



OAKS DEVELOPMENT COMPANY CURRENT PROJECTS JUNE 2008

Peoria Crossing Power Center, Peoria, AZ:

We acquired the remaining parcels from a national REIT in a Target and Kohl's anchored power center on the 101 loop in Peoria, AZ. We will finish entitlement and develop multiple parcels to complete the project. Tenants include Office Max and Pure Fitness.

Woodland Harvest Square Home Depot/ Wal-Mart Center, Woodland, CA:

Acquired and developed 7.0 acres of a 25-acre mixed-use project with Home Depot and Wal-Mart in Woodland (Sacramento), CA. The site is located on the 5 Freeway and Main Street. The project will consist of five to six buildings, including Burger King, AT&T, Americas Tire, Restaurants, and Mattress Outlet.

Mixed Use Project, East Palo Alto, CA:

We are entitling and leasing a 6.0 acre parcel on University near the 101. Tenants will include a national grocer, drug store, and multiple quick serve restaurants. The housing component will include a 4 story residential project.

Victoria Gardens, Rancho Cucamonga, CA:

Acquired 2.65 acres and developed a 35,000 square foot multi tenant retail building featuring high end boutique tenants at the gateway to the Victoria Gardens Mall.

Palmdale Spectrum, Palmdale, CA:

We acquired 3.5 acres of land on the 14 freeway and 10th street near the Antelope Valley Mall in Palmdale. It is part of a 3 owner mixed use project across from Wal-Mart, Sam's, and Lowes.

Retail Shops, Wal-Mart Center, Lakewood, CO:

We acquired land in a Wal-Mart Super Store anchored center and constructed 5 retail, office and medical buildings.



Mixed Use Project, *Fresno, CA:*

We acquired a 16 acre parcel with mixed zoning in Fresno, CA. We sold off office land to a local developer. We constructed a multi tenant shop building and are continuing to finish out the project with pads, restaurants, a mid sized box, and medical.

Antelope II, *Sacramento, CA:*

Acquired 1.5 acres and are currently constructing 2 retail buildings across from a Wal-Mart Super store in Sacramento, CA.

410 Centre, *San Antonio, TX*

We are acquiring an existing 75,000 square foot multi-tenant building and converting it to a freeway showroom retail center. The project has over 1,000 linear feet of frontage on an interchange and includes 2 billboards and a pylon sign.