

ROBERT L. STARK

President and Chief Executive Officer, Robert L. Stark Enterprises

Bob Stark has been developing real estate since 1974. He is a native Clevelander who is married and has four children. Bob has been dedicated to improving quality of life and maximizing the economic success of Northeast Ohio through the many commercial and residential communities he has developed over the years. He is a graduate of Hawken School, Case Western Reserve University Law School, the University of Rochester and is a member of the Ohio Bar.

Robert L. Stark Enterprises, Inc. is an organization of individuals focused on developing, constructing, and managing shopping centers, hotels, multi-family housing properties and mixed-use lifestyle venues. Stark Enterprises is the premier upscale open-air shopping center developer in Ohio with the development of nearly 4,000,000 square feet of shopping centers in the past twelve years. Many of the company's shopping centers have won architectural and design awards, and have gained widespread critical acclaim throughout the real estate industry. Stark Enterprises has built close business relationships with the nation's biggest and finest retailers including Barnes and Noble Booksellers, Bed Bath & Beyond, Borders Books & Music, The Gap, Lowe's, OfficeMax, Old Navy, Starbucks and Wal-Mart.

One of Stark's newest developments is Eton Chagrin Boulevard in Woodmere. This mixed-use collection of exclusive specialty shops, restaurants and offices will define the image of Chagrin Boulevard, long considered to be Cleveland's premier address. Eton Chagrin Boulevard currently is undergoing a significant renovation of its existing retail space, while adding 100,000 square feet of new retail and restaurant space to the development. Pedestrian walkways throughout the development will be finished with extensive landscaping, sculpture, fountains and hardscape amenities.

Soon to be counted among the 17 commercial properties developed by Stark Enterprises is a 1.7 million square feet, 75-acre mixed-use lifestyle development called "Crocker Park" in Westlake, Ohio, opening in October 2004. The new Crocker Park community is a combination of residential, retail and Class-A office space that will be located immediately adjacent to The Promenade of Westlake. Approximately 52% of the development will be dedicated to luxury townhouses and loft apartments, 35% of the property will be dedicated to exclusive retail shops and restaurants, and 13% will be professional offices. This type of new urban traditional neighborhood development is brand new to Northeast Ohio. Brick-paved streets, street corner kiosks, dramatic park and garden areas, interactive water fountains, artistic wrought ironwork, and eclectic street furniture will create a highly evocative, interactive, and integrated neighborhood for all who live, work and play within Crocker Park.

Bob Stark has been a tremendous supporter of Northeast Ohio. He has spent his entire career working to enhance the places where Greater Clevelanders live, work and play. Not only does Bob and the likeminded members of his organization create these commercial communities, but Robert L. Stark Enterprises manages the properties as well, ensuring that they continue to evolve to meet the needs of the communities they serve and continue to set a standard of excellence for others to emulate.

A list of additional commercial communities that have been developed and/or managed by Stark Enterprises is attached.

**STARK ENTERPRISES
PROPERTIES PORTFOLIO**

<u>Property Name</u>	<u>Location</u>	<u>Major Tenants</u>
Betco Properties	Brooklyn	Sam's Club
Brooklor Plaza	North Olmsted	Golf Galaxy OfficeMax T.J. Maxx
BSN, LLC	Bath Township	Lowe's Home Improvement
Cinemark-24	Valley View	Champps Cinemark Theater Hoggy's Quaker Steak & Lube
Crocker Park	Westlake	Abercrombie & Fitch Acorn American Eagle Banana Republic Barnes & Noble Brio Champps Cheesecake Factory Chico's Claddaugh's Irish Pub Coach Coldwater Creek Dick's Sporting Goods Eddie Bauer Express – Express Men GAP H & M Hoggy's Hollister Indigo Nation J Crew J. Jill Pac Sun Steve Madden Talbots Trader Joe's Urban Outfitters Victoria's Secret White House Black Market Z Gallerie
Crocker Detroit Office LP	Westlake	U.S. Bank

**STARK ENTERPRISES
 PROPERTIES PORTFOLIO (CONTINUED)**

<u>Property Name</u>	<u>Location</u>	<u>Major Tenants</u>
F&S Enterprises II	Brooklyn	First Merit Bank
JRB Development, LLC	Mayfield Heights	AT&T
OfficeMax Plaza	Bath Township	Kinko's OfficeMax Starbuck's
The Promenade of Westlake	Westlake	Bed Bath & Beyond Border's Books & Music U.S. Bank Bombay Giant Eagle Max & Erma's OfficeMax Regal Cinema TGI Friday's
Rosemont Commons	Fairlawn	Bed Bath & Beyond Max & Erma's Michael's Crafts PETsMART Sam's Club Tops Verizon Wal-Mart
Sam's LLC,	Jackson Township	Sam's Club
Sam's Outlot, LLC	Jackson Township	Sam's Club IHOP
Shops of Fairlawn	Fairlawn	Pier One Imports Sears Hardware Sofa Express Hallmark Men's Wearhouse
SOM Center Plaza	Mayfield Heights	AT&T Cord Camera Exercare Mailboxes, Etc.
Stow Falls Plaza	Stow	American Greetings Best Cuts CVS Sears Hardware

**STARK ENTERPRISES
 PROPERTIES PORTFOLIO (CONTINUED)**

<u>Property Name</u>	<u>Location</u>	<u>Major Tenants</u>
The Strip	Jackson Township	Babies-R-Us Bed Bath & Beyond Borders Books & Music Giant Eagle Lowe's Marshall's OfficeMax Old Navy Sofa Express Starbuck's Stein Mart Tinseltown Wal-Mart
Tiedeman Development LLC	Brooklyn	Panera Bread
West Market Plaza	Bath Township	AMC Litehouse Pools MC Sports Metropolitan Savings Bank Mustard Seed Market a Café Old Navy T.J. Maxx
West 117 th Street Plaza	Cleveland	Spin Cycle Staples

**STARK ENTERPRISES
PROPERTIES PORTFOLIO (CONTINUED)**

<i><u>Property Name</u></i>	<i><u>Location</u></i>	<i><u>Size</u></i>
Covington Valley	Millcreek Township, PA	43 units
Enclave Apartments	Fairlawn	104 units
Puritas Hotel LP; Baymont Inn	Cleveland	116 units
Ridgehills Hotel LP; Holiday Inn	Wickliffe	215 sleeping rooms, 15 banquet rooms, pub, café
Terraces at Northridge	Brooklyn	256 units
Terraces on the Green	Green	280 units