

Michael D. Foxworthy, Sr.

Executive Vice President/Principal/Branch Manager

Mike Foxworthy, Sr., is the Executive Vice President and Principal for DAUM. He is a key executive at DAUM and is responsible for the planning and execution of the growth of the Office Services Group for all DAUM offices. Before his affiliation with DAUM, Mike Foxworthy served as President of Charles Dunn Company, Inc., from October 1995 through March 1998. He was in charge of overseeing the growth and rebuilding of Charles Dunn's Commercial Brokerage Division. Mike's real estate background extends for 18 years with Charles Dunn, beginning as a salesperson specializing in office product in the Conejo Valley. Currently Mike is the Branch Manager for DAUM Ventura and Santa Barbara Counties office and specializes in Ventura County office leasing, sales and land development. Mike has consistently been a top producer for DAUM. Mr. Foxworthy, Sr. was awarded Pacific Coast Business Times Dealmaker of the Year 2005 with a \$27 Million land sale.

Mr. Foxworthy and his family have resided in the Conejo Valley for 32 years.

Specialization

Mr. Foxworthy specializes in land sales for office or commercial development, creating and implementing leasing, acquisition or disposition strategies for office product for corporations and developers throughout the world.

Major Developments

The following list represents major projects in which Mr. Foxworthy: (a) sold the land to a developer and successfully implemented the leasing or lot sale; or (b) successfully conducted the leasing from commencement of construction; or (c) sold the land and is currently implementing the marketing program:

Project:	Square Feet:
Westlake Park Place, Westlake Village	471,000
Westlake Spectrum, Westlake Village	345,402
Westlake Plaza Centre I & II, Westlake Village	197,720
Westlake Office Park, Westlake Village	131,087
5601 Lindero Canyon, Westlake Village	106,506
Simi Valley Corporate Point, Simi Valley	64,117
Agoura Hills Center, Agoura Hills	67,320
Heritage Financial Center, Agoura Hills	62,225
Shamrock Plaza, Agoura Hills	58,700
771 E. Daily Drive, Camarillo	40,338
Ladyface Office Park, Agoura Hills	28,666
Meridian Office Park, Oxnard	18,782
3396 Willow Lane, Westlake Village	13,300



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ONCOR INTERNATIONAL

Major Transactions

Building Sales

TYPE	BUYER	SELLER	VALUE	SIZE
Sale	Zenith Insurance	Teradyne, Inc.	\$15,966,500	120,000 SF
Sale	Calthor Camarillo LLC	Camarillo Daily LLC	\$11,815,000 (6%Cap)	40,338 SF
Sale	Pacific Commercial Realty	Katell Properties	\$12,700,000	67,320 SF
Sale	Parthenon Management	Peak Trust	\$ 6,850,000 (asking)	40,000 SF
Sale	RIO School District	2500 Vineyard Ave LLC	\$ 6,322,000	31,610 SF
Sale	Newman & Sons, Inc.	Simi Starship, LLP	\$ 3,300,000	9,723 SF

Land Sales

TYPE	BUYER	SELLER	VALUE	SIZE
Sale	Steadfast/Amstar	Richland Communities	\$27,000,000	27.00 AC
Sale	Lowe's Home Improv.	Richland Communities	\$21,940,000	21.20 AC
Joint Venture	Marubeni Development	J.M. Peters Company	\$11,880,000	19.10 AC
Sale	Investment Dev Serv (IDS)	Richland Communities	\$11,200,000	10.69 AC
Sale	Steadfast Woodranch LLC	Woodranch Office Pk LLC	\$ 9,150,000	7.82 AC
Sale	Kaiser Development	Prudential Insurance	\$ 7,600,000	147.00 AC
Joint Venture	Wendy Road Storage LLC	Telair International	\$ 7,300,000	13.90 AC
Sale	HHG Hotel Development	Richland Communities	\$ 6,150,000	6.32 AC
Sale	Madera Office Park LLC	Ohanian Family Trust	\$ 5,684,000	10.50 AC
Sale	HBF Holdings, Inc	J.H. Snyder	\$ 3,433,839	3.15 AC
Joint Venture	Lindero Westlake Partnership	Village Green Westlake Asso. (E.F. Hutton)	\$ 3,150,000	5.40 AC
Sale	Camarillo Daily LLC	Davenport Partners	\$ 1,503,000	0.47 AC

Lease Transactions

TYPE	LESSOR	LESSEE	VALUE	SIZE
Lease	Sheehan Trust	Electronic Clearing House	\$2,271,174	32,669 SF
Lease	Heritage Life Ins Co	GEAC Computers, Inc	\$3,354,066	19,788 SF
Lease	Porte de Italie (Paris)	Candle Corp	\$3,678,148 FF	8,740 SF
Lease	Warner Center Plaza (Voit)	Mission Insurance	\$3,729,330	18,837 SF
Lease	Katell Properties	Employers Direct	\$4,256,500	32,065 SF
Lease	Selleck Development	Sysdome, Inc.	\$4,328,980	28,666 SF
Lease	Katell Properties	Kennedy Western Univ	\$5,700,000	35,000 SF
Lease	Westlake Plaza Ctr East LLC	Cydcor, Inc.	\$5,892,722	19,074 SF
Lease	Westlake Plaza Ctr East LLC	Platinum Office Suites	\$7,580,803	17,917 SF
Lease	Westlake Plaza Ctr East LLC	First California Bank	\$8,439,623	21,901 SF
Lease	Westlake Village Asso	ComSystems, Inc	\$8,774,704	37,966 SF
Build-to-Suit For Lease	Willow Lane Co	Lexor Corp United Technologies	\$9,442,861	88,242 SF
Lease	Candle Corp	UK Government	£4,606,668	18,335 SF

Education

Loyola Marymount University – MBA Degree, Behavioral Science

Loyola University – BA Degree, Marketing

