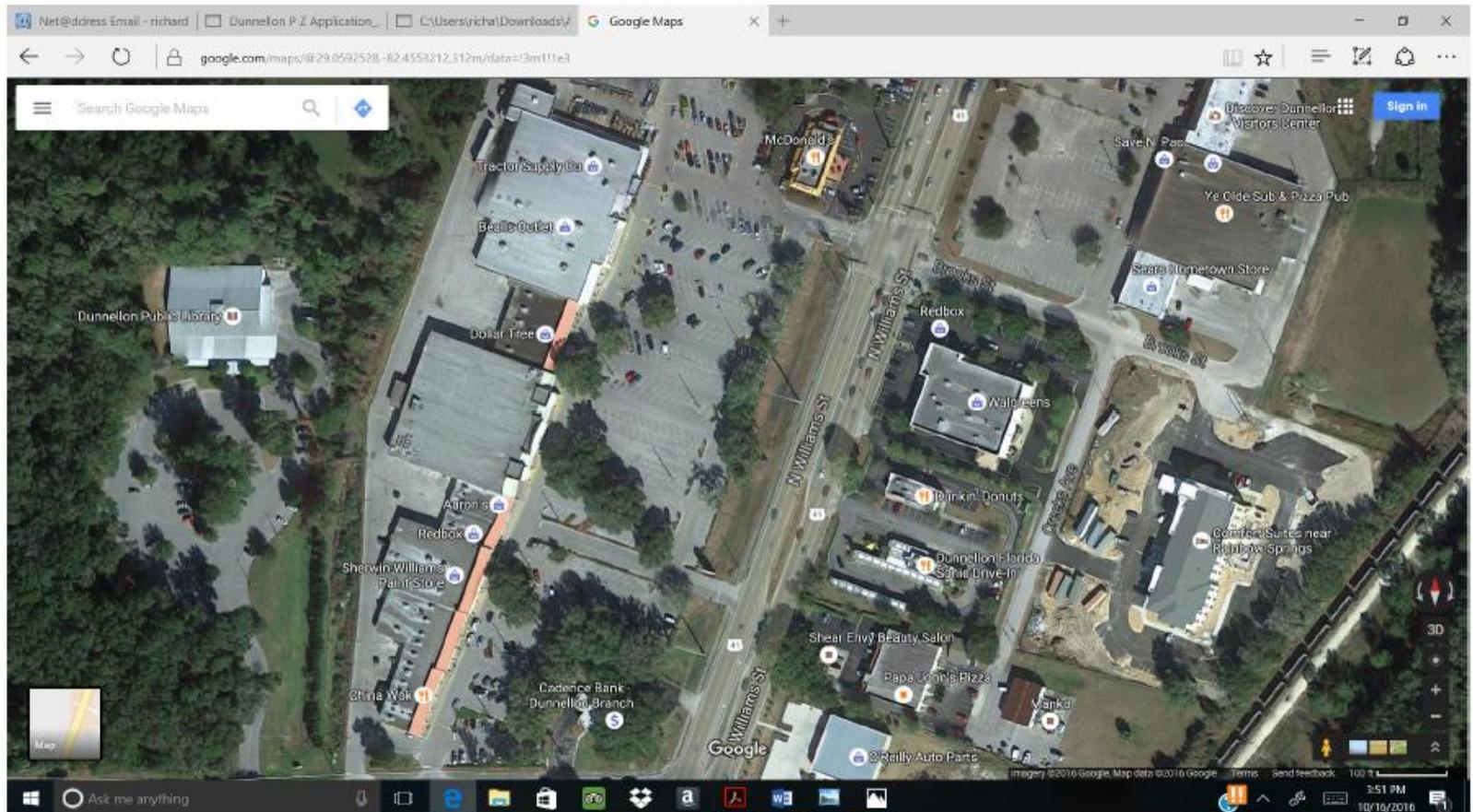
VIEW OF SOUTH ENTRANCE AND CADENCE BANK



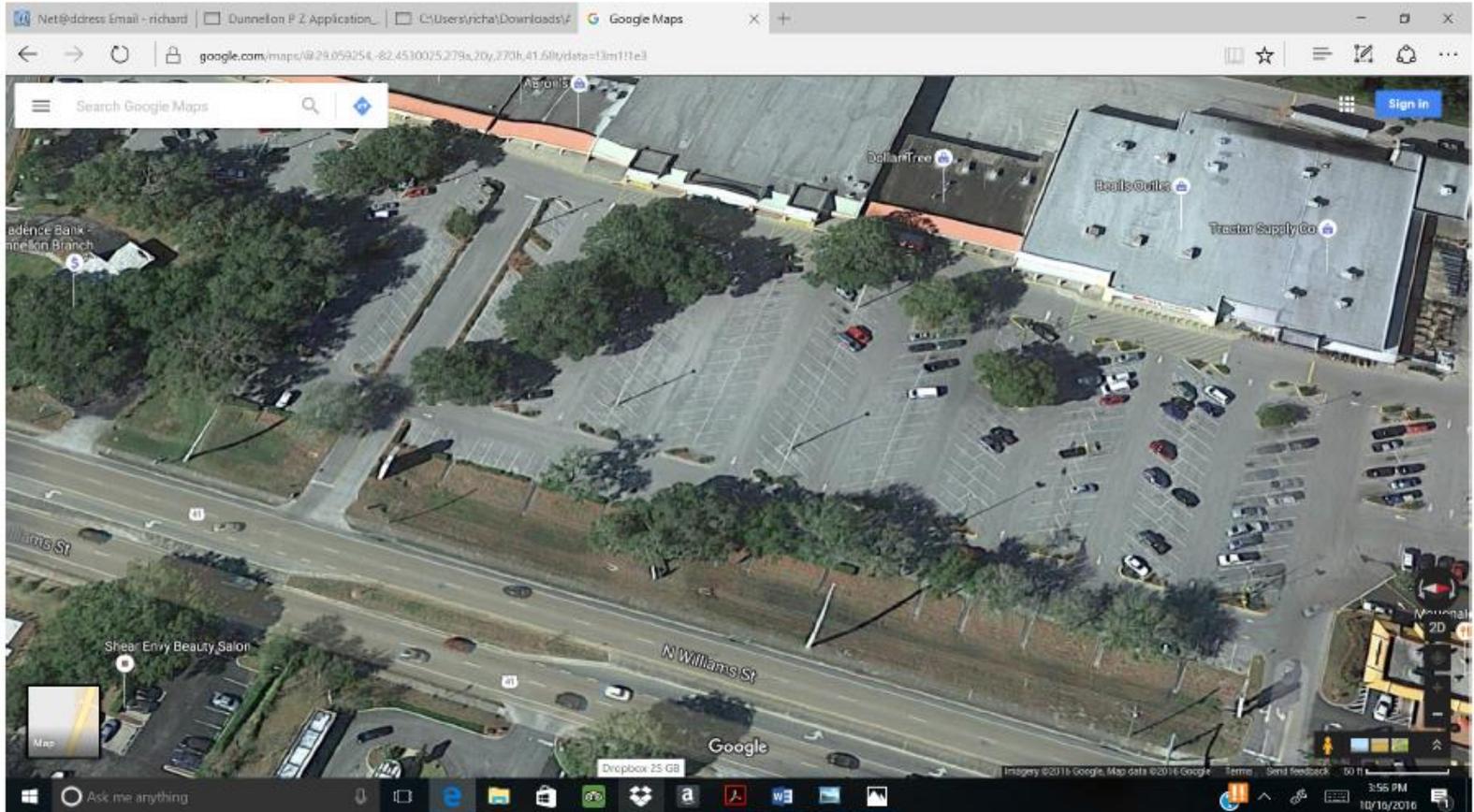
UNDERGROUND VAULT SYSTEM TO BE INSTALLED OVER EXISTING SWALE TO ACHIEVE PUBLIX PARKING REQUIREMENTS

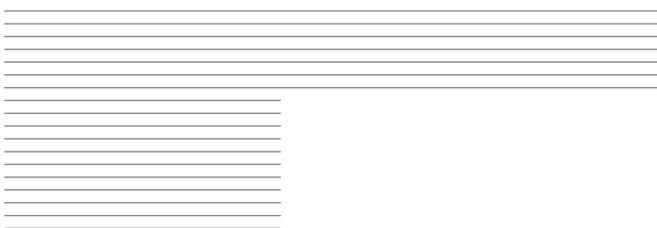


SATELLITE SHOTS OF RAINBOW SQUARE SHOPPING CENTER – VIEW 1



SATELLITE SHOTS OF RAINBOW SQUARE SHOPPING CENTER – VIEW 2





PROPOSED REDEVELOPMENT SITE PLAN AND RENDERINGS

RAINBOW SQUARE, Dunnellon, FL



Morguard (MRC) Corporation, the owner of Rainbow Square Shopping Center, will begin a \$7MM redevelopment plan for the property in early 2017. The anchor tenant will be a 45,600 SF Publix Supermarket which will include a pharmacy, bakery and Liquor Store. It is anticipated the economic impact will be significant for Dunnellon by creating over 100 full time local jobs and attracting new business to Dunnellon. In addition to the new anchor, the balance of the shopping center will get a new façade, enhanced parking and new landscaping plan. The projected completion date is May 1, 2018.

PUBLIX CORPORATE INFORMATION

Store Locations	1,132 store locations in 6 states
Age	Founded in 1930
Employment	187,500 company wide employees
Total Sales	\$32.4 billion in 2015

Publix at Rainbow Square

Publix
45,600 sf Store

Traffic location along
N Williams Street



24,000
VPD

Publix has committed to
a long term presence
in Dunnellon.

Publix
Liquor



RENOVATED
Shopping Center

130 fulltime
EMPLOYEES



Delivered by

Morguard

Real Estate Potential. Realized.
MORGUARD.COM

Significant
portion will be
new hires

Opening 2018



RAINBOW SQUARE PUBLIX RENDERING



RAINBOW SQUARE PUBLIX

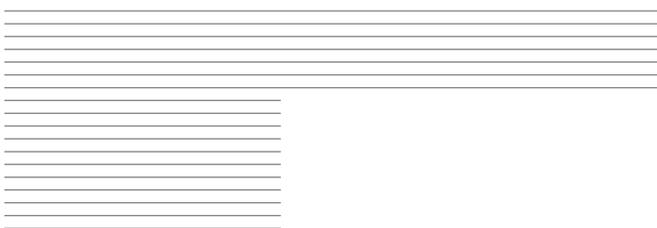


RAINBOW SQUARE RETAIL SHOPS RENDERING



RAINBOW SQUARE RETAIL SHOPS

FISHER ARCHITECTS
FISHER AND ASSOCIATES, LLC © 2016
300.256.2016



PROPOSED LANDSCAPE PLAN





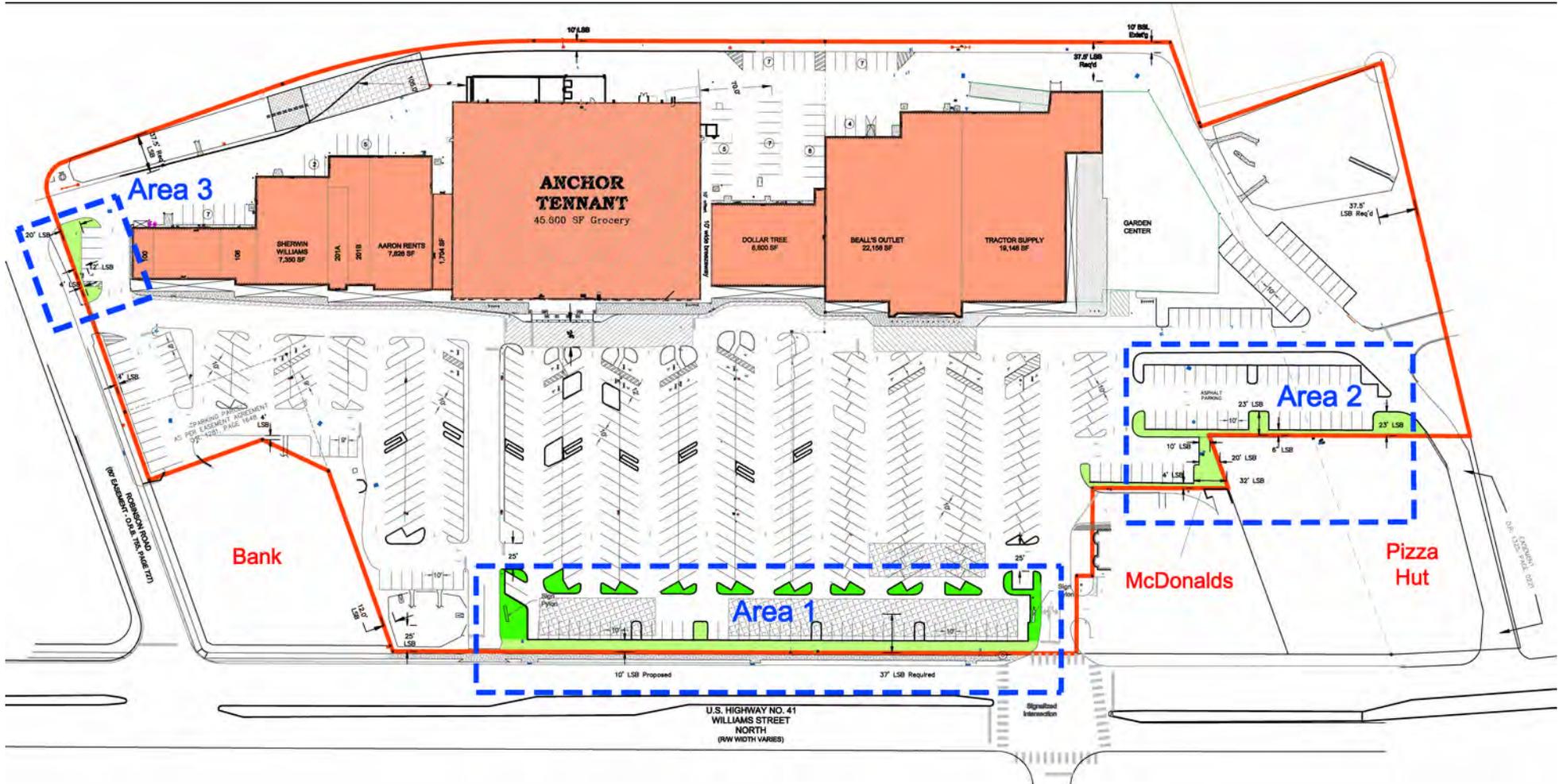
EXISTING PROJECT AREA
AERIAL VIEW

RAINBOW SQUARE VARIANCE





EXISTING PROJECT AREA STREET
VIEW FROM U.S. HIGHWAY 41



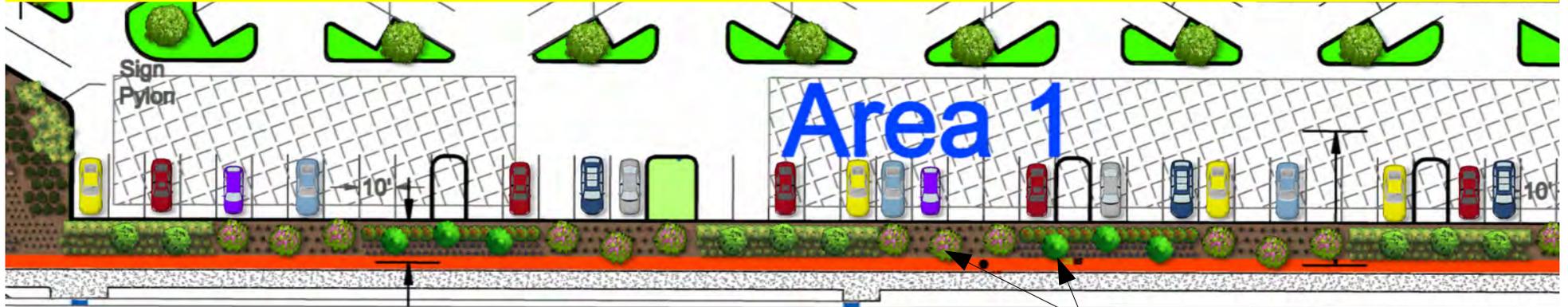
**PROPOSED PROJECT PLAN
LANDSCAPE VARIANCE AREAS**



PROPOSED LANDSCAPE
VARIANCE AREA "1"

PROPOSED DESIGN STANDARDS:

- 1) Understory trees spaced an average of 15' on center (6.6 trees per 100 linear feet)
- 2) All understory trees shall have a minimum height of 10 feet and a caliper of 2.5 inches measured four feet above the ground upon planting)
- 3) Shrubs shall be spaced 3' on center to form a continuous hedge or landscape buffer adjacent to parking spaces. The shrubs proposed to form this continuous hedge shall be installed at a minimum of 24" in height.
- 4) Smaller shrubs and ground cover plantings shall be installed in front of this hedge so that the entire 10 foot width buffer area is fully landscaped.

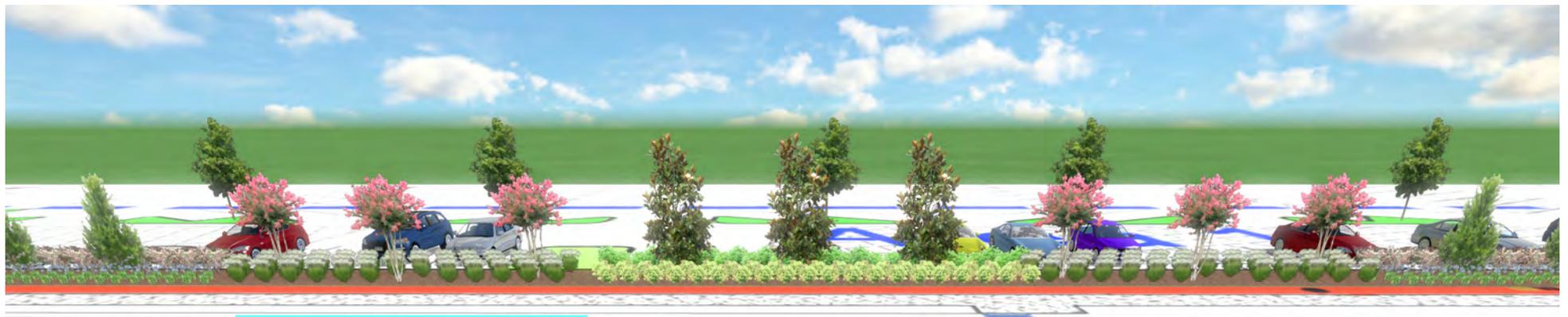


10' LSB Proposed

CONCEPTUAL LANDSCAPE IMPROVEMENT PLAN

VARIETY OF SMALLER UNDERSTORY TREES, SHRUBS AND GROUND COVER PROPOSED WITHIN POWER LINE EASEMENT

U.S. HIGHWAY NO. 41

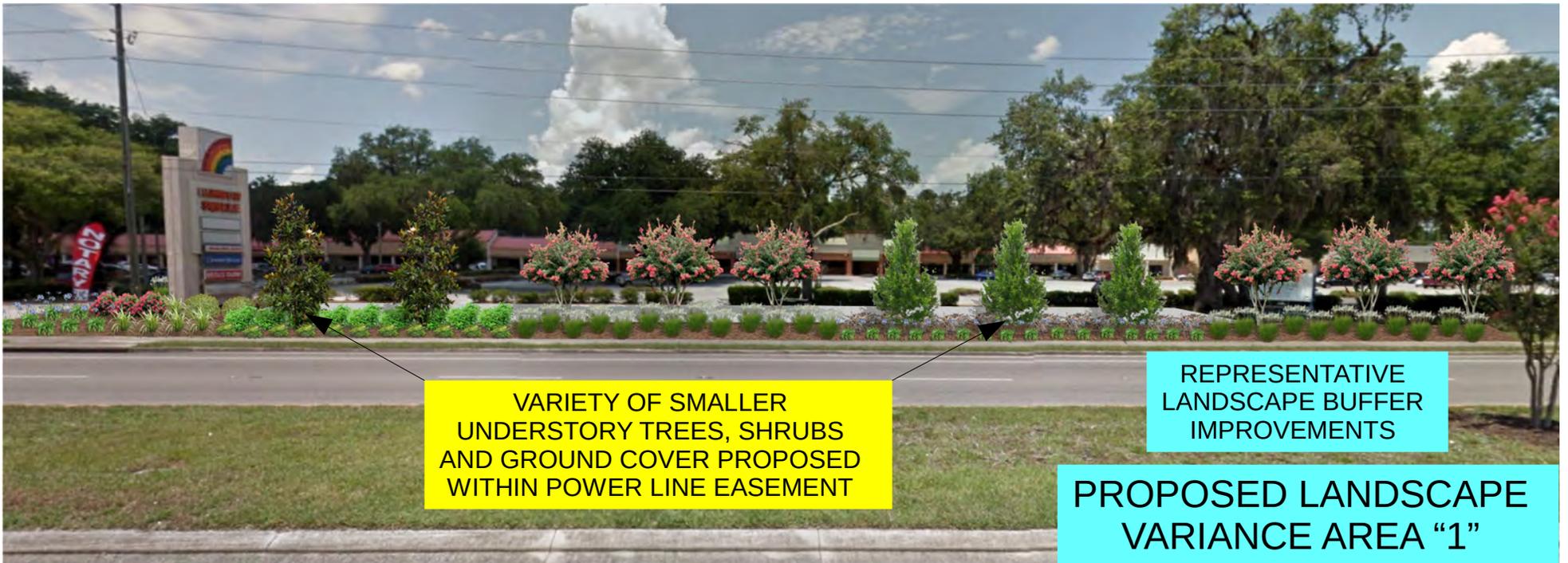


ELEVATION VIEW

PROPOSED LANDSCAPE VARIANCE AREA "1"



EXISTING VIEW FROM U.S. HIGHWAY 41



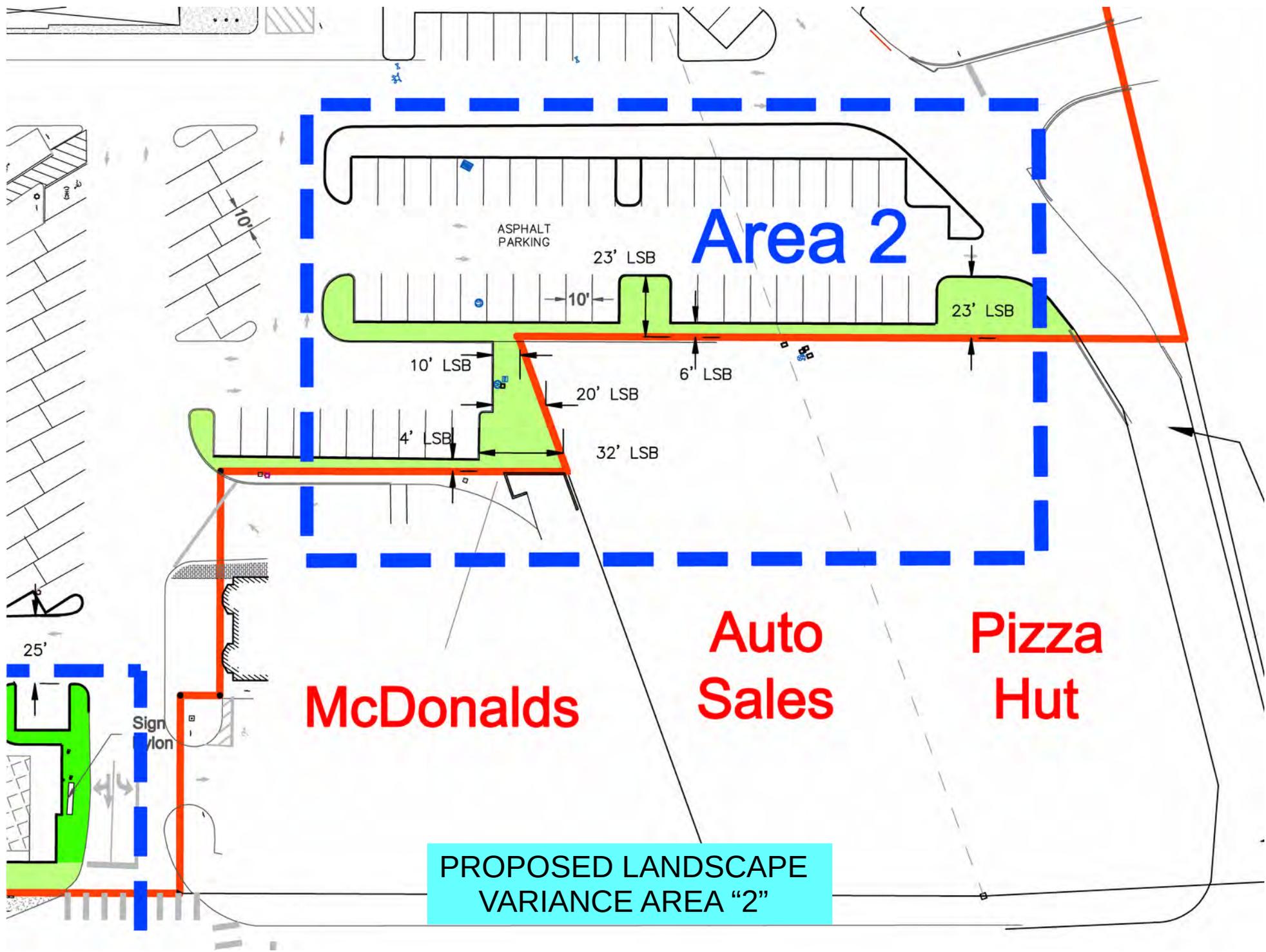
VARIETY OF SMALLER UNDERSTORY TREES, SHRUBS AND GROUND COVER PROPOSED WITHIN POWER LINE EASEMENT

REPRESENTATIVE LANDSCAPE BUFFER IMPROVEMENTS

PROPOSED LANDSCAPE VARIANCE AREA "1"



PROPOSED LANDSCAPE
VARIANCE AREA "2"



PROPOSED DESIGN STANDARDS:

- 1) Understory trees spaced an average of 15' on center (6.6 trees per 100 linear feet)
- 2) All understory trees shall have a minimum height of 10 feet and a caliper of 2.5 inches measured four feet above the ground upon planting)
- 3) Shrubs shall be spaced 3' on center to form a continuous hedge or landscape buffer adjacent to parking spaces. The shrubs proposed to form this continuous hedge shall be installed at a minimum of 24" in height.





PROPOSED LANDSCAPE
VARIANCE AREA "3"

Area 3



**PROPOSED LANDSCAPE
VARIANCE AREA "3"**

Area 3



PROPOSED DESIGN STANDARDS:

- 1) Understory trees spaced an average of 15' on center (6.6 trees per 100 linear feet)
- 2) All understory trees shall have a minimum height of 10 feet and a caliper of 2.5 inches measured four feet above the ground upon planting)
- 3) Shrubs shall be spaced 3' on center to form a continuous hedge or landscape buffer adjacent to parking spaces. The shrubs proposed to form this continuous hedge shall be installed at a minimum of 24" in height.
- 4) Smaller shrubs and ground cover plantings shall be installed where the landscape buffer is wider.

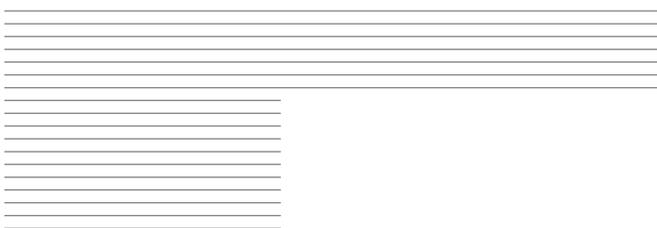
AREA 3 LANDSCAPE IMPROVEMENTS SHALL INCLUDE:

- SMALLER UNDERSTORY TREES DUE TO OVERHEAD UTILITIES
- HEDGE ADJACENT TO PARKING
- SHRUBS & GROUND COVER



VIEW FROM ROBINSON ROAD

PROPOSED LANDSCAPE VARIANCE AREA "3"
CONCEPTUAL LANDSCAPE IMPROVEMENT PLAN



PUBLIX SUSTAINABILITY MEASURES



PUBLIX SUSTAINABILITY

Site:

- Varies depending on location and availability of resources

Water:

- Prototype meets 50% reduction in potable water use for building utilizing low-flow fixtures in the restrooms
- Safe waste system to prime floor drains (Reduces the need for domestic water trap primers)

Efficiency:

- Publix uses a commissioning authority to start up our stores
- Meets ASHRAE Advance Energy Guide for retail buildings
- Publix provide measurement and verification plan for monitoring energy use
- Publix utilized high efficiency roof top units.
- Use of LED lamps in the store room, canopy and site lighting
- Automatic lighting control throughout the building through the use of local occupancy sensors or our building Energy Management System
- Utilize full cut-off luminaires and flat lens luminaires for our exterior lighting needs
- Use LED lamps in our track heads where many other retailers use Halogen or std. Metal Halide lamps
- Motion controlled LED lighting many of its refrigerated cases

Indoor Environmental Quality:

- Publix does not use CFC refrigerants
- Publix uses mostly water based adhesive and sealants
- Publix uses a low VOC interior paint, by Sherwin Williams
- Publix complies with ASHRAE standard for 55-2004
- Secondary medium temperature refrigeration system minimizes refrigerant volume
- Polypropylene domestic water piping pre-consumer 100% recycle content
- Refrigeration desuperheating heat exchanger to produce potable hot water and hydronic hot water for space heating
- Hot water recirculating system
- Adiabatic condensers for the refrigeration systems.
- Dedicated outside air treatment for ventilation and building pressurization
- Variable volume grease hood exhaust and make up air fans.
- Adiabatic condensers for the refrigeration racks.

Material and resources:

- Depending on location, construction debris are recycled
- Recycled content of 10% of building materials
- Publix uses rapidly renewable materials (bamboo).
- Storage and collection of recyclables, Publix recycles cardboard, plastic bags, paper, plastic, and aluminum.

David Rubin, Architect LEED AP
Manager of New Store Design
Publix Super Markets Inc.