



SHM Partners

915 Wilshire Blvd., Suite 1780

Los Angeles, CA 90017

(213) 895 4360

contact@shmpartners.net

SHM
P A R T N E R S

SHM Partners

Smith & Hricik Management

Partners, dba SHM Partners (SHM),

a multi-faceted real estate company based in Downtown Los Angeles, was founded in 1985. 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.

SHM is a full-service real estate company offering 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.

SHM prides itself on providing the highest level of service to its partners and clients ranging from large corporations to private companies; local, state and federal governmental entities and non-profit institutions.

SHM currently has the following projects in pre-development: Kapolei Studios, a motion picture/television studio, retail backlot and studio film campus project in Kapolei, Oahu, Hawaii; Studio New Zealand in Auckland and studio projects in North Carolina, China and the Middle East.

Projects



550 North Brand



Los Angeles Center Studios



Los Angeles Area Chamber of Commerce



Mr. Smith initially formed Smith & Hricik Development Company, now known as SHM Partners, 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, SHM 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.

SHM 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.

Smith



Mr. Hricik is responsible for the overall accounting and financial management of the development projects of SHM Partners as well as its related operating entities, Skyline Locations and B2B TV. He produces or oversees evaluations, projections, forecasts, budgets, valuations, and analyses for

all SHM projects as well as any internal or external reporting functions. Mr. Hricik also contributes to land acquisitions, lease and license transactions as well as all project and development management efforts.

Prior to forming what is known today as SHM Partners with Stephan Smith, Mr. Hricik was the assistant controller for Jaymont Properties, where he was responsible for overall cash management, budgeting, reporting, and auditing for an extensive domestic commercial real estate portfolio. He started his professional career at then Big Eight accounting firm, Peat, Marwick, Mitchell & Co. after graduating from Indiana University with a B.S. in Accounting.

Hricik

Projects



One Los Angeles Center



Los Angeles Center Studios



West Kalealoe Business Park

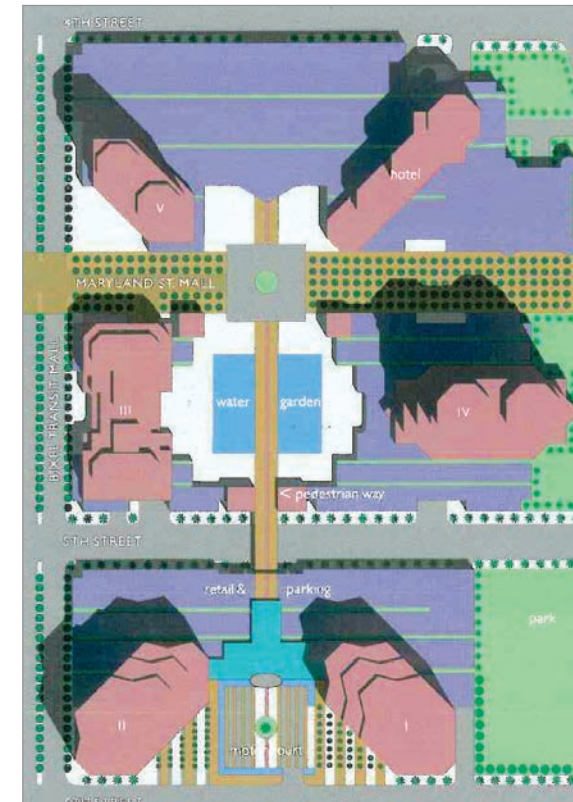
Projects



Kapolei Studios



LA Center Studios Special Events

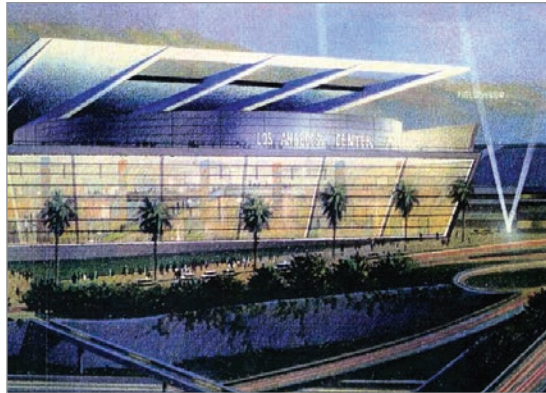


Los Angeles Center Masterplan

Projects



Downtown Arena Project



Downtown Arena Project



Los Angeles Area Chamber of Commerce