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Partial Project Listing

NOTABLE PROJECTS

Kaleidoscope Crown Valley Parkway & 5 Freeway Mission Viejo, CA	215,000 sq. ft.
Triangle Square Newport Boulevard & Harbor Boulevard Costa Mesa, CA	210,000 sq. ft.
High Rise Office Building 185 South State Salt Lake City, UT	165,000 sq. ft.
Garden Grove Higher Education Center ** Euclid Street & Garden Grove Boulevard Garden Grove, CA	50,000 sq. ft.
Rosecrans Plaza Rosecrans Avenue Compton, CA Urban Shopping Center Re-Development	120,000 sq. ft.
Former Thrifty Corporation Distribution Building ** South La Brea Avenue & Rodeo Road Los Angeles, CA Full rehabilitation for large Self Storage Facility	390,000 sq. ft.

Pacific Development Partners, LLC

Established in 1985, PDP has developed, redeveloped and owned over 80 projects having a total value in excess of \$1 Billion. Product types include Neighborhood Shopping Centers and Free-Standing Retail, Multi-Family Apartment buildings, Commercial Office and Industrial properties. Currently the firm has active and strong banking and financial relationships as well as long term relationships with many local and national Tenants. PDP currently owns 27 projects having a value in excess of \$800 million.

BUILD TO SUITS

Blockbuster Video

San Bernardino Video Partners	6,000 sq. ft.
Long Beach Video Partners	6,500 sq. ft.
Cypress Video Partners, Inc.	7,500 sq. ft.
Pasadena Video Partners, Inc.	7,600 sq. ft.
Brundage Video Partners, Inc.	6,000 sq. ft.
Highland Video, LLC	6,000 sq. ft.

Blockbuster Music

Issaquah Music Partners	15,000 sq. ft.
Bakersfield Music Partners, Inc.	15,000 sq. ft.
Whittier Music Partners	13,500 sq. ft.
Hillsboro Music Partners, Inc.	15,000 sq. ft.

Discovery Zone

Issaquah Music Partners	15,000 sq. ft.
Bakersfield Discovery Partners, Inc.	15,000 sq. ft.
Whittier Discovery Partners, Inc.	19,000 sq. ft.

Whole Foods Market

San Diego	28,000 sq. ft.
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Barnes & Noble Bookstore

15,000 sq. ft.

Sav-On Drug Store

Norwalk	16,854 sq. ft.
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J.P. Chase Bank

Retail Bank Branch, Murrieta, California	5,000 sq. ft.
Retail Bank Branch, Victorville, California	5,000 sq. ft.
Retail Bank Branch, Lake Elsinore, California	5,000 sq. ft.

Navy Federal Credit Union

Financial Center, 29 Palms, California	5,000 sq. ft.
Financial Center, Millington, Tennessee	5,000 sq. ft.
Financial Center, Belle Chase, Louisiana **	5,000 sq. ft.
Financial Center, Temecula, California **	6,000 sq. ft.
Financial Center, San Diego, California **	8,000 sq. ft.

ACQUISITIONS - COMMERCIAL PROPERTY

Bradley Building ** Precision Metal Products 850 West Bradley Avenue, El Cajon, CA	92,500 sq. ft.
Palmdale Marketplace Albertsons 4604-4654 Avenue S, Palmdale, CA	90,000 sq. ft.
Lake Forest Plaza 222 Francisco Way, El Dorado Hills, CA	50,000 sq. ft.
Albertsons - Rite Aid – Del Taco ** South La Brea Avenue & Rodeo Road, Los Angeles, CA	75,000 sq. ft.
Bank Branch Portfolio J.P. Chase Bank Eleven Branch Properties, California	101,000 sq. ft.
Lakewood Professional Building 4909 Lakewood Boulevard, Lakewood, CA	50,000 sq. ft.
Scottsdale Commerce Center Federal Express McDowell Road & Hayden Road, Scottsdale, AZ	120,000 sq. ft.
J.P. Chase Bank ** 226 26 th Street, Santa Monica, CA	6,500 sq. ft.
Del Cerro Shopping Plaza ** Windmill Farms Market Del Cerro Boulevard & College Avenue, San Diego, CA	35,000 sq. ft.
Escondido Town & Country ** CVS Drug Store & Big Lots East Valley Parkway, Escondido, CA	70,000 sq. ft.
Oak Murietta Center California Oaks Road, Murietta, CA	12,100 sq. ft. 3 acres

ACQUISITIONS - COMMERCIAL PROPERTY (continued)

<p>Victorville Center Hesperia Road & Comanche Street, Victorville, CA</p>	<p>5,600 sq. ft. 1.5 acres</p>
<p>Cypress Center FedEx & Wendy's Valley View Street & Corporate Avenue, Cypress, CA</p>	<p>18,000 sq. ft. 3.5 acres</p>
<p>Washington Plaza Harvest Ranch Market Granite Hills Drive & Jamacha Road, El Cajon, CA</p>	<p>36,000 sq. ft. 6 acres</p>
<p>McDonald's Restaurant ** 1117 Garden Grove Boulevard, Garden Grove, CA</p>	<p>5,500 sq. ft. 1.25 acres</p>
<p>Holiday Inn Hotel Holiday Inn Express – All Suites Marina del Rey, CA</p>	<p>40,000 sq. ft. 3 acres</p>
<p>Beaumont Center 6th Street and Xenia Avenue, Beaumont, CA</p>	<p>3 acres land</p>
<p>Solana Beach Retail** 305-317 South Coast Highway, Solana Beach, CA</p>	<p>24,377 sq. ft.</p>
<p>24 Hour Fitness Regional Office/Fitness Center ** Palomar Airport Road & College Boulevard, Carlsbad, CA</p>	<p>85,000 sq. ft. Mixed use – 8.5 acres</p>
<p>VF REEF CORPORATE HEADQUARTERS** 5935 Darwin Court, Carlsbad, CA</p>	<p>52,260 sq. ft. 3.45 acres</p>
<p>Bekaert Specialty Films II ** 4540 Viewridge Avenue, San Diego, CA</p>	<p>72,862 sq. ft. 5.96 acres</p>

ACQUISITIONS - MULTI-FAMILY PROJECTS

Beachwalk Apartments 515 – 519 Nevada Street, Oceanside, California	38 multi-family units
Enclave at Beltline Apartments 2200 North Beltline Road, Mesquite (Dallas), Texas	256 multi-family units
Sonoma Coast Apartments 180 Canyon Drive, Oceanside, California	100 multi-family units
Villa Sonata 1601 Civic Center Drive, Santa Ana, California	41 multi-family units
Sunset View Apartments ** University Street & Lugonia Avenue, Redlands, California	124 multi-family units
Palm Vista Apartments ** 4830 Palm Avenue, Riverside, California	24 multi-family units
Copper Wood Apartments 11838 Central Avenue, Chino, California	108 multi-family units
Loma Sierra Apartments 25421 Cole Street, Loma Linda, California	24 multi-family units
The Marquis ** 1375 West Valencia Drive, Fullerton, California	88 multi-family units
Mesa Gardens Apartments ** 800 East Bobier Drive, Vista, California	124 multi-family units

DEVELOPMENT PROJECTS COMPLETED/IN PROCESS

<p>Oak Valley Towne Center ** Beaumont Avenue & 14th Street Beaumont, California</p>	<p>75,000 sq. ft. 1.686 Acres</p>	<p>Tenants include: Stater Bros., US Bank, Starbucks, Walgreens & Others</p>
<p>Imperial Marketplace ** Imperial Avenue & 805 Freeway San Diego, California</p>	<p>290,000 sq. ft. 30+ Acres</p>	<p>Tenants include: Home Depot, Chase Bank, Verizon Wireless, 99¢ Only Store, KFC & Navy Federal Credit Union, Starbucks</p>
<p>Rancho Temecula Town Center Winchester Road & Nicholas Road Temecula, California</p>	<p>163,000 sq. ft. 20 Acres</p>	<p>Featuring: Sprouts Market, Rite Aid, Bev-Mo, Navy Federal Credit Union, LA Fitness , Neighborhood Center</p>
<p>Newport Crossing Newport Road & Murrieta Road Menifee, California</p>	<p>25,000 sq.ft. 4 Acres</p>	<p>Convenience Retail Center: Jack-in-the-Box, Century 21, Gas, International House of Pancakes & Others</p>
<p>Margarita Crossings ** Margarita & Overland Temecula, California</p>	<p>40,000 sq.ft. 6 Acres</p>	<p>Commercial Retail Center: San Diego County Credit Union, Olive Garden, 1st Team Real Estate & others</p>
<p>Village at San Jacinto ** Neighborhood Center Ramona Expressway & State Street San Jacinto, California</p>	<p>100,000 sq.ft. 14.4 Acres</p>	<p>Commercial Retail Center: Walgreens, Stater Brothers, Restaurants</p>
<p>Village Of The Boulders ** Regional Mall Gail Gardner Way Prescott, Arizona</p>	<p>300,000 sq.ft. 30 Acres</p>	<p>Mall Conversion: Wal-Mart Super Center, Big Lots, Dollar Tree, Jo-Ann Fabric, Tuesday Morning & others</p>
<p>Mission Square Plaza ** 1168 Mission Avenue Oceanside, California</p>	<p>167,000 sq. ft. 11.6 Acres</p>	<p>Redevelopment of Neighborhood Shopping Center: Office Depot, 99¢ Only Store, Harbor Freight Hardware & other retailers</p>

DEVELOPMENT PROJECTS COMPLETED/IN PROCESS

Palm Avenue Condos **

4800 block of Palm Avenue
Riverside, CA

21 units

Townhouse condominiums.
Residential Condominium. Land
mapped for future development

West Hollywood **

Santa Monica Blvd. & Crescent Hgts.
West Hollywood, CA

13,000 sq. ft.
2,500 sq. ft Retail
20 units

Vertical Mixed Use:
Multi-Family, including affordable
component, Walgreens Drug Store

Magnolia Multi-Family

Magnolia Avenue & 91 Freeway
Riverside, CA

168 units
7.5 acres

Mixed use with adjacent office.

Ramona Crossroads **

Perris Boulevard & Ramona Expressway
Perris, CA

135,000 sq. ft.
16 acres

Neighborhood Shopping Center:
Market/Drug Anchor