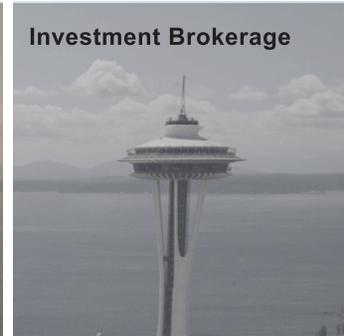
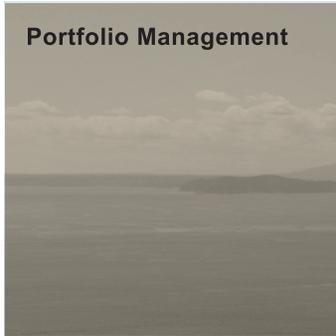


# RESPECTIVE CLIENTS

AECOM Group  
BP North America  
Bank of America  
Barbee Mill Company  
Bonneville Communications  
Boxlight Corporation  
Burlington Northern Santa Fe Railroad  
Canada Cartage Company  
Casper Joint Powers Board  
City of Everett  
City of Seattle  
Davis Wright Tremaine  
Ditty Properties, Inc  
Eagle River, Inc.  
Everett School District  
Family Trusts  
First American Title Company  
Fisher Communications  
Flatiron Properties  
Forecastle Timber Company  
Hascal Sjoholm & Company  
Ilahie Holdings  
JH Baxter & Company  
Marion Company  
Mattel Toy Co.

Medina Foundation  
Microsoft Corporation  
Miller Land and Timber  
Olympic Resource Management  
OMNI  
Pacific Lumber and Shipping  
Pacific Hospital Preservation & Development Authority  
Plywood Supply Company  
Port Blakely Communities  
Port of Bellingham  
Port of Tacoma  
Saltchuk Corporation  
Seattle Times Company  
Skyway Luggage Company  
Stellar Holdings  
Sumitomo  
Teufel Nursery Group  
Texaco Corporation  
The Conservation Fund  
Voldal Wartelle & Company  
Waste Management Inc.  
Weyerhaeuser Realty Investors

# ASSISTING COMPANIES WITH A FULL RANGE OF REAL ESTATE SERVICES FOR OVER 20 YEARS



**CENTURYPACIFIC LLLP**  
1201 THIRD AVENUE, SUITE 1680  
SEATTLE, WA 98101

PHONE: (206) 757-8890  
FAX: (206) 757-7890

[WWW.CENTURYPACIFICLLP.COM](http://WWW.CENTURYPACIFICLLP.COM)

**CENTURYPACIFIC LLLP**



Our diverse range of real estate services and experience enable you to find all your real estate needs in one place.



CenturyPacific is a boutique real estate advisory and asset management firm with the philosophy of making the full range of our principals' experience available to a limited number of clients. This approach, along with a basic philosophy of aligning the firm's interest directly with those of its clients, truly sets CenturyPacific apart from traditional real estate brokerage services.

The principals of CenturyPacific LLLP have structured, negotiated and closed over \$3 billion of acquisitions, dispositions, joint ventures, development agreements and leases as well as developed a wide range of commercial and residential projects.

This experience gives CenturyPacific a perspective of real estate and the real estate process that is readily transferable to its clients.

ASSET & PORTFOLIO MANAGEMENT

Many local and national firms use CenturyPacific as their outsourced real estate department. In this regard, we provide oversight of our clients' real estate asset and portfolio strategy.

LEASING SERVICES

CenturyPacific is a leading tenant representation broker, including assignments locally, nationally and internationally. A commercial lease represents a very significant asset (and liability) for most businesses and requires a comprehensive real estate strategy.

CenturyPacific is equipped to provide this total strategy from inception through occupancy. This service highlights CenturyPacific's expertise in identifying objectives, market evaluation, legal issues and the various other elements of creating this valuable asset.

INVESTMENT BROKERAGE

CenturyPacific has successfully represented clients in acquisition and disposition transactions. Assignments range in value from a few hundred thousand dollars to several hundred million dollars. Each assignment, regardless of size or complexity, is handled with the same level of attention to detail.

LAND VALUE ENHANCEMENT

CenturyPacific, L.P. is currently involved in a number of major land value enhancement and marketing projects with clients and joint venture partners. Land value enhancement is the multi-disciplined task of bringing undeveloped or under-developed real estate to a developable state. It requires the choreography of land planning, zoning, market and economic analysis, infrastructure development, community relations and many other simultaneous activities. While complex, it is a phase in which great value may be created with the expenditure of comparatively little capital. CenturyPacific principals have successfully managed the land development phase of such diverse real estate as suburban business parks, master planned communities, industrial parks and high-density urban parcels.

DEVELOPMENT

CenturyPacific's extensive experience in real estate evaluation and development provides a solid base for assisting businesses and investors in fulfilling their real estate requirements. This experience, together with the business backgrounds of the CenturyPacific principals, gives them a rare perspective from both the user and real estate investor sides of the equation.

PROJECT AND LAND USE FEASIBILITY ANALYSIS

Project and land use feasibility analysis is the process of evaluating unimproved or under-improved real estate to determine its potential. Whether the objective is rezoning, development, leasing, or sale, it is vital for the owner or purchaser to have a clear vision of available options. The starting point is a strategic assessment of the asset, its current status, its value, its potential and a plan to realize this potential. The principals of CenturyPacific have analyzed hundreds of sites and buildings for development potential and financial feasibility.

BROWNSFIELD REDEVELOPMENT

CenturyPacific's development expertise includes brownfields redevelopment. Brownfields are former industrial sites and properties that may be available for reuse or redevelopment. Their prior uses create unique regulatory, land-use and financial constraints that must be overlaid on the normal land development process. This specialty brings all of CenturyPacific's land use feasibility and land value enhancement skills to bear. The principals of CenturyPacific have evaluated literally dozens of former industrial sites throughout the United States for their reuse and enhancement potential. These include rail yards, steel mills, coal gasification plants, saw mills, gas stations and bulk oil terminals. The breadth of this experience provides a unique ability to provide quick and accurate reuse assessments.

REAL ESTATE INVESTMENT BANKING

CenturyPacific provides clients with a full suite of real estate investment services. Principals have handled acquisition, dispositions, joint ventures and capital investments throughout the United States, involving office buildings, hotels, undeveloped land, partnership interests and ground leases. Assignments range from the sale of a majority position in a \$100 million publicly held real estate company to joint ventures for large parcels with long-term build-out potential. CenturyPacific has also developed strategic plans for the real estate operations of major corporate

