

SHIM
PARTNERS

SHM Partners is a multi-faceted real estate development and management company based in Downtown Los Angeles. The firm's principals, Stephan D. Smith, Lawrence M. Hricik and Weston P. Munselle, have over 70 years of experience in the finance, acquisition/disposition, development and management of real estate and have planned, developed and/or operated over 6 million square feet of office, mixed use, residential and film production space.

Founded in 1985, Smith, Hricik & Munselle (dba **SHM Partners**) is a full service real estate company offering expertise in the areas of development, management and operations including property acquisitions, governmental relations, commercial, multi-family and studio property planning and development, construction management, leasing, property and studio management, energy management, and asset disposition. The firm provides the highest level of service to its partners and clients which have included such varied organizations as The Hillman Company, LendLease Real Estate, Morgan Stanley, The Los Angeles Area Chamber of Commerce, The Yarmouth Group, Thacker Container Company, Pico Union Housing Corporation and Playa Vista. Companies like these have recognized our unique qualifications and have chosen to fully utilize our services for the following reasons:

Philosophy:

SHM Partners (or "SHM") is a real estate services company committed to integrity and maximizing asset value and cash flow. As a real estate developer and owner, the company strikes a balance between creativity and pragmatic, meticulous attention to detail.

Flexibility:

Flexibility in a responsive format is **SHM's** hallmark. The company is not tied to standard practices and procedures. Each real estate asset is unique and, therefore, requires novel solutions, whether it involves siting the project, selecting team members or customizing financial reports.

Experience:

SHM offers a uniquely talented blend of real estate professionals who have experience in virtually every aspect of real estate development, ownership, management, leasing and marketing. The team gets intimately involved, at the property level, in the development of creative solutions to complex real estate problems.

Stephan Smith

Mr. Smith has been responsible for Los Angeles Center, one of the largest development sites in downtown Los Angeles, since the late 1980's. Mr. Smith handled the initial acquisition of Unocal's 12.5 acre headquarters property and assembled an additional six acres of developable land. He selected and directed 75 architects, engineers and key consultants to master plan the 20 acre assemblage and obtained all governmental approvals and environmental clearances for 5,000,000 square feet of development. Mr. Smith also established a marketing strategy for the project which included a highly-regarded exhibit center, audiovisual aids, printed materials, and an advertising and public relations campaign and negotiated a 450,000 lease with Unocal to anchor the first tower.

When the Downtown market suffered a severe downturn in the early 90's and Unocal's new management decided to leave Los Angeles and exit the retail market, Mr. Smith launched a campaign to build a new Downtown arena for the Kings, Lakers and Clippers on the site. Following extensive design and financing efforts and months of negotiations, a joint venture was formed with the owners of the Kings to build and operate the arena. However, shortly thereafter it became necessary for the team to be sold. Once the sale was consummated with another party (the current owners) the arena venue was moved.

Attempting to clear the site for future development, Mr. Smith sought production companies to film an implosion of the old Unocal building. In the process he met a downtown-based locations company and agreed to allow location filming in and around the building. The success of filming together with a lack of production facilities in the much-filmed Downtown area led to the concept to build and operate Los Angeles Center Studios, the first studio in the downtown area and, in fact, the first new Los Angeles studio in over 50 years. Since opening in September, 1999 the Studios have hosted over 300 commercials, music videos, major special events for such clients as Sony Playstation, General Motors and Microsoft, a variety of television shows and major motion pictures including Mission Impossible II, Charlie's Angels, Planet of the Apes, Panic Room, Vanilla Sky and Terminator 3. Once complete, Los Angeles Center Studios will be the largest independent studio in the country.

Two years ago Mr. Smith's company, SHM Partners formed a joint venture, Film Studio Group (FSG), with William F. White, one of the world's largest grip and lighting companies, to provide 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's past and current projects include existing and to-be-built studios across the U.S., including Hawaii, in five of the Provinces in Canada and two locations in

Mexico. In addition, FSG has been involved in projects in the United Kingdom; Alicante, Spain; Prague, Czech Republic; Cape Town, South Africa and Melbourne, Australia. There is no other independent purveyor of such comprehensive studio services on this scale in the world.

Mr. Smith initially formed Smith & Hricik Development Company in 1985 and entered into a partnership with Hillman Properties to develop a 21 story office building in Glendale, CA on a site purchased from his prior employer. Previously, Mr. Smith bought and sold income properties for a syndication company and was a lender specializing in construction financing for large commercial projects.

He has a B.A. in Economics from Yale University (1972) and a M.B.A. in Finance from Wharton Business School (1977). He is past Chairman of the Central City Association and still an involved member of the Executive Committee. He is also active in a number of other business and charitable organizations.

Lawrence Hricik

With the utmost attention to detail, Mr. Hricik is responsible for the overall financial management of the company's projects. He has produced, reviewed and/or approved all evaluations, projections, forecasts, budgets, valuations and analyses for our projects. Owing to his expertise, he has completed lease transactions and land acquisition and assemblage within budget and in a manner which has maximized overall project viability.

Mr. Hricik successfully managed the construction and leasing of the 550 North Brand building in Glendale and is still responsible for managing ongoing operations. He continues to maximize revenues and minimize expenses utilizing his significant skills as an accountant and auditor. He has used his leadership skills to build a management and leasing team at 550 North Brand who are committed to the goals he has set forth and who have contributed to driving occupancy rates into the mid-nineties, making it one of Glendale's most successful buildings.

As a principal of **SHM Partners**, he is responsible for day-to-day office administration, which includes accounting, personnel management, information systems, payrolls, benefits, and implementation of equal employment opportunity regulations.

Prior to **SHM Partners**, Mr. Hricik was the assistant controller for Jaymont Properties. There, he was responsible for overall budgeting, reporting and auditing for an extensive commercial real estate portfolio stretching from New York to Los Angeles. He also established operational procedures and controls geared toward increasing net profits.

Prior to Jaymont, Mr. Hricik was the Corporate Accounting Manager for Calplans Corporation, located in Oakland, California. In this capacity, he was responsible for budgeting, forecasting, reporting and auditing for all aspects of the company's oil and gas syndication operation. He began his career as an auditor for the then Big Eight accounting firm of Peat, Marwick, Mitchell & Co. in San Francisco, where he worked on large-scale auditing projects such as Wells Fargo Bank and Hilliard Oil and Gas.

Mr. Hricik received a B.S. in Accounting from Indiana University (1977).

Weston Munselle

Utilizing his exceptional financial and business skills, Mr. Munselle has acquired, constructed, leased, managed and sold commercial properties including office, apartment, industrial and studio buildings. In all areas of project influence, Mr. Munselle pursues excellence.

Mr. Munselle has shared prime responsibility for the development of several significant projects and materially participated at some level in virtually every one of the firm's projects. From strategic planning and modeling to construction and operation, Mr. Munselle effectively interacts with consultants, contractors, governmental agencies, neighborhood groups, financial partners and customers. Mr. Munselle has supervised the design and construction of commercial properties, motion picture studios, apartment buildings and tenant improvements.

Mr. Munselle has been responsible for the marketing and leasing of several projects, most recently the 550 North Brand Building in Glendale which has sustained exceptionally high occupancy rates over many years. In that capacity, he has assisted in the development of marketing materials, engaged and managed top brokerage talent, responded on a timely basis to potential tenant requests and has directly negotiated, documented and closed countless leases.

Mr. Munselle has supervised the management of many of the firm's assets including 550 North Brand where he has consistently achieved extraordinary asset performance. His entrepreneurial vision, marketing savvy and operations experience have been instrumental in the initial deployment and long term operation of the firm's projects where he focuses on the preservation and improvement, both physical and financial, of each asset. His focus often results in the implementation and use of state of the art technologies generating demonstrable operating cost savings. For example, in November of 2000, 550 Brand won the Building Owners and Management Association's prestigious "Building of the Year" award at both the local and regional chapter competition.

From concept to deployment, Mr. Munselle has led most of the firm's technological initiatives including the design and implementation of software and hardware solutions for business operations. Examples include management and accounting systems, detailed financial models, data networks, website design and enterprise level voice systems.

Mr. Munselle holds degrees in finance and real estate from California State University Northridge, Northridge, CA (BS – 1983) and Golden Gate University, San Francisco, CA (MBA -1987). As an adjunct professor, he taught various graduate level real estate courses at Golden Gate University between 1986 and 1988. He is a member of the Building Owners and Managers Association and holds a California Real Estate Broker's License (expires March 8, 2008). Mr. Munselle is a board member of Camfel Productions, a non-profit organization specializing in three-screen multi-media assembly presentations motivating teens to recognize and pursue their talents. Camfel's multi-media presentations are seen by millions of students in the United States each year.

Client List

SHM Partners is proud of the reputation it has developed and is thankful for the opportunity to work together with its project partners in support of common goals on dynamic real estate projects.

A sample listing includes:

Alberta Film Commission
Bastien & Associates
Baxter Healthcare
Bethany Christian School
Comweb/William F. White
First Congregational Church of Sierra Madre
Government of Spain
Lend Lease Real Estate
Media Fellowship International
Morgan Stanley Real Estate
New Brunswick Film Commission
Northern Power Systems
Pico Union Housing Corporation
Playa Vista
Thacker Container Company
The City of Glendale
The City of Los Angeles
The Hillman Company
The Los Angeles Area Chamber of Commerce
The Yarmouth Group
Thomas Properties Group
West Angeles CDC

Product Types

Commercial office
Stage and production facilities (motion picture and television)
Sports and athletic facilities
Multi-family housing
Industrial
Retail
Energy management

Our Services

Development

SHM Partners, in concert with Hillman Properties, developed the 550 Brand office building in Glendale, a 300,000 square foot project which was subsequently sold and for which **SHM** continues to provide leasing and management services. Also as a partner with the Hillman Company, **SHM** acquired the site known as Los Angeles Center and secured entitlements to build 5 million square feet, potentially the largest commercial project in Downtown Los Angeles.

The company has the experience to assemble and manage any size of development team including design, engineering, construction and consulting professionals. For the Los Angeles Center project alone **SHM** managed over 80 professional firms of the highest caliber covering every aspect of development, including such companies as Turner Construction, Johnson Fain Partners, Munger, Tolles and Olsen, Paul, Hastings, Janofsky and Walker plus a host of other entitlement, finance, environmental and transportation consultants.

SHM also developed the first independent motion picture and television studio in the City of Los Angeles in over 50 years and built on this experience to become a sought-after international developer and consultant of film studios.

SHM has designed and developed numerous administrative procedures including the design and development of a proprietary contract management system to aid in project control and possesses the ability to customize comprehensive PC-based systems for time management including critical path flows, resource allocation, and budget/contract management

Asset Management

Marketing

SHM Partners specializes in the marketing and leasing of Class A office product. The firm's principals have been actively engaged in the leasing of almost two million square feet of commercial space in the Los Angeles basin over the past eight years with tenants varying in size from a few hundred to several hundred thousand square feet.

The company's marketing expertise goes far beyond proposals and negotiations of lease/license documents. It has developed integrated print and audio/visual marketing materials as well as what was once recognized as one of the most sophisticated project marketing centers in the country. The firm maintains detailed market information on many of the Los Angeles sub-markets and has extensive access to market information from personal relationships in regional

brokerage firms, major law firms, financial institutions, title companies, pension fund managers and other property ownership entities.

In addition, **SHM** has been involved in licensing sound stages and related production facilities to over 300 motion picture, television, commercial and video productions and is called upon to establish marketing programs for studios around the world.

Regardless of the asset type, **SHM** always tailors its marketing strategy to maximize long term project value rather than fleeting, short term promotion.

Strategic Planning

In addition to constant, proactive interface with tenants/licensees, **SHM** analyzes each transaction in terms of its overall financial impact on the asset and rigorously engages in strategic (re)alignment and forecasting.

Acquisition, Disposition and Capitalization

The principals of **SHM** have been involved in the acquisition/disposition and financing of hundreds of millions of dollars of real property.

Construction Management

Base Building Construction Coordination

SHM offers an impressive wealth of architectural, design and construction administration resources to construct, modify or reposition an asset. The firm has extensive experience in procuring governmental approvals and guiding projects through programming, design, value-engineering, construction and operational “shake-out” phases.

Tenant Improvement Construction Coordination

Well organized tenant improvement construction coordination is essential to maximize lease value, asset integrity, cost control and tenant satisfaction. **SHM's** staff is skilled in all phases of the tenant improvement coordination and is especially adept at budget control and schedule compliance.

Property Management

SHM Partners understands how to maximize economic performance, asset protection and tenant satisfaction. Utilizing custom programming and state of the art technologies, **SHM Partners** consistently delivers:

1. Timely Billing and Collection of Revenues
2. Control of Costs and Expenses
3. Customized Accounting and Reporting
4. Detailed Budgeting and Analysis
5. Supervision and Control of On-site Staff
6. Vendor/Contract Management
7. Lease Administration
8. Tenant Retention

Energy Management

SHM Partners has developed a unique understanding of energy management strategies and has applied these to its projects. Based upon actual experience from these deployed projects, effective energy management programs have proven to reduce energy consumption by up to 30%. Depending on the location of the real estate asset, the unit cost of electricity can be further reduced through the use of alternate generating sources for cost savings of up to an additional 25%. These strategies have a demonstrable effect on project cash flow and portfolio valuations.

Projects

Together with its partners and clients, **SHM Partners** has successfully acquired, developed, built, managed and sold a number of real estate projects. These projects primarily include commercial office buildings, film production facilities and multi-family housing.

Current Projects

Representative SHM Partners operating projects include:

550 North Brand including new cogeneration plant
Prague Studios
The Stages at Playa Vista

Projects in Development

Representative SHM Partners development projects include:

Calgary Studios
Central City Studios, Chicago
Kapolei Studios, Hawaii
Laurelwood Condominiums
San Miguel Studios, Mexico
South Africa Studios
West Angeles Plaza

Past Projects

Representative past projects of SHM Partners include:

Greenview Apartments
Los Angeles Area Chamber of Commerce Headquarters
Los Angeles Center Arena Project
Los Angeles Center Commercial Development Project
Los Angeles Center Studios
Northeast Interceptor Sewer Project
Thacker Container Corporate Facilities

Other Business Ventures

Other business ventures of SHM Partners include:

B2B-TV
Energy Management Services
Feature Film Fund
Film Studio Group
Skyline Locations

Current Projects – 550 Brand

Project Name: 550 North Brand Boulevard

Type of Project: High rise office building
21 Story
285,000 rentable square feet

Original Financing: Bank Financing (\$56 million) Citicorp
Initial Equity provided Hillman Properties, Inc.

Important Dates: SHM Partners completed construction in 1987
SHM Partners sold the building in 1990
SHM Partners continue to managed the property
SHM Partners were awarded BOMA's prestigious Building of the Year Award in December 2000

Description of Services: SHM Partners has assumed the entire responsibility for the life cycle of this successful project. Site acquisition, project development, financial partnership arrangements, construction oversight, leasing, operations, energy resource optimization, and other areas of expertise have been provided.



Current Projects –The Stages at Playa Vista

Project Name: The Stages at Playa Vista

Type of Project: Studio Facility consisting of five stages totaling 208,000 SF
(including the two largest stages in Los Angeles)
Office facilities, storage and mill space totaling 140,000 SF
Parking for up to 1,400 vehicles

Important Dates: SHM Partners began operations under Film Studio Group in late 2003.

Description of Services: SHM Partners through a 50/50 venture relationship with Whites – USA has assumed responsibility for marketing and management of this film production facility. We provide Playa Vista our expertise in the operation and management of film studio properties including marketing and leasing, operations, communication services, equipment Leasing and property management.



THE STAGES AT
PLAYA  VISTA



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Current Projects – Cogeneration Facilities

Project Name: 750 KW Cogeneration Plant

Type of Project: Dual engine, 750 kW power plant

Location: 550 North Brand Blvd, Glendale, CA

Building Type: Commercial Office

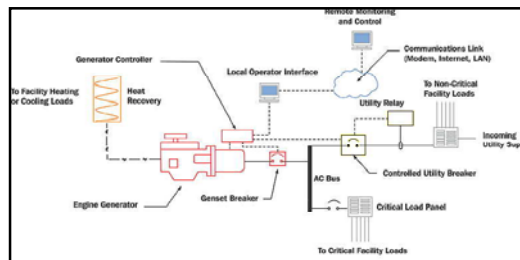
Financing: PFG Energy Capital

Important Dates: SHM Partners received reservation of Gas Company Rebate in November, 2003 for approximately \$370,000.
SHM Partners procured \$1,500,000 lease financing April, 2004.

SHM Partners released final design phase in April, 2004.

SHM Partners anticipates commissioning in 3rd Quarter 2004.

Description of Services: As part of SHM Partners' commitment to energy management technologies and strategies, they began formulating this project in 2001 after the successful completion of retrofit projects in several of its projects. From concept through technology analysis, modeling, vendor selection, site analysis, financing, construction and operation, SHM Partners provided its support and guidance to this exciting project.



Picture is representational. Project is in final stages of design and permitting.

Energy Usage:

	Estimated Current Annual Usage	Estimated Usage with Cogen	% of Total Usage
Electricity Purchased from Utility (kWh)	4,938,800	2,160,100	44%
Purchased Electric Offset by Absorber (kWh)	-	250,000	5%
Electricity Produced On-Site by Generator (kWh)	-	2,522,900	51%
Total Electricity (kWh)	4,938,800	4,938,800	100%
Natural Gas Purchased from Utility (therms)	-	-	0%
Purchased Natural Gas Offset by Recovered Heat (therms)	-	-	0%
Total Natural Gas (therms)	0	0	0%

Energy Cost Savings:

	Annual Cost at Current Rates	Annual Cost with Cogen	Net Savings with Cogen
Cost of Electricity Purchased from Utility	\$ 597,600	\$ 228,400	\$ 371,200
Cost of Thermal Energy Purchased from Utility	\$ -	\$ -	\$ -
Cost of Gas for Genset	\$ 101,000	\$ -	\$ (101,000)
System Maintenance	\$ 27,900	\$ -	\$ (27,800)
Total Energy	\$ 726,500	\$ 328,400	\$ 398,100

Cost Savings per Kilowatt Hour:

	Price at Current Rates (\$/kWh)	Price with Cogen (\$/kWh)	Net Savings with Cogen (\$/kWh)
Price of Electricity Purchased from Utility	\$ 0.121	\$ 0.119	\$ 0.002
Cost of Electricity Produced by Cogen	\$ -	\$ 0.055	\$ 0.066
Blended Total Cost per Kilowatt Hour	\$ 0.121	\$ 0.074	\$ 0.047

System Cost and Financial Return:

Net Project Cost	\$ 617,900
Estimated Annual Savings	\$ 231,600
Simple Payback on Investment (yrs)	2.6
Pre-tax Internal Rate of Return	28%

Past Projects - Prague Studios

Project Name: Prague Studios

Type of Project: Filmed Entertainment Production Facility

Location: Prague, Czech Republic

Building Type: Sound Stages, Offices, Other

Financing: Private investor

Important Dates: On behalf of Prague Studios ownership, Tomáš Krejčí and Howard Woffinden, SHM Partners secured third party financing xx/xx/xx Prague

Description of Services: SHM Partners' assisted in the financial packaging of this project and utilizing its resources, securing project financing for its expansion. As part of this transaction, SHM Partners will remain in an asset management role.



Past Projects - Ciudad de la Luz

Project Name: Ciudad de la Luz

Type of Project: Filmed Entertainment Production Facility

Location: Alicante, Spain

Building Type: Sound Stages, Offices, Other

Financing: Government of Spain

Important Dates: Bastien & Associates, the architectural firm originally hired by SHM Partners to design Los Angeles Center Studios, also designed this magnificent project. Construction commenced in late 2002 and is slated for completion of its first phase in early 2004.

Description of Services: SHM Partners provided financial modeling and design support for the Government of Spain in its preparation for the development of Ciudad de la Luz, the newest and most modern audio-visual studio complex in Europe. SHM Partners developed a financing model for use by the Government of Spain in outlining development costs, budgeting operations, and projecting financial returns.



Projects in Development – West Angeles Plaza

Project Name: West Angeles Plaza

Type of Project: Commercial Office/Retail Development

Location: Los Angeles, CA

Building Type: Office and Retail

Financing: Various Sources including HUD, LISC, EDA,

Important Dates: In the fourth quarter of 2002, the West Angeles Community Development Corporation engaged SHM Partners to act as their fee development consultant to assist in the acquisition, design, financing, construction and operation of this watershed project in South Central Los Angeles. Closure on the land acquisition is expected in early 2004.

Description of Services: SHM Partners continues to provide acquisition and development support services to in the acquisition, design and financing of this project. When complete, the project will consist of approximately 65,000 rentable square feet in two buildings of a common design, continuing the revival of the area anchored by West Angeles Church, 1 block to the south. The first building will include a bank branch for Union Bank consisting of approximately 6,300 rentable square foot. Other projected tenancies include WACDC's main office. The second building of comparable size is being considered as a location for medical offices. SHM Partners has provided an innovative approach to this project resulting in millions of dollars of potential savings thereby enhancing the viability of this project.

Projects in Development – Laurelwood Land

Project Name: Laurelwood Land

Type of Project: Land Development

Location: Studio City, California

Building Type: Multi-single family residential

Financing: Private equity

Important Dates: 3rd Quarter, 2003, SHM Partners was engaged by a private family trust to review its development options for the site.

Description of Services: SHM Partners has provided land development, entitlement, design and financial services. Beginning with the presentation of the site, SHM Partners was tasked with evaluating the site in order to determine its highest and best use, reserving therein for a parking lot of approximately 40 automobiles. Preliminary design studies for city discussions were completed for initial review by local zoning and building officials in order to discuss required zone changes, height limitations and other potential issues requirements. Constructability issues including balancing density with development costs have been thoroughly evaluated. Neighborhood opposition has been measured and development considerations implemented. As a result, SHM Partners is pursuing the splitting of the parcel and its rezoning.

Past Projects – Los Angeles Area Chamber of Commerce

Project Name: Los Angeles Chamber of Commerce

Type of Project: Commercial Office - Owner User

Location: Los Angeles, California

Building Type: 60,000 square foot

Financing: Conventional

Important Dates: Commenced 1991, Completed 1994

Description of Services: In a unique exchange transaction with the Chamber of Commerce, SHM Partners acquired the site and developed this build-to-suit project in Los Angeles, California. Upon completion of this \$16 million project they will exchange the property with the Chamber for their present site, rounding out the site assemblage on Los Angeles Center.



Los Angeles Area Chamber of Commerce

MAKING A DIFFERENCE...HELPING MEMBERS GROW

Past Projects – Los Angeles Center Studios

Project Name: Los Angeles Center Studios

Type of Project: Film Entertainment Production Facility

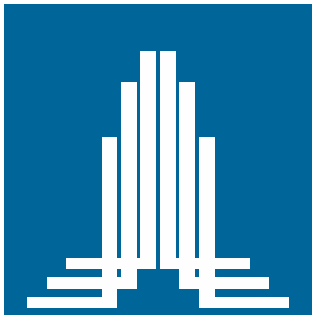
Location: Los Angeles, California

Building Type: Sound Stages, offices, theater, commissary

Financing: Pension Fund Equity through pension fund and asset management advisor The Bristol Group

Important Dates: Commenced Planning in 1997, secured financing in 1998 and opened the Studio in 1999

Description of Services: From project concept through delivery of a completed production campus, SHM Partners managed business planning, design, entitlement, financing, construction and studio operations successfully delivering the first all new film campus with state-of-the-art stages in Los Angeles in 50 years.



Past Projects – Greenview Apartments

Project Name: Greenview Apartments

Type of Project: 48 unit urban apartment block with enclosed parking

Location: Los Angeles, California

Building Type: Apartment building

Financing: Conventional and Tax Credit Financing

Important Dates: Commenced 1990, Completed 1992

Description of Services: This project was developed in response to City requirements for replacement housing in place of housing formerly on the Los Angeles Center site. SHM Partners secured the necessary approvals, developed the project, negotiated the Federal Tax Credits necessary to underwrite the financing and arranged for a neighborhood not-for-profit trust to own, manage and operate this low and very low income project. Greenview's housing was delivered to the city years in advance of the City's performance date.



Past Projects – Los Angeles Center Arena

Project Name: Los Angeles Center Arena

Type of Project: Sports Venue

Location: Los Angeles, California

Building Type: Sports Arena

Important Dates:

Description of Services: SHM Partners conceptualized and thereafter planned for the development of a major sports arena and entertainment complex in downtown Los Angeles. Securing a commitment from the Los Angeles Kings and negotiating with the LA Lakers, SHM Partners managed all areas of the project including design, entitlement, financing, marketing and construction. The virtual bankruptcy of the Los Angeles Kings in 1996 paved the way for the well received Staples Arena as Phillip Anschutz outbid the competition, including ourselves. Accordingly, the very existence of Staples Arena in Los Angeles can be traced to the ground-breaking work of SHM Partners in establishing the viability of downtown Los Angeles for a modern sports arena.



Past Projects – Los Angeles Center

- Project Name:** Los Angeles Center
- Type of Project:** High density, mixed use commercial, hotel, retail
- Location:** Los Angeles, California
- Building Type:** Highrise Commercial Office/Hotel
- Financing:** Initial Financing (\$180 million) Westinghouse Credit Corp
Initial Equity (\$25 million) Hillman Properties, Inc.

Important Dates: Commenced in 1988 and ultimately converted to a studio in 1999 due to the unforeseeable collapse of the downtown commercial office market.

Description of Services: SHM Partners, provided overall leadership and coordination for all site acquisition, entitlement, approvals, leasing, design, contracting and management issues. Site assemblage involved the acquisition of the original 12 ½ - acre site and acquisition of two additional properties. Entitlements required SHM Partners to manage a team of 95 consultants and resulted in a 20 year development agreement with the City of Los Angeles. The six major commercial and retail structures of this project were programmed for completion over this twenty-year period. SHM Partners managed the design of the first two 43-story towers and the masterplanning of the entire project.



Past Projects – Northeast Interceptor Sewer

Project Name: Northeast Interceptor Sewer

Type of Project: Land and rights-of-way acquisition support services

Location: Los Angeles, California

Building Type: N/A

Financing: City of Los Angeles Department of Public Works

Important Dates: Commenced 1995 and Completed 2003

Description of Services: Through the lead contract with Jacobs Associates, a leading tunneling engineering firm, SHM Partners assisted the City of Los Angeles Department of Public Works in the acquisition of parcels or rights-of-way necessary for the construction and ongoing operation of the Northeast Interceptor Sewer. We assisted Jacobs Associates and the City in identification, valuation and acquisition of a large number of sites. After identification of the key sites and together with Planning & Associates, we prepared legal descriptions and deeds so that the City could formally acquire the required rights for each parcel.

Recent White Papers 6.0 –

On behalf of its own projects as well as those of its partners, SHM Partners has prepared countless business plans, white papers, and financial models. These work products provide insight into our capabilities and/or add to the knowledge base of man. We have excerpted portions of these documents for your perusal.

Occupancy Up, Electrical Consumption Down - A White Paper In Energy Management

Los Angeles Center Studios Business Plan

Cogeneration: A Primer in Energy Management

Broadband Vision

Voice Services Cutover Analysis

Complex Film Studio Model

Contact Us

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