



THE REMM GROUP

Corporate Office:
505 South Villa Real, Ste. 201
Anaheim Hills, CA 92807
Phone: (714) 974-1010
Fax: (714) 974-2191
www.remmgroup.com



CONTENTS

- I. LETTER OF INTRODUCTION**
- II. COMPANY PROFILE**
- III. EXPERIENCE**
- IV. DIRECTORY OF SERVICES**
- V. RECEIVERSHIP SERVICES**
 - **Asset Management**
 - **Due Diligence**
 - **Ownership Representation**
 - **Transaction Facilitation**
- VI. REAL ESTATE MANAGEMENT**
 - **Real Estate Management Scope of Work**
- VII. ACCOUNTING SERVICES**
- VIII. CURRENT AND PAST PROPERTIES MANAGED**
- IX. RECOMMENDATIONS FROM OUR CLIENTS**



LETTER OF INTRODUCTION

Real estate, for most individuals and corporations is their most valuable asset. Management of real estate has become much more demanding over the past decade influenced by corporate commitment to maximize productivity, comply with environmental laws, cope with intense competition, higher taxes and increased rates from utility providers, and volatility of market conditions. Future success as a real estate investor or a user of real estate for the production of goods or services will require a thorough understanding of the market, market research, maintenance of the physical building, changing computer technology, tax and utility analysis and long-range planning.

To obtain positive returns on real estate in the future, will require a manager who understands the complexities of real estate and is knowledgeable in maximizing revenue enhancement opportunities and controlling costs. The REMM Group, an Accredited Management Organization designated by the Institute of Real Estate Management, is focused on the analysis of real estate with the objective of maximizing value to the owner and minimizing cost. The strength of our team is based on the education and experience of its personnel and in our strategic alliance with industry leaders. We invite you to visit our Web site at www.remmgroup.com.

We have enjoyed long-term relationships with our clients and we are committed to the advancement of productivity and profitability.

Sincerely,

The REMM Group
Robert M. Taylor, CRE, CPM, CSM
President



COMPANY PROFILE

The services offered by The REMM Group include every facet from professional real estate management, construction management and facility management, to overall asset management. The REMM Group acts in partnership with our clients to provide strategic direction and implementation. Our experience and market knowledge enable us to anticipate changing conditions to best position our clients' properties for the greatest economic benefit.

This success requires:

- A thorough understanding of the market;
- Market research;
- Proper maintenance of the physical building;
- Tax and utility analysis;
- Long-range planning

DATE OF INCORPORATION: September 1, 1978

GEOGRAPHIC TERRITORY: California (national and international consulting assignments)

TYPES OF PROPERTIES MANAGED:

- Multi-Family
- Office
- Industrial
- Shopping Centers
- Mobile Home Parks



HOW CAN THE REMM GROUP BENEFIT YOUR FIRM?

- ➔ Maximization of Net Operating Income
- ➔ Preservation of the Physical Asset

WHAT SERVICES DOES THE REMM GROUP PROVIDE?

- ➔ Real Estate Management
- ➔ Revenue Enhancement
- ➔ Real Estate Consulting Services
- ➔ Accounting Services
- ➔ Receivership Services

WHO ARE WE?

- ➔ 30+ years in real estate management
- ➔ Accredited Management Organization (AMO)
- ➔ Experienced professionals with an average of 25 years experience in the management of real property
- ➔ Licensed brokerage firm

WHO ARE OUR CLIENTS?

- ➔ Corporations, Partnerships, Sole Proprietors
- ➔ Financial Institutions
- ➔ Brokers
- ➔ Institutional Investors
- ➔ Pension Advisors
- ➔ Offshore Investors



EXPERIENCE

The REMM Group was established in 1978 by Robert M. Taylor with the objective of providing real estate management services to institutions, syndications, developers, and large independent property owners. As of the Summer 2009, The REMM Group has in excess of 140 management accounts and has managed over 50 million square feet of real estate since its inception, including shopping centers, industrial parks, office buildings, residential communities, and consulting assignments throughout the United States and internationally.

Prior to their association with The REMM Group, each accredited property manager held a position as a senior real estate manager or officer with major corporations with responsibility for the performance of an extensive portfolio. They are self-starters who take pride in the appearance and economic performance of the property under their management and exhibit a sense of urgency in accomplishing tasks. The growth of The REMM Group has been strategically planned with emphasis on quality personnel directed towards the objective of meeting the needs of each client.

Real Estate Managers with The REMM Group Must:

- Have at least ten years full-time experience managing properties;
- Hold the designation of Certified Property Manager (CPM), Real Property Administrator (RPA) or Certified Shopping Center Manager (CSM);
- Have demonstrated ability in preparing management plans and servicing real estate management accounts;
- Have successfully managed problem properties;
- Demonstrate a professional attitude in every aspect of his or her work, a positive and enthusiastic attitude being a hallmark of a successful real estate manager.



THE REMM GROUP

DIRECTORY OF SERVICES

RECEIVERSHIP SERVICES

- Asset Management
- Due Diligence
- Ownership Representation
- Transaction Facilitation

REAL ESTATE MANAGEMENT

- Maximization of Net Operating Income
- Preservation of Physical Asset

REAL ESTATE CONSULTING SERVICES

- | | |
|---|------------------------------------|
| ➤ Corporate Real Estate Services | ➤ Operation and Cost Management |
| ➤ Asset Management | ➤ Feasibility/Market Studies |
| ➤ Due Diligence Analysis - Lease/Purchase | ➤ Lease Abstracting/Administration |
| ➤ Court Receiver | ➤ Lease/CAM Audits |
| ➤ Procedural and Operational Manuals | ➤ Verification of Leased Premises |
| ➤ Lease Restructuring and Renegotiation | ➤ Property Inspections |
| ➤ Strategic Real Estate Business Planning | |

ACCOUNTING SERVICES AND COMPUTER CONSULTING

- Real Estate Management Accounting - Partial to Full Service
- Accounting Procedure Audits
- Residential Accounting Audits





RECEIVERSHIP SERVICES

EXPERTISE

The REO Division of REMM includes experienced asset managers, as well as licensed attorneys, real estate brokers, and accountants. REMM's senior staff has experience in the field dating back to the late-1980s savings-and-loan crisis, including management of a large portfolio for American Savings and Loan.

From the initial management take-over to the sale of receivership assets, REMM's goal is to go beyond preserving existing value — it is to create value.

The REMM Group is uniquely qualified to provide complete asset management for lenders, evaluate commercial loan portfolios, stabilize the management of the asset, and maximize the value of the property for ultimate disposition.

RECEIVERSHIP SERVICES

The REMM Group has been providing receivership services for both residential and commercial for over 20 years. We specialize in investment and management of commercial real estate for the purpose of creating value for:

- ✓ Non-performing Whole Loan Portfolios
- ✓ Performing Whole Loan Portfolios
- ✓ Specified Troubled Assets
- ✓ Assets Requiring Refinancing

In addition to the day-to-day management of your property, REMM's receivership services include:

- ➔ A prepared Order appointing a REMM officer as the receiver of the property
- ➔ Programs and schedules for the upgrade and turnaround of receivership property
- ➔ Property tax analysis and review of appeal options affecting the receivership asset
- ➔ Accurate and detailed reports describing the receivership asset, the claims against the asset, and its income-producing capacity.
- ➔ Accurate and timely accounting information distributed to all appropriate parties, with additional documentation of expenditures, as needed (forensic accounting)
- ➔ Development of an operating budget
- ➔ Performance of occupancy verification
- ➔ Administration of tenant compliance
- ➔ Evaluation and management of vendor performance
- ➔ Leasing and marketing services
- ➔ Maintenance of client relations

ASSET MANAGEMENT

We provide financial reporting, financial analysis, lending and valuation services, sales and marketing, listing services, debt and equity sourcing, and construction management. Our goal is to minimize costs, while protecting the assets from further loss.

DUE DILIGENCE

- Title Review
- Entitlement Assessment
- Environmental Assessment
- Review of existing property documents and agreements (e.g., CC&R's, DRE Documentation, Development Agreements, etc.)
- Lease Abstracts

OWNERSHIP REPRESENTATION

- Lease negotiation and documentation
- Coordination with property management team to ensure appropriate and efficient asset management
- Interface with ownership accountants on tax and partnership issues
- Advise ownership on evolving property issues
- Supervise any required litigation

TRANSACTION FACILITATION

- Documentation of Purchase Agreements and related conveyance documents
- Negotiation and review of financing documents
- Development of ownership entity (e.g., partnership, LLC, corporation, etc.)
- Liaison with escrow and title representative



THE REMM GROUP

REAL ESTATE MANAGEMENT

REAL ESTATE MANAGEMENT SCOPE OF WORK

OBJECTIVES:

- ➔ Acquire, service, and maintain real estate management accounts for company income and profit.
- ➔ Operate and maintain all aspects of properties in owner's portfolio.
- ➔ Carry out all landlord responsibilities as per various leases, and ensure that all tenant responsibilities are performed.
- ➔ Ensure that all provisions of the Covenants, Conditions and Restrictions of specific real estate projects are carried out by all parties subject to the documents.
- ➔ Maximize the value of the investment for each property.

GOALS:

- ➔ Advise and assist owners in achieving their investment objectives through quality professional real estate management service.
- ➔ Make recommendations to improve the net operating income and extend the life of properties managed by the firm.
- ➔ Identify and develop new sources of income for each property.

RESPONSIBILITIES FOR ACHIEVING GOALS & OBJECTIVES

<u>Planning</u>	Creates an innovative management plan that describes the anticipated operation of the property during the next year.
<u>Organizing</u>	Organizes the operation of the property to produce expected results. Establishes performance goals for the on-site managers and other supervisory personnel so that each job is directed, with teamwork toward the objectives of the management plan.
<u>Staffing</u>	Selects, trains, and motivates on-site personnel.
<u>Directing</u>	Provides administrative support to on-site personnel who have the responsibility for the day-to-day operation of the property.

RESPONSIBILITIES FOR ACHIEVING GOALS & OBJECTIVES (CONTINUED)

<u>Controlling</u>	Oversees collection of income and the management of expenses so as to produce the maximum economic benefit to the property.
<u>Analyzing</u>	Analyzes the operating results of the property in relationship to its plan. Makes recommendations for adjustments to the plan as needed.
<u>Communicating</u>	Keeps owners advised of significant operational problems and deviations from the management plan.

SPECIFIC RESPONSIBILITIES

- Ensure all funds due landlord are received in a timely manner including minimum rent, percentage rent, impounds, real estate taxes, insurance premiums, common area maintenance and late charges.
- Maintain quality tenant relations between management and tenant.
- Ensure that good relations exist between the merchants and that each merchant does not disturb his neighbor's right to quiet enjoyment.
- Respond to all tenant and customer complaints regarding center operations or lease administration and keep detailed chronological notes regarding these items.
- Keep all tenants informed of all major repair work planned at the property such as painting or resealing the parking lot.
- Maintain community relations between each property and the community of which it is a part.
- Interface with inspectors, government officials, legal counsel, insurance companies and merchant associations.
- Encourage cooperative advertising among merchants and represent landlord in this regard.
- Preserve the general well being of the center.
- Approve all invoices and expenditures for property maintenance and repairs.
- Prepare annual management plan and detailed budgets for income and expense of each property and adjust tenants' impounds, as necessary.
- Calculate each tenant's prorata share of tax liability and bill major tenants accordingly.
- Ensure that the assessment of real estate values assessed by the County Assessor's office is reasonable for each parcel of each property. If assessment is determined to be unreasonable, then initiate protestation of taxes.
- Maintain files on real estate tax assessments, bills, and correspondence.
- Prepare the calculation of year-end adjustments of impound accounts.
- Obtain a record for property summary of gross sales reports (if a retail establishment).
- Monitor trends in figures submitted on gross sales reports and take appropriate action, if necessary.

SPECIFIC RESPONSIBILITIES (CONTINUED)

- Interpret all leases and prepare lease abstracts.
- Re-negotiate leases with existing tenants and prepare leases for signature.
- Review, modify, and prepare for signature, all equipment waivers submitted by tenants.
- Assist the brokerage in leasing efforts such as putting up leasing signs, reviewing leases before they are sent out, and making suggestions regarding tenant mix, etc.
- Post notices of non-responsibility on new tenant's premises. Prepare and serve Notice to Pay Rent or Quit.
- Enforce the use clause of each lease.
- Ensure that tenants comply with all insurance recommendations by insurance carriers.
- Monitor the collection of insurance certificates from tenants.
- Handle and submit to insurance carriers all claims by customers who have sustained damage while in the common area.
- Maintain the security of customers in the common area.
- Monitor and control all activities in common areas, including sidewalk sales, activities by outside groups, employee parking, Christmas tree sales, abandoned cars, etc.
- Certify air conditioning units to be in good working order for new tenants, if necessary.
- Approve all sign renderings submitted by new tenants on existing properties.
- Supervise the maintenance and repair of the building and common areas of each property, including, but not limited to, sweeping, lighting, pest control, asphalt maintenance, striping, painting, refuse, landscaping, public restrooms, etc. This involves hiring and firing of contractors and negotiation of maintenance contracts.
- Maintain management files on all maintenance and repair aspects for each property, and to maintain chronological record books of all projects, actions, etc.
- Handle all calls from new contractors soliciting work.
- Ensure that general contractors honor their warranties.
- Maintain vacant spaces at the property, including window washing, checking for roof leaks, sewer gas prevention, etc.
- Ensure that tenants leave spaces in an acceptable condition at the end of their lease term.
- In the event a property is sold, obtain estoppel certificates from each tenant and to assist in the transfer of the management and lease records to new owner.
- Keep owner informed of operations and provide monthly financial reports in accordance with needs of owner.
- Review with owner, on a periodic basis, the status of each property.



THE REMM GROUP

ACCOUNTING SERVICES

The REMM Group offers the outsourcing of financial reporting. REMM Accounting Services has experienced staff to assist with monthly accounting requirements. For small firms wishing to take advantage of sophisticated YARDI reporting, but do not choose to invest in expensive hardware and software, or lack in-house accounting expertise, REMM Accounting Services is a great alternative. A program can be custom developed for their needs.

As institutional business reporting requirements increase, and computer software becomes more sophisticated, expert assistance will be an on-going requirement for the future. The entire staff at The REMM Group stands ready to assist with competent and thorough support services. We strive for total customer satisfaction and commit to timely service.

SCOPE OF WORK:

- Collect All Property Income
- Post Receivables
- Produce Payables (two check runs per month - minimum)
- Bank Reconciliation
- Copies of Invoices and Checks
- Financial Reports:

- Balance Sheet
- Income Statement
- Budget Comparison
- General Ledger
- Check Summary
- Expense Distribution
- Unit Rent Roll with Lease Charges
- Receivable Detail by Charge Code
- Aged Receivable Report



THE REMM GROUP

MANAGEMENT PORTFOLIO



THE REMM GROUP

CURRENT AND PAST PROPERTIES MANAGED BY THE REMM GROUP
--

Name of Property	City	Units/Sq. Ft.	Property Type
100 Forest	Glendale	6,897	Office
1000 Kramer Place	Santa Ana	38,000	Industrial
1000 Palm Canyon	Palm Springs	8,307	Office
1010 Ross Street	Santa Ana	10,000	Office
10890 Paramount	Downey	2,500	Office
11447 Beach	Cerritos	17,189	Retail
11615 Coley	Fountain Valley	14,190	Industrial
1225 E. Cerritos	Anaheim	22,000	Industrial
13260 Moore Street	Cerritos	63,960	Industrial
14 Morgan	Irvine	21,588	Industrial
1405 San Fernando	Burbank	58,794	Retail/Industrial
1419 West 12th Place	Tempe, AZ	20,000	Industrial
145 Main Street	Corona	6,000	Retail
15745 Mojave Drive	Victorville	2,580	Retail
19th/Bell Shopping Center	Bell	96,250	Retail
19722 Alameda	Compton	17,242	Industrial
2001 W. Alameda	Tempe, AZ	14,650	Industrial
220 Newport Center Drive	Newport Beach	11,084	Office
225 Associates (22504-22520 Avalon)	Carson	29,904	Industrial
22772 & 22792 Centre Drive	Lake Forest	18,673	Office
2315 S. Baker	Ontario	67,866	Industrial
2334 Huntington Drive	San Marino	3,763	Retail
2525 E. Gage Avenue	Huntington Park	11,000	Retail
2569 McCabe Way	Irvine	23,580	Office
2600 EPCH	Newport Beach	19,436	Office
2734 Montgomery	Oroville	1	Residential
2765 Montgomery	Oroville	1	Residential
280 N. Ott Street	Corona	14,000	Industrial
2824 East 108th	Caron	90,408	Industrial
28th/Indian School Shopping Center	Phoenix, AZ	30,846	Retail

Name of Property	City	Units/Sq. Ft.	Property Type
67th/Indian School Shopping Center	Phoenix, AZ	74,567	Retail
321 Little Tokyo	Los Angeles	60,130	Retail
333 Harbor Tower & Marina	Anaheim	32,171	Office
372 N. Genevieve	Santa Barbara	53	Apartments
380 Investments Inc.	Tustin	4,000	Office
3885 Wabash	Mira Loma	90,835	Industrial
4324 Latham Street	Riverside	41,000	Office
5175 Pacific Coast Hwy.	Long Beach	20,000	Office
5375 Industrial	Huntington Beach	8,687	Industrial
605 Building	Corona	1	Office
630 City Drive	Orange	28,304	Office
648 N. St. Andrews	Hollywood	2,000	Office
770 Wilshire	Los Angeles	98,000	Office
8 Vanderbilt	Irvine	19,880	Industrial
800 Barranca	Covina	89,000	Office
802 Magnolia	Corona	26,865	Office
8331-8341 Artesia	Buena Park	46,305	Industrial
8405 Artesia	Buena Park	20,529	Industrial
8411 S. La Cienega	Inglewood	10,000	Industrial
9606 Santa Monica	Beverly Hills	18,151	Office
99 "C" Street	Upland	10,810	Office
AARP Building	Lakewood	141,900	Office
Airport Pacific Properties	Los Angeles	41,920	Industrial
Amado Center	Palm Springs	31,191	Retail
American First Credit Union Bldg.	Orange	8,000	Office
Anaheim Metro Center	Anaheim	32,690	Office
Arlington Square	Riverside	20,000	Office
Arrow Industrial	Rancho Cucamonga	77,576	Industrial
Artesia Center	Artesia	9,885	Retail
Atascadero Towne Center	Atascadero	63,732	Retail
Auto Center Equity Investors	Lake Forest	11,736	Retail
Balboa Tech Center	San Diego	121,287	Office
Bally's Phoenix I	Phoenix, AZ	36,030	Retail
Bank of America Tower	Anaheim	119,171	Office
Baywood Apartments	Corona	628	Apartments
Beach Place	Huntington Beach	14,652	Retail
Belmont Center	Long Beach	92,951	Retail
Berkley Square - Carver	Riverside	76,709	Retail
Best Buy Shopping Center	Hawthorne	85,430	Retail
Blueshield Building	Phoenix, AZ	160,000	Office
Brea Heights Shopping Center	Brea	48,690	Retail

Name of Property	City	Units/Sq. Ft.	Property Type
Brea Lambert Industrial	Brea	6,500	Retail
Brea Union Plaza Phase II	Brea	170,000	Retail
Brentwood Office Building	Los Angeles	53,879	Office
Bristol Center	Santa Ana	9,000	Retail
Bristol North	Santa Ana	17,000	Retail
Bristol Place	Santa Ana	63,076	Retail
Brookwood Apartments	Corona	314	Apartments
Buena Park Industrial	Buena Park	317,124	Industrial
C Street	Tustin	6,901	Office
California Valley Associates	Yucca Valley	103,676	Retail
Calvert Plaza	Corona	20,000	Office
Camino Real	Tustin	22,330	Office
Camino Village Plaza	Encinitas	250,000	Retail
Cartridge Co. Ltd.	Los Angeles	1	Condo
Casa De Porter	Santa Ana	47	Apartments
Casa Grande Senior Apartments	Corona	220	Apartments
Casa Royale Apartments	Corona	83	Apartments
Cathedral Village - Carver	Cathedral City	135,000	Retail
Cedarglen Apartments	Fullerton	264	Apartments
Center Promenade	Ventura	162,540	Office
Centre on Seventeenth Street	Santa Ana	139,023	Retail
Century Business Park	Inglewood	61,003	Industrial
Century Centre II	San Mateo	173,209	Office
Cerritos Industrial	Cerritos	394,610	Industrial
Chaparral Apartments	Anaheim	282	Apartments
Chatsworth Business Park	Chatsworth	292,676	Industrial
Chicago Business Park	Riverside	43,064	Office
Chino Hills Plaza	Chino Hills	12,943	Retail
Chino Valley Bank	Chino Hills	30,000	Office
Circle City Professional Park	Corona	21,183	Office
Civic Center	Santa Ana	92,000	Office
Clarington Apartments	Los Angeles	27	Apartments
Colorado Business Center	Riverside	38,500	Industrial
Commerce Park	Costa Mesa	177,180	Industrial
Commerce Plaza	Newport Beach	269,011	Industrial
Continental Condos	Fullerton	100	Apartments
Cooley Ranch	Colton	438,996	Industrial
Coral Circle Properties	El Segundo	13,100	Industrial
Corona Foothill Apartments	Corona	314	Apartments
Corona Main Street	Corona	91,545	Retail
Corona Industrial	Corona	40,000	Industrial

Name of Property	City	Units/Sq. Ft.	Property Type
Corona Village	Corona	90	Apartments
Country Hills Towne Center	Diamond Bar	185,200	Retail
Covina Plaza Apartments	Covina	82	Apartments
Crossroads Office Park	Orange	43,191	Office
Cypress Park	San Bernardino	90	Apartments
Dartmouth Plaza	Hemet	19,953	Retail
Date Manor Apartments	San Bernardino	53	Apartments
Design Plaza Owner's Association	Newport Beach	0	Common Area
Devonshire/Reseda Shopping Center	Northridge	176,382	Retail
Diamond Bar Executive Park	Diamond Bar	56,280	Office
Don Quixote Apartments	Anaheim	60	Apartments
Dow Avenue	Tustin	162,974	Industrial
Downey Plaza	Downey	19,279	Retail
Eagles Point Apartments	Escondido	519	Apartments
Echo Creek	Hemet	32	Apartments
El Dorado Apartments	Riverside	12	Apartments
El Toro Auto Center	Lake Forest	45,697	Industrial
Elegance Sixty of America	Los Angeles	1	Residential
Elephant Walk	Palm Springs	14	Apartments
Eucalyptus 513	Inglewood	9	Apartments
Everett, Charles/Saab	Pomona	70,000	Office
Fairmont Office Plaza	Riverside	42,000	Office
Far Western Office Building	Tustin	20,520	Office
FHP Building	Long Beach	25,340	Office
First Street Financial Center	Santa Ana	32,902	Office
Florida Professional Building	Huntington Beach	15,947	Office
Food For Less Shopping Center	Corona	110,155	Retail
Forties Lots	Huntington Beach	118,525	Industrial
Fountain Valley School District	Fountain Valley	38,274	Retail
Fourth Street	San Francisco	14,000	Office
Fremont Center	Alameda	21	Retail
Fullerton Business Center	Fullerton	180,918	Industrial
Garden Apartments	Pomona	138	Apartments
Garden Grove Business Park	Garden Grove	251,695	Industrial
Garden Grove Center	Garden Grove	118,525	Retail
Gary Kanter Associates	San Dimas	123,210	Office
Gateway Village I, II & III	Chino Hills	60,637	Retail
Gateway Village Shopping Center	Chino Hills	57,236	Retail
Gilbert La Palma Properties	Anaheim	125,335	Industrial
Glasgow Knoll	Carson	56,670	Industrial
Glen Fed Building	San Diego	85,000	Office

Name of Property	City	Units/Sq. Ft.	Property Type
Glen Ridge	Riverside	144	Apartments
Gleness House	Oroville	1	Residential
GMC/Kashiwa	Torrance	23,000	Industrial
GMC/Phoebe	La Mirada	45,000	Industrial
GMC/Vanowen	Burbank	21,230	Industrial
Granary Square Shopping Center	Valencia	136,924	Retail
Grand Avenue Property Association	Chino Hills	0	Common Area
Grand Creek Plaza	West Covina	42,658	Retail
Granite El Camino	Anaheim	36,366	Office
Granite Esplanade	Cathedral City	75,000	Office
Greenbrook	Corona	47,867	Industrial
GTE Sprint	Rancho Cordova	62,957	Office
Harbor Center	Garden Grove	339,227	Retail
Harbor Cove	Laguna Beach	22 / 20,117	Apts/Office
Harbor Square	Santa Ana	18,528	Retail
Hardman Center	Riverside	121,000	Retail
Harkness Apartments	Pasadena	16	Apartments
Hemet Lanes	Hemet	50,667	Retail
Herman Miller Building	Irvine	24,342	Office
Hickory Place	Santa Ana	63	Apartments
Hidden Valley Plaza	Corona	170,904	Retail
Highland-TREH X	Highland	0	Retail
Holly Drive Apartments	Riverside	17	Apartments
Hollywood Terrace	Hollywood	96	Apartments
Home Savings Building	Lakewood	47,507	Office
Huntington Beach Center	Huntington Beach	25,000	Retail
Indio Palms	Indio	100	Apartments
Iowa Distribution Center	Riverside	186,700	Industrial
Ironworkers Office Plaza	Pasadena	73,321	Office
Islands	Santa Barbara	90,000	Industrial
Jardin Plaza	Mission Viejo	53,000	Office
JLM-TREH VIII Hwy 30, LLC	Highland	42,804	Retail
June Yoshino	Tustin	4,177	Retail
Kaiser Plaza	Riverside	10,981	Retail
Katella Commerce Center	Orange	82,979	Industrial
Katella Shopping Center	Orange	52,419	Retail
Kendall Towers	San Bernardino	114	Apartments
Kiowa Square - Carver	Palm Springs	158,891	Retail
L.A. County Sanitation District #8	Carson	232,001	Retail
La Cienega / Imperial Properties	Los Angeles	28,348	Industrial
La Mirada Shopping Center	La Mirada	151,663	Retail
La Quinta Springs	Indio	80	Apartments

Name of Property	City	Units/Sq. Ft.	Property Type
La Verne Business Park	La Verne	300,000	Industrial
La Verne Business Park - Phase II	La Verne	126,000	Industrial
LaFayette Apartments	Garden Grove	36	Apartments
Laguna Beach Shopping Center	South Laguna	43,000	Retail
Laguna Hills Shopping Center	El Toro	117,000	Retail
Lake Development	Newport Beach	0	Consulting
Lake Elsinore Shopping Center	Lake Elsinore	9,990	Retail
Lake Elsinore Town Center	Lake Elsinore	192,472	Retail
Lakeview Inn	Lake Elsinore	55	Apartments
Landmark Building	Corona	33,000	Office
Larbrook Properties	Huntington Beach	43,922	Industrial
Las Plumas Apartments	Oroville	8	Apartments
Lincoln Plaza	Riverside	104,000	Retail
Little Acre Arms	San Bernardino	56	Apartments
Long Beach Business Center	Long Beach	21,478	Office
Los Arbolitos Apartments	La Verne	208	Apartments
Los Mares Plaza	San Clemente	42,657	Retail
Lot 15	Los Angeles	28,800	Industrial
Luzon Plaza	Los Angeles	21,971	Retail
Lytle Creek Plaza Association	Fontana	0	Common Area
Malden Terrace Apartments	Fullerton	30	Apartments
Malibu Office	Malibu	28,823	Office
Maple Olympic	Beverly Hills	8,427	Office
Mariner Center	Newport Beach	24,259	Retail
Marsh Street Plaza	San Luis Obispo	17,800	Retail
Mayfair Lodge	Anaheim	16	Apartments
McKinley Freeway Center	Corona	123,124	Industrial
McKinley Street Partnership	Corona	110,155	Retail
MDC Shopping Center	Fullerton	589,208	Retail
Medical Science Building	San Jose	75,326	Office
Mercado Del Rio Shopping Center	Yorba Linda	39,477	Retail
Meridian Shopping Center	Cypress	28,000	Retail
Merrill Lynch Building	Santa Ana	36,000	Office
Metro Center	Anaheim	32,690	Retail
MG Apple Valley Associates	Apple Valley	35,188	Retail
MG Chino Associates	Chino	57,860	Retail
MG Hospitality Associates	San Bernardino	21,269	Retail
MG Palmdale Associates	Palmdale	55,267	Retail
MG Pico Associates	San Clemente	95,411	Retail
MG Whittier Associates	Whittier	20,848	Retail
Mira Costa Plaza	San Clemente	22,225	Retail

Name of Property	City	Units/Sq. Ft.	Property Type
Mira Loma Land	Mira Loma	52,261	Land
Mission Gorge Road	Santee	31,038	Office
Mission Hills Center - Carver	San Diego	88,222	Retail
Mission Plaza Shopping Center	Ventura	68,848	Retail
Mission Viejo Business Plaza	Mission Viejo	15,451	Office
Montclair Plaza	Montclair	27,592	Retail
Monterey Building	Tustin	11,128	Office
Monterey Shores - Carver	La Quinta	110,000	Retail
Montgomery Building	Oroville	1	Residential
Moorpark	Los Angeles	5,000	Office
Moreno Valley Car Care Associates	Moreno Valley	23,528	Retail
Moreno Valley Center	Moreno Valley	26,000	Retail
Mountain View	Camarillo	106	Apartments
Mountain Village	Chino	82,000	Retail
Murry Smith	Rancho Cordova	12,071	Office
National City	San Diego	385,000	Industrial
New Corona Plaza	Corona	45,320	Office
Newhall Shopping Center	Newhall	21,372	Retail
Newport Mitchell	Tustin	8,115	Office
Newport Village	San Bernardino	89	Apartments
Normandie Village Shopping Center	Harbor City	12,969	Retail
North Park Business Center	Redlands	18,000	Retail
North Town Financial	Santa Ana	36,000	Office
Northridge Place	Northridge	29,712	Retail
O.C. Sills Building	Bakersfield	155,000	Office
Oakport Street	Oakland	22,560	Office
Oakwood Apartments	Torrance	248	Apartments
Oasis at Bermuda Dunes	Bermuda Dunes	140	Apartments
One Eleven Town Center	Palm Desert	144,602	Retail
Oro Banger	Oroville	1	Residential
Oroville Airport Business Park	Oroville	12,716	Industrial
P&S	Malibu	22	Apartments
Palm Canyon Financial Plaza - Carver	Palm Springs	59,975	Retail
Palm Desert Pad 9	Palm Desert	8,259	Office
Palm Desert Properties I	Palm Desert	144,602	Retail
Palm Springs Bank Center	Palm Springs	128,488	Office
Palm Springs View	Palm Springs	100	Apartments
Palmdale Promenade	Palmdale	96,352	Retail
Palmdale Towne Square Associates	Palmdale	81,264	Retail
Palos Verdes Professional Building	Los Angeles	31,548	Office
Panavision Building	Tarzana	45,000	Office

Name of Property	City	Units/Sq. Ft.	Property Type
Park Plaza	Fontana	28,155	Retail
Park Village Apartments	Buena Park	116	Apartments
Pavilion at Lantern Bay	Dana Point	49,789	Retail
Pheasant Point Apartments	Sacramento	215	Apartments
Pine Street Apartments	Santa Ana	19	Apartments
Placentia Village	Placentia	36,850	Office
Platt Village	San Fernando	144,499	Retail
Plaza De Monterey - Carver	La Quinta	79,148	Retail
Plaza Las Glorias	Colton	142,730	Retail
Premier El Paseo	Palm Desert	14,000	Retail
Prospect North #3, #2, #29	Rancho Cordova	152,693	Office
Prothero Enterprises	Orange	31,756	Office
Q Associates	Tustin	8	Apartments
Rancho Las Palmas	Rancho Mirage	34,234	Office
Rancho Palos Verdes	Palos Verdes	33,000	Office
Redlands Mall	Redlands	172,000	Retail
Renaissance Court	Westlake Village	72,000	Office
Rialto Shopping Center	Rialto	166,697	Retail
Rimpau Square	Corona	36,488	Office
Rose Linda Shopping Center	Placentia	22,075	Retail
Ross Street Apartments	Santa Ana	105	Apartments
Rowland Heights	Rowland Heights	17,220	Retail
Russell Coil Building	Brea	60,000	Office
Sabo Properties	Banning/Beaumont	43	Apartments
Saddleback Shopping Center I&II	El Toro	262,463	Retail
San Diego North	San Diego	28,024	Office
San Dimas Station	San Dimas	272,000	Retail
San Jacinto - DTI	San Jacinto	1 / 3	Office / Houses
Santa Ana Towers	Santa Ana	200	Apartments
Santa Fe Corporate Center	Santa Fe Springs	337,148	Industrial
Santa Monica Park Center	Santa Monica	75,875	Industrial
Santa Teresa Shopping Center	San Diego	120,000	Retail
Santiago Square	Acton	50,820	Retail
Santora Building	Santa Ana	41,622	Office
Sanyo Building	Chatsworth	120,000	Industrial
SBCERA Office	San Bernardino	10,000	Office
SBD Investments	Tustin	7,000	Retail
Sedona Village	Tucson, AZ	103	Apartments
Sepulveda and Western Auto Center	Torrance	19,813	Retail
Sherman Plaza	North Hollywood	26,900	Retail
Siena Terrace	El Toro	356	Apartments

Name of Property	City	Units/Sq. Ft.	Property Type
Sierra Del Oro Promenade	Corona	42,000	Retail
Simmons 28 Building	Rancho Cordova	11,200	Office
Slater Professional Center	Huntington Beach	16,600	Office
Smoketree Plaza	Camarillo	57,900	Office
South Gate Towne Center	Southgate	134,000	Retail
South Town Apartments	Santa Ana	49 / 47,629	Apts/Retail
Spurgeon Arms Apartments	Santa Ana	20	Apartments
Stanford Plaza	Hemet	58,340	Retail
Sterling Plaza	San Bernardino	134,926	Retail
Stonebrook Apartments	Tustin	110	Apartments
Studio City Plaza	Studio City	13,090	Office
Sunny Acres	Stockton	10	Apartments
Sunnymead Towne Center	Moreno Valley	32,500	Retail
Sunrise East "D" Building	Rancho Cordova	71,041	Office
Sunrise Gold 20-21, 22-23	Rancho Cordova	50,924	Office
Sunrise Square - Carver	La Quinta	61,820	Retail
Sunstrand Building	San Diego	127,000	Office
Sycamore Apartments	Oxnard	166	Apartments
Tara Hill	Riverside	368	Apartments
Tatum/Thunderbird Shopping Center	Phoenix, AZ	26,150	Retail
The Camp	Costa Mesa	41,532	Retail
The Lab	Costa Mesa	29,473	Retail
Thrifty Shopping Center	Palm Springs	42,825	Retail
Topaz Fullerton	Fullerton	48,201	Retail
Torrance Center	Torrance	15,196	Retail
Tri Freeway Business Park	Anaheim	208,824	Industrial
Tustin Avenue Shopping Center	Orange	33,000	Retail
Tustin / Chapman	Orange	4,543	Retail
Tustin Terrace	Tustin	20	Apartments
Tyler	Riverside	10,835	Retail
Valley Apartments	Burbank	45	Apartments
Valley View Apartments	Pasadena	40	Apartments
Valley View Commerce Park	Santa Fe Springs	445,183	Industrial
Villa Apartments	Perris	470	Apartments
Village Crossings	Chino	108	Apartments
Village Two	Indian Wells	74,904	Office
Vineyard Apartments	Chatsworth	348	Apartments
Vista Laguna	Tustin	3,862	Retail
Vista Nohl Plaza	Anaheim Hills	52,867	Office/Retail
Vista Terrace	Santa Ana	79	Apartments
Von Karman Plaza	Irvine	270,000	Retail

Name of Property	City	Units/Sq. Ft.	Property Type
Von's #7	Glendora	34,500	Retail
Von's #18	San Diego	33,215	Retail
Von's #91	San Juan Capistrano	32,134	Retail
Von's #169	Glendora	32,500	Retail
Von's Pavilion	Westminster	309,753	Retail
Walnut Grove Shopping Center	Walnut	13,000	Retail
Walnut Knolls Shopping Center	Walnut	16,984	Retail
Waring Plaza	Palm Desert	184,058	Retail
Warner Avenue Auto Center	Huntington Beach	29,301	Retail
Washington Center - Carver	La Quinta	7,480	Retail
Washington Plaza/Tijuana Taxi	Pasadena	8,681 / 41,920	Retail / Industrial
West Washington	Santa Ana	14	Apartments
Western Digital Building	Irvine	23,075	Office
Western Station	San Dimas	120,124	Retail
Westlake Associates #2	Westlake Village	82,000	Office
Westlake Plaza / POA	Westlake Village	116,000	Office
Westminster/Hazard Industrial	Westminster	253,288	Industrial
Whispering Pines	Mesa, AZ	256	Apartments
Whittier Quad	Whittier	560,000	Retail
Wiegand Plaza	Encinitas	122,000	Retail
Willow Lakes Apartments	Phoenix, AZ	214	Apartments
Windrose Apartments	Highland	60	Apartments
Windsor Manor	Buena Park	18	Apartments
Woodcourt Shopping Center	Woodland Hills	52,000	Retail
Woodcrest Plaza Shopping Center	Riverside	90,806	Retail
Woodland Hills Office Building	Woodland Hills	15,460	Office
Yellow Canary	Corona	22/36,030	Apts/Retail



THE REMM GROUP

RECOMMENDATIONS FROM OUR CLIENTS

The REMM Group is most gratified by the quality of the relationships developed over the past three decades. We believe effective management is forged by trust, quality, timely and accurate reporting and communications. Following is a testament of this claim:

“Professional in every way, Linda keeps on top of tenant payments, interfaces with tenant requirements, completes the budget and CAM reconciliations in a timely manner and operates the day-to-day business of Mariners Center with very little, if any, input from me or my company.”

Carol A. Brost, CPM
Vice President
D.R. Bryant & Company, Inc.

“I want to thank you and Jan in particular for your efforts on our behalf in closing this loan. The requirements of the lender were quite extensive and there was a great amount of work that Jan had to do to satisfy the lender, including obtaining estoppels certificates from all of our tenants, getting the rent collected, and dealing with the myriad of issues relating to environmental consultants, structural engineers, appraisers, title companies, and the like.”

Stephen Claman
Gilbert/La Palma Properties

“The REMM Group has provided our firm with outstanding real estate management services and a consistent professional relationship for over 19 years. The REMM Group is an exceptional example of marketing ability illustrated by their diligence and perseverance in maintaining high occupancy levels on our assets. Their accounting skills have provided us with accurate, timely and clear reports. Their expert managers have suggested effective ways to minimize our expenses. The SBD Group, Inc. strongly and enthusiastically recommends The REMM Group for management.”

James Hirszen
Vice President
SBD Group, Inc.

“The REMM Group has suggested effective ways to minimize expenses and have enhanced the value of my properties over the term of our relationship.”

Theodore Polos, MD

“At the time Granite Investment Group signed the real estate management contract with The REMM Group, the property was 64% occupied and suffered from lack of detail management. With in a short six month period the Esplanade is now approaching 90% occupancy and the property looks great.”

Mike Supple
Granite Investment Group