



Curriculum Vitae

George Hedley

Construction & Real Estate Development

Owners Representative

Consultant & Expert Witness

2021

George Hedley Hedley Construction & Development Inc.

Rancho Mirage & Newport Beach, CA

Cell Phone: 949-633-2240 Fax 760-992-5343 Email: GH@HardhatPresentations.com

www.HedleyConstruction.com





George Hedley

Resume & Qualifications



George Hedley is the founder and CEO of Hedley Construction & Development, Inc., (Hedley) a major commercial, office and industrial building general contractor, real estate developer, business park owner, real estate investor and manager headquartered in Rancho Mirage & Newport Beach, California. He has over 48 years of experience building, developing and managing commercial, industrial, office and residential projects primarily in Southern California and the Las Vegas area. Today, Hedley focuses on construction consulting and Owners Representative services.

As a General Contractor and Owners Representative, Hedley has built more than 750 projects totaling in excess of 15 million square feet costing over \$700 million. George has acted as a field superintendent, project manager, estimator, general contractor, and subcontractor. Hedley was founded in 1977 and steadily grew to \$50 million annual volume by 1987 with projects averaging from \$150,000 to \$10 million. Hedley has been listed numerous times in the Top 20 largest general contractors headquartered in Orange County, California. Hedley's many projects built: commercial & industrial buildings; retail stores & shopping centers; manufacturing facilities & corporate headquarters; office & medical buildings; self-storage mini-warehouses; tenant improvements; and off-site street improvements & land developments. In addition he has built several custom homes & apartment projects.

As a Commercial Real Estate Developer, George Hedley has participated as a principal or manager in the ownership, investment, project development, acquisition, planning, entitlement, permitting, design team coordination, financing, pre-construction, architecture and engineering, construction, project management, sales, leasing, and asset management of over 30 projects totaling over \$200 million and 2,200,000 square feet of commercial, industrial and office projects. In addition, George Hedley owns and manages over 100,000 square feet of commercial office and industrial buildings.

George Hedley currently provides personal "hands-on" construction management and owner's representative services, consulting, construction litigation support and other specialized construction services. These services include: project completion analysis, consulting, feasibility studies, inspections, management, estimating, cost analysis, scheduling, defect analysis, dispute resolution and expert witness support.

George also owns **HARDHAT Presentations & Hardhat BIZSCHOOL** - Online University For Contractors. He is one of the top professional speakers and authors to the construction industry across the USA. He presents over 40 workshops, seminars and speeches annually to industry associations and companies. He has written several books including: "Get Your Construction Business To Always Make A Profit!", "Profit-Driven Estimating & Bidding Strategies", "Field & Project Management Systems That Work", "General Contracts & Subcontracts 101", and "Construction Financial Management 101". He also a regular columnist and has written over 250 articles published in over 20 different construction industry magazines including "Construction Business Owner" every month.

Expert Witness Services Offered

Construction Business Standard Practices
General Contractor & Subcontractor Standard Of Care
Contract Claims, Disputes & Change Order Analysis
Plans & Specifications & Scope Of Work Review
Contract Disputes Between Contractors & Owners
Contract Disputes Between Subs & General Contractors

Real Estate Development Standard Practices & Processes
Real Estate Developer Liability & Responsibility
Development Budgets & Proformas
Responsibility Of Developer, Architects & Engineers

Cost Estimating & Budgets
Project Site Inspections,
Defect Analysis & Remedies
Project Completion & Scheduling
Cost Of Completion & Replacement
Plan Reviews, Field Operations, & Project Reports

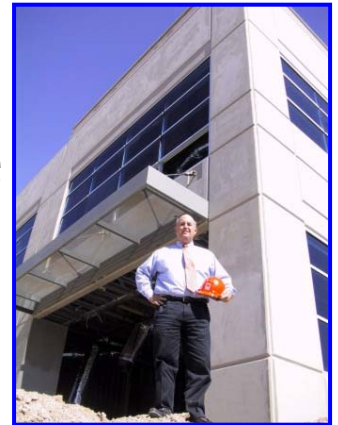
Construction Management Practices & Responsibility
Developer & Contractor Practices & Standards
Contract Management, Banking Standards, LLC
City Entitlements, Approval Process & Permitting





George Hedley

Education, Licenses, Employment & Honors



Education: University of Southern California
Bachelor of Science 1972, Civil / Structural Engineering

Licenses: George Hedley California Contractors License # 316,808
Hedley Construction & Development Inc. License # 391412
Classification B: General Building Contractor

Employment:

- 1972** **Bechtel Corporation** **Civil - Structural Engineer**
Norwalk, California
- 1972 - 1975** **Alex Robertson Company** **Construction Estimator, Project Manager,**
Irvine, CA. **Project Engineer & Field Superintendent**
- 1975 - 1977** **Linkletter Properties** **Construction Division Manager**
Newport Beach, CA. **Project Manager, Chief Estimator & Field Supt.**
- 1977 - 1992** **Hedley Builders, Inc.** **President, Owner & Founder**
Newport Beach, CA. **General Contractor**
- 1992 - 2017** **Hedley Construction & Development, Inc.** **CEO, President, Owner & Founder**
Newport Beach, CA - **General Contractor, Developer & Owners Representative/CM**
- 2018 - Today** **Hedley Construction & Development, Inc.** **CEO, President**
Rancho Mirage & Newport Beach, CA **Owners Representative & Consultant**
- 1999 - Today** **Hardhat Presentations** **Hardhat BIZCOACH** **Hardhat BIZSCHOOL**
Construction Industry Professional Business Coach & Professional Speaker

Service, Honors & Recognition:

- "Entrepreneur of the Year" 1988 - Construction**
Ernst & Young & 'INC' Magazine, Orange County, CA
- Past President** Southern California Builders Association
Associated Builders & Contractors - Southern California
Orange County Builders Association
- Past Board Of Director** National Association Of Industrial and Office Parks
- American Arbitration Association** Orange County Construction Arbitrator
- National Speakers Association** Certified Speaking Professional - 2005 to Now
- Professional Business Coaches Alliance** Certified Professional Business Coach - 2008 to now
PBCA Business Coach Of The Year 2017



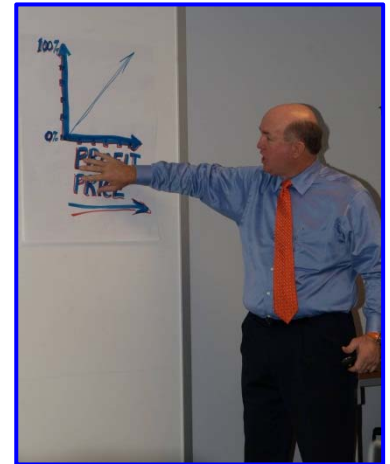
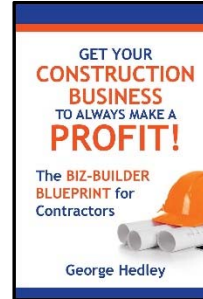


George Hedley

Publications & Speaking Presentations

Books Written & Published By George Hedley:

- Get Your Construction Business To Always Make A Profit!
- Profit 101 For Contractors
- The Business Success Blueprint For Contractors
- Construction Financial Management 101
- Profit-Driven Estimating & Bidding Strategies
- Construction Field & Project Management Systems
- General Contracts & Subcontracts 101



Speaking Engagements At Annual Construction Conferences

- | | | |
|--|------------------------------|---------------------------|
| World of Concrete | International Roofing Expo | Con-Expo |
| Professional Estimators Conference | Surfaces Conference | BTW Software Conference |
| Nat'l Painting Assn. Conference | Tile Contractors Assn. Conf. | Viewpoint Software Conf. |
| Glass Association Conference | Replacement Contractors | Sage Software Conference |
| Independent Electrical Contractors Assn. | Canada Builders Conference | Construction CPA Assoc. |
| Construcion Financial Management Assn. | Concrete Construction Conf. | Structural Building Conf. |

Speaking Engagements @ Construction Industry Associations

- | | |
|--|--|
| Associated General Contractors | American Society of Professional Estimators |
| Ceilings Interiors Systems Constr. Assn | Plumbing Heating Cooling Contractors Association |
| Construction Financial Management Assn | Power Communication Contractors Association |
| Insulation Contractors Assn of America | National Association of Electrical Distributors |
| Natl Association Surety Bond Producers | Painting Decorating Contractors Association |
| National Demolition Contractors Assn | National Electrical Contractors Assn |
| National Ready-Mix Concrete Assn | American Concrete Pumping Association |
| Building Officials & Code Administrators | National Utility Contractors Association |
| American Subcontractors Association | American Fire Sprinklers Association |
| National Frame Builders Association | Construction Specifications Institute |
| Concrete Steel Reinforcing Institute | National Wood Flooring Association |
| Associated Builders & Contractors | Concrete Foundation Association |
| American Fence Association | Tilt-Up Concrete Association |
| Tile Contractors Association | Architectural Pre-Cast Concrete Association |

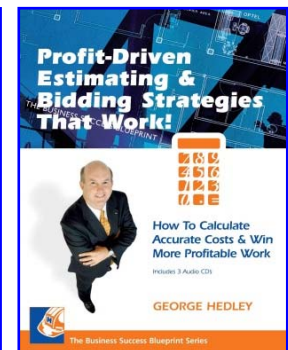
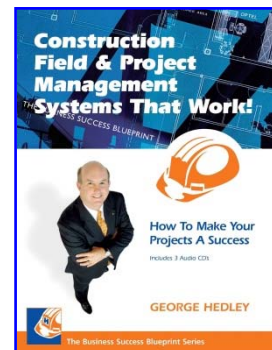


Regular Monthly Magazine Columnist – George Hedley Has Over 250 Published Articles

- | | |
|----------------------------------|-------------------------|
| Construction Business Owner | Metal Construction News |
| For Construction Pros | Lawn & Landscape |
| Insights - Electrical Contractor | Concrete Today |
| Masonry Magazine | Rural Builder |

Speaking Programs & Seminars Presented By George Hedley

- The 'Business \$uccess Blueprint' For Contractors!
- Construction Field & Project Management Systems That Work!
- Construction Project 'Must Do' Field & Productivity Systems!
- Calculate Accurate Labor, Materials, Overhead & Profit!
- Managing Change Orders Effectively!
- Profit-Driven Estimating & Bidding Strategies That Work!
- Winning & Managing Negotiated & Design-Build Contracts!





Hedley Construction & Development Inc.



Partial List Construction Clients

Aerojet Ordnance
Aetna Life Insurance
Aircraft Spruce
Albertsons
American Cancer Society
American Institute of Architects
American Red Cross
Amscan Products
Apria Healthcare
Automobile Club of Southern California
Bay Development Corp.
Bergin Brunswig
Bixby Land Company
British Aerospace
Brush Creek Ranch Development
CARR Manufacturing
Carson Dominguez Properties
Carson Estate Company
Church of the Foothills
Circuit City
Coca Cola Foods
Costco / Price Club
CT Realty Corporation
Essex Realty Management Inc.
El Dorado National
El Toro Marine Base
Fujita Corporation, U.S.A.
Gale Company
Gateway Computers
General Monitors
Home Depot
Insight Health Services
Kimberly Clark
K- Mart
La Canada Holdings
Laidlaw Transit Services
Laguna Woods

McDonnell Douglas
McLaren Auto Center
Mervyn's
Mission Land Company
MV Transportation
Nabisco Brands, Inc.
Odetics, Inc.
O'Donnell Partners
O Entertainment
Pacific Gulf Properties
Price Club / Costco
Principal Mutual Life Insurance
Redline Self Storage
SAI Management
Santa Fe Pacific Realty / Catellus
Sears HomeLife
Sheraton Hotel
Shurgard Self Storage
South County Senior Center
Stanley Acme
Sterigenics International
The Hamilton Company
The Irvine Company
The Orange County Register
Toys 'R Us
University of California Irvine
US Labs/Accupath
WalMart Stores, Inc.
Wells Fargo Bank





HEDLEY Construction & Development, Inc.



Major Construction Projects - Partial List

Accupath Laboratories 50,000 S.F. Corporate Headquarters and Laboratories	\$ 2,050,000.
Affordable Housing Thermal – J. V. 28 Townhomes	\$ 1,675,122.
Aircraft Spruce, Corona 62,413 S.F. Corporate Headquarters & Distribution	\$ 2,040,000.
Airport Distribution Center, Ontario 196,843 S.F. 3 Building Industrial Multi-Tenant Park	\$ 6,321,000.
Albertson's Market, Hesperia 45,538 S.F. Market	\$ 1,536,000.
American Self Storage, Long Beach 114,712 S.F. Mini-Storage Conversion & New 3 Story	\$ 2,145,000.
American Self Storage, El Segundo 134,192 S.F. Four-story Mini-Warehouse Facility	\$ 3,000,000.
Amscan Distribution Building, Temecula 98,000 S.F. Warehouse Distribution Facility	\$ 4,626,565.
Anaheim Industrial Center, Anaheim 103,333 S.F. - 20 Building Industrial Park	\$ 4,158,000
Apria Healthcare, Lake Forest 100,000 S.F. 2 Office Buildings + Tenant Improvements (\$2,425,470)	\$ 7,365,470.
Bake Office Plaza, Lake Forest 61,000 S.F. 6 Building Office Park	\$ 3,069,000.
Bay Corporate Center, Anaheim 122,727 S.F. Two-story Office Project & Tenant Improvements	\$ 4,200,000.
Bay Santa Fe Springs Industrial, Santa Fe Springs 132,451 S.F. 8 Two-story Industrial Buildings	\$ 3,948,000.
Bay Technology Center, Irvine 2 story, 2 Building Office Project - 110,000 S.F.	\$ 3,650,000.
Bixby Land Building, Lake Forest 76,870 S.F. Corporate Office Building	\$ 3,405,444.
Brea Canyon Business Park, Walnut 79,869 S.F. 5 Multi-Tenant Office Industrial	\$ 3,240,000.



HEDLEY Construction - Construction Projects - continued

California Self Storage, Anaheim 186,000 S.F. Two-story 6 Building Mini-Warehouse	\$ 3,200,000.
Carson Estate, Rancho Dominguez Two 2 story 77,678 S.F. Industrial Office Buildings	\$ 1,736,000
Cathedral City Public Library – J.V. 20,000 S.F. Library	\$3,156,967
Compucable, Irvine 50,254 S.F. 2 Corporate Office Buildings	\$ 1,837,000.
Convention Center Inn, Anaheim 3 Story Hotel Restoration/ 3,500 S.F. Registration Bldg.	\$ 1,379,341.
Creative Bus, Chino 18,000 S.F. Commercial Building	\$ 1,780,000.
Crescent Bay Pacific Commerce Center, Lake Forest 6 Building 199,758 S.F. Industrial/Office Park	\$ 6,924,000.
Crescent Bay R & D, Lake Forest 60,000 S.F.	\$ 2,270,000.
C.T. Bell Ranch Business Park, Santa Fe Springs 47,432 S.F. Multi-Tenant Industrial Park	\$ 1,781,000.
C.T. El Segundo 90,000 Renovation and Remodel to Flex-Tech	\$ 2,100,000.
C.T. Fullerton, Fullerton 85,069 S.F. Office/Storage Units	\$ 4,059,895
Desert Palm Hotel, Anaheim Two Phase Hotel Expansion	\$ 9,000,000.
El Dorado Bus Manufacturing, Mira Loma 200,000 S.F. Tilt Up Bus Assembly Plant	\$ 6,809,842.
Essex Orangeshow Commerce Center, San Bernardino 233,600 S.F. Industrial Park	\$13,500,000.
Essex Corporate Center, Santa Ana 94,722 S.F. Corporate Headquarters	\$ 2,399,000.
Export Terminal Facility, City of Los Angeles 10 Building Port Of Los Angeles	\$ 3,515,282.
Father Flanigans Boys Town, Trabuco Canyon Residential Homes	\$ 1,189,000
Gateway Computers, Lake Forest 100,000 S.F. 2 Office Buildings	\$ 4,330,000.



HEDLEY Construction - Construction Projects – continued

Green River Business Park, Corona 191,415 S.F. 2 Story Business Park	\$ 5,644,000
H-BIZCTR Irvine, Irvine 73,736 S.F., 12 Industrial Bldgs.	\$ 4,430,016.
H-BIZCTR Ontario, Ontario 95,716 S.F., 9 Industrial Bldgs.	\$ 4,707,360.
H-BIZCTR Orange, Orange 79,655 S.F., 6 Industrial Bldgs. w/ 19 Units	\$ 5,107,394.
High Park Office Complex, Mission Viejo 77,390 S.F. 10 Professional Two-story Office Buildings	\$ 5,153,000.
Home Club, Victorville 106,324 Retail Store	\$ 3,785,000.
Huntington Industrial Center, Huntington Beach 117,973 S.F. 18 Industrial Buildings	\$ 3,350,000.
Indian Wells City Civic Center Maintenance Building 5,000 S.F.	\$ 306,000
Irvine Company – Sammis Venture, Irvine 109,115 S.F. 2 Story Office Buildings	\$ 4,125,000
Irvine Company – Lincoln Venture, Irvine 75,000 S.F. 2 Story Office Buildings	\$ 2,611,000
K-Mart, Ontario 93,000 S.F. Retail Department Store	\$ 2,405,000.
Kodak Distribution Center, Whittier 288,315 S.F. Warehouse Distribution	\$ 5,160,000.
Laidlaw Transportation Facility, Irvine 36,950 S.F. Transportation, Office & Service	\$ 3,328,000.
Lambert Commerce Center, Brea 127,763 8 Building Industrial Park	\$ 3, 946,000.
Landmark Lake Hills, Laguna Hills 106,450 S.F. 2 Two-story Professional Office Buildings	\$ 3,675,000.
Lincoln Business Center, Downey 209,872 S.F. 4 Warehouse Distribution Buildings	\$ 3,965,000.
Lincoln Distribution Center, Santa Fe Springs 620,740 S.F Renovation & 34,422 S.F. 2 Industrial Buildings	\$ 3,161,000.
Lincoln Riverside Business Park, Riverside 168,000 S.F. 14 Building Industrial & Retail Center	\$ 5,525,000.



HEDLEY Construction - Construction Projects - continued

Lincoln Technology Center, Garden Grove 3 Corporate Buildings - 125,000 S.F.	\$ 2,900,000.
Lincoln Westgate Distribution Center/Sterigenics, Corona 98,000 S.F. Manufacturing Building and Concrete Cell	\$ 3,650,000.
Long Beach Medical Plaza, Long Beach Three-story 51,000 S.F. Medical Office Bldg. over three-story Parking Structure	\$ 4,970,000.
Marble Express, Anaheim 50,000 S.F. Retail/Warehouse	\$ 1,680,000.
McFadden Business Center, Santa Ana 183,743 S.F. 10 Multi-Tenant Industrial, Office & Retail Complex	\$ 5,978,000.
McLaren Auto Retail Center, Irvine 38,386 S.F. 4 Building Multi-Tenant Auto Repair	\$ 2,207,000.
Mental Health Patient Unit, Ventura 30,000 County Health Facility	\$4,953,740
Mervyn's Department Store, Laguna Niguel 77,780 S.F. Retail Department Store	\$ 2,667,442.
Mervyn's, Palm Desert 85,275 S.F. Two-story Retail Department Store	\$ 2,719,000.
Mervyn's, Ridgecrest 59,509 S.F. Two-story Retail Department Store	\$ 2,394,000.
Miramar Sheraton Hotel Phase IV, Santa Monica 22,000 S.F. 3 Story Restaurant, Bar, Health Club, Lobby, Hotel	\$ 4,42,000.
MV Transportation, San Francisco 30,000 S.F. Bus Facility	\$ 1,199,000.
Nature's Best, Brea 208,000 S.F. Office, Manufacturing & Distribution	\$ 4,381,000.
Ninyo & Moore, Irvine 36,000 S.F. Office Building	\$ 1,982,000.
Nylok, Anaheim 31,596 S.F. Corporate Headquarters & Distribution	\$ 1,136,000.
Orange Baywood Business Park, Orange 186,685 S.F. 6 Multi-Tenant Industrial Buildings	\$ 5,744,000.
Pacific Commercentre 1 & 2, Lake Forest 2 Building 150,000 S.F. - 30 Acre Office & Business Park	\$ 4,600,000
Pacific Commercenter Buildings 4 & 5, Lake Forest 100,000 S.F. 2 Corporate Office Buildings	\$ 4,403,917.



HEDLEY Construction - Construction Projects - continued

Pacific Corporate Park, Lake Forest 158,000 S.F. 6 Building Office Park	\$ 7,072,000.
Pacific Gulf Distribution, City of Industry 55,616 S.F. Warehouse & Distribution	\$ 1,170,000.
Pacific Park Executive Plaza, Lake Forest 58,600 S.F. 5 Office Buildings	\$ 3,050,000.
Pacific Park Plaza, Aliso Viejo 128,500 S.F. 5 Building Multi-Tenant Business Park	\$ 6,142,000.
Parker Office Building, Aliso Viejo 37,682 S.F. Two-story Professional Office Building	\$ 2,417,000.
Palm Desert Civic Center Plaza, Palm Desert New Civic Center	\$ 2,962,422.
Peter's Canyon, Irvine 50,256 S.F. Multi-Tenant Office / Industrial Park	\$ 3,250,276.
Philadelphia Partners, Ontario 85,653 S.F. 3 Industrial Distribution Buildings	\$ 2,428,000.
Placentia Business Park, Placentia 119,500 S.F. 22 Building Industrial Park	\$ 5,048,000.
Rancho Niguel Medical, Laguna Niguel 29,445 S.F. Two-story Medical Office Building	\$ 1,386,000.
Redline Self Storage, Buena Park Conversion Of Existing Building To Mini-Warehouse	\$ 1,583,199.
Redline Self Storage, Costa Mesa New Mini-Warehouse	984,000.
Riverbend Industrial Center, Anaheim 100,000 S.F. Multi-Tenant Industrial 4 Buildings	\$ 3,260,000.
Salvation Army Sanctuary & Fellowship Hall, Tustin 31,000 S.F. 2 Building Church and Related Hall.	\$ 3,257,000.
Salvation Army, Tustin 24,235 S.F. Classroom & Gymnasium	\$ 1,984,622.
San Bruno Town Center, San Bruno 60,000 S.F. Retail Shopping Center, Comp U.S.A. & Marshalls	\$ 3,347,000.
San Clemente Fairway Partners, San Clemente 39,060 S.F. Corporate Manufacturing Industrial	\$ 1,394,000.
San Marcos Lucky Center, San Marcos 36,300 S.F. 4 Building Retail Shopping Center	\$ 2,565,000.



HEDLEY Construction - Construction Projects – continued

Santa Fe Corporate Center, Anaheim 134,326 S.F. 7 Building Office & Industrial Multi-Tenant	\$ 3,268,000.
7th Street Pacific, Rancho Cucamonga 92,590 S.F. Multi-Tenant Warehouse Facility	\$ 2,596,000.
Sierra del Oro Shopping Center, Corona 76,000 S.F. Retail Shopping Center & Theater	\$ 2,914,000.
South County Senior Center, Laguna Hills 8,894 S.F. Offices & Meeting Facility	\$ 1,042,000.
Sycamore Industrial Park, San Juan Capistrano 60,000 S.F. 6 Multi-Tenant Buildings	\$ 1, 402,000.
Technology Tech Center, Irvine 155,930 S.F. 10 Building Multi-Tenant Office And Industrial	\$ 6,751,000.
The Victor Bowl, Victorville 32-lane Bowling Facility	\$ 1,250,000.
Tuffcare Corporate Headquarters, Anaheim 69,092 S.F. Corporate Headquarters & Distribution	\$ 2,515,000.
Two Trees, Ontario 100,000 S.F. 3 Warehouse/Distribution Buildings	\$ 3,000,000.
Upland College Commerce Center, Upland 92,632 S.F. 4 Building Industrial Center & Street	\$ 3,516,000.
Watson Laboratories, Corona 282,000 S.F. Tenant Improvement Manufacturing & Offices	\$ 2,600,000.
Wal Mart, Ridgecrest 95,804 S.F. Retail Department Store	\$ 3,173,503.
West 228th Street, Los Angeles 60,968 S.F. Warehouse/Distribution Building	\$ 1,761,000.

Construction Owners Representative Projects

Ajax Business Center, 4850 E. LaPalma, Anaheim 93,447 S.F. Warehouse Distribution Building & Tenant Improvements	\$12,188,000. 2014-2015
Halyard Memory Care Center, Newport Beach 22,000 S.F. Medical Care Facility	\$ 4,727,000. 2015-2016
Laguna Woods Clubhouse #2 Renovation, Laguna Woods Complete Remodel of Existing Clubhouse	\$ 6,941,000. 2016-2017
Lakeview Commerce Center, 718 & 719 S. Lakeview Loop, Placentia 93,382 S.F. 2 Industrial Warehouse & Office Buildings	\$12,120,000. 2020-2021



George Hedley - REAL ESTATE DEVELOPMENT Projects

7th Street Apartments – Long Beach, CA - \$1,000,000
Year Developed: 1985 - 1988

Sea View Condominiums – San Clemente, CA - \$1,500,000
Year Developed: 1987 - 1989

Los Osos Townhomes - San Luis Obispo, CA - 27 Units - \$6,000,000
Year Developed: 1988 - 1990

Brea Canyon Business Park, GP - Brea Canyon Road, City Of Industry, CA
Total Building Size: 87,000 S.F. - 5 Multi-Tenant Industrial Buildings For Lease
Year Developed: 1989 - 1995
Development Costs: \$5,000,000
Developers: George Hedley & Ken Hansen as Co-Managers

Philadelphia Partners, Ontario - Philadelphia Street, Ontario, CA
Total Building Size: 85,653 S.F. - 3 Industrial Buildings For Lease
Year Developed: 1989 - 1993
Development Costs: \$6,000,000
Developers: George Hedley & Russ Kruse as Co-Managers

Spectrum-McLaren LP - McLaren Ave., Irvine, CA
Total Building Size: 75,000 S.F. - 2 Industrial Lots For Sale Plus Build To Suit
Year Developed: 1998 - 1999
Development Costs: \$2,500,000
Developers: George Hedley - Managing General Partner

Pacific Park Executive Plaza, LLC - 16A, 16B, 18A & 18B Journey, Aliso Viejo, CA
Total Building Size: 57,060 S.F. - 5 Office Buildings For Sale
Year Developed: 1999 - 2002
Development Costs: \$7,000,000
Developers: George Hedley Co-Manager with Don Schisler

San Clemente Fairway Partners, LLC - 204 Avenida Fabricante, San Clemente, CA
Total Building Size: 39,060 S.F. - 1 Corporate Headquarters Office Building For Sale
Year Developed: 1999 - 2001
Development Costs: \$4,000,000
Developers: George Hedley Co-Manager with Pete Hitch and Don Schisler



HEDLEY - REAL ESTATE DEVELOPMENT Projects - continued

Redline Self Storage Brea, LLC - 440 E. Lambert Road, Brea, CA 92821

Total Building Size: 92,590 S.F. - Self-Storage Mini-Warehouse
Year Developed: 2000
Development Costs: \$5,000,000
Developers: George Hedley Co-Manager with Mark Cernich

Upland College Commerce Center, LLC - Arrow Route & College Commerce, Upland, CA

Total Building Size: 190,310 S.F. - 8 Industrial Buildings For Sale
Year Developed: 2000 - 2004
Development Costs: \$12,000,000
Developers: George Hedley - Manager

7th Street Pacific, LLC - 9520 7th Street, Rancho Cucamonga, CA

Total Building Size: 93,200 S.F. - 1 Industrial Distribution Building For Lease & Sale
Year Developed: 2000 - 2002
Development Costs: \$4,500,000
Developers: George Hedley Co-Manager with Don Gilmore

Two Tree, LLC - 1440 East Cedar Street & 1445 East Spruce Street, Ontario, CA

Total Building Size: 90,058 S.F. - 3 Industrial Buildings For Sale
Year Developer: 2001 - 2002
Development Costs: \$4,000,000
Developers: George Hedley Co-Manager with Don Gilmore

Crescent Bay Business Center, LLC - 20501 thru 20525 Crescent Bay, Lake Forest, CA

Total Building Size: 39,479 S.F. - 6 Office Industrial Buildings For Sale
Year Developed: 2001 - 2002
Development Costs: \$5,000,000
Developers: George Hedley Co-Manager with Don Schisler

Executive Plaza AJW, LLC - 21, 23, 25, 27, 29 & 31 Orchard, Lake Forest, CA 92630

Total Building Size: 61,852 S.F. - 6 Office Buildings For Sale
Year Developed: 2001 - 2003
Development Costs: \$7,165,000
Developers: George Hedley Co-Manager with Don Schisler

Hedley Irvine I, LLC - H BIZCTR Irvine - 5 Holland, Irvine, CA

Total Building Size: 73,736 S.F. - 12 Industrial Buildings For Sale
Year Developed: 2003 - 2005
Development Costs: \$10,700,000
Developers: George Hedley & Ken Hansen Co-Managers



HEDLEY Real Estate Development Projects – continued

Hedley Ontario I, LLC - H BIZCTR Ontario - Francis Avenue and Baker Avenue, Ontario, CA

Total Building Size: 95,590 S.F. - 9 Industrial Buildings For Sale
Year Developed: 2004 - 2006
Development Costs: \$7,047,000
Developers: George Hedley & Ken Hansen Co-Managers

Essex Orangeshow Commerce Center LLC - Orangeshow & Arrowhead, San Bernardino

Total Building Size: 233,600 S.F. - 20 Industrial Buildings For Sale
Year Developed: 2004 - 2009
Development Costs: \$17,500,000
Developers: George Hedley Co-Manager with Burrell Magnusson

Hedley Orange I, LLC - H BIZCTR Orange - Glassell Avenue and Grove Avenue, Orange, CA

Total Building Size: 79,655 S.F. - 19 Industrial Buildings For Sale
Year Developed: 2004 - 2006
Development Costs: \$11,505,000
Developers: George Hedley & Ken Hansen Co-Managers

Hedley Henderson I, LLC - H BIZCTR - 1851 – 1891 Whitney Mesa Drive, Henderson, NV

Total Building Size: 58,515 S.F. - 10 Industrial & Office Buildings For Sale
Year Developed: 2006 - 2011
Development Costs: \$8,240,000
Developers: George Hedley & Ken Hansen Co-Managers

Hedley North Las Vegas 1, LLC - H BIZCTR - Cheyenne & Clayton, North Las Vegas, NV

Total Building Size: 119,573 S.F. - 11 Buildings & 29 Units For Sale
Year Developed: 2006 - 2009
Development Costs: \$19,962,000
Developers: George Hedley & Ken Hansen Co-Managers

Hedley San Clemente 1, LLC - H BIZCTR - 216 Avenida Fabricante, San Clemente, CA

Total Building Size: 84,587 S.F. - 6 Buildings & 23 Units For Sale
Year Developed: 2006 - 2010
Development Costs: \$15,958,000
Sales Prices: \$ 200.00 – 250.000 / S.F.
Developers: George Hedley & Ken Hansen Co-Managers

Hedley Henderson II, LLC - H BIZCTR - Whitney Mesa Drive, Henderson, NV

Total Building Size: 100,143 S.F. - 6 Buildings & 26 Units For Sale
Year Developed: 2006 - 2009
Development Costs: \$16,460,000
Sales Prices: \$175.00 - \$225.00 / S.F.
Developers: George Hedley & Ken Hansen Co-Managers



HEDLEY - REAL ESTATE DEVELOPMENT Projects - continued

Hedley Henderson III, LLC - H BIZCTR - Whitney Mesa Drive, Henderson, NV

Total Building Size: 35,000 S.F. - Office & Industrial Building
Year Developed: 2005 - 2012
Development Costs: \$ 5,000,000
Sales Prices: \$175.00 - \$225.00 / S.F.
Developers: George Hedley & Ken Hansen Co-Managers

George Hedley Value-Added Real Estate Investments & Developments

Pomona - San Bernardino Company LLC - East End & E. Mission Blvd., Pomona, CA

Total Building Size: 77,992 S.F. - 4 Buildings - Leased Investment
Year Acquired: 1999 - Sold 2006
Purchase Price: \$2,400,000
Improvement Costs: \$200,000 - Exterior renovation and tenant improvements
Developers: George Hedley & John Pierce Co-Managers

San Bernardino Company, LLC - Mill Street and Waterman Ave, San Bernardino, CA

Total Building Size: 74,000 S.F. - 4 Buildings - Leased Investment
Year Acquired: 1999, Year Sold: 2002
Purchase Price: \$2,250,000
Improvement Costs: \$200,000 - External Renovation and Tenant Improvements
Developers: George Hedley & John Pierce Co-Managers

Hedley Office Building - 3189-B Airway Avenue, Costa Mesa, CA 92626

Total Building Size: 5,000 S.F.
Year Acquired: 2000 Sold 2010
Purchase Price: \$624,000
Improvement Costs: \$150,000
Developers: George Hedley

Florida Professional Company, LLC - 18652 Florida Street, Huntington Beach, CA 92648

Total Building Size: 15,348 S.F., Office Building For Lease
Year Acquired: 2002, Year Sold: 2004
Purchase Price: \$1,360,000
Improvement Costs: \$200,000 - Complete exterior refurbishment
Developers: George Hedley - Manager



George Hedley

Value-Added Real Estate Investments & Developments - continued

Gilberto Tomas Co., LLC - 22321 Gilberto, Rancho Santa Margarita, CA

Total Building Size: 28,642 S.F., 1 Building – 2 tenants for lease
Year Acquired: 2002, Year Sold: 2004
Purchase Price: \$2,405,928
Improvement Costs: \$300,000 – Exterior renovation and tenant improvements
Developers: George Hedley & John Pierce Co-Managers

Imperial Business Center Company, LLC - 13501 – 13535 Pumice Street, Norwalk, CA

Total Building Size: 81,736 S.F., 1 Multi-Tenant Industrial Building - Leased Investment
Year Acquired: 2002 Sold 2010
Purchase Price: \$5,200,000
Improvement Costs: \$250,000 – Tenant Improvements
Developers: George Hedley & John Pierce Co-Managers

Santa Ana Industrial Co., LLC - 1112 E. Washington Avenue, Santa Ana, CA 92701

Total Building Size: 24,500 S.F., 1 Industrial Building Leased Investment
Year Acquired: 2003 to Sold 2014
Purchase Price: \$1,350,000
Improvement Costs: \$150,000
Developers: George Hedley - Manager

Cerritos State Road Partners, Ltd - 2014-20210 State Road, Cerritos, CA 92703

Total Building Size: 76,994 S.F. - 4 Multi-Tenant Industrial Buildings – Leased Investment
Year Acquired: 1996 - Present
Purchase Price: \$3,225,000
Improvement Costs: \$300,000 – Complete exterior renovation and roof structure upgrade
Developers: George Hedley & John Pierce Co-Managers

Montclair Business Park, LLC - 4701-4761 Holt & 4700-4747 Brooks, Montclair, CA 91763

Total Building Size: 132,720 S.F., 13 Multi-Tenant Industrial & Retail Buildings For Lease
Year Acquired: 2000 – Sold 2018
Purchase Price: \$4,700,000
Improvement Costs: \$500,000 – Exterior renovation and tenant improvements
Current Value: \$11,000,000
Lender: Column Financial
Developers: George Hedley & John Pierce Co-Managers

West Seventeenth Street Associates - 738 West 17th Street, Costa Mesa, CA

Total Building Size: 24,500 S.F., Multi-Tenant Industrial Buildings For Lease
Year Acquired: 2005 to Present
Purchase Price: \$4,200,000
Improvement Costs: \$150,000
Developers: George Hedley, John Pierce & Trent Walker Co-Managers