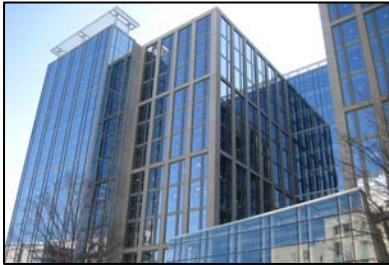

STONEBRIDGE CARRAS

REAL ESTATE INVESTMENT

2009 – KEY ACCOMPLISHMENTS

Constitution Square: First and M Street, NE, Washington, DC



- ◆ Secured \$280 million in construction financing.
- ◆ Topped off construction of 1.6 million square foot first phase with two office buildings, a residential building, a hotel, and street retail with a grocery store.
- ◆ Began construction of a 575,000 square foot build out for the building preleased to the Department of Justice.
- ◆ Leased over 300,000 square feet of office space for the headquarters of the General Services Administration, resulting in pre-leasing 100% of our office inventory.
- ◆ Awarded LEED for Neighborhood Development (ND) Gold rating for Constitution Square, the first and largest office and commercial mixed use project to be designated in Washington, DC.

Odenton Re-Development: Telegraph Road, Odenton, MD



- ◆ Worked on land planning, environmental remediation plans, and master plan legislation introduced in late 2009 that would permit the mixed use redevelopment of our 55 acre land assemblage. The site is located near Fort Meade, MD, where thousands of new jobs are slated to relocate by 2011 under federal BRAC legislation.

225 Virginia Avenue, SE, Washington, DC



- ◆ Reached agreement with the District of Columbia to redevelop a 400,000 square foot industrial building for office use.
- ◆ Formulated creative leasehold bond financing to fund all renovation costs.

