

**THE
GAMMON
COMPANIES**

**THE CLOCK TOWER
#500 – 1501 WEST BROADWAY
VANCOUVER BC
V6J 4Z6**

**TEL: 604.736.6761
FAX: 604.736.6768**

gammoninternational.com

NOTICE TO READER

The enclosed material is a brief synopsis of the Gammon Companies as it evolved over the years. It serves as an introduction to the activities and services in which Gammon International through its subsidiaries and affiliates are engaged. We hope this will provide you with some idea of what Gammon International is about.

The information is prepared on a best effort basis and should not be construed as representing any particular division of the organization. The Reader is advised not to make any business decisions related to Gammon International by relying solely on the materials contained herein.

THE GAMMON COMPANIES

Originally established in 1977 Gammon International is a Canadian controlled, privately owned group of companies with interests in real estate investment and development.

In 1977 the company's initial activity was the assembly of a development site in Pt. Roberts, Washington. The company quickly grew and expanded its activities to San Francisco, California, by acquiring investment properties adjacent to the then proposed Mascone Centre.

1979 marked the beginning of Gammon's operation in B.C. with the first investment being two land assemblies in the Broadway Corridor. In subsequent years, Gammon broadened its portfolio and purchased additional development sites in Surrey, one of which became Woodland Grove today.

In the U.S., Gammon expanded its activities and committed major land investments in Everett and Bellingham, Washington as well as San Jose, California.

1984 marked the opening of Gammon's real estate agency affiliate to service its own projects and cater to the public in general. The multi-family development Woodland Grove was started in 1986 and a Project and Construction Management subsidiary was set up to oversee and manage the development.

In 1987 the Company made a strategic decision to strengthen its presence in Vancouver. Gammon established its Offices at The Clock Tower Building with the purchase of the property by its affiliate. The company also acquired other development properties along the Broadway Corridor. Gammon became known in the real estate community as an expert in the area.

In the intervening years, the agency affiliate grew and began to provide services in the area of Commercial Leasing and Land Assembly. As part of the services of a growing portfolio and client base, Gammon took on the responsibility of providing Property Management services for its buildings as well as for clients.

Gammon International, through its subsidiaries, affiliates, and joint ventures, continues to actively engage in investment real estate around the Pacific Rim. Looking into the future, the company is well positioned and will be focused in the area of investment and management.

CORPORATE HISTORY & SYNOPSIS

- 1977 Founding & inception of The Gammon Companies.
First land investment made in Point Roberts, Washington.
- 1978 Venture Capital provided for 310 unit condominium project in Seattle and Bellingham, Washington. Purchase of downtown development site adjacent to the then proposed Muscone Center in San Francisco, California.
- 1979 Two separate land assemblies along Broadway in Vancouver, B.C.
- 1980 Three separate land assemblies in Surrey, B.C.
Assembly of 135 acre development site in San Jose, California.
- 1983 Acquisition of three separate parcels of development property in Everett & Bellingham, Washington.
- 1984 Founded the Real Estate Brokerage affiliate.
Planning began on San Jose property.
- 1985 Planning began on Woodland Grove multi-family development, Surrey, B.C.
- 1986 Founded the Project and Construction Management subsidiary.
Construction started for Woodland Grove Phase 1.
- 1987 Purchased The Clock Tower Building.
Purchase of development sites along the Broadway Corridor, Vancouver, B.C.
Founded the Property Management subsidiary
- 1988 Construction commenced for Woodland Grove Final Phase.
Established the Retail Leasing and Shopping Centre Division.

CORPORATE HISTORY & SYNOPSIS

Application commenced on a Master Planned Development for Rancho Yerba Buena Property, San Jose, California.

1989 Woodland Grove project completed.

Assembled development site on Main Street, Vancouver,

B.C. Established the Land Development Division.

Assembled development site in Yaletown, Vancouver, B.C.

1990 Planning began on Gold Point Centre commercial development.

Purchase of Executive Retreat in Kapalua, Hawaii.

1991 Planning began on Mountain Gate Apartment project in Everett, Washington.

1992 Purchased Willow Medical Building, Vancouver, B.C.

1994 Established an equity and management partnership in a food and beverage retail business with a local operator.

Amalgamation of the real estate and management subsidiaries.

Thereafter, Gammon International has concentrated its efforts in the area of real estate investment, management, sales and leasing.

GAMMON INTERNATIONAL PROPERTY MANAGEMENT

AN ASSET MANAGEMENT DIVISION

The most important step after the acquisition of valuable real estate is the professional management of the Asset. Gammon International established the management division in 1987 to take control of the day to day operation of its properties in addition to offering its services to clients.

The primary function of the property manager is to achieve the objectives of preserving and increasing the value of an investment property and generating income for the owners. Property management is one of the fastest growing areas of specialization within the real estate industry and is emerging as a managerial science. Today, property managers must have at their fingertips the knowledge, communication skills and technical expertise needed to be dynamic decision makers. They must also be versatile to be able to act as market analysts, advertising executives, salespeople, accountants, diplomats, or even maintenance engineers. At Gammon International, we pride ourselves in having an extensive amount of resources available to meet today's property management challenges and tailor a management plan to specifically meet the client's objectives.

Initially based from the Clock Tower Building at Broadway and Granville Street, the management portfolio has developed to include office buildings, strip retail centres, strata properties, mixed-use residential and commercial buildings, industrial properties and medical facilities. The Management Team is comprised of a group of seasoned professionals providing a full and comprehensive service to local as well as international investors, ensuring them that their assets are properly managed and that they enjoy the appreciation in value expected of these investment.

SENIOR MANAGEMENT

| | |
|---|------------------|
| President: | Margaret Chiu |
| Vice President: | Justin Chiu |
| Vice President: | Stanley Chiu |
| Managing Broker & Senior Commercial Property Manager: | Karen Holshoe |
| Senior Accountant: | Denny Lau |
| Advisor Emiratis: | Wallace Thomsett |

| | |
|-------------------------|------------------------------------|
| GENERAL COUNSEL: | Chuck Lew, Q.C. Vancouver, B.C. |
|-------------------------|------------------------------------|

| | |
|-----------------------|----------------------------------|
| LEGAL COUNSEL: | Lew & Company Vancouver, B.C. |
|-----------------------|----------------------------------|

| | |
|------------------|--|
| AUDITORS: | Watson, Dauphinee & Masuch Vancouver, B.C. |
|------------------|--|

MEMBERSHIPS & AFFILIATIONS

B.O.M.A. (Building Owners & Managers Association)

I.C.S.C. (International Council of Shopping Centres)

Conference Board of Canada

Urban Land Institute

The Fraser Institute

Real Estate Association of British Columbia

Real Estate Board of Greater Vancouver

Professional Association of Managing Agents