

DEVELOPMENT PROJECTS

<u>Kaleidoscope</u> Crown Valley & 5 Freeway Mission Viejo, CA	215,000 SqFt
<u>Triangle Square</u> Newport & Harbor Costa Mesa, CA	210,000 SqFt
<u>Garden Grove Higher Education Center</u> NWC Euclid & Garden Grove Garden Grove, CA	50,000 SqFt
<u>Imperial Marketplace</u> SWC Imperial & 805 Freeway San Diego, CA	290,000 SqFt on 30 Acres (land)
Tenants include Home Depot, 24 Hour Fitness, Chase, Sprint, 99¢ Only Store, KFC, Navy Federal Credit Union and Sizzler	
<u>Rancho Temecula Town Center</u> SEC Winchester & Nicholas Temecula, CA	163,000 SqFt on 20 Acres (land)
Neighborhood center featuring Sprout's Market, Rite Aid, Beverages & More, Navy Federal Credit Union and L.A. Fitness	
<u>Oak Valley Town Center</u> Stater Brothers & Walgreens NEC Beaumont & Oak Valley Beaumont, CA	75,000 SqFt
<u>Oak Murietta Center</u> California Oaks Road Murietta, CA	12,100 SqFt
<u>Victorville Center</u> Hesperia & Comanche Victorville, CA	5,600 SqFt

<u>Cypress Center</u> Kinko's & Wendy's Valley View & Corporate Cypress, CA	18,000 SqFt
<u>McDonald's</u> 1117 Garden Grove Garden Grove, CA	5,500 SqFt
<u>Holiday Inn Hotel</u> Holiday Inn Express – All Suites Marina del Rey, CA	52 Suites
<u>Beaumont Center</u> NEC 6th & Xenia Beaumont, CA	3 Acres (land)
<u>Magnolia Multifamily</u> Magnolia & 91 Freeway Riverside, CA	168 Units
<u>Newport Crossing</u> SEC Newport & Murrieta Menifee, CA	25,000 SqFt on 4 Acres (land)
Convenience retail center Jack-in-the-Box, IHOP, Hollywood Video, Century 21 and others.	
<u>Margarita Crossings</u> SWC Margarita & Overland Temecula, CA	40,000 SqFt on 6 Acres (land)
Commercial retail center featuring San Diego County Credit Union, Olive Garden, 1 st Team Real Estate and others.	
<u>Village at San Jacinto</u> NEC of Ramona & State San Jacinto, CA	100,000 SqFt on 14.4 Acres (land)
Neighborhood market and drug center anchored by Stater Bros. Markets & Walgreens Drug Store.	

Palm Vista Condominiums
4800 Block of Palm
Riverside, CA

21 Units
on 1.25 Acres (land)

Fully entitled parcel contiguous to the Palm Vista Apartments for future development.

Ramona Crossings
SWC Perris & Ramona
Perris, CA

135,000 SqFt
on 16 Acres (land)

To be developed neighborhood shopping center featuring market and drug anchors.

Centerpointe 78
SWC Broadway & Highway 78
Escondido, CA

46,700 SqFt
on 3.7 Acres (land)

Development of a market anchored shopping center; project is pre-leased to El Super Mexican market; currently being constructed.

The Session
2501 East Madison Street
Seattle, WA

95 Units
over 4,400 SqFt Retail

Core ground up development of a mixed-used project on 0.51 acres in downtown Seattle's Capitol Hill district completed in winter 2016.

The Link
3901-3915 San Fernando Road
Glendale, CA

143 Units
over 8,700 SqFt Retail &
4,800 SqFt Studio Space

Core ground up development of a mixed-used project on 1.05 acres in southwest Glendale's Tropico Station district, a mixed use, pedestrian and transit oriented neighborhood; currently under construction and scheduled for completion in fall 2018.

Build to Suits (Ground Up Development)

Blockbuster Video

- San Bernardino 6,000 SqFt
- Long Beach 6,500 SqFt
- Cypress 7,500 SqFt
- Pasadena 7,600 SqFt
- Brundage 6,000 SqFt
- Highland 6,000 SqFt

Blockbuster Music

- Issaquah 15,000 SqFt
- Bakersfield 15,000 SqFt
- Whittier 13,500 SqFt
- Hillsboro 15,000 SqFt

Discovery Zone

- Issaquah 15,000 SqFt
- Bakersfield 15,000 SqFt
- Whittier 19,000 SqFt

Whole Food Market
San Diego, CA

28,000 SqFt

Barnes & Noble

15,000 SqFt

Sav-On Drug Store
Norwalk, CA

16,854 SqFt

Washington Mutual Bank Branches

- Murrieta 5,000 SqFt
- Victorville 5,000 SqFt
- Lake Elsinore 5,000 SqFt

Navy Federal Credit Union Financial Centers

- 29 Palms 5,000 SqFt
- Millington, Tennessee 5,000 SqFt
- Belle Chase, Louisiana 5,000 SqFt
- Temecula 6,000 SqFt
- San Diego 8,000 SqFt

REPOSITIONING PROJECTS

<u>High Rise Office Building</u> 185 South State Salt Lake City, UT	165,000 SqFt
<u>Rosecrans Plaza</u> Urban Shopping Center Redevelopment Food 4-Less Anchor Compton, CA	120,000 SqFt
<u>Former Thrifty Corporation Distribution Building</u> Full Repositioning as a Self Storage Facility One of the largest self storage facilities in Los Angeles NEC La Brea & Rodeo (adjacent to market anchored shopping center) Los Angeles, CA	390,000 SqFt
<u>Palmdale Marketplace</u> Albertson's 4604-4654 Avenue S Palmdale, CA	90,000 SqFt
<u>Lake Forest Plaza</u> 222 Francisco El Dorado Hills, CA	50,000 SqFt
<u>Lakewood Professional Building</u> 4909 Lakewood Lakewood, CA	50,000 SqFt
<u>Del Cerro Shopping Plaza</u> Windmill Farms Market Del Cerro & College San Diego, CA	35,000 SqFt
<u>Escondido Town & Country</u> CVS & Big Lots East Valley Parkway Escondido, CA	70,000 SqFt

<u>Mission Douglas Plaza</u> Albertson's Highway 76 & Douglas Oceanside, CA	88,000 SqFt
<u>Washington Plaza</u> Harvest Ranch Market Granite Hills & Jamacha El Cajon, CA	36,000 SqFt
<u>Solana Beach Retail</u> CVS & Restaurant Tenants 305-317 South Coast Highway Solana Beach, CA	24,377 SqFt
<u>The Villa</u> 1700 South Araby Drive Palm Springs, CA	104 Units
<u>Medici Apartment Homes</u> 79090 Avenue 42 Bermuda Dunes, CA	140 Units
<u>Beachwalk Apartments</u> 515-519 Nevada Street Oceanside, CA	38 Units
<u>Sonoma Coast Apartments</u> 180 Canyon Oceanside, CA	100 Units
<u>Villa Sonata</u> 1601 Civic Center Santa Ana, CA	41 Units
<u>Sunset View Apartments</u> University & Lugonia Redlands, CA	124 Units
<u>Palm Vista Apartments</u> 4830 Palm Riverside, CA	24 Units

Copper Wood Apartments 108 Units
11838 Central
Chino, CA

Loma Sierra Apartments 24 Units
25421 Cole
Loma Linda, CA

The Marquis 88 Units
1375 West Valencia
Fullerton, CA

Mesa Gardens Apartments 124 Units
800 East Bobier
Vista, CA

Village of the Boulders 300,000 SqFt
Prescott, AZ on 30 Acres (land)

Regional mall conversion featuring Wal-Mart Super Center, Dollar Tree, Jo-Ann Fabric, Big Lots, Tuesday Morning and others.

Mission Square Plaza 167,000 SqFt
1168 Mission on 11.6 Acres (land)
Oceanside, CA

Redevelopment of a neighborhood center featuring Wal-Mart, 99¢ Only Store, Harbor Freight Hardware, Autozone, Panda Express, El Pollo Loco and Wendy's.

ACQUISITIONS

LA Fitness 75,360 SqFt
2335 Vista Way
Oceanside, CA

Bradley Building 92,500 SqFt
Precision Metal Products
850 West Bradley
El Cajon, CA

<u>Superior Market, Rite Aid & Del Taco</u> NEC La Brea & Rodeo Los Angeles, CA	75,000 SqFt
<u>Bank Branch Portfolio</u> Chase Bank Eleven Branch Properties, CA	101,000 SqFt
<u>Scottsdale Commerce Center</u> Federal Express SEC McDowell & Hayden Scottsdale, AZ	120,000 SqFt
<u>Chase Bank</u> 226 26 th Santa Monica, CA	6,500 SqFt
<u>24 Hour Fitness Regional Corporate Office & Fitness Center</u> Palomar Airport & College Carlsbad, CA	85,000 SqFt on 8.5 Acres (land)
<u>REEF Corp. (Vanity Fair Corporation) Corporate Headquarters</u> 5935 Darwin Carlsbad, CA	52,260 SqFt on 3.45 Acres (land)
<u>Union 18</u> 1133 & 1140 18 th Avenue Seattle, WA	57 Units
<u>Trillium</u> 4902 148 th Street SW Edmonds, WA	90 Units
<u>Mediterra Apartment Homes</u> 43-100 Palm Royale Drive La Quinta, CA	223 Units
<u>Enclave at Beltline Apartments</u> 2200 North Beltline Mesquite (Dallas), Texas	256 Units