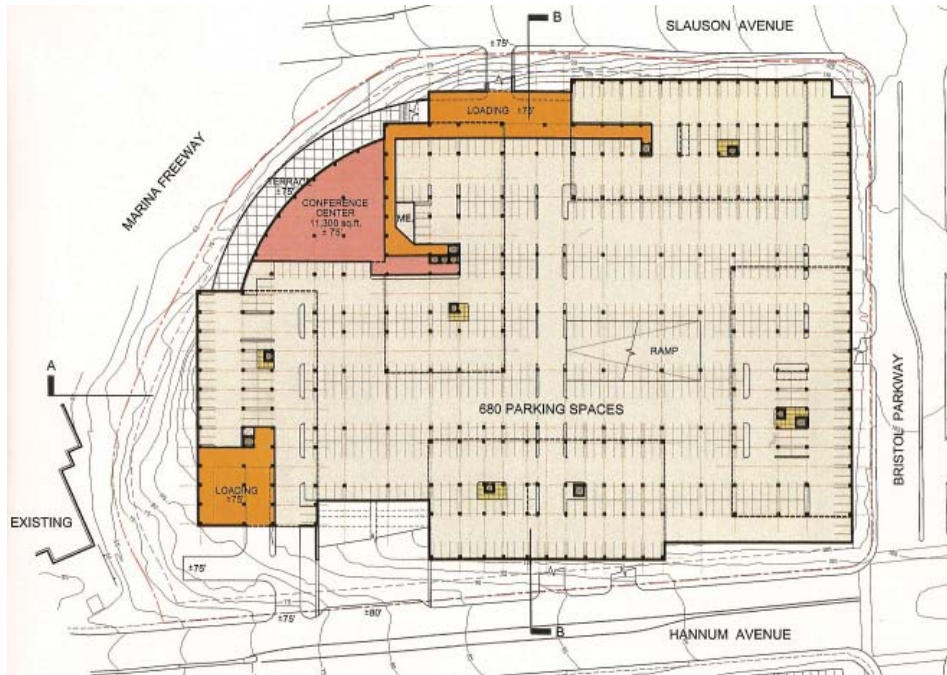


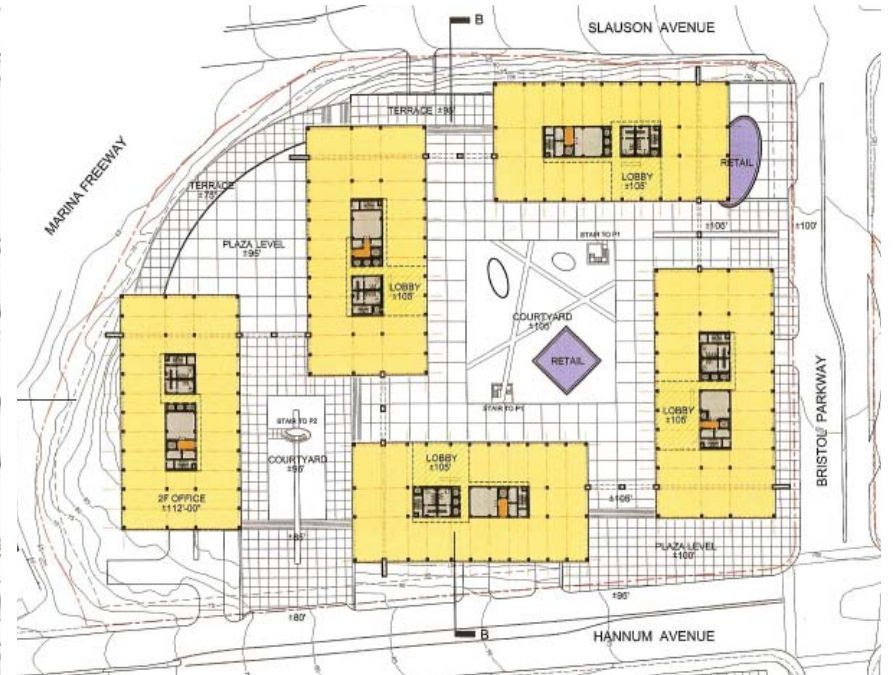
Corporate Point Culver City, California



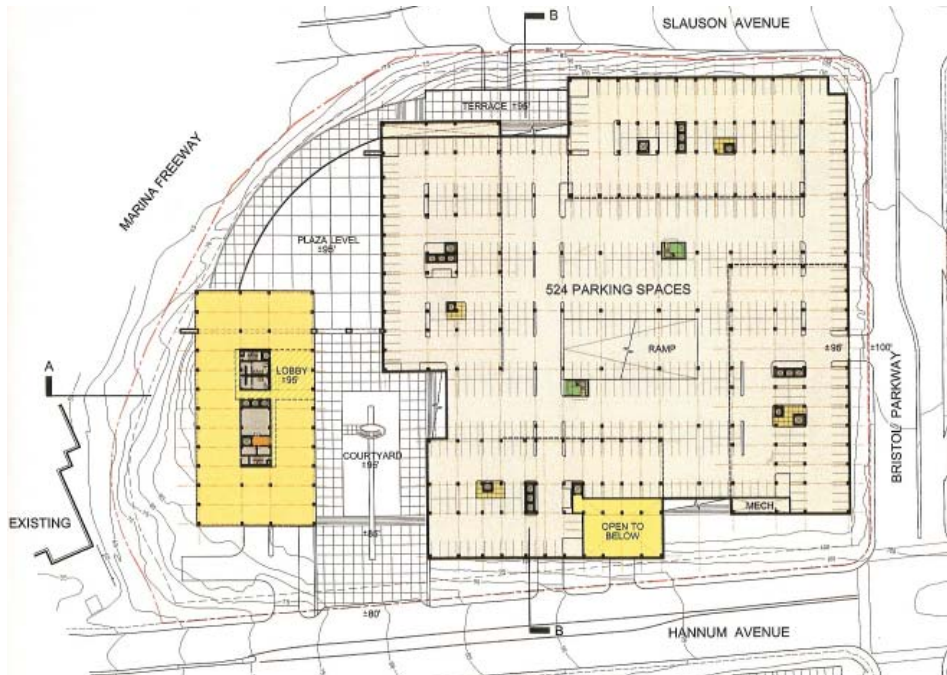
This 800,000 square foot project consists of a series of five low-rise office buildings designed to maximize open space and view corridors and to eliminate the impact of above grade parking structures. The development will also include a free-standing retail arcade and conference center. Designed under the direction of Christopher Coe while Managing Director and Director of Design of Architectonica Los Angeles.



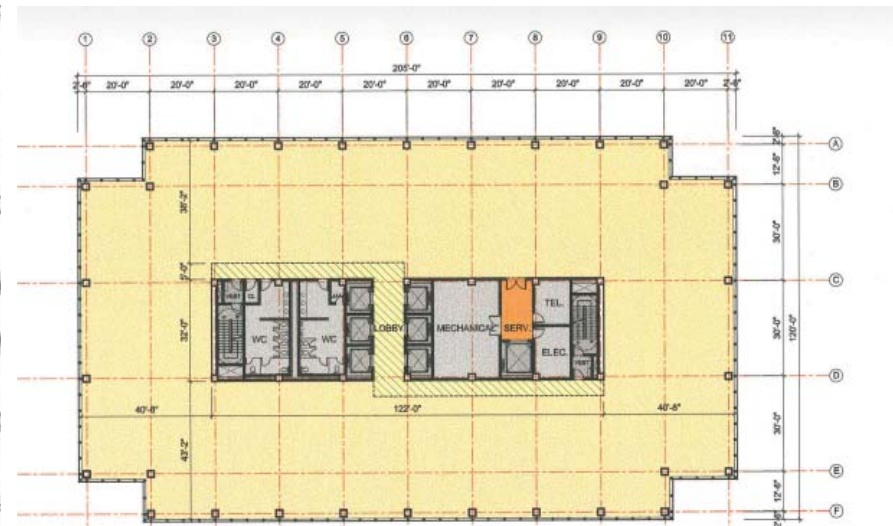
GROUND FLOOR PLAN



TYPICAL UPPER FLOOR PLAN



TYPICAL MIDDLE FLOOR PLAN



TYPICAL OFFICE FLOOR PLAN