

Our Portfolio - Commercial

STC Management's management portfolio consists of the following:

<u>Commercial/Industrial Properties</u>	<u>Leasable Area (Sq.Ft.)</u>	<u>Occupancy</u>
1. Model Retail Center, Whittier	24,000	100%
2. Whittier Retail Center, Whittier	17,000	100%
3. Whittier Retail Plaza, Whittier	6,000	100%
4. Rowland Hts. Plaza, Rowland Heights	60,000	98%
5. La Verne Towne Center, La Verne	31,000	100%
6. Lakewood Towne Center, Lakewood	11,000	93%
7. Garden Grove Office Plaza, Garden Grove	66,000	90%
8. San Gabriel Office Plaza, San Gabriel	6,324	96%
9. Arcadia Professional Medical Office, Arcadia	30,000	90%
10. Coffee Bean & Tea Leaf Center, San Clemente	5,000	100%
11. Yes Plaza, Rowland Heights	58,321	95%
12. Glendale Office Building, Glendale	24,563	100%
13. Montclair Plaza, Montclair	51,316	100%
14. Downey Office Building, Downey	7,000	100%
15. San Gabriel Executive Office Plaza, San Gabriel	8,000	100%
16. Irvine Manufacture Warehouse , Irvine	60,000	100%
17. Gilbert Industrial (Costco), Garden Grove	100,000	100%
18. Colonial Retail Plaza, Los Angeles	15,858	92%
19. New Life Plaza, San Gabriel	45,000	98%
20. Garfield Lincoln Plaza, Monterey Park	25,000	100%
21. Gold World Plaza, San Gabriel	65,000	100%
22. Alhambra Regency Mixed Use, Alhambra	26,000	95%
23. Monrovia-Arcadia Center, Monrovia	50,000	100%
24. Crenshaw Retail Plaza, Los Angeles	11,000	100%
25. Fullerton Valley Business Industrial Center, City of Industry	450,000	100%
26. Market Circle Retail Plaza, Covina	23,000	90%
27. Santa Ana Commercial Center, Santa Ana	6,000	100%
28. Chapman Professional Plaza, Garden Grove	33,000	100%
29. Food4Less Retail Center, San Bernardino	80,000	100%
30. Pacific Orthopaedic & Medical Center	44,000	100%
31. Alhambra Retail/Office Plaza, Alhambra	10,000	100%
32. Valley Plaza, San Gabriel	8,000	100%
33. San Gabriel Restaurant Building, San Gabriel	2,700	100%
34. Vilaggio Residential/Commercial Mixed Use, Arcadia	20,000	90%
35. Hollywood Retail Center, Beverly Hills	5,000	100%
36. Alhambra Fremont Retail Plaza, Alhambra	20,000	90%
37. Walnut Lemon Creek Vons Retail Center, Walnut	60,000	100%
38. The Piazza at Temple City, Temple City (Mixed Use)	124,000	N/A
39. Rowland Heights Center, Rowland Heights	8,064	100%
40. Concourse Medical Plaza, City of Industry	45,881	90%
41. Richer Plaza, San Gabriel	8,704	80%
42. Crescent Knott Plaza, Buena Park	30,090	100%

Total Commercial/Industrial Square Footage:

1,781,821 Sq. Ft.

Total Managed Asset Value:

\$1.25 Billion

Our Portfolio - Residential

Residential Income Properties

	<u>Units</u>	<u>Occupancy</u>
1. Emerald Estate Associations, Walnut	29	100%
2. Racquet Mountain II Association, Montebello	193	100%
3. Mi Casa Apartment Homes, La Puente	12	100%
4. Fullerton Apartment Homes, Fullerton	9	100%
5. Temple City Apartment Homes, Temple City	17	100%
6. Monterey Park Condominiums, Monterey Park	2	100%
7. Rowland Hts. Residential Units, Rowland Hts.	6	100%
8. Hacienda Hts. Condominiums, Hacienda Hts.	3	100%
9. Arcadia Condominiums, Arcadia	6	100%
10. Garfield Terrace Apartment Homes, Alhambra	16	100%
11. La Mirada Residence	1	100%
12. Anaheim Apartment Homes, Anaheim	40	90%
13. L.A. Apartment, Los Angeles	9	100%
14. Olive Glendale Apartment, Glendale	18	100%

Total Residential Units:

361

Residential Income Properties Managed & Sold

	<u>Units</u>
1. Twin Oaks Senior Apartments, Glendale	100
2. Honolulu Senior Community Apartment, Glendale	95
3. Acaciawood Senior Apartment, Ahaheim	123
4. Casa Pacifica Apartment, Anaheim	70
5. Club Pacifica Apartment, Covina	232
6. Woodglen Apartment, West Covina	134
7. Falls Creek Apartment, Alta Loma	308
8. Montierra Apartment, Ontario	240
9. Shelter Creek II Apartment, Riverside	176
10. Solona Highlands Apartment, Solona Beach	194
11. Crawford Hill, Estate, Orange	17
12. Crawford Hill, Ridgeline, Orange	53
13. Crawford Hill, Orange	33
14. The Park, Cathedral, Riverside	118
15. Clairidge, Calabasas,	14
16. Rancho Park Estates, San Dimas	38
17. Village Crest, Corona	62
18. Malibu Highlands, Malibu	26
19. Premier@Westlake, Westlake	16
20. Silverhawk, Tarzana	28
21. Premier@Simi Valley, Simi Valley	34
22. Azusa Heritage, Azusa	20
23. Cape Series, Aliso Viejo	93
24. Belle Victoria, Rancho Cucamonga	145

25. Festival@Vintage Hill, Temecula	76
26. Carnival, Palmdale	53
27. San Lucas II, Trabuco	21
28. Windsor Crest, Loma Linda	76
Total Residential Units Managed & Sold:	2,593