

**SUMMARY OF
COMMERCIAL CENTER DEVELOPMENTS
Caritas Partners, Inc. | Benevest Corp.**

TRI-COUNTY BUSINESS CAMPUS (Phased construction)
<p>Located in San Antonio, Texas. 183,000 square feet of small industrial buildings varying in size from 5,000 sq. ft. to 15,000 sq. ft. estimated first phase completion, Spring 2005</p>
VAL VISTA GATEWAY (Phased construction)
<p>Val Vista & Baseline, Mesa (Phoenix metro), Arizona 150,000 square feet of office and 2 out-parcels first phase completed winter 2001</p> <p>Major Tenants consist of: Starbucks Coffee Super Cuts Verizon Cell Phones The Good Egg Restaurant The Streets of New York Restaurant Chicago Title Insurance</p>
TUSTIN TOWNE CENTRE
<p>Bryan & Old Tustin Ranch Rd., Tustin, California 2 pads for a total of 12,000 sq. ft. in front of Kmart & Costco Completed, Spring 2001</p>
MISSION VIEJO PLAZA (fee development)
<p>S.E. Corner of Alicia & Muirlands, Mission Viejo, California 5700 sq. ft. Hollywood Video Completed, Summer 1998</p>
UPLAND FOOTHILL CENTRE II
<p>Upland, California 2.3 acres, completed summer 1998</p> <p>Major Tenants consist of: Carl's Jr. Jiffy Lube Popeye's Chicken and 10,000 sq. ft. of shops</p>
NEWPORT BEACH FORMER WELLS FARGO BANK
<p>Newport Beach, California 3000 square foot retail building leased to Blockbuster Video</p>

NORTHMALL CENTRE

Tucson, Arizona

A 170,000 square foot power center located adjacent to Sam's Club

Major Tenants consist of: Blockbuster Music
Steinmart
Home Express
Lil' Things
Chili's
Ruby Tuesdays
Egghead Software

Date of Land purchase: August, 1994
Ground breaking date: December 1994
Appraised Value: \$ 16,000,000

WAL-MART OUTPARCEL

Upland, California

An 8,500 square foot center located within the Wal-Mart Center

Tenants consist of: McDonald's Drive-Thru
Payless ShoeSource
Tarbell Realtors

Date Land Acquired: 1994
Total Project Cost: \$ 1728,000
1995 Sale Price \$ 2,400,00

FAMILY FITNESS PLAZA

San Dimas, California

A 54,413 square foot retail center - 85% pre-leased.

Primary Pre-leased Nurseryland
Tenants: Yoshinoya Beef Bowl
Family Fitness Center

Date Land Acquired: January 1988
Total Cost Basis: \$ 2,093,00
Appraised Market Value: \$ 7,400,00

SADDLEBACK II CENTER

Orange, California

A 52,103 square foot retail center – 100% leased

Primary Tenants: Family Fitness Center
In N Out Burger
Wherehouse Records

Date Land Acquired: October 1987

Total Cost Basis: \$ 3,700,000

Appraised Market Value: \$ 9,366,000

PICO PAVILION

San Clemente, California

34,809 square feet

Primary Tenants: Pier 1 Imports
Music Plus
Petco

Date Land Acquired: January 1988

Total Cost Basis: \$ 2,987,000

Appraised Market Value: \$ 9,380,000

CROWN VALLEY CENTER

Laguna Niguel, California

16,415 square feet

Primary Tenants: Stop N Go Market
Ultra Dry Cleaners
Taco Bell

Date Land Acquired: April 1986

Total Cost Basis: \$ 3,350,000 (land & improvements)

Date of Sale: February 1988

Total Sales Price: \$ 3,975,000

DANA POINT CENTER

Dana Point, California

10,242 square feet

Primary Tenants: Stop N Go Market
Taco Bell

Date Land Acquired: December 1986

Total Cost Basis: \$ 2,300,00 (land & improvements)

Date of Sale: December 1987

Total Sales Price: \$ 3,127,000

PLAZA DE LA PLAYA

Huntington Beach, California
39,407 square feet

Primary Tenants: Taylor Rental (Division of Stanley Tools)
Kentucky Fried Chicken
Subway Sandwiches

Date Land Acquired: March 1986
Total Cost Basis: \$ 5,350,000 (land & improvements)
Date of Sale: September 1988
Total Sales Price: \$ 6,500,00

OLYMPIC BOULEVARD CENTER

Los Angeles, California
6,017 square feet

Date Land Acquired: March 1986
Total Cost Basis: \$ 1,160,000 (land & improvements)
Date of Sale: February 1988
Total Sales Price: \$ 1,800,000

WESTERN CENTER

Los Angeles, California
10,014 square feet

Primary Tenants: AM/PM Mini Market
Vista Rents

Date Land Acquired: March 1986
Total Cost Basis: \$1,800,000 (land & improvements)
Date of Sale: September 1988
Total Sales Price: \$ 2,500,000

LA BREA CENTER

Hollywood, California
6,243 square feet

Date Land Acquired: June 1985
Total Cost Basis: \$ 1,280,000 (land & improvements)
Date of Sale: May 1987
Total Sales Price: \$ 1,660,000

CAHUENGA PLAZA

Hollywood, California
10,248 square feet

Date Land Acquired: April 1985
Total Cost Basis: \$ 2,100,000
Date of Sale: July 1988
Total Sales Price: \$ 2,350,000

SHERMAN WAY CENTER
<p>Van Nuys, California 27,715 square feet Primary Tenants: Xerox Service Center U.S. Armed Services Recruiting Center</p> <p>Date Land Acquired: May 1984 Total Cost Basis: \$ 4,110,000 (land & improvements) Date of Sale: April 1987 Total Sales Price: \$ 5,425,000</p>
BRISTOL PLAZA
<p>Santa Ana, California 11,000,000 Total Sales Price: \$ 2,400,000</p>
MOORPARK PLAZA
<p>Studio City, California 6,161 square feet Primary Tenants: Tru-Value Hardware</p> <p>Date Land Acquired: September 1985 Total Cost Basis: \$ 1,210,000 (land & improvements) Date of Sale: October 1986 Total Sales Price: \$ 1,400,000</p>
GRAND VIEW PLACE
<p>Mar Vista, California 8,045 square feet Date of Sale: 1985 Total Sales Price: \$ 1,875,000</p>
NEW PROJECTS: IN ACQUISITION AND UNDER CONTRACT
SAN TAN TECHNOLOGY PARK (land acquired commencing construction 5/05)
<p>56th St. and Fry Rd., Chandler (Phoenix metro), Arizona 310,000 square feet of office and R & D facilities <i>Estimated first phase completion, Summer 2005 (two phases)</i></p>
HARBOR GATE CONDOMINIUMS (land under contract)
<p>Located at the Southeast corner of 228th and Normandie, Torrance, California Approximately 79 units ranging in size from 1250 to 1500 square feet.</p>