



A message from our President & CEO

KUD International is one of the subsidiary companies of Kajima Corporation, a global force in developments worldwide. KUD was established as a wholly-owned subsidiary of Kajima USA for the purpose of developing large-scale public-private projects and has been involved in the development of public-private projects for more than a decade.



The premise then – and now – for forming this company was that there are numerous projects in the public sector that will not be built because the conventional means of financing and traditional delivery methods no longer apply. These projects include museums, educational buildings, libraries and athletic facilities. For KUD, they present not only an opportunity but also a responsibility to find a way to ensure that these important institutions be constructed.

KUD maintains core offices in Santa Monica, New York, Orlando, Honolulu, and London and has the resources, the desire, and the proven track record to provide specialist project finance and development services to clients around the world. We have the experience to manage large, international teams from project inception to practical completion and understand how to work with our clients to ensure that their vision can be delivered through a well orchestrated and risk free structure.

I thank you for inquiring about us, and I encourage you to read the pages that follow.

A handwritten signature in black ink, appearing to read 'M. J. Suomi', with a long horizontal line extending to the right.

Respectfully,
Marvin J. Suomi
KUD International LLC

K U D I n t e r n a t i o n a l P r o f i l e

KUD International provides broad-based Program Management and Development services to clients around the world, coordinating all facets of financing, planning, design and construction of large-scale real estate development projects. We focus on project types that pose unique challenges due to their size, complexity, and specialized uses. Many of our past projects would not have been built using conventional means of financing. A successful project for KUD manifests itself not only in the physical product, but in the enduring relationships between KUD and those we serve. Our projects are a source of pride for not only our client, our team members, and the people of the city in which the project is built, but for the many people that have visited or used the facility.

What distinguishes us is our creative approach to financing and project delivery guaranty. KUD's professional staff is made up of specialists with extensive experience in finance, architecture, engineering, construction, real estate law, and public-sector deal structuring. These cross disciplines bring substantial experience to our projects and challenge us to think of unique ways to bring the project to fruition. KUD is not only eager to accept the many challenges that come with trying to take a vision and make it a reality, but KUD also offers the superiority of the KUD Guaranty.

Financial Strength

With the backing of our parent company, Kajima Corporation, we are able to offer a level of financial strength unparalleled in the development industry. Kajima is one of the largest real estate services companies in the world with offices in over 30 countries. Financial companies recognize our expertise and track record, having worked closely with Goldman Sachs, Merrill Lynch, Chase Securities, Prudential Securities, Morgan Stanley, and Teachers Insurance.

Program Management Services

As a team leader, we manage the efforts of specialized professionals in all areas of the development process. Our team management strength is supported by the expertise of our core staff in three key development disciplines, including:

*Program
Management*

*Project Finance &
Structuring*

*Design & Construction
Management*

KUD serves as the committed at-risk developer of the projects it undertakes. We are responsible for the performance of work of every member of our project team, and our clients need only look to KUD for assurance of overall project coordination and delivery.

K U D I n t e r n a t i o n a l P r o f i l e

KUD International Philosophy

Our Approach to Development

KUD's development philosophy is the thorough understanding of the objectives and requirements of our clients and the effective realization of those goals in built form. Our integrated development approach is based on five core goals:

I. Understanding Owner Priorities

We strive to understand your needs and the complex concerns of your constituencies. We are able to adjust to the fits and starts of financing and can formulate strategies for every step of the development process. Development can be a long and arduous process. We will be your partner throughout the project and can provide the patience and perseverance that public-private development demands.

II. Effective Teamwork

Effective teamwork means making certain each team member shares KUD's commitment to your needs. This means exceptional teamwork and a level of trust and cooperation that is unusual within the design, construction and development industries. We accomplish this through an active partnering program on all of our projects which involves constant monitoring of project goals and achievements, communication-enhancing activities, and feedback sessions. We believe that the high quality of our work reflects the results of our partnering approach.

III. Comprehensive Pre-Construction Management

KUD has developed project-tested systems for comprehensive pre-construction management. Our services include team selection, design oversight, budgeting and cost control, scheduling, financial structuring, and programming. We pay particular attention to critical pre-construction issues such as the strengths and weaknesses of individual team members, site and location aspects, unique design criteria, and occupancy requirements. Our attention to detail allows our clients to remain focused on more global project issues such as development or financing strategies.

IV. Managing Risk

Proactive and far-reaching management allows us to control all components of project risk. With our experience, we are able to identify and correct potential problems immediately. Contracts with architects, contractors, and engineers run directly to KUD so that we can anticipate and solve problems associated with inadequate design documents, missing scope of work, and contractor completion failures. In addition, we provide expertise in establishing a comprehensive package of project insurance coverages.

V. Successful Project Completion

A successful project manifests itself not only in the physical product, but also in the maintenance of consistently high quality standards in design, fabrication, and responsive client service through the end of every engagement. KUD is committed to every project we take on. Although we have worked in some of the most difficult political and development environments, we have maintained strong relationships with communities and clients. Without exception, our clients regard us as a team leader and a team player.

K a j i m a C o r p o r a t i o n

Kajima Corporation was founded in 1840 and quickly grew to become an industry leader in the field of construction, where it has remained as such ever since. Headquartered in Tokyo, Kajima Corporation maintains an approximate workforce of 11,000 employees located at its 11 branch and numerous sales/project offices throughout Japan. By generating annual consolidated sales of approximately \$15 billion US, Kajima ranks as one of the top construction firms in the world and is consistently ranked by Engineering News Record among the top ten contractors in the world. Today, Kajima's global operations network has evolved to reach over 20 countries in such regions as Asia, Europe, Africa, the Middle East and the United States in virtually every area of construction and real estate development.

Kajima has developed its global operations by anticipating future trends in all types of construction-related needs. Through a multifunctional operations concept, Kajima offers a comprehensive framework for providing a wide array of services that meet diverse customer needs worldwide. An underlying philosophy of satisfying our client's objectives by delivering creative solutions for facility requirements has led to a worldwide reputation for quality services.

Our extensive experience and expertise in the development, design, and construction of all types of structures, from dams, bridges and tunnels to sky-scrapers and resorts, combined with our innovative construction technologies, has led to the Kajima name being well recognized worldwide. These prominent capabilities and a successful track record have also garnered us the respect, trust and confidence of our clientele and that of society. It is this in which we take pride and find the drive for Kajima's sustainable growth in the years to come.

Our thorough understanding of all facets of the building process -- from development, funding, and planning, to initial feasibility studies and conceptual, schematic, and detailed development, assures each client of a project that meets or exceeds their quality and budget criteria. Whether we are providing project management, design/build, general contracting, or construction management services, Kajima continually seeks to maintain the best interests of the client. This understanding and dedication to the team approach is what makes Kajima different.

Sony Center at Potsdamer Platz - Berlin

Kajima was invited by Sony to participate in the development of the Sony Center in Berlin and has been involved since the project's inception. Taking advantage of its in-depth local knowledge and experience gained from working on such projects as the Messe Tower development in Frankfurt, Kajima contributed to setting up the international joint venture that included Tishman Speyer Properties to realize Sony's vision and quality.



The Sony Center is a large scale, mixed-use project including seven buildings with 160,000m² of floor space creating a unique mix of offices, commercial and entertainment facilities, and housing units. The site, which is approximately 26,500m², is located about 800 meters south of Brandenburg Gate, on the threshold between East and West Berlin.

Situated in an area of established cultural significance, Potsdamer Platz was chosen as the ideal location for Sony Center, with its potential contribution to a new era of German history and culture. Still, Berlin presented an unusual challenge: to establish the feeling of a new capital in an already developed country with a long history.

Opened in the summer of 2000, the project is considered to be one of the most successful developments in Berlin and a premier example of mixed-use development in Europe. Designed by U.S. architect Helmut Jahn, Sony Center has been widely praised by the press for its futuristic ambiance.



Designed to showcase Sony's technological prowess, cutting-edge audiovisual media and deluxe facilities characterize this highly praised entertainment space. The Center continues to attract considerably more visitors than similar facilities nearby.

Apple Flagship Store - Tokyo

Apple Computer opened its first flagship store outside of its home market, the Apple Store Ginza in Japan.

Situated favorably on a corner site on Ginza's Chuo Dori, a major thoroughfare in the heart of Tokyo's prestigious Ginza shopping district, the store occupies one underground floor and five above-ground floors of the Sayegusa Honkan Building.



Riverplace - Minneapolis, MN

One of Kajima's earliest U.S. development projects and the first urban redevelopment program undertaken by a Japanese firm in the United States was the mixed-use Minneapolis Riverplace.

Kajima was invited by the City to consider a site on the north bank of the Mississippi River, across from downtown Minneapolis, which was targeted by the City regeneration. Kajima, in a joint venture with a local developer, developed Riverplace, the residential and commercial complex which consists of two 27-story residential buildings, a specialty shopping center, and an office building. The residential and office towers are connected by the shopping center and a central plaza.



Riverplace received the *Signs of the Times Design 1986 Award of Excellence* by the International Council of Shopping Centers (ICSC).

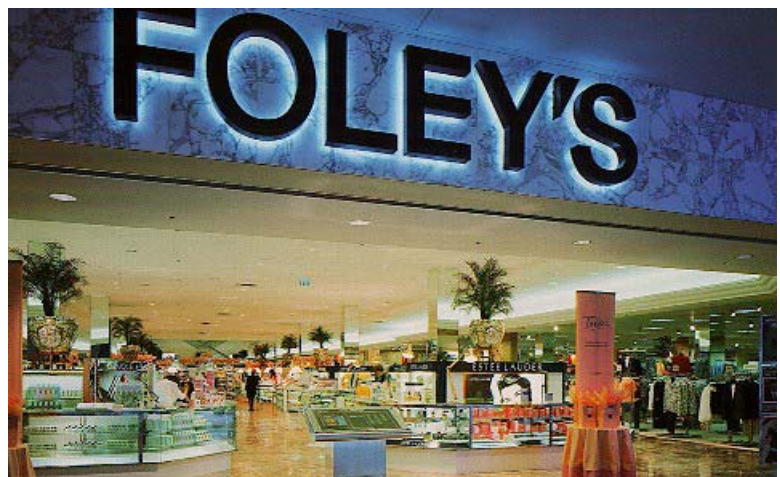
Circuit City Retail Stores – Smymna & Norcross, GA

Kajima provided PM/CM/GC services for 39,000 square foot and 32,00 square foot retail shopping facilities for Circuit City.



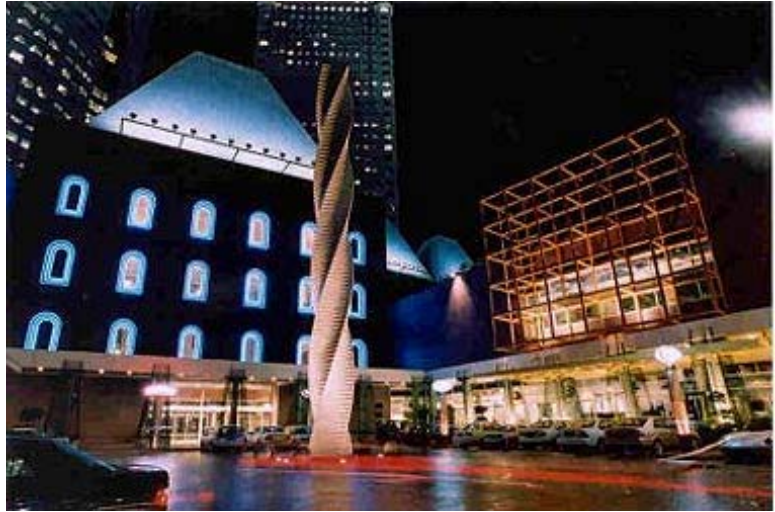
Foley's Department Stores – Lewisville & Arlington, TX

Kajima provided PM/CM/GC services for the 180,000 square foot and 160,000 square foot, two-level department stores. Project work included interiors for both facilities.



Millenia Singapore - Singapore

The Millenia Singapore Development Project is a complex urban redevelopment project, developed by Kajima and Pontiac Land Pte. Ltd. The project includes several hotels, an office tower, and retail shopping space. The completed development includes the following components:



- › Millenia Walk, a large-scale, first-rate shopping center, was designed by world-famous architect Philip Johnson and offers 270,000 square feet of sales floor space. The Great Hall, with its 50-foot-high ceiling, is laid out on a north-south axis and stretches into the shopping center.
- › Situated adjacent to an international convention center, the Conrad International Centennial Singapore, a 508-room, five-star hotel, which principally caters to business travelers seeking a quiet, luxurious setting.
- › Designed by John Burgee, the 117 Hotel is a 31-story, 525-room, five-star hotel. The 117 Hotel is located in the heart of Singapore's bustling Marina Center and opposite the Singapore International Convention and Exhibition Centre.
- › The Millenia Tower is a signature 41-story, 700,000 square-foot luxury office tower.
- › The Ritz-Carlton Millenia Hotel in Singapore was chosen as the best hotel in the world according to the 1999 readers' choice poll of Conde Nast Traveler magazine.

The project was realized through a land lease program with the Singaporean government. Under this program, the Millenia site was leased to Kajima for 99 years along with the rights to develop office buildings, hotels, and retail space.

Gooding's Supermarket – Orlando, FL

Kajima provided PM/CM/GC services for the 29,000 square foot supermarket.



Medlock Bridge Shopping Center – Atlanta, GA

Kajima provided PM/CM/GC services for the 117,000 square foot strip shopping center.



World Trade Center - Los Angeles

In the mid-1980s, the northern central business district in the City of Long Beach suffered from blighted, deteriorated, and obsolete residential and retail buildings. Unfortunately, this area was located at the most commonly utilized entrance to the City by automobile. Recognizing the situation, the City enacted a regeneration plan to revitalize the area by acquiring the site.



Kajima formed a venture with a local developer to develop a mixed-use project on the site. The Greater Los Angeles World Trade Center is now hailed as America's gateway to the Pacific Rim and includes an office tower, a retail facilities, and parking facilities. Sprawling across four square city blocks overlooking Long Beach Harbor, the new world trade center complex is the second largest in the United States.

Designed by the architectural joint venture of Ross/Wou International and Daniel, Mann, Johnson & Mendenhall, the structures of the Greater Los Angeles Word Trade Center are an impressive addition to the Long Beach skyline. Technologically, the trade center provides the latest in automated building management, energy savings, and security systems.

At the core of the complex stands a 35-story central office tower and a 17-story, 400-room Hilton hotel, which are connected by a large open plaza as well as by a two-level underground parking garage. The structures are mounted atop a 2-story retail complex, which houses a bank, shops, restaurants, a post office, a health club and a day-care center.

A two-level parking garage located beneath the retail complex provides parking and links the office towers and hotel to each other. Additionally, a park-like open plaza on the roof of the retail complex permits access to the high-rise structures.

The center provides space for office, hotel, shopping, dining, exhibition and financial facilities to serve the ports of Los Angeles and Long Beach, currently the largest cargo complex in the United States.

Beyond being a success itself, the World Trade Center has been the catalyst the City envisioned, spawning new office buildings and retail facilities. In fact, the World Trade Center has been an integral piece of the fabric of revitalization of this urban area.

Mercado Village North – Orlando, FL

Kajima provided PM/CM/GC services for the 85,000 square foot retail center featuring a supermarket, restaurant and numerous specialty shops.



Paramus Retail Center

Kajima provided PM/CM/GC services for the 23,000 square foot strip shopping center.



Additional Retail Projects - Nationwide

Project Name	City	State	Service Type	Building Size	Total Project Cost	Completion Date
<u>99 Ranch Market Demolition Work</u>	Honolulu	HI	General Contracting	0 SF	\$14,875	10/01/1997
General Contracting services for demolition and removal of concrete slab.						
<u>Aderans TI</u>	Garden City	NY	Design/Build	1,300 SF	\$130,000	11/15/2002
Design Build services for the 1,300 square foot tenant fit out in a retail mall.						
<u>Albertson's Store #4101</u>	Murphy	TX	General Contracting	62,000 SF	\$3,145,000	01/01/2000
General Contracting services for a 62,000 square foot grocery store.						
<u>Autobacs USA Stanton Service Center - Phase II</u>	Stanton	CA	General Contracting	18,176 SF	\$3,142,915	05/12/2002
General Contracting services for the 18,176 square foot renovation of existing theatre to automotive service center.						
<u>Bubba Gump Shrimp Restaurant at Times Square</u>	New York	NY	Design/Build-K	15,000 SF	\$5,800,000	12/10/2003 08/20/2003
Design-Build services for this high profile project in the heart of Manhattan's Times Square. Completion of this 400-seat restaurant and gift shop was the result of 24 weeks of fast track design and construction by the KCS/KAI Design/Build team. The overall theme of the restaurant incorporated an atmosphere and context of the Paramount Pictures movie "Forest Gump" and the unique interior finishes included the reuse of old barn wood on the walls, used corrugated decking on the ceilings, wood plank flooring, festoon lighting, and more.						
<u>Costco - Everett Warehouse Construction</u>	Everett	MA	General Contracting	150,000 SF	\$9,410,674	11/12/2002
General Contracting services for 150,000 square foot warehouse retail facility. The store includes a pharmacy, optical exam and sales station, photo processing commercial bakery and cooking facilities with food service and extensive areas for cold storage of fresh and frozen foods. The project is designed with full height masonry, supported by piles and structural slabs and is on a fast track five month schedule.						
<u>Costco - Harrisburg Store</u>	Harrisburg	PA	PM/CM/GC	150,000 SF	\$6,163,225	08/27/2001
150,000 square foot warehouse/retail facility. The project includes a pre-engineered metal building structure, full height exterior masonry (Qik-Brik) walls, standing seam metal roof, and slab-on grade construction. Ancillary areas include bakery, meat and deli departments, pharmacy, food prep and service, photo processing, optical and point of sale (POS) areas with refrigeration/freezer boxes. Sitework and gas station are not included in KCS scope of work.						
<u>Costco - Madison Heights Store</u>	Madison Heights	MI	PM/CM/GC	0 SF	\$4,894,549	04/30/1998
retrofit and expansion of an existing building.						

Project Name	City	State	Service Type	Building Size	Total Project Cost	Completion Date
<u>Costco - Norwalk Expansion</u>	Norwalk	CA	PM/CM/GC	15,400 SF	\$1,974,800	10/05/1998
General Contracting services for 15,400 square foot building addition.						
<u>Costco - Oakbrook Site Existing Building Demolition</u>	Oakbrook	IL	PM/CM/GC	0 SF	\$478,000	
General Contracting services for the demolition of an existing building for a new Costco retailer.						
<u>Costco - Oakbrook Store</u>	Oak Brook	IL	PM/CM/GC	160,000 SF	\$8,000,000	11/01/1998
General Contracting services for demolition of old Eastman Kodak warehouse/office. Renovation/addition to remaining facility. Total completed are to be approximately 160,000 square foot. This will include approximately 14,000 square foot for new regional headquarters.						
<u>Costco - Robinson Store - Building & Site Work</u>	Robinson	PA	PM/CM/GC	150,000 SF	\$7,550,000	06/12/2002
General Contracting services for the 150,000 square foot warehouse / retail facility. The project includes a pre-engineered metal building structure, exterior masonry walls at 8' height, metal wall panels and standing seam metal roof, and slab-on-grade construction. Ancillary areas include bakery, meat and deli departments, pharmacy, food prep and service, photo processing, optical and point of sale areas with refrigeration/freezer boxes. The project included 8 acres of site work developing. Including all utility distribution systems, stormwater and sewers, asphalt paving and site accessories.						
<u>Costco - Schaumburg Store</u>	Schaumburg	IL	PM/CM/GC	131,000 SF	\$7,033,304	11/03/1998
General Contracting services for new construction of 131,000 square foot retail/warehouse style store.						
<u>Felissimo Universal Brownstone Retrofit, NY</u>	New York	NY	PM/CM/GC	18,000 SF	\$3,050,000	01/01/1991
General Contracting services for the 18,000 square-foot retrofit of brownstone for retail space including facade restoration at 10 West 56th Street						
<u>Homart Development Vista Ridge Mall - Phase II, Lewisville</u>	Lewisville	TX	PM/CM/GC	190,000 SF	\$5,562,000	07/01/1991
General Contracting services for a 190,000 square foot addition to a regional shopping mall. The project featured a steel frame with synthetic stucco facade.						
<u>Home Depot Landscape Supply Store - Grapevine</u>	Grapevine	TX	PM/CM/GC	38,277 SF	\$2,099,203	03/09/2003
General Contracting services for the 38,277 square foot greenhouse, shadehouse and parking. Greenhouse will be 12,383 square foot and shadehouse and parking will be 25,894 square foot.						
<u>Home Depot Landscape Supply Store - Lewisville</u>	Lewisville	TX	PM/CM/GC	37,148 SF	\$1,904,691	03/09/2003
General Contracting services for a garden center consisting of 12,283 Square foot greenhouse sales are and 24,765 square foot shaded plant storage with earthwork, paving, site utilities and landscaping. Building is metal with partial brick veneer.						

Project Name	City	State	Service Type	Building Size	Total Project Cost	Completion Date
<u>Home Depot Retail Store - Austin</u>	Austin	TX	PM/CM/GC	127,516 SF	\$4,510,196	07/25/2003
General Contracting services for 127,516 square foot tilt wall retail store. The project included the construction of the building with all permanent fixtures, site grading, utilities, parking lot, landscaping and an attached garden store.						
<u>Home Depot Retail Store - Roanoke</u>	Roanoke	TX	PM/CM/GC	121,596 SF	\$4,336,257	05/05/2003
General Contracting services for the 121,596 square foot tilt wall retail store. The project included the construction of the building with all permanent fixture, site grading, utilities, parking lot , landscaping, and an attached garden store. In addition to retail space, the building contains office space and an employee training facility.						
<u>Home Depot Retail Store - Wylie</u>	Wylie	TX	PM/CM/GC	121,593 SF	\$3,674,703	06/26/2003
General Contracting services for the 121,593 square foot tilt wall retail store. The prdoject included the construction of the building with all permanent fixutres, site grading, utilities, parking lot, landscaping and an attached garden store.						
<u>IDI - Carmax Dealership</u>	Hillside	IL	PM/CM/GC	0 SF	\$10,221,445	04/26/1998
General Contracting services for used car auto dealership.						
<u>IDI - Office Depot Structural Repairs</u>	West Chester	OH	PM/CM/GC	25,000 SF	\$1,500,000	03/01/2001
General contracting services for the structural repairs associated with a collapsed roof. The structure was secured, debris was demolished, and the office area was rebuilt back to its original condition.						
<u>IDI - Recovery Center for The Gap</u>	Hebron	KY	PM/CM/GC	0 SF	\$100,570	06/01/2000
General Contracting services for small renovation of former Nine West.						
<u>Ipanema Shoe Corp. Office & Showroom</u>	New York	NY	Design/Build	12,500 SF	\$600,950	06/30/1994
Design/Build services for the 12,500 square-foot interior renovation of office and showroom facilities at 350 Fifth Avenue.						
<u>K-Mart PA Retail Store</u>	Walnutport	PA	PM/CM/GC	120,000 SF	\$6,000,000	01/01/1995
General Contracting services for the 120,000 square-foot retail facility.						
<u>Kataoka Pacific Square Shopping Center Remodel</u>	Gardena	CA	Design/Build	0 SF	\$1,709,000	07/01/1990
Design/Build services for a shopping mall remodel.						

Project Name	City	State	Service Type	Building Size	Total Project Cost	Completion Date
<u>Little Tokyo Multi-Use Building</u>	Los Angeles	CA	PM/CM/GC	422,000 SF	\$2,500,000	07/01/1985
General Contracting services for the construction of a 4-story mixed-use commercial, retail and office building.						
<u>Long Beach Cruise Terminal at the Queen Mary</u>	Long Beach	CA	PM/CM/GC	0 SF	\$43,715,561	04/14/2003
General Contracting services for a new passenger terminal, parking garage and cruise ship docking station. New pier consisting of dredge work, pile driving and additional marine construction. Kajima will also provide above ground plaza work improvements/ new landscape and hardscape.						
<u>Lord & Taylor Expansion at Willowbrook Mall</u>	Wayne	NJ	PM/CM/GC	48,000 SF	\$7,738,887	03/01/1997
General Contracting services for the 48,000 square-foot high-end store addition featuring an atrium, marble floors and extensive woodwork. Project also includes demolishing part of an existing structure and building out on an existing parking lot.						
<u>Lowe's - Staten Island, NY</u>	Staten Island	NY	PM/CM/GC	130,000 SF	\$16,127,775	07/31/2003
<u>Lowe's Home Improvement Center - Hampton, NJ</u>	Hampton	NJ	PM/CM/GC	147,000 SF	\$11,950,000	04/07/2005
General Contracting services for the new 147,000 square foot Home Improvement Retail Center and the associated site work on 53.5 acres.						
<u>Lowe's Ocean Township Home Improvement Center</u>	Ocean Township	NJ	PM/CM/GC	166,517 SF	\$6,819,944	09/16/2002
General Contracting services for the 138,000 square foot Lowe's Home Improvement Center and a 29,000 square foot garden center.						
<u>MacArthur Center Shopping Center Precon</u>	Norfolk	VA	Preconstruction Only	0 SF	\$0	01/01/1995
Preconstruction services for the design of a shopping mall and parking structures.						
<u>Marukai Market Retail Facility</u>	Gardena	CA	PM/CM/GC	65,000 SF	\$4,884,617	06/01/1995
General Contracting services for the 65,000 square foot tilt-up membership market. Wall panels have a cast in place mural in each panel.						
<u>Matsushita Electronic (Panasonic) Product Renewal Center TI</u>	Cypress	CA	PM/CM/GC	6,000 SF	\$81,934	05/28/1999
General Contracting services for approximately 6,000 square feet of tenant improvements to the Product Renewal Center, including selective demo, architectural finish, and electrical work.						

Project Name	City	State	Service Type	Building Size	Total Project Cost	Completion Date
<u>Matsushita Electronic Battery Service Center Renovation</u>	Cypress	CA	Design/Build	2,200 SF	\$111,719	08/27/1998
Design/Build services for the 2,200 square foot renovation of existing facility.						
<u>Mifuku Store & Office TI</u>	Los Angeles	CA	Design/Build	1,000 SF	\$192,000	06/01/1996
Design/Build services for the 1,000 square-foot tenant improvement for Alfredo Dunhill Store and Office						
<u>Mita Copystar Wood Dale Office Renovation</u>	Wood Dale	IL	Design/Build	0 SF	\$329,050	09/17/1999
Design Build services for an office renovation.						
<u>Press Express Retail Store @ LA Union Station</u>	Los Angeles	CA	PM/CM/GC	1,200 SF	\$115,000	12/01/1994
Construction Management services for the 1,200 square-foot of retail space at the Los Angeles Union Rail Station.						
<u>Royal Auto Shop Retail & Service Center</u>	Bergenfield	NJ	Design/Build	4,020 SF	\$520,000	01/01/1995
Design/Build services for a 4,020 square-foot automotive parts shop and a two-story sales and repair shop.						
<u>Sears Auto Center Expansion</u>	Concord	NC	PM/CM/GC	12,000 SF	\$699,368	11/15/1998
General Contracting services for the 12,000 square foot auto retail store addition to an existing shopping center.						
<u>Sears Retail Center Expansion</u>	Concord	NC	PM/CM/GC	125,000 SF	\$4,829,632	11/15/1998
General Contracting services for the 125,000 square foot, two-story retail addition to an existing shopping center plus an additional 20,000 square foot renovation.						
<u>Super K-Mart Store - Concord</u>	Concord	NC	PM/CM/GC	175,000 SF	\$5,600,000	01/01/1994
<u>Super K-Mart Store - Defiance</u>	Defiance	OH	PM/CM/GC	178,000 SF	\$7,118,000	12/30/1993
Construction Management services for the 178,000 square-foot retail store.						
<u>The Secret Garden Florist TI</u>	Los Angeles	CA	PM/CM/GC	680 SF	\$24,426	02/23/1999
General Contracting services for the 680 square foot office tenant improvement for a florist.						
<u>Wal-Mart Cherry Hill Store</u>	Cherry Hill	NJ	PM/CM/GC	142,045 SF	\$5,017,984	10/30/2004
General Contracting services for the 142,000 square foot retail store. The project included the installation of owner supplied equipment and materials.						

Project Name	City	State	Service Type	Building Size	Total Project Cost	Completion Date
<u>Wal-Mart Towson Store</u>	Towson	MD	PM/CM/GC	154,828 SF	\$7,745,718	03/31/2005

General Contracting services for the 2 story, 154,828 square foot retail facility and parking lot. The project includes the demolition of the existing store.

<u>Weller Court Shopping Center & Parking Garage</u>	Los Angeles	CA	PM/CM/GC	0 SF	\$5,460,000	05/01/1981
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Construction Management services for the 3-story shopping center with three-level parking facility for 114 cars.

<u>Weller Court Shopping Center Renovations</u>	Los Angeles	CA	Design/Build	90,000 SF	\$4,500,000	10/01/1993
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Design/Build services for a design update to a dated shopping center in Little Tokyo Community Redevelopment Area.

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