



**Business History &
Background**

Project Experience

AMOROSO COMPANIES

Business History and Background

The Amoroso Companies are a private, family-owned real estate investment company based in Los Angeles, California. Founded in 1976 by Joseph J. Amoroso and his son, Joseph T. Amoroso, the Amoroso Companies diversified portfolio consists of multifamily, hospitality, commercial and medical office, retail and self-storage. The development affiliate of Amoroso Companies is ADC Real Estate Group, Ltd. ("ADC"), having developed residential and commercial real estate for over 35 years.

The key to the success of our Company, as it relates to development projects, has been careful selection and prudent management. We are conservative in our analysis and target opportunities in well established locations with a proven track record. By staying true to this strategy, the Amoroso Companies have assembled a portfolio of properties that produce consistent cash flow, in addition to achieving steady growth.

The team at ADC has extensive experience in development, with both Joseph J. Amoroso and Joseph T. Amoroso being licensed General Contractors. In 1960, Joseph J. Amoroso was appointed Executive Vice President of Hyatt Corporation, with his primary responsibilities involving the selection of potential sites, land development and construction of Hyatt projects in the United States. After a distinguished career with the Hyatt Corporation, Joseph J. Amoroso with his son, Joseph T. Amoroso, founded ADC. Since the inception of ADC, Joseph T. Amoroso has been responsible for the company's development and investment portfolio. With numerous development and redevelopment projects over the past 35 years, Mr. Amoroso uses this experience to guide the development projects of the company while working with his staff to ensure all the day to day operations are properly aligned with the project goals.

Project Experience

ADC has developed a vast array of properties, including multifamily, single-family homes, commercial office, hotels and self-storage facilities.

The following select list of projects and summaries provide a more detailed view into a number of of ADC's recent development projects.

Current Development Projects:

Pico Boulevard Apartments (*expected completion 2013*)
West Los Angeles, CA
94 Multi-Family Units
Type V Construction over 2 level subterranean
Site: 28,389 SF

Notable Projects:

Retail

Inland Empire Center
Fontana, California
309,584 SF Retail Shopping Center

Quebec Village
Englewood, Colorado
112,288 SF Retail Shopping Center

Tri City Shopping Center
San Bernardino, California
154,000 SF Retail Shopping Center

Walgreens
South Gate, California
12,471 SF

Rabobank
Westlake Village, California
4,183 SF

Development

Parkview Apartments (2012)
Olympia, WA
72 Multi-Family Units
Type V Construction
Site: 3.18 Acres

Bellerive Residences (2011)
Los Angeles, CA
63 Multi-Family Units
Type V Construction over Podium Parking Garage
Site: 1.18 Acres

Thousand Oaks Surgical Hospital (2004)
Thousand Oaks, CA
47,000 SF / 18 beds Surgical Hospital
Post Tension Slab / Subterranean Garage
Site: 4.12 Acres

375 Rolling Oaks Drive (2001)
Thousand Oaks, CA
34,000 SF Medical Office
Post Tension Slab / Subterranean Garage
Site: 1.90 Acres

415 Rolling Oaks Drive (2004)
Thousand Oaks, CA
39,000 SF Medical Office
Post Tension Slab / Subterranean Garage
Site: 4.12 Acres

425 Haaland Drive (2008)
Thousand Oaks, CA
30,000 SF Medical Office
Post Tension Slab / Subterranean Garage
Site: 2.75 Acres

Calabasas Summit (1999)
Calabasas, CA
25,500 SF Office
Concrete Tilt-up
Site: 2.5 Acres

Pre - Construction Projects:

400 Rolling Oaks Medical Office (Start Q4 2013)
50,000 SF Medical Office (Cancer Treatment Center)
Thousand Oaks, CA
Site: 6.0 Acres

Las Palmas Apartments (Start Q4 2013)
Hollywood, CA
82 Multi-Family Units
Type IIIA Construction over 2 level subterranean

Current Construction



PROJECT: **PICO BOULEVARD APARTMENTS**
95 Luxury Multi-Family Units
Type V Construction over 2 levels Subterranean Parking Structure

LOCATION: 12301 West Pico Boulevard
Los Angeles, CA 90064

PROJECT DETAILS:
Pico Boulevard Apartments will be a core in-fill, 95 unit luxury multi-family development project located in a prime West Los Angeles location. Recently started in June of 2012, this multi-family development will consist of 2 levels of subterranean parking, 1 level of Live / Work units within a podium structure, followed by 4 floors of residential units. In addition to its already terrific transit oriented location, the project site will be the direct beneficiary of the City of Los Angeles' commitment to rail transportation as the project is located within ½ mile of the new Expo Line stop at Bundy and Olympic.

PROJECT CONSULTANTS:
Architect: Robert James Taylor Architects (Glendale, CA)
Structural Engineer: Masoud Dejban & Associates (Encino, CA)
Landscape Architect: MJS Design Group, Inc. (Newport Beach, CA)
General Contractor: RCI Builders, Inc (Thousand Oaks, CA)



PROJECT: Inland Empire Center

LOCATION: Fontana, California

SIZE: 309,584 SF

Acquired: 1998

PROJECT DETAILS: The Inland Empire Center is a high quality community shopping center strategically located in the heart of the Inland Empire off of Interstate 10.



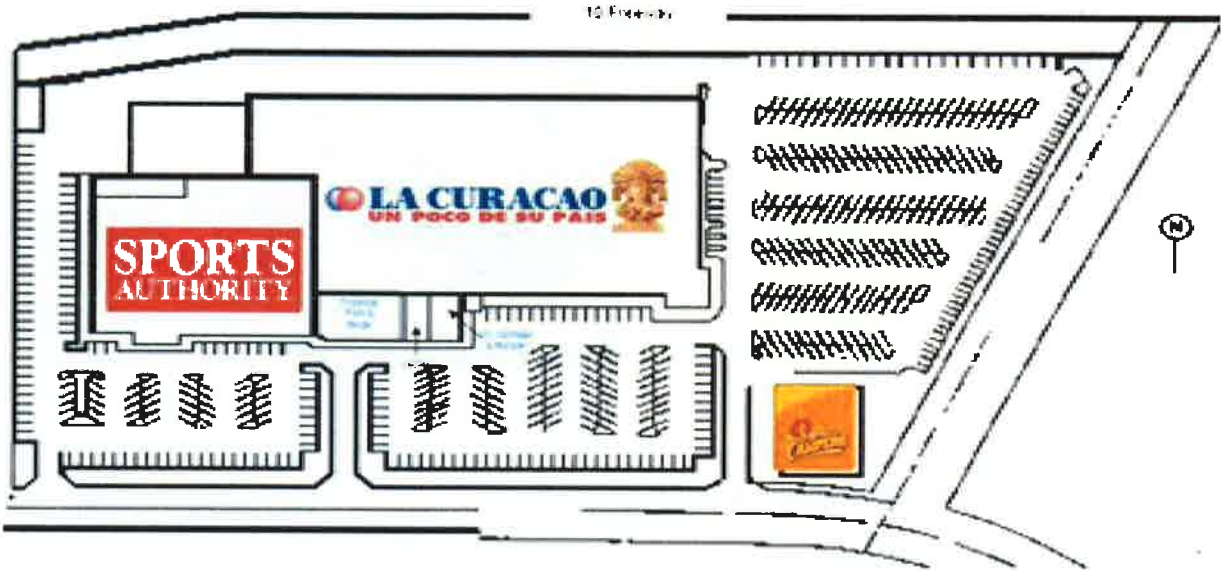
PROJECT: Quebec Village Shopping Center

LOCATION: Englewood, Colorado

SIZE: 112,288 SF

Acquired: 1997

PROJECT DETAILS: Quebec Village Shopping Center is located on the County Line Road retail corridor, the hottest retail corridor in metro Denver. The Center is adjacent to Highlands Ranch, one of the nation’s fastest growing communities.



PROJECT: Tri City Shopping Center

LOCATION: San Bernardino, California

SIZE: 154,000 SF

Acquired: 1989

PROJECT DETAILS: Located in San Bernardino, California, the Tri-City Shopping Center is located on Hospitality Lane between Tippecanoe and Waterman. With its location on the San Bernardino Freeway, this center provides excellent visibility for its tenants.

Retail



PROJECT: Walgreens
LOCATION: South Gate, California
SIZE: 12,471 SF
Acquired: 2007

PROJECT DETAILS: Located at the corner of one of the busiest intersections in Los Angeles this Walgreens is in a high traffic retail area with densely populated demographics.

Retail



PROJECT: Rabobank

LOCATION: Westlake Village, California

SIZE: 4,183 SF

Acquired: 2005

PROJECT DETAILS: Located at the corner of one of the busiest intersections in Los Angeles this Walgreens is in a high traffic retail area with densely populated demographics.



PROJECT: **PARKVIEW APARTMENTS**
72 Multi-Family Units
Type V Construction

LOCATION: 4600 Briggs Drive SE
Olympia, WA 98501

PROJECT DETAILS:

Located within the Master Planned Community of Briggs Village, Parkview Apartments began entitlement and design work in 2009, once receiving all approvals, the Parkview Apartments project began construction in August 2011 with financing through the Department of Housing and Urban Development (HUD) Section 221 (d)(4) Multifamily Mortgage Insurance Program. Parkview Apartments will consist of 6 buildings, each housing 12 units and will feature one, two and three bedroom market rate units.

PROJECT CONSULTANTS:

Architect: BCRA (Tacoma, WA)
Structural Engineer: BCRA (Tacoma, WA)
Civil Engineer: SCJ Alliance (Olympia, WA)
General Contractor: High Country Contractors (Renton, WA)

Completed Construction



PROJECT: **BELLERIVE RESIDENCES**
63 Luxury Multi-Family Units
Type V Construction over Podium Garage

LOCATION: 1929 Beloit Avenue
Los Angeles, CA 90025

PROJECT DETAILS:
Completed in 2011, the Bellerive Residences is a 63 unit multifamily project located in West Los Angeles, California. The building features well appointed two and three bedroom floor plans, finished with upscale materials and designer choices including distressed style hardwood flooring, Kitchen Aid stainless steel appliances, Caesarstone countertops, Moen kitchen and bath fixtures, gas fireplace and private balconies.

PROJECT CONSULTANTS:
Architect: Kamran Tabrizi Architects & Associates (Woodland Hills, CA)
Structural Engineer: Progressive Consultants, Inc (Tarzana, CA)
General Contractor: RCI Builders, Inc (Thousand Oaks, CA)



PROJECT: THOUSAND OAKS SURGICAL HOSPITAL

LOCATION: 401 Rolling Oaks Drive
Thousand Oaks, CA

PROJECT DETAILS:

The Thousand Oaks Surgical Hospital (TOSH) is an 18 bed surgical hospital located on a 16 acre medical campus in Thousand Oaks, CA. This 47,000 square foot specialized surgical hospital and its close proximity to 3 other medical office buildings totaling over 100,000 square feet allows many of the regions top physicians to perform surgical procedures within walking distance to their medical practice. In addition, patients have the convenience of their physician's office located close to where their procedure is performed, as well as TOSH's commitment to patient satisfaction and personalized care.

PROJECT CONSULTANTS:

Architect: Boulder Associates, Inc. (Thousand Oaks, CA)
Structural Engineer: Myers Houghton & Partners (Long Beach, CA)
General Contractor: EPI General Contractors (Thousand Oaks, CA)

Completed Construction



PROJECT: 375 ROLLING OAKS

LOCATION: 375 Rolling Oaks Drive
Thousand Oaks, CA

PROJECT DETAILS:

This 34,000 square foot medical office building was the first development on the 16 acre medical office campus in Thousand Oaks, CA. The timing of this development and its location allowed several of the regions top medical practices the ability to relocate or expand their practice prior to completion of the Thousand Oaks Surgical Hospital.

PROJECT CONSULTANTS:

Architect: Ware Malcomb (Woodland Hills, CA)
Structural Engineer: Seneca Structural Engineering Inc (Laguna Hills, CA)
General Contractor: EPI General Contractors (Thousand Oaks, CA)



PROJECT: **415 ROLLING OAKS**

LOCATION: 415 Rolling Oaks Drive
Thousand Oaks, CA

PROJECT DETAILS:

This medical office building is approximately 40,000 square feet and is adjacent to the Thousand Oaks Surgical Hospital, allowing the regions top physicians to have a medical practice in close proximity to the surgical hospital. Construction of 415 Rolling Oaks and the hospital was completed in 2004 and has become one of Southern California's medical landmarks.

PROJECT CONSULTANTS:

Architect: Boulder Associates, Inc. (Sacramento, CA)
Structural Engineer: Myers Houghton & Partners (Long Beach, CA)
General Contractor: EPI General Contractors (Thousand Oaks, CA)



PROJECT: 425 HAALAND

LOCATION: 425 Haaland Drive
Thousand Oaks, CA

PROJECT DETAILS:

Completed in 2008, this 30,000 square foot two story medical office building was the final building within the medical campus located in Thousand Oaks, CA.

PROJECT CONSULTANTS:

Architect: Ware Malcomb (Woodland Hills, CA)
Structural Engineer: Tibor Ginter (Los Angeles, CA)
General Contractor: Constructech (Simi Valley, CA)



PROJECT: CALABASAS SUMMIT

LOCATION: 27200 Agoura Road
Calabasas, CA

PROJECT DETAILS:

Constructed in 1999, this 26,000 square foot multi-tenant office building is located on Agoura Road in Calabasas. In 2008, the Amoroso Companies relocated its corporate headquarters to Calabasas Summit.

PROJECT CONSULTANTS:

Architect: Pittman Group Architects (Camarillo, CA)
Structural Engineer: Harris Engineering (Thousand Oaks, CA)
General Contractor: EPI General Contractors (Thousand Oaks, CA)

Completed Construction



PROJECT: Oxnard Self Storage

LOCATION: 161 Ventura Boulevard
Oxnard, CA

PROJECT DETAILS:

Completed in 2006, this 60,000 square foot self storage building is located on Ventura Boulevard in Oxnard. In 2004, the Amoroso Companies broke ground on this 1.03 acre site, construction was concrete tilt up which resulted in 3 stories of finished structure and 618 units.

PROJECT CONSULTANTS:

Architect: Beck Moffett & Associates (Santa Ana, CA)
General Contractor: Godbey-Monroe (Laguna Hills, CA)



PROJECT: 400 ROLLING OAKS MEDICAL OFFICE (Cancer Treatment Center)

LOCATION: 400 Rolling Oaks Drive
Thousand Oaks, CA

PROJECT DETAILS:

The Cancer Treatment Center will be a state of the art facility for specialized cancer treatment health care services, such as the regular outpatient treatments of chemotherapy, hormone therapy, immunotherapy and radiation therapy, along with examination rooms and doctor offices for oncologists and other cancer treatment specialists. The facility would consist of approximately 40,000+/- square feet of floor space available to the various cancer specialists, treatment providers and related health care services (laboratories, pharmacy, etc.).

PROJECT CONSULTANTS:

Architect: Killefer Flammang Architects (Santa Monica, CA)
Structural Engineer: John Labib & Associates (El Segundo, CA)
Civil Engineer: HMK Engineering, Inc. (Santa Monica, CA)
General Contractor: RCI Builders, Inc. (Thousand Oaks, CA)



PROJECT: **LAS PALMAS APARTMENTS**
82 Luxury Multi-Family Units
Type IIIA Construction over 2 levels Subterranean Parking Structure

LOCATION: 12301 West Pico Boulevard
Los Angeles, CA 90064

PROJECT DETAILS:
Las Palmas Apartments will be a core in-fill, 82 unit luxury multi-family development project located Hollywood. This multi-family development will consist of 2 levels of subterranean parking, followed by 6 floors of residential units.

PROJECT CONSULTANTS:
Architect: SPF:a (Culver City, CA)
Structural Engineer: John Labib & Associates (Torrance, CA)
Landscape Architect: MJS Design Group, Inc. (Newport Beach, CA)
General Contractor: Frymer Construction (Santa Monica, CA)