## GENERAL COMPANY INFORMATION

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<tr>
<th>Name</th>
<th>The Beck Group</th>
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| Headquarters          | 1700 Pacific Avenue, Suite 3800, Dallas, Texas 75201-4619  
                        | 214-965-1100                                         |
| Architecture Office   | 7001 Preston Road, Suite 450, Dallas, Texas 75202   
                        | 214-522-8494                                         |
| Web Page              | www.beckgroup.com                                   |
| Years in Business     | 89                                                  |
| Year 2000 Volume      | $980,000,000                                        |
| Number of Employees   | 710                                                 |
| Other Offices         | Atlanta, Austin, Denver, Houston, Los Angeles, Mexico City, Orlando, Phoenix, San Antonio, San Francisco and Tampa |
Company Commitment

The following principles describe the foundation of our culture. They are statements that lead and motivate us to be the best we can be, and thereby ensure our customers receive the best value in cost, schedule and quality.

Mission

Revolutionize our industry . . . create the future!

Vision

An environment where extraordinary demand for Beck’s superior products, services and innovative solutions will result in unique and rewarding experiences for our customers and our people.

Managing Directors

Henry C. Beck III C. Ronald Capps
Jerry D. Cooper Kip E. Daniel
Rick del Monte Chuck F. Scallorn
Charles S. Ellison James A. Gettman
Paul A. Johnson Arthur P. Perkins
Pat P. Priest Charles P. Shelby
Frank N. Spears Lawrence A. Wilson

Philosophy

Many companies seek projects. Beck’s objective is to seek long-term relationships with our customers. This impacts the way we think, the way we are organized and the way we work.

Foremost, it means that we take on the customer’s perspective -- we share your concerns and objectives. We assume ownership and accountability for our work, with success measured against stated goals and objectives. This accounts for our high repeat customer list (almost 90% of our volume last year).

We strive to overcome industry inefficiencies in order to develop a faster building process, as demanded by our customer’s time to market needs. In doing so, we continue to look at the way we do business and look for opportunities to provide new services. Beck offers one complete real estate solution – from site location and financing to design and construction.

Kimberly Ennett
Project Manager

“I would like to recommend your company for the outstanding work performed by your team at the Austin-Bergstrom International Airport. The project was completed on time and after value engineering, within the budget.”
Summary of Services

By redefining and re-bundling traditional services, Beck delivers a service or an entire project - acquisition, financing and approvals, planning, programming, design, construction, procurement and commissioning. You gain confidence knowing we are one team, integrating our services and our decisions to add value for your project. On any project, a team can be created to exactly meet the needs of the client and the project conditions.

The advantages of a fully integrated team include:

- A better understanding of the client’s major concerns, all the way through the project.
- A single point of contact for all issues.
- Accurate pricing information sooner in the process.
- Improved coordination and communication between the design and construction teams.
- Maximum ability to solve delays and cost problems, such as long-lead items.
- A reduction in time of the entire design/construction process.
- A higher quality product, delivering more value to the client.

The totally integrated approach offers the ultimate coordination of skills and information to provide maximum efficiency of project delivery to the client.
Financial Structuring/Consulting

Beck will focus on structuring issues designed to benefit corporate clients in their decisions to own, lease, and/or finance. We utilize our broad financial expertise and in-depth knowledge of capital markets to determine the most favorable financial options to our customer. This service has two primary functions – (i) to find debt and equity sources for specific projects that Beck builds and (ii) to provide real estate services (underwriting, lease review, etc.) that have traditionally been provided by developers and brokers. This approach adds value by delivering flexibility, by considering tax and accounting implications, and by structuring the control and ownership of each asset consistent with acceptable practices for the customer.

Real Estate Development Services

Beck offers complete real estate development services providing a broad range of creative solutions for our clientele. Historically, these services have been focused on providing site acquisition and development management for build-to-suit office and industrial properties, and financing and refinancing for client operating leases. Beck customizes the services to the client’s specific needs; however, the following are typical services offered:

**Development**
- Site Selection/Acquisition
- Obtain Zoning, Annexation, Etc.
- Negotiate Tax Incentives
- Engage/Coordinate Consultants
- Obtain Permits
- Control All Due Diligence
- Control and Monitor Costs
- Project Management

**Financing**
- Structure Transaction
- Consult with Accountants, Auditors
- Provide Lender(s)
- Provide Required Equity
- Coordinate Lender Due Diligence
- Provide Documentation Expertise
Design Services

Working with a focus on design excellence, Beck Architecture has created award winning and highly recognized designs for project types ranging from retail and office to civic and institutional work. Through the use of technology, including project-specific web pages, we have successfully completed projects in diverse locations nationally. Beck Architecture is registered to provide services as architect-of-record in 37 states and currently has over 60 architects on staff. We offer a full range of design services including:

- Programming
- Master Planning
- Schematic Design
- Design/Development
- Design/Build Team Approach
- Construction Administration
- Interior Design Services
- Computer Modeling and Animation

Construction Management and Construction Services

Beck’s reputation for quality construction projects is unsurpassed, as a Construction Manager or a General Contractor. We know the construction process can only be successful if the process is a well-orchestrated series of events. During the construction phase, we will direct all of the construction activities by first planning, and then executing the plan. Our 89-year history also allows us to take advantage of our great subcontractor relationships.

Our job doesn’t end after construction. We provide a wide range of post-construction services from facilities training to our unique 11-month walk-through.

Beck performs an 11-month walk-through on every construction project completed. The Beck project manager comes back to your facility 11 months after construction is completed. He will walk the site with you to go over anything you are concerned about or any warranty items that need to be addressed before they expire. Should any items need attention, the project manager will coordinate the work before the warranties expire. We are dedicated to exceeding your expectations.
The following is a list of Beck's repeat customers. The clients with ** indicate five or more projects for that client.

- Allstate Insurance
- American Airlines **
- Ameritech
- Aon Risk Services
- AT&T **
- Baylor Health System **
- BELO
- Bristol Hotels
- Capitol Chevrolet
- Central & Southwest Services
- ChoiceCom
- Cigna Healthcare
- Cinemark USA **
- City of Dallas Parks and Recreation
- City of Keller
- Coca Cola **
- Computer Sciences Corporation **
- Cooper & Stebbins **
- Corporate Property Investors
- Crate & Barrel **
- Crescent Resources
- Criswell Development Co.
- D/FW Airport **
- Dallas County Community College District
- Dallas County Hospitals
- Dallas Zoological Society
- Delta Airlines
- Equifax Insurance
- Farmers Insurance Group
- Federated Department Stores **
- Fellowship Church
- Fidelity Investments **
- Frito-Lay
- Fujitsu **
- Georgia Power **
- GTE **
- Gulf States Theaters **
- Harris Methodist Health System **
- Harwood Pacific **
- Hillsborough County Schools
- Homart Development
- Horizon Healthcare Corp. **
- Hospital Authority of Houston **
- Hughes & Luce
- Hyatt Hotel Corp. **
IBM Corporation **
ICG Telecom
Interlocken, Ltd.
JCPenney Company **
Kaiser Permanente
Lenox Park Development **
Lockheed Martin **
Macon-Bibb County **
Maguire Thomas Partners **
Malibu Entertainment
MBNA
MCI **
Merrill Lynch
Mida Group, The
Mills Corporation, The
Neiman Marcus
Nextel Communications
North Star Mall
Northpark Mall / Nasher Corp. **
Pacific Design Center
Piedmont Associates
Prentiss Properties **
Progressive
Ritz Carlton **
Rosewood Properties
Rouse
Southland Corporation
Southwestern Bell **
Tech Data Corporation **
TeleTech Teleservices **
Texas Instruments
Texas Scottish Rite Hospital **
Trammell Crow **
TU Electric
University Community Hospital
USAA **
USF&G
Vantage Companies
Warner Center Properties
Zale Lipsy **