

FINANCIAL RESEARCH GROUP

**INDUSTRIAL RETAIL, R&D, LAND DEVELOPMENT AND OTHER
PROJECTS**

<u>NAME / LOCATION</u>	<u>SIZE / TYPE</u>	<u>CLIENT</u>	<u>PARTICIPATION</u>
Sacramento Warehouse Sacramento, CA	30,000 SF Industrial	Gordon Rosenberg	Acquisition, Management and Lease Negotiation
Stoner Avenue Los Angeles, CA	5,600 SF	Celeste Marin	Sale
Eaton Tempe, AZ	20,000 SF R & D	Celeste Marin	Developer/Partner IMS Pharmaceuticals
Felton Fair Felton, CA	62,000 SF Retail Center	Celeste Marin	Acquisition/Management and Leasing
680 Burlington Los Angeles, CA	72 Unit Apartments	680 Burlington, Ltd.	General Partner, Acquisition Management and Sale
Fair Oaks Sunnyvale, CA	186,000 SF	Casey-Foss J. Casey	Acquisition Analysis
Universal Capital San Francisco, CA	Relocation	Universal Capital David Freed	Acquisition Consulting
Chihuahua Plaza Fresno, CA	19,189 SF Retail Center	Universal Capital David Freed	Acquisition Consulting
Bolsa Center, Ltd. Westminster, CA	15,000 SF Retail Center	Bolsa Center, Ltd. Universal Capital	Management, Leasing and Sale
Orangethorpe Anaheim, CA	50,000 SF Industrial	Orangethorpe, Ltd. Universal Capital	Management, Lease Negotiation, Sale
R & D Costa Mesa, CA	8,000 SF R & D Building	R & D, Ltd. Universal Capital	Management & Sale

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Corporate Drive Cypress, CA	8,500 SF R & D Building	Cypress, Ltd. Universal Capital	Management, Leasing and Sale
Customweave Carpets Cypress, CA	251,000 SF Industrial	Select 78 Universal Capital	Management and Sale
Wells Fargo Bank Calif, Ariz, Texas	1,800,000 SF Industrial	Wells Fargo Bank George Hopiak, Sr. VP	Start-up Co-Mingled Fund Acquisitions
JT Jenkins Ontario, CA	Kennworth Facility	JT Jenkins Jim Jenkins	Consulting Development
Avionics West Santa Monica, CA	Avionics Company	G. Rosenberg	Company Acquisition
San Jose R&D San Jose, CA	113,166 SF R & D Building	Lincoln Property Co. John Robbins	Consulting Development
Menlo Park R&D Menlo Park, CA	417,768 SF Industrial Park	Lincoln Property Co. Luis Belmonte	Project Review
Brandenberg R&D San Jose, CA	75,000 SF Industrial Park	Lincoln Property Co.	Analysis of Development
LPC SJ3 Office San Jose, CA	450,000 SF Office/R&D	Lincoln Property Co. Ed Thrift	Consulting Development
Lincoln Park - SJ San Jose	307,917 SF Distribution/R&D	Lincoln Property Co. Ed Thrift	Consulting Development
Seaport Centre	958,992 SF Office/R&D	Lincoln Property Co. Andrew Levin	Development Review
Libby I Sunnyvale, CA	400,000 SF Multi-Use	Lincoln Property Co. Luis Belmonte	Design Concepts
Milpitas Retail Milpitas	50,000 SF Office/Retail	Lincoln Property Co. Luis Belmonte	Project Review

Toole/Ontario BT-1 Ontario, CA	238,961 SF Industrial	Brice Toole	Consulting Development
Tempe Commerce Center Tempe, AZ	55 Acre Business Park	TCC Gordon Rosenberg	Consulting Developer Investor Representation
Kobor Apartments Los Angeles, CA	4 Apartment Buildings	Wells Fargo Bank	Negotiate & Structure Joint Ventures, Monitor Development
Coastal Vineyards Los Alamos, CA	300 Acre Vineyard	Wells Fargo Bank Joe Carrari	Limited Partner Representation
Discovery Bay Stockton, CA	Waterfront Housing	Wells Fargo Bank	Non-Earning Asset Review
Shaw Gates Fresno, CA	90,000 SF Office/Warehouse	RBD Associates	Partner/ Co-Developer
Lincoln Property Co. Balboa, CA	Seminar	Lincoln Property Co. Ed Thrift	Mid-Rise Development Seminar for LPC Partners
Lincoln Property-1984 Pebble Beach, CA	Seminar	Lincoln Property Co. Ed Thrift	Development Programming Seminar for LPC Partners
Lincoln Property-1984 San Francisco, CA	Seminar	Lincoln Property Co. Ed Thrift	Quality Control Seminar for LPC Managers
Lincoln Property-1985 San Francisco, CA	Seminar	Lincoln Property Co. Burch Boone	Leasing/Management Seminar for LPC Managers
Lincoln Property-1986 Pebble Beach, CA	Seminar	Lincoln Property Co. Ed Thrift	Development Challenges Seminar for LPC Partners
1987 Leasing/ Operations Marina del Rey, CA	Seminar	Financial Research Group	Leasing/Marketing Seminar for Clients
Los Angeles County Board of Education	Government Facilities	Los Angeles County Board of Education	Co-Consultant Steinmann, et al

Georgia-Pacific Ontario, CA	104,000 SF Warehouse	William Tooley C.L. Peck	Investment Acquisition
Mark Fabrics, Inc. Los Angeles, CA	35,000 SF Office/Warehouse	Mark Fabrics, Inc.	Development Management Office Conversion
MIP Properties Santa Monica, CA	\$250.0 Million REIT Portfolio	MIP Properties Carl Gregory	Portfolio Evaluation for Loan Restructure
Atlantic Square Monterey Park, CA	250,000 SF Retail	Solus Property Co. Don Crawford	Development Consulting Construction Management
102 Sweetzer Los Angeles, CA	Residential Condominium	Solus Property Co. Don Crawford	Asset Recovery
Walmart Portfolio Various	4 Walmart Stores	AMC Associates Wm. Tooley	Investment Acquisition
Circuit City Warehouse Louisville, KY	554,000 SF Warehouse	AMC Associates Wm. Tooley	Investment Acquisition
Towne Center Corte Madera, CA	350,000 SF Shopping Center	Solus Property Co. Don Crawford	Renovation Management
The Arbors Loma Linda, CA	85,000 SF Office Warehouse	O. Miller Associates	Project Review for Loan Restructure
Crest Steel Phoenix, AZ	Steel Fabricators	Crest Steel	Eminent Domain
Bell Tower Phoenix, AZ	250,000 SF Shopping Center	Solus Property Co.	Construction Administration
Silverado Industrial Boise, ID Reckitt & Colman Phoenix, AZ	250,000 SF Industrial Park 300,000 SF Industrial	Silverado Development Terminals Equipment Co	Development Consulting Acquisition, Management & Expansion Development
Public Storage Los Angeles, CA	300,000 SF High-Rise Storage	Public Storage	Evaluation of Earthquake Issues for Public Offering

Winn-Dixie Haines City, FL	44,000 SF Free Standing Market	Oxford / Douglas	Portfolio Strategy Investment Acquisition
Petco Mission Viejo, CA	12,000 SF Retail	Oxford / Douglas	Portfolio Strategy Investment Acquisition
7-Eleven Store Oceala, FL	6,000 SF Retail	Oxford / Douglas	Portfolio Strategy Investment Acquisition
Western Forge Colorado Springs, CO	58,000 SF Industrial	Oxford / Douglas	Portfolio Strategy Investment Acquisition
Western Forge Colorado Springs, CO	Expansion Land	Oxford / Douglas	Lease Restructure and Land Acquisition
The Stahl Trust Brea, CA	150,000 SF Office Buildings	Stahl Trust Barry Brown	Repair and Renovation Prog Litigation Support
ITT Gilfillan Van Nuys, CA	250,000 SF Industrial	Stahl Trust Barry Brown	Management Support Division 91 Retrofit
Sound Stage Los Angeles, CA	100,000 SF Sound Stage	Dos Carlos Charles Shuken	Feasibility Study, Project Value
Tyler-Trafficante, Inc. Monterey Park, CA	36,000 SF Light Manufacturing	C.L. Peck Trust Margo Peck	Asset Management Litigation Support
Reckitt & Colman Expansion Tolleson, Arizona	300,000 SF Warehouse Facility	Terminals Equipment Co John Sullivan	Acquisition; Expansion of Existing Facility; Lease Restructuring; Condemnation Mitigation
AMC Associates Los Angeles	Warehouse / Retail Portfolio	AMC Associates Wm Tooley	Evaluation Property Portfolio