

FINANCIAL RESEARCH GROUP

OFFICE PROJECTS

<u>NAME / LOCATION</u>	<u>SIZE / TYPE</u>	<u>CLIENT</u>	<u>PARTICIPATION</u>
One Pacific Plaza Fremont, CA	207,100 SF Office Building	Gulf-Western Ltd.	Feasibility, Consulting for Owner/Developer
Phoenix Leasing Boston, MA	Office Lease	Phoenix Leasing John Casey	Tenant Representative
Casey Foss Inc. San Francisco, CA	Office Lease	Casey-Foss J. Casey	Tenant Consulting
Park Plaza Building Fremont, CA	40,000 SF Office Building	Universal Capital David Freed	Redevelopment, Management & Leasing
Tobin Office San Francisco, CA	Lease	Tobin & Tobin David Freed	Tenant Representation
Dupont Professional Bldg. Irvine, CA	22,000 SF Office Building	Dupont Professional Universal Capital	Management & Leasing
Woodbridge Anaheim, CA	42,000 SF Office Building	Woodbridge, Ltd. Universal Capital	Management, Leasing and Sale
Fresno Air Terminal Fresno, CA	23,000 SF Office Building	Rosenberg Assoc.	Developer/Partner
Rocky Mountain Energy Denver, CO	200,000 SF Office Building	Union Pacific RR Upland Ind.	Development Review for Parent Company
Sierra On-Line Oakhurst, CA	32,000 SF Office Building	Sierra Associates	Partner, Co-Developer
One Westwood Westwood, CA	200,000 SF Office Building	Lincoln Property Co. Preston Butcher	Acquisition and Development Analysis
100 Spear Street San Francisco, CA	200,000 SF Office Building	Lincoln Property Co. Preston Butcher	Development Analysis

Lincoln Centre Foster City, CA	130,000 SF Office Building	Lincoln Property Co. Dan Levin	Consulting Development Review & Development Manual
Bellevue I Bellevue, WA	269,464 SF Office Building	Lincoln Property Co. Ed Thrift	Consulting Development
Cupertino Office Cupertino, CA	238,111 SF Office Park	Lincoln Property Co. Burch Boone	Development Review
Shoreline Office Sausalito, CA	92,468 SF Office Building	Lincoln Property Co. Burch Boone	Consulting Development
Campbell Office Los Angeles, CA	100,000 SF Office Development	Lincoln Property Co. Preston Butcher	Acquisition Analysis and Feasibility Study
LPC OC2 Parker Hannifin Irvine, CA	350,000 SF Office/Hotel	Lincoln Property Co. Erik Hansen	Development Program Feasibility Study
LPC OC4-Beckman Irvine, CA	192,000 SF Office Building	Lincoln Property Co. Erik Hansen	Feasibility Study
100 Wilshire Santa Monica, CA	250,000 SF Office Building	Lincoln Property Co. Preston Butcher	Acquisition and Redevelopment Analysis
Santa Monica Airport Santa Monica, CA	1,400,000 SF Office Buildings	Lincoln Property Co. John Miller	Feasibility Study and Proposal to City
550 South Hope Street Los Angeles, CA	560,000 SF Office Building	Lincoln Property Co. Preston Butcher and John Miller	Consulting Development
RiverPark - Phase I San Jose, CA	300,000 SF Office Building	Lincoln Property Co. Ed Thrift	Consulting Development
RiverPark - Phase II San Jose, CA	300,000 SF Office Building	Lincoln Property Co. Ed Thrift	Consulting Development
Aetna Building Santa Ana, CA	225,000 SF Office Building	Lincoln Property Co. John Miller	Consulting Development

OverLake Park Bellevue, WA	160,000 SF Office Buildings	Lincoln Property Co. Ed Thrift	Consulting Development
199 South Los Robles Pasadena, CA	150,000 SF Office Building	Universal Capital Corporation	Acquisition Analysis
San Francisco Building San Francisco, CA	300,000 SF Office Building	Ahmanson Comm'l Development Co. Jim Takamune	Acquisition Analysis, Development Review
7th & Figueroa Los Angeles, CA	280,000 SF Office Building	Ahmanson Comm'l Development Co. Bill Loadvine	Consulting Development
26th & Wilshire Santa Monica, CA	53,130 SF Office Building	Ahmanson Comm'l Development Co. Julie Ellis	Consulting Development
Griffin Tower Santa Ana, CA	450,000 SF Office Building	Ahmanson Comm'l Development Co.	Consulting Development Plan & Spec. Review
Griffin Tower II Los Angeles, CA	622,000 SF Office Building	Griffin Realty Roger Torriero	Preliminary Budgeting
Calabasas Park Center Calabasas, CA	1,800,000 SF Office Park	Ahmanson CDC Bill Loadvine	Consulting Development Services
Carson Estate Company Simi Valley, CA	1,920,000 SF Office/R & D	Carson Estate Co. Joe Brown	Feasibility Study
Dominguez Tech Center Dominguez, CA	600,000 SF Office/R & D	Dominguez Estate Co. Joe Brown and Matt Vanderhorst	Project Budget and Feasibility Analysis
TCC Phase I Tempe, AZ	200,000 SF Office/R & D	TCC	Consulting Development
American Medical Intl Marina del Rey, CA	72,000 SF Office Building	Peck, Tooley, Ruth Craig Ruth	Development Management

Watt City Center Los Angeles, CA	1,500,000 SF Office Buildings	W&M Partners Dev. Kent Merselis	Consulting Development
TAC 87-1 Orange County, CA	400,000 SF Office Building	Tooley & Company Craig Ruth	Project Budget and Schedule
Carte Blanche Los Angeles, CA	120,000 SF Office Lease	Carte Blanche Corp.	Tenant Consulting
Stadium Park Anaheim, CA	1,800,000 SF 5 Office Bldgs	Gardner/AEW Richard Gardner	Preliminary Development & Government Approvals
550 Hope Street Los Angeles, CA	565,000 SF Office Building	Koll Company Frederick Stephens	Consulting Development
TAC 88-2 Los Angeles, CA	250,000 SF Office Building	Tooley & Company Robert Ruth	Redevelopment Analysis
TAC 89-2 Los Angeles, CA	120,000 SF Office Building	Tooley & Company Robert Ruth	Redevelopment Analysis
World Trade Center III Long Beach, CA	620,000 SF Office Building	IDM Jerry Hay	Development Consulting
Los Angeles Center I Los Angeles, CA	750,000 SF Office Building	Smith & Hricik John Best	Development Consulting
World Trade Center Los Angeles, CA	400,000 SF Office Building	Haseko (Calif), Inc. Wm. Brubaker	Redevelopment Analysis
550 Flower Street Los Angeles, CA	600,000 SF Office Building	Bank of California Jeff Vines	Feasibility Study and Development Program
550 Flower Street Los Angeles, CA	160,000 SF Office Building	Bank of California Jeff Vines	Redevelopment Feasibility Study
Citicorp REO Oxnard, CA	110,000 SF Office Building	USA Petroleum	Acquisition and Feasibility Study

Santa Fe International Alhambra, CA	1,400,000 SF Office Complex	Santa Fe Int'l John Mika	Consulting Developer
USA Petroleum Agoura, CA	65,000 SF Office Complex	USA Petroleum	Acquisition Analysis
1600 Wilshire Los Angeles, CA	45,000 SF Office Building	Solus Property	Asset Recovery Insurance Settlement
117-123 Washington Hartford, CT	60,000 SF Office Complex	SunAmerica	Insurance Recovery
Proposed Offices Boise, ID	120,000 SF Office Complex	Silverado Development	Feasibility Study
Beijing, China	350,000 SF Office/Hotel	Tooley & Company Bob Ruth	Feasibility Study
100 California Street San Francisco, CA	200,000 SF Office Building	Lincoln Property Co. Ed Thrift	Due Diligence Review
800 West Sixth Street Los Angeles, CA	180,000 SF Office Building	Lincoln Property Co. William A. Shubin	Due Diligence Review
Theme Towers / ABC Entertainment Center Century City, CA	3.1 million SF Office/Entertainment	Tooley & Company Robert N. Ruth	Feasibility Study and Due Diligence Review
Farmers Market Los Angeles, CA	40,000 SF Build-to-Suit Office	A.F. Gilmore Co. Hank Hilty, Jr.	Feasibility Study and Development Program
San Fernando Valley Los Angeles, CA	Exchange Structure	(confidential)	Tax Consequences on Foreclosure
Guthy-Renker Palm Desert, CA	80,000 SF Office	Guthy-Renker	Headquarters Relocation
Guthy-Renker Santa Monica, CA	35,000 SF Office	Guthy-Renker	Office Relocation
Playa Vista Los Angeles, CA	1,600,000 SF Office Mixed-Use	Maguire Partners Drew Planting	Project Scheduling and Budgeting

Arboretum Gateway Santa Monica, CA	200,000 SF Office	Arboretum Gateway Bill. Hammerstein	Development Management Construction Management
1000 South Fremont Alhambra, CA	900,000 SF Office Mixed-Use	Santa Fe Int'l John Mika	Asset Disposition and Support
Playboy Office Building West Hollywood	70,000 SF Office	Sunset Millennium Mark Siffin	Redevelopment Programming
Peterson Office Building West Hollywood	95,000 SF Office	Sunset Millennium Mark Siffin	Project Programming
West Retail West Hollywood	114,000 SF Retail	Sunset Millennium Mark Siffin	Consulting Developer
151 Mendell San Francisco	60,000 SF Warehouse/Office	CL Peck Trust David Newman	Project Evaluation Lease Renewal Disposition Program