





Film Studio Group

Film Studio Group (FSG), a Los Angeles-based studio development, management and consulting company, was formed in 2002 in response to demand from private and governmental entities around the world for independent experience in the development and management of filmed entertainment production facilities. FSG's entry into the business was the creation of downtown's Los Angeles Center Studios, the first new independent studio in Los Angeles in over 50 years.

FSG provides consulting and development expertise on proposed as well as existing film production facilities from site acquisition, feasibility and financing assistance, through programming and construction phases and into operations, marketing and provision of equipment

and services. FSG offers comprehensive studio programming/planning, development and management services. There is no other independent purveyor of such comprehensive studio services on this scale in the world.

FSG's past and current projects include existing and to-be-built studios across the U.S., spanning from Hawaii to Puerto Rico, in Mexico and five of the Provinces in Canada. In addition, FSG has been involved in projects in the U.K. (London area); Alicante, Spain; Prague, Czech Republic; Auckland, New Zealand, Cape Town, South Africa, Melbourne, Australia and Chiang Mai, Thailand.

The firm's principals, Stephan D. Smith and Lawrence

M. Hricik, have over 60 years of experience in all disciplines of the development and management of real estate projects. They have planned, developed and/or operated over 6 million square feet of office, mixed use, industrial, residential and film production space.

Smith and Hricik offers expertise in property acquisitions, entitlements/governmental relations, commercial, industrial and studio property planning as well as financing, construction management, leasing, property and studio management and asset disposition.





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Film Studio Group has been engaged by a governmental entity, landowner or film producer to perform some or all of the following:

- assess a property for (re)development
- work with the architect to program and plan the site
- meet with stakeholders and prepare a financial model and feasibility study for the proposed studio
- assist in obtaining the project's capitalization, including governmental assistance
- work with the contractor on value engineering and technical issues
- hire and train personnel
- establish operational procedures and controls, including proper collection/ disbursement of money, document generation and flow as well as accounting systems and reports
- contract with vendors and suppliers, many of which are industry specific
- (pre)market the studio to Hollywood decision-makers and negotiate/package deals for their productions
- oversee the on-site personnel to ensure that the asset is protected and the production company's experience at the studio is positive
- seek out new revenue streams or other ways to enhance the property's value





Mr. Smith initially formed Smith & Hricik Development Company, in 1985 with partner Lawrence Hricik, and entered into a partnership with Hillman Properties to develop a 21-story office building in Glendale, California. In another partnership with Hillman, Mr. Smith was responsible for Los Angeles

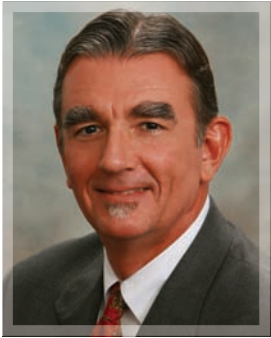
Center, one of the largest development sites in downtown Los Angeles (on Unocal's former headquarters property), encompassing over 5 million square feet of mixed-use development. The lingering softness in the downtown market led Mr. Smith and his partners to the concept to build and operate Los Angeles Center Studios, the first studio in the downtown area and, in fact, the first new studio in the City of Los Angeles in more than 50 years. Since opening in September 1999, the Studios have hosted more than 700 feature films, television shows, commercials, music videos, and major special events.

In 2002, Smith and Hricik Partners formed Film Studio Group (FSG) to provide consulting and development expertise on proposed and existing film production facilities. FSG's past

and current projects include existing and to-be-built studios across the U.S., in five Canadian provinces and Mexico. In addition, FSG has been or is currently involved in projects in the U.K. (London area); Alicante, Spain; Prague, Czech Republic; Cape Town; Melbourne, Australia; Auckland, New Zealand; and Puerto Rico.

Smith and Hricik also created Skyline Locations, one of the largest and most diversified location companies in Los Angeles, and B2B-TV which provides high definition DirecTV service to commercial office tenants, bars and restaurants, sports and entertainment venues, retail and mixed use projects and multi-family housing.

Mr. Smith has a B.A. in Economics from Yale University and an M.B.A. in Finance from the Wharton Business School. He is past Chairman of the downtown Los Angeles-based business powerhouse organization Central City Association and still an active member of the Executive Committee. He is also sits on the Advisory Board of the Los Angeles Sports and Entertainment Commission and has been involved in a number of other business and charitable organizations in Los Angeles.



Mr. Hricik has been partners with Stephan Smith in all of their real estate business endeavors since 1985. In conjunction with Mr. Smith, he has coordinated the planning and construction of development projects such as 550 N. Brand Boulevard, a high rise office building in Glendale,

California, the Los Angeles Area Chamber of Commerce headquarters in Downtown Los Angeles and Los Angeles Center Studios, the reimagining of the former Unocal headquarters into a first class television and motion picture facility, also located in Downtown Los Angeles.

Mr. Hricik is primarily responsible for the accounting, reporting and financial management of all development projects as well as overseeing the two related operating entities, Skyline Locations and B2B-TV.

Established in 2004, Skyline Locations is a full service Los Angeles based location company that integrates the property

management expertise of its principals with their experience in operating film studio facilities and marketing them to entertainment industry professionals. The business of successfully attracting productions to film in commercial locations as well as negotiating location license agreements and managing the entire process for property owners proved to be a natural extension of Mr. Hricik's diverse real estate background.

Founded in 2006, B2B TV is a DirecTV commercial dealer that procures access rights to commercial properties in order to provide satellite television service to tenants. It is another business endeavor that takes full advantage of the skills and experience of its sponsors.

Mr. Hricik also collaborates with Mr. Smith in providing planning, development and operational consulting services for film production facilities under the Film Studio Group banner. His financial analysis and accounting background along with his real estate development and management experience contribute particular focus to the project cost, financing and operating cost budgets and projections of these studio development projects.

Projects



Ciudad de la Luz



Ciudad de la Luz



Prague Studios

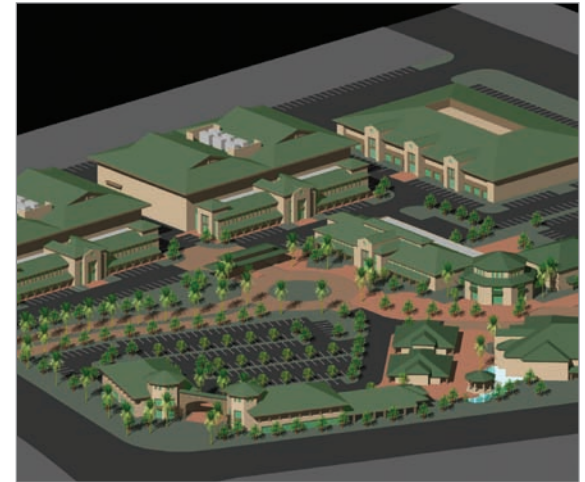
Projects



Auckland, New Zealand Studios



San Miguel Studios



Kapolei Studios

Projects



Kapolei Studios

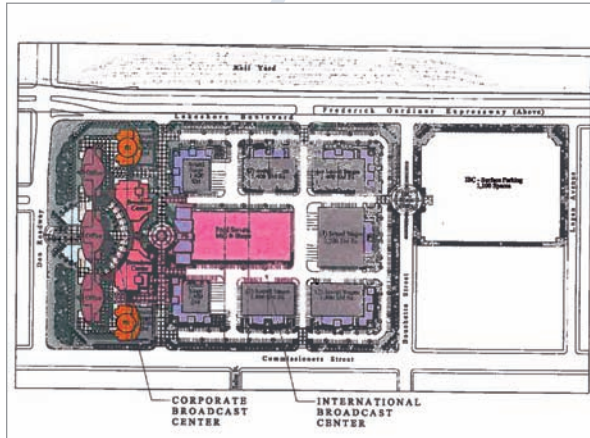


LA Center Studios Special Events



Los Angeles Center Studios

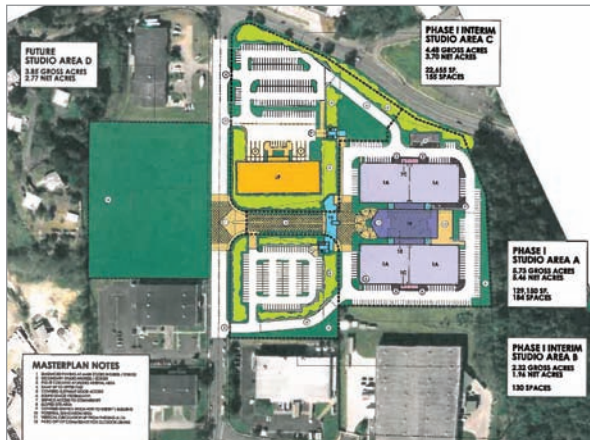
Projects



International Broadcast Center, Toronto



Cape Town Movie District



Puerto Rico Studios



CNX Movie World, Thailand



Skyline Locations

Skyline Locations, formed in 2004, is a real estate marketing and management company which makes available to the filmed entertainment industry real property for the purpose of “on-location” filming. Skyline represents over 15 million square feet of commercial, hospitality, industrial, retail and medical properties and has extended its expertise into adaptive reuse re-positioning and management of manufacturing plants as full-service production facilities, such as the Boeing 717 plant in Long Beach, California.

With extensive experience in both the ownership and operation of major commercial real estate assets and film studios, the principals of Skyline are dedicated to making a difference in the way that “location filming” is handled from the perspective of both property owner and film professional.

Accordingly, Skyline’s services go far beyond the standard and traditional ways that properties have been represented in the past, providing each property-owning client as well as film industry customers with the highest degree of professional service possible.

The core of the business is in representing properties that are available for temporary rental as “Locations” for filming. In this capacity, Skyline is dedicated to doing its best to maximize the exposure of these properties to film industry professionals. Skyline assists both the real property owner and the film industry professional in reaching a temporary use agreement. Thereafter, it provides on-site management during the term of the agreement, protecting the property owner’s rights and ensuring a smooth production experience. Upon completion of

the temporary use, a close-out package documenting all relevant aspects is prepared and submitted.

The company’s services also extend to film industry professionals. With combined experience of over 50 years in the filmed entertainment industry, the firm’s principals know how difficult and demanding it can be to deal with filming on location. To begin with, Skyline’s website is designed in such a way that it will become a “favorite” tool for those searching for Locations for a Production. It offers easy methods to search for locations and novel ways of presentation. It will even allow the user to track, save and name images selected for consideration by specific film projects. www.SkylineLocations.com

