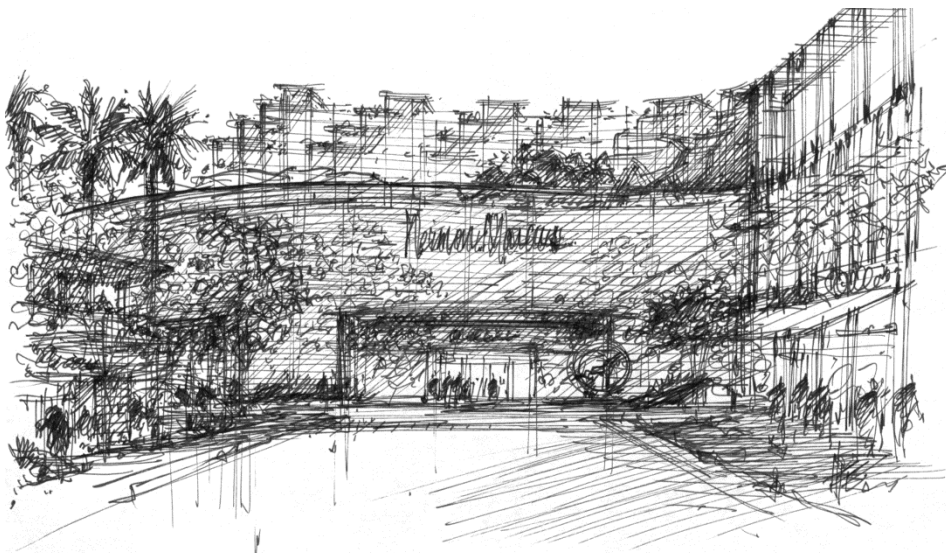




DSG

Developer Services Group LLC

*Assisting Owners and
Developers of Real Property*



ABOUT

DSG assists developers and owners of real property with supplemental talent and expertise. We work in conjunction with your staff and consultants to provide support, guidance and coordination or undertake discrete responsibilities on tasks such as planning, feasibility, entitlements, design, leasing, financing, marketing, acquisition and disposition of real property.

PROJECT EXPERIENCE

Our ground-up experience ranges from major, master planned communities to urban, mixed-use developments. Our ownership and operating experience includes retail, office, residential, recreational, and hospitality assets. Projects in which our professionals have been involved include:

The Shops at 730 N. Michigan Ave	High Street at CityNorth – Phoenix
The Peninsula Chicago	Desert Ridge Master Planned Community
Chicago Marriott Hotel	Wildfire Golf Club – Phoenix
515 N. State Street – Chicago	Mayo Hospital Phoenix
Little Nell Hotel – Aspen	JW Marriott Desert Ridge Resort
Inn at Spanish Bay – Pebble Beach	American Express Corporate Campus–Phx
Sunriver Resort – Oregon	Desert Ridge Marketplace – Phoenix

Among the companies and property owners they have served are:

McDonald's Corporation	Hong Kong and Shanghai Hotels, Ltd.
U. S. General Services Admin.	Arizona State Land Department
Pacific Gas & Electric Co.	General Dynamics Corporation

And Firms with whom they have Teamed:

Elkus Manfredi	Nelsen + Associates
WEO'Neil	Hensel Phelps
Related Companies	Mid-America Real Estate
Palmer Course Design	Optimus Design Group
LVA Urban Design	OWPP
Kimley-Horn	Morse Diesel/AMEC Construction
Urban Retail Properties LLC	SB Architects

We Can Help With

Site Assessments	Master Planning & Place-Making
Zoning & Entitlements	Program Recommendations
Project Feasibility	Due Diligence
Conceptual Design	Reuse & Repositioning
Economic Analysis	Public/Private Incentives
Design Supervision	Financing
Acquisitions	Dispositions
Leasing Oversight	Project Presentations
Financial Reporting	Asset Management

Our Documentation Experience Includes

Purchase & Sale Agreements	Financing and Loan Agreements
Consultant Agreements	Construction Contracts
Architect Agreements	Professional Services Contracts
Office Leases	Ground Leases
Retail and Dept. Store Leases	Hotel Management Agreements
Development Agreements	Trademark License Agreements
Joint Venture Agreements	Brokerage Contracts
Govt. Incentive Contracts	Reciprocal Easement Agreements
Vertical Subdivisions	Tract Declarations
Lender Submittals	RFP Responses

REPRESENTATIVE PROJECTS



High Street at CityNorth – Phoenix, Arizona

Phase I of the larger CityNorth development consisted of this 10 building development having over 600,000 square feet of office, retail, residential and restaurant space along with a 1,200 stall parking structure.

Designer: Nelsen Architects, Elkus Manfredi
Builder: Hensel Phelps International
Developers: Klutznick Company & Related Companies
Owners: Affiliates of Related Companies and Northeast Phoenix Partners

DSG'S professionals were involved with site acquisition, concept development, feasibility, finance, design and construction management, leasing, and operations.



Shops at 730 N. Michigan Ave – Chicago

This premier block on the Magnificent Mile required a design worthy of its location, offering its tenants maximum visibility while utilizing above grade and lower level retail space. Infrastructure was designed for future vertical expansion when market conditions permitted.

Developer: Thomas J. Klutznick Company
Designer: Elkus Manfredi
Contractor: WEOneil
Leasing: Mid-America Real Estate, Thomas J. Klutznick Company, Himmel & Co.
Owner: A Joint Venture of McDonald's Corporation and Thomas J. Klutznick Company

DSG's professionals were involved with Site Assembly, Joint Venture Formation and Relations, Design, Feasibility, Financing, Leasing, Operations, and Property Marketing and Disposition

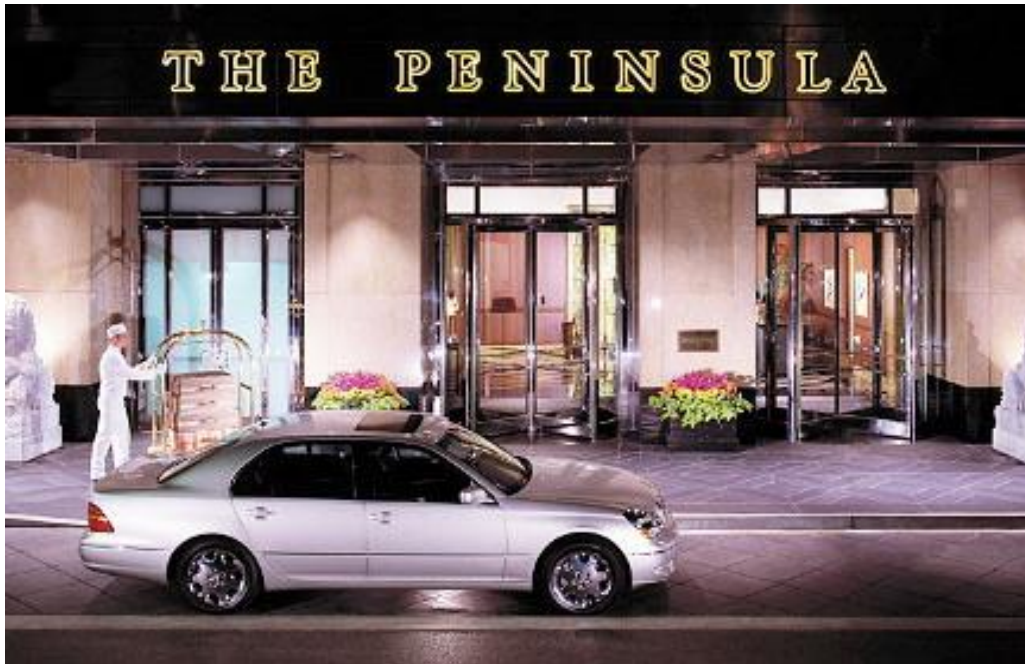


Wildfire Golf Club – Phoenix, Arizona

This Arnold Palmer Signature course served as the center the piece of a gated residential community and the anchor for a future JW Marriott resort hotel. The objective was to design a championship caliber course suitable for players of all levels in the golf mecca of Phoenix/Scottsdale. Challenges including satisfying the requirements of the U.S. Army Core of Engineers, complying with arid climate turf limitations and designing for future reclaimed water irrigation.

Design & Engineering:	Palmer Course Design; BRW
Builder/Manager:	Crown Golf Management
Owner/Developer:	Northeast Phoenix Partners

DSG's professionals were involved in site acquisition, concept development, project design and supervision, course construction, marketing, operations and disposition.



The Peninsula Chicago Hotel

Tom Klutznick's vision was to develop Chicago's premier luxury property through superior design and operations to surpass the market leading Ritz Carlton, Park Hyatt and Four Seasons Hotels. The project was constructed over an existing, operating retail property sharing site and infrastructure facilities and has been recognized as one of the top hotels in the world.

Developer:	Thomas J. Klutznick Company
Designer:	Elkus Manfredi
Interior Designer:	BAMO, Inc.
Owner/Partner:	The Hongkong and Shanghai Hotels, Ltd

DSG's professionals were involved with Concept Development, Feasibility, Programming, Design Supervision, Construction Management, Room Build-out, Commissioning, Joint Venture relations, and Operating Policy Advice.



CityNorth Masterplan – Phoenix, Arizona

Blank slate planning of 120-acre commercial core intended as the downtown of Northeast Phoenix near the intersection of the Piestewa and 101 Freeways. Intensely zoned, infrastructure-deprived site would require phased development to utilize its over 5-million square feet of entitlements. Design intent was to create an urban environment to serve the employment and recreational needs of the region while creating a sense of place for the more than 50,000 expected residents of the master-planned community of Desert Ridge. The plan utilizes vertically mixed-use retail, residential, restaurant, hotel and office components including a regional shopping center with programmable open spaces.

Design Team : LVA, Nelsen Architects, Elkus Manfredi, Optimus DG.

Owner: NPP CityNorth LLC

Developer: Klutznick Company, The Related Companies

DSG's professionals were involved in site acquisition, design management, entitlements, zoning, feasibility, leasing, financing and city economic incentives.

Key Personnel

Steven R. Rudolph, President and CEO

Mr. Rudolph has been involved in the real estate industry for over thirty years. A long-time member and principal of Klutznick Company, he has experience in virtually all areas of real estate development and ownership: acquisitions, zoning and entitlements, finance, leasing, management and dispositions. His experience includes office, retail, resort, hospitality, residential, mixed-use and land development. He worked on the master planning and development of the CityNorth project in Phoenix and partnered with Thomas Klutznick and Kenneth Himmel on the development of the Shops at 730 North Michigan Avenue and The Peninsula Chicago Hotel. Mr. Rudolph holds a Master of Management degree from Northwestern University's J. L. Kellogg School of Management and a Juris Doctor degree and a Bachelor of Science degree in Accountancy, both from the University of Illinois at Champaign-Urbana. Currently a member of the Board of These Things Foundation, he is past board member of the Magnificent Mile Association and the Desert Ridge Community Association. Other past and current affiliations include the International Council of Shopping Centers, the Urban Land Institute, and the Missouri and Illinois Bar Associations. (email sr@dservgrp.com)

Anna M. Voytovich, EVP & General Counsel

Ms. Voytovich has practiced law for over twenty-five years and was Associate General Counsel and Vice President at the Federal Reserve Bank of Chicago for more than a decade. In her role as in-house counsel, she had extensive contract, regulatory and secured transaction experience and led numerous multi-disciplined teams within the Federal Reserve System. She also specialized in human resource, patent and trademark, and intellectual property law and was counselor and advisor to the top officers of her Bank. Ms. Voytovich is a cum laude graduate of the College of Law, University of Illinois and attended Northwestern University's JL Kellogg School of Management. She is licensed in Illinois and is a member of the Association of Corporate Counsel. (email av@dservgrp.com)



Developer Services Group LLC
312.202.6465
www.DSERVGRP.com

