

Track Record of Prior Experience of the Senior Cobalt Team

Dedicated Executives	PROPERTY	City	Square Feet	Property Type	Responsibility	Company/Client	Term
Richard Taylor CEO	COLORADO						
	Aurora Mall	Aurora, CO	1,250,000	Suburban Mall	Property Management - New Development	DeBartolo Corp	7 Years
	Westland Center	Denver, CO	850,000	Suburban Mall	Property Management and \$30 million Disposition	May Centers/ Centermark	9 Years
	North Valley Mall	Denver, CO	700,000	Suburban Mall	Property Management and Redevelopment	First Union	3 Years
	FLORIDA						
	Tyrone Square Mall	St Petersburg, FL	1,180,000	Suburban Mall	Property Management	DeBartolo Corp	3 Years
	University Mall	Tampa, FL	1,300,000	Suburban Mall	Property Management and New Development	DeBartolo Corp	2 Years
	Altamonte Mall	Orlando, FL	1,200,000	Suburban Mall	Property Management, Asset Management, New Development and \$125 million Disposition	DeBartolo Corp and O'Connor Group	1 Year
	Edison Mall	Ft Meyers, FL	1,000,000	Suburban Mall	Property Management and Redevelopment	The O'Connor Group	9 Years
	Volusia Mall	Daytona Beach, FL	950,000	Suburban Mall	Property and Asset Management	DeBartolo Corp	1 Year
	DeSoto Square Mall	Bradenton, FL	850,000	Suburban Mall	Property Management	DeBartolo Corp	1 Year
	Pinellas Square Mall	St Petersburg, FL	800,000	Suburban Mall	Property Management and New Development	DeBartolo Corp	1 Year
	EastLake Mall	Tampa, FL	850,000	Suburban Mall	Property Management and New Development	DeBartolo Corp	1 Year
	INDIANA						
	Lafayette Square Mall	Indianapolis, IN	1,100,000	Suburban Mall	Property Management	DeBartolo Corp	1 Year
	University Mall	South Bend, IN	900,000	Suburban Mall	Property Management and New Development	DeBartolo Corp	1 Year
	Castleton Square	Indianapolis, IN	1,200,000	Suburban Mall	Property Management and New Development	DeBartolo Corp	1 Year
	Washington Square	Indianapolis, IN	1,200,000	Suburban Mall	Property Management and New Development	DeBartolo Corp	1 Year
	Circle Tower	Indianapolis, IN	99,000	CBD Office with Retail	Property Management	First Union	3 Years
	CALIFORNIA						
	Mission Viejo Mall	Orange County	1,300,000	Suburban Mall	Property Management, New Development, and Asset Management	DeBartolo Corp	9 Years
	Laguna Hills Mall	Orange County	850,000	Mall and Lifestyle Component	Property Management and Redevelopment	The O'Connor Group	10 Years
	The Promenade	Woodland Hills, CA	750,000	Suburban Mall	Property Management and Redevelopment	The O'Connor Group	10 Years
	Topanga Plaza	Canoga Park, CA	1,300,000	Suburban Mall	Property Management and Redevelopment	May Centers/ Centermark	10 Years
	South of Victory	Canoga Park, CA	200,000	Strip retail	Property Management of 25 Acre development site	May Centers/ Centermark	10 Years
	Eagle Rock Plaza	Glendale, CA	650,000	Suburban Mall	Property Management	May Centers/ Centermark	10 Years
	Eastland Mall	Covina, CA	800,000	Mall and Strip Center	Property Management and Redevelopment	May Centers/ Centermark	10 Years
	Park LaBrea	Los Angeles	3,800,000	4,200 Apartments and Retail Strip	Property and Asset Management and \$200 million 50% JV Structure	May Centers/ Centermark	6 Years
	Marina Harbor Apartments	Marin Del Rey, CA	250,000	270 apartments and 125 boat slips	Acquire sub performing loan of a poor condition property, Repositioned and started Government approvals for increased density and then sold for \$40 million	The O'Connor Group	2 Years
	West Covina Fashion	West Covina, CA	1,250,000	Suburban Mall	Property Management and Redevelopment	May Centers/ Centermark	5 Years
	Mission Valley Center	San Diego, CA	1,300,000	Open Air Mall	Property Management and Redevelopment	May Centers/ Centermark	10 Years
	LaJolla Village Square	Lajolla, CA	600,000	Mall and Strip Center	Property Management	May Centers/ Centermark	10 Years
	Lajolla Apartments	Lajolla, CA	100,000	Student Housing	Property Management and Redevelopment	May Centers/ Centermark	10 Years
	North County Fair	Escondido, CA	1,300,000	Suburban Mall	Property Management and New Development	May Centers/ Centermark	6 Years
	Plaza Bonita	San Diego, CA	1,100,000	Suburban Mall	Property Management	May Centers/ Centermark	10 Years
	Peachtree Mall	Marysville, CA	400,000	Suburban Mall	Property Management and Redevelopment	First Union	3 Years
	Plaza Camino Real	Carlsbad, CA	1,300,000	Suburban Mall	Property Management and Redevelopment	May Centers/ Centermark	10 Years
	TEXAS						
	Office Building	Dallas Texas	400,000	Office with small Retail Component	Property Management	The O'Connor Group	1 year
	Mall of Abilene	Abilene, TX	800,000	Suburban Mall	Property Management/Asset Management	The O'Connor Group	10 Years
	Westgate Mall	Abilene, TX	700,000	Suburban Mall	Property Management	First Union	3 Years
	Sunset Mall	San Angelo, TX	650,000	Suburban Mall	Property Management/Asset Management	The O'Connor Group	10 Years
San Jacinto Mall	Baytown, TX	1,300,000	Suburban Mall	Property Management/Asset Management and \$40 million loan restructuring	The O'Connor Group	7 Years	
MARYLAND							
Montgomery Mall	Bethesda, MD	1,400,000	Suburban Mall	Property Management and Redevelopment	May Centers/ Centermark	10 Years	
Annapolis Mall	Annapolis, MD	1,300,000	Suburban Mall	Property Management and Redevelopment	May Centers/ Centermark	10 Years	

VIRGINIA						
Charlottesville Fashion Sq.	Charlottesville, VA	800,000	Suburban Mall	Acquisition and Property Management/Asset Management	The O'Connor Group	3 Years
Ballston Common	Arlington, VA	900,000	Urban Mall	Property Management and New Development	May Centers/ Centermark	6 Years
CONNECTICUT						
Enfield Square	Enfield, CT	700,000	Suburban Mall	Property Management and Redevelopment	May Centers/ Centermark	10 Years
Meriden Square	Meriden, CT	800,000	Suburban Mall	Property Management and Redevelopment	May Centers/ Centermark	10 Years
MASSACHUSETTS						
Swansea Mall	Swansea, MA	650,000	Mall and Strip Center	Property Management and Redevelopment	Carlyle Development	3 Years
Silver City Galleria	Taunton, MA	1,000,000	Mall and Strip Center	Property Management	The O'Connor Group	5 Years
NEW JERSEY						
Menlo Park Mall	Edison, NJ	1,200,000	Suburban Mall	Property Management and Redevelopment	The O'Connor Group	9 Years
NEW YORK						
The Westchester	White Plains, NY	800,000	Urban Mall	Property Management and New Development	The O'Connor Group	7 Years
Fingerlakes Mall	Auburn, NY	600,000	Suburban Mall	\$30 million Acquisition and Property Management	First Union	3 Years
St Lawrence Center	Messina, NY	500,000	Suburban Mall	Property Management	Carlyle Development	3 Years
111 John Street	NY, NY	200,000	CBD Office	Property Management	First Union	1 Year
Colonie Center	Albany, NY	1,000,000	Suburban Mall	\$54 million Acquisition, Asset Management and \$94 million Disposi	Carlyle Development	3 Years
OHIO						
Elyria Plaza	Elyria, OH	500,000	Mall and Strip Center	Property Management and \$25 million Disposition	May Centers/ Centermark	4 Years
Tri-County Mall	Cincinnati, OH	1,200,000	Suburban Mall	Property Management, Redevelopment and \$170 million Dispositio	The O'Connor Group and Blackstone	9 Years
Fifth Third Bank	Dayton, OH	300,000	Office with restaurant component	Property Management	First Union	3 years
55 Public Square	Cleveland, OH	600,000	Office with restaurant component	Property Management	First Union	3 years
WEST VIRGINIA						
Middletown Mall	Fairmont, WV	800,000	Suburban Mall	Asset Management	First Union	3 Years
Mountaineer Mall	Morgantown, WV	700,000	Suburban Mall	Asset Management	First Union	3 Years
MINNESOTA						
Southdale Center	Minneapolis, MN	1,300,000	Mall and Lifestyle Component	Property Management, Redevelopment, refinancing and \$300 million disposition	The O'Connor Group and Blackstone	9 Years
Gaviidae	Minneapolis, MN	505,000	5 Story Vertical CBD Retail with parkig structure	Asset Management	Brookfield	3 Years
Crossroads Mall	St. Cloud, MN	800,000	Suburban Mall	Property Management and Redevelopment	First Union	3 Years
Kandi Mall	Willmar, MN	600,000	Suburban Mall	Property Management	First Union	3 Years
NORTH DAKOTA						
Dakota Square	Minot, ND	650,000	Mall and Hotel	Property and Asset Management, refinancing, Redevelopment and \$52 million Disposition	The O'Connor Group and Blackstone	7 Years
ILLINOIS						
Fox Valley	Chicago, IL	1,300,000	Suburban Mall	Asset Management	The O'Connor Group	4 Years
Hawthorne Center	Chicago, IL	1,200,000	Suburban Mall	Asset Management and Redevelopment	The O'Connor Group	4 Years
River Oaks	Chicago, IL	1,100,000	Suburban Mall	Asset Management and Redevelopment	The O'Connor Group	4 Years
Orland Square	Chicago, IL	1,300,000	Suburban Mall	Asset Management	The O'Connor Group	4 Years
St Clair Square	Madison County, IL	1,300,000	Suburban Mall	Property Management	May Centers/ Centermark	10 Years
Louis Joliet Mall	Joliet, IL	900,000	Suburban Mall	Asset Management and \$90 million Disposition	Blackstone	2 Years
TENNESSEE						
Oak Court	Memphis, TN	650,000	Suburban Mall	Property Management/Asset Management	The O'Connor Group	7 Years
Rivergate Mall	Nashville, TN	1,200,000	Suburban Mall	Property Management/Asset Management and \$80 million dispositi	The O'Connor Group	7 Years
Hickory Hollow	Nashville, TN	1,100,000	Suburban Mall	Property Management/Asset Management	The O'Connor Group	7 Years
Two Rivers Mall	Clarksville, TN	500,000	Suburban Mall	Property Management	First Union	7 Years
WASHINGTON						
Alderwood Mall	Seattle, WA	1,200,000	Suburban Mall	Property Management and New Development	DeBartolo Corp	3 Years
Valley Mall	Yakima, WA	600,000	Suburban Mall	Property Management	First Union	3 Years
Valley North	Wenatchee, WA	500,000	Suburban Mall	Property Management	First Union	3 Years
Vancouver Mall	Vancouver, WA	1,200,000	Suburban Mall	Property Management	May Centers/ Centermark	10 Years
OREGON						
Clackamas Town Center	Portland, WA	1,200,000	Mall and Lifestyle Component	Property Management and New Development	May Centers/ Centermark	7 Years

Mall 205	Portland, WA	700,000	Suburban Mall	Property Management and Disposition	First Union	3 Years
IOWA						
Crossroads Mall	Fort Dodge, IA	700,000	Suburban Mall	Property Management	First Union	3 Years
MISSOURI						
South County Mall	St. Louis, MO	1,000,000	Suburban Mall	Property Management and Redevelopment	May Centers/ Centermark	10 Years
Northland Center	St. Louis, MO	600,000	Large Strip center with outparcels and an Office Building	Property Management	May Centers/ Centermark	10 Years
West County Center	St. Louis, MO	1,000,000	Suburban Mall	Property Management and Redevelopment	May Centers/ Centermark	10 Years
West Park Mall	Cape Girardeau, MO	650,000	Suburban Mall	Property Management	May Centers/ Centermark	10 Years
Railway Exchange Building	St. Louis, MO	400,000	CBD Office and Retail	Property Management	May Centers/ Centermark	10 Years
Saint Louis Centre	St. Louis, MO	850,000	Suburban Mall	Property Management and New Development	May Centers/ Centermark	10 Years
Mid Rivers Mall	St Charles, MO	900,000	Suburban Mall	Property Management and New Development	May Centers/ Centermark	7 Years
KANSAS						
Ward Parkway	Kansas City, KS	800,000	Suburban Mall	Property Management and Disposition	The O'Connor Group	3 Years
WISCONSIN						
Southridge Mall	Milwaukee, WI	1,100,000	Suburban Mall	Asset Management, Redevelopment and \$120 million disposition	Blackstone	4 Years
PENNSYLVANIA						
One and Two Liberty	Philadelphia, PA	1,600,000	Office Towers with Retail and Ritz Carlton	Property and Asset Management	The O'Connor Group	2 Years
One Oliver Place	Pittsburgh, PA	800,000	CBD Office Tower	Property Management	First Union	3 Years
300 Sixth Ave	Pittsburgh, PA	450,000	CBD Office Tower with large retail component	Property Management and rework retail tenancy	First Union	3 Years
Fairgrounds Square	Reading, PA	600,000	Suburban Mall	\$25 million acquisition and Property Management	First Union	2 Years
Wyoming Valley	Wilkes Barre, PA	800,000	Suburban Mall	Asset Management	First Union	3 Years
South Hills Village	Pittsburgh, PA	1,200,000	Suburban Mall	Property Management and Redevelopment	First Union	3 Years
OKLAHOMA						
Bankers Towers 1, 2, 3	Oklahoma City, OK	350,000	Suburban Office	Property Management	First Union	3 Years
LOUISIANA						
Schlumberger Corp HQ	Shreveport, LA	200,000	CBD Office	Property Management	First Union	3 Years
NORTH CAROLINA						
North Hills Mall	Raleigh, NC	700,000	Suburban Mall	Asset Management and \$40 million Disposition	The O'Connor Group	5 Years
US						
11 retail Properties - Brazil	Misc. Cities	4,000,000	Urban and suburban Malls	Chairman of the Fund	Brookfield Asset Management	4 years
3 Retail Properties - Mexico	Misc. Cities	400,000	Urban and suburban Malls	Asset Management	The O'Connor Group	5 Years
4 Retail Properties - Poland	Misc. Cities	1,500,000	Urban and suburban Malls	Asset Management	The O'Connor Group	3 Years

Total Square Feet for Richard Taylor 92,884,000

Gerald Divaris
Chairman
These are major new development and redevelopment projects that Gerald has been an advisor of take a lead role in the development. In many instances these projects are in addition to the current Divaris projects under management by Divaris

United States Nationals						
"Boutique" Hotel Chain	Various		New "boutique" hotel concept with retail at its base	New Development	DDK Hotels/National Retailer	
VIRGINIA						
Atlantic Station	Virginia Beach, VA		\$40 Million - Mixed-Use with Residential and 3 - story retail	New Development and Property Management	Sunsation International	
Battle Ridge Marketplace	Manassas, VA		\$400 Million - Mixed-Use retail and multi-family	New Development	Ingenuity Development, LLC	
City Walk	Virginia Beach, VA		\$85 Million - Urban Retail	Development and Property Management	LM Sandler and Sons	
Columbus Village	Virginia Beach, VA		\$110 Million - Mixed-use urban city center, with high rise office, residential and retail, with structured parking	New Development	Klaff Realty	
Dam Neck Center	Virginia Beach, VA		\$200 Million - Mixed-use with retail, office, hotel and residential	New Development	McLeskey & Associates	
Endview	Norfolk, VA		\$150 Million - Mixed-Use Restaurants, retail, office and residential	Development and Property Management	LM Sandler and Sons	

Fort Monroe	For Monroe, VA		\$400 Million - 572 Acre Island that was former military base	Redevelopment	Commonwealth of Virginia
Fountain Park	Richmond, VA		\$5 Million - Multi-building office park	Redevelopment	Ingenuity Development , LLC
Five Columbus Center	Virginia Beach, VA		\$5 Million - Office building	New Development	ACL Realty
Harbour View	Suffolk, VA		\$125 Million - 1,000 acre Mixed Use development	New Development	Landonomics
Hyatt Hotel Complex	Virginia Beach, VA		\$110 Million - 20-story Hyatt House and 19-story Hyatt Place Hotel with 3-sotry retail and restaurant pavilion	New Development	27th Street Developer, LLC
Landstown Commons	Virginia Beach, VA		\$100 Million - Retail Power Center	New Development	Goodman Company
Marquis	Williamsburg, VA		\$125 Million - Power Retail Center	New Development and Property Management	Premier Properties
Netcenter	Newport News, VA		\$75 Million - Conversion of Retail mall into a office complex	Redevelopment and Property Management	Concord Partners
Ocean Walk	Virginia Beach, VA		\$70 Million - Mixed-Use retail and residential	New Development and Property Management	Kellam Family Interests
Port Anne	Williamsburg, VA		\$45 Million - 120 unit PUD development	New Development	Port Anne Associates
Six Columbus Center	Virginia Beach, VA		\$7 Million - Office building	New Development	ACL Realty
Springfield Mall	Springfield, VA		\$450 Million - Redevelopment of 3-story enclosed mall into mixed-use retail, entertainment, offices, hotels and multi-family residential	Redevelopment	Vornado Realty Trust
3556 On the Bay	Virginia Beach, VA		\$50 Million - 11-story residential condominium building	New Development	Ingenuity Development Partners
Town Center at Virginia Beach	Virginia Beach, VA		\$450 Million - Mixed-Use Town Center with retail, office, two hotels and 800 residential units, 5 parking garages, 2 performing arts theaters	New Development and Property Management	Armada Hoffer Development, Co
FLORIDA					
Eastlake Square	St Petersburg, FL		\$85 Million - Re-merchandising and redevelopment of existing mall into "big box" retail center	Redevelopment	John Hancock Life Insurance Corp
Gateway	St Petersburg, FL		\$75 Million - 100 acre Mixed Use Project	New Development	Grady Pridgeon, Inc.
Netp@rktampabay	Tampa, FL		\$75 Million - Conversion of Retail mall into an office complex	Redevelopment and Property Management	John Hancock Life Insurance Corp
MARYLAND					
Rock Spring Centre	Bethesda, MD		\$100 Million - Upscale Mixed-Use Town Center with retail and 3,000 residential units	New Development	The Penrose Group
Severna Park	Severna Park, MD		\$75 Million - Redevelopment of existing mall into "big box" retail project	Redevelopment	John Hancock Life Insurance Corp
SOUTH CAROLINA					
Coventry Market Commons	Myrtle Beach, SC		\$60 Million - Retail -Grocery anchored center	New Development	Ingenuity Development, LLC
Harbor Marketplace	Myrtle Beach, SC		\$75 Million - Tourist Oriented Retail Project	New Development and Property Management	AIG Global Real Estate
PENNSYLVANIA					
The Village at Valley Forge	King of Prussia, PA		\$250 Million - Mixed-Use Town Center with retail and residential units	New Development	Northwestern Mutual and Realan Properties
SOUTH AFRICA					
The Clifton	Cape Town.SA		\$60 Million - Existing hotel redeveloped and converted into 12 luxury residential condominiums	Redevelopment	Ingenuity Development Partners
Granger Bay/Waterfront	Cape Town.SA		\$450 Million - Mixed Use with hotel, residential retail and Conference Center	Redevelopment	Department of National Education, Government of the Republic of South Africa
Phoenix Industrial Park	Durban, SA		\$135 Million - 600 acres Light Industrial	New Development	Sanlarm Insurance Company
San Lameer	Natal, SA		\$250 Million - 1,700 Unit Condo and Retail	New Development	Sanlarm Insurance Company
Tannery Park	Cape Town, SA		\$60 Million - Redevelopment of leather tannery into suburban office park	Redevelopment	Ingenuity Development Partners
ALABAMA					
The Summit - Phase II	Birmingham	980,000	Regional lifestyle center	National leasing	Morris & Fellows 2 years
FLORIDA					
Old Hyde Park Village	Tampa	266,000	Urban / Mixed Use / lifestyle	National leasing and coordinating local leasing	Madison Marquette 4 years
Bell Tower Shops	Ft. Myers	353,700	Suburban lifestyle center	National leasing and coordinating local leasing	Madison Marquette 2 years
Jacobson's Plaza	Altamonte Springs	250,000	Suburban specialty	National and local leasing	Madison Marquette 1 year

Kent Lilley
Managing Partner Southeast

Roosevelt Square	Jacksonville	310,000	Regional community center	National and local leasing	Westport Realty Group	1 year
Grande Boulevard - Phase I	Sandestin	350,000	Resort specialty center	Anchor leasing	Morris & Fellows	2 years
Shops at Paradise Key	Destin	400,000	Regional community center	Anchor & outparcel leasing	Paradise Development	1 year
GEORGIA						
Shops at Sea Island	St. Simons Island	150,000	Resort community center	National and local leasing	Westport Realty Group	2 years
Shiloh Square	Kennesaw	150,000	Grocery-anchored	National and local leasing	Westport Realty Group	1 year
Rockdale Square	Conyers	130,000	Grocery-anchored	National and local leasing	Westport Realty Group	1 year
Shops at Lake Dow	McDonough	130,000	Grocery-anchored	National and local leasing and outparcel sales	Paradise Development	1 year
Shops at Fairburn	Douglasville	140,000	Grocery-anchored	National and local leasing and outparcel sales	Paradise Development	1 year
MINNESOTA						
Gaviidae Common I & II	Minneapolis	440,000	Urban / upscale lifestyle	National and local leasing	Brookfield Development	2 years
ILLINOIS						
Chicago Place	Chicago	350,000	Urban / upscale lifestyle	National and local leasing	Brookfield Development	1 year
SOUTH CAROLINA						
Mt. Pleasant Towne Center	Charleston	486,000	Suburban lifestyle	National and local leasing	Madison Marquette	4 years
Mall at Shelter Cove	Hilton Head	400,000	Resort regional mall	National and local leasing	Madison Marquette	3 years
Inlet Square Mall	South Myrtle Beach	435,000	Resort regional mall	National and local leasing	Madison Marquette	2 years

Total for Kent Lilley		5,720,700				
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