

DEVELOPMENT SUMMARY

COMPLETED PROJECTS

PROJECT NAME	LOCATION	COMPLETION DATE	S.F.	ANCHOR
GLENDALE SHOPPES	2200 E. 62 nd Street Glendale Mall Indianapolis, IN	08/90	10,800	Scrapbook Depot, TCBY, Papa Murphy's
NORTH BY NORTHEAST SHOPPES	96 th Street & I-69 Wal-Mart/Sam's Outlot - Fishers, IN	06/91	10,368	Blockbuster Video, Marble Slab, Roly Poly
NORA SHOPPES <i>(Sold 9/93)</i>	1221 E. 86 th Street Indianapolis, IN	05/92	8,400	Video Vault
BOX OFFICE VIDEO	5215 N. College Indianapolis, IN	12/92	6,000	Movie Gallery
THE MEADOWS SHOPPES	2816 E. 38 th Street Indianapolis, IN	06/93	17,250	CVS Corporation
FISHERS CROSSING SHOPPES	11700 N. Allisonville Road Fishers, IN	11/93	23,200	McNamara Florist, Dairy Queen, Hallmark Mark Pi Restaurant
LAFAYETTE COMMONS <i>(Sold 1/03)</i>	SR 26 & Creasey Lane Lafayette, IN Wal-Mart/Sam's Club Center	11/93	31,600	Shoe Carnival
THE SHOPPES AT SPRINGS STATION <i>(Sold 4/95)</i>	Breckenridge Road & Waterson Expressway Louisville, KY	01/94	17,850	Blockbuster Video, The Italian Oven Rest.
WALGREEN DRUGSTORE <i>(Sold 5/95)</i>	Kessler Boulevard & Michigan Road Indianapolis, IN	3/94	13,000	Walgreen Drugstore
WALGREEN DRUGSTORE <i>(Sold 6/95)</i>	75 th & Shadeland Avenue Indianapolis, IN	03/95	13,500	Walgreen Drugstore
SHADELAND CROSSING SHOPPES	75 th & Shadeland Avenue Indianapolis, IN	03/95	9,600 + outlot sales	Movie Gallery
GEIST CROSSING	79 th & Fall Creek Road Indianapolis, IN	08/95	41,600	Kroger, GNC, Kiddie Academy
LANTERN CROSSING	96 th & Lantern Road Fishers, IN	12/95	36,200	Hallmark Cards, GNC, Frasier's Gourmet
FAIRFIELD COMMONS <i>(United Artists Sold 1997; Kohl's Sold 2002)</i>	E. 96 th Street & I-69 Indianapolis, IN	04/97	137,554 + outlot sales	United Artists Theatre Kohl's Dept. Store

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WINDERMERE SHOPPES <i>(Sold 7/04)</i>	E. 96 th & Mollenkopf Fishers, IN	05/97	25,722	CVS Corporation, Dairy Queen
MIDDLETOWN CROSSING <i>(Sold 5/99)</i>	Shelbyville / Aiken Road Middletown, KY	05/97	25,050	Blockbuster Video BW-3 Restaurant
EAGLE HIGHLAND SHOPPES <i>(Sold 8/04)</i>	Eagle Creek Parkway Indianapolis, IN	12/97	16,800	Tuchman Cleaners Cardinal Fitness
FALL CREEK STORAGE <i>Self-Storage - (Sold 1/02)</i>	7800 Fall Creek Road Indianapolis, IN	5/98	70,000	Storage USA
WESTON SHOPPES <i>(Sold 8/06)</i>	106 th & Michigan Road (SR 421) Carmel, IN	1/99	32,400	Hallmark, Blockbuster, Subway
NEW AUGUSTA SHOPPES <i>(Sold 1/04)</i>	71 st & Georgetown Road Indianapolis, IN	7/99	15,900	Los Rancheros, Hollywood Video
GEIST CROSSING II	79 th & Fall Creek Road Indianapolis, IN	8/99	12,600	Pizza Hut, Big League Barbers, Carlson Wagonlit Travel
NORTH BY NORTHEAST II	East 96 th Street Fishers, IN	9/99	12,240	Qdoba, T-Mobile, Electronics Boutique
MICHIGAN ROAD STORAGE <i>Self-Storage - (Sold 1/02)</i>	82 nd St. & Michigan Road (SR 421) Indianapolis, IN	11/99	85,000	Storage USA
WALGREEN DRUGSTORE <i>(Sold 12/00)</i>	U.S. 36 & Dan Jones Road Avon, IN	6/00	15,120	Walgreen
WEST CARMEL SHOPPES <i>(Sold 12/05)</i>	106 th St. & Michigan Road Carmel, IN	4/00	28,000 + outlot sales	Reno's Music, Rosselli's Pizza, 106 th Street Grill
WALGREEN DRUG STORE	106 th St. & Michigan Road Carmel, IN	4/01	15,120	Walgreen
BURGER KING <i>(Sold 12/03)</i>	7140 Georgetown Road Indianapolis, IN	9/97	3,500	Burger King
SUPER TARGET <i>(Developed and Sold Site 2001)</i>	106 th St. & Michigan Road Carmel, IN	8/01	175,000	Target Corp.
VILLAGE AT EAGLE CREEK SHOPPES <i>(Sold 8/02)</i>	38 th St. & Eagle Creek Parkway Indianapolis, IN	4/02	7,560	Ossip Optometry Jersey Mike's
CHAPEL HILL SHOPPING CENTER <i>(Purchase and Renovation)</i>	W. 10 th & Girls School Road Indianapolis, IN	8/02	119,000	O'Malia's, CVS, Starbucks
BAYVIEW CLUB APARTMENT HOMES <i>(Sold 7/05)</i>	75 th St. & Shadeland Avenue Indianapolis, IN	11/04	240,000 (236 units)	Multi-tenant Residential

*Projected Dates

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SOUTH ELGIN SHOPPES <i>(Sold 8/04)</i>	Randall Road and McDonald South Elgin, IL	5/03	10,014	Chipotle, US Cellular, Back To Bed, Brad Olson Tan
THE SHOPPES AT GENEVA COMMONS <i>(Sold 7/05)</i>	Randall Road and Bricher Geneva, IL	7/03	23,950	The Vitamin Shoppe, Baja Fresh, EB Games, Jimmy John's, Nextel, Carvel Ice Cream
WINDERMERE PLACE	E. 96 th Street and Mollenkopf Road Indianapolis, IN	10/03	16,800	Cardinal Fitness, Great Clips, Dentist, Nail Salon
THE SHOPPES AT BROOKFIELD COMMONS <i>(Sold 4/06)</i>	Moorland Rd. and Bluemound Road Brookfield, WI	10/04 Phase 1 6/05 Phase 2	42,620	Chipotle, Starbucks, Vitamin Shoppe, Subway, American Home Mortgage, Carezza Salon, Celebrity Kids
THE SHOPPES AT FOUNTAIN SQUARE	16010 Bluemound Road Brookfield, WI	11/05	10,236	Jared's Jewelers, Motherhood Maternity
STARBUCKS (FREE-STANDING) <i>(Sold 3/06)</i>	1902 S. Memorial Drive New Castle, IN	2/06	1,800	Starbucks
STARBUCKS (FREE-STANDING) <i>(Sold 7/06)</i>	1921 S. Walnut Street Bloomington, IN	6/06	2,114	Starbucks
STARBUCKS (FREE-STANDING) <i>(Sold 2/07)</i>	1246 E. Tipton Street Seymour, IN	8/06	1,800	Starbucks
STARBUCKS (FREE-STANDING) <i>(Sold 3/07)</i>	1037 W. 7 th Street Auburn, IN	1/07	1,800	Starbucks
STARBUCKS (FREE-STANDING) <i>(Sold 4/07)</i>	110 Lee Blvd. Shelbyville, IN	1/07	1,800	Starbucks
STARBUCKS (FREE-STANDING) <i>(Sold 4/07)</i>	3015 16 th Street Bedford, IN	8/06	1,800	Starbucks
STARBUCKS (FREE-STANDING) <i>(Sold 7/07)</i>	631 South Glenstone Springfield, MO	4/07	1,800	Starbucks
STARBUCKS (FREE-STANDING) <i>(Sold 12/07)</i>	Southport and Gray Roads Indianapolis, IN	6/07	1,800	Starbucks
STARBUCKS (FREE-STANDING) <i>(Sold 3/08)</i>	Wayne and Calvary Streets Angola, IN	7/07	1,800	Starbucks
STARBUCKS (FREE-STANDING) <i>(Sold 4/08)</i>	1800 N. Lincoln Street Greensburg, IN	7/07	1,800	Starbucks

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THE SHOPPES AT CAROL STREAM	North Avenue and Schmale Road Carol Stream, IL	3/07	21,096	Ideal Fitness, Starbucks, Pho Pasteur Vietnamese Bistro
STARBUCKS (FREE-STANDING)	SE Walton Blvd. and J Street Bentonville, AK	1/08	1,800	Starbucks

PROJECTS UNDER CONSTRUCTION

PROJECT NAME	LOCATION	COMPLETION DATE	S.F.	ANCHOR
THE SHOPPES ON GRANT STREET	100 th and Grant Streets Thornton, CO	5/08	19,320	Qdoba, Buffalo Wild Wings, CiCi's Pizza

**Projected Dates*

PLANNED PROJECTS

PROJECT NAME	LOCATION	COMPLETION DATE	S.F.	ANCHOR
MAIN AND GRAHAM	Main and Graham Streets Greenwood, IN	TBD	TBD	TBD
THE SHOPPES AT THORNTON COMMONS	I-25 and State Road 7 Thornton, CO	TBD	140,000	TBD

**Projected Dates*