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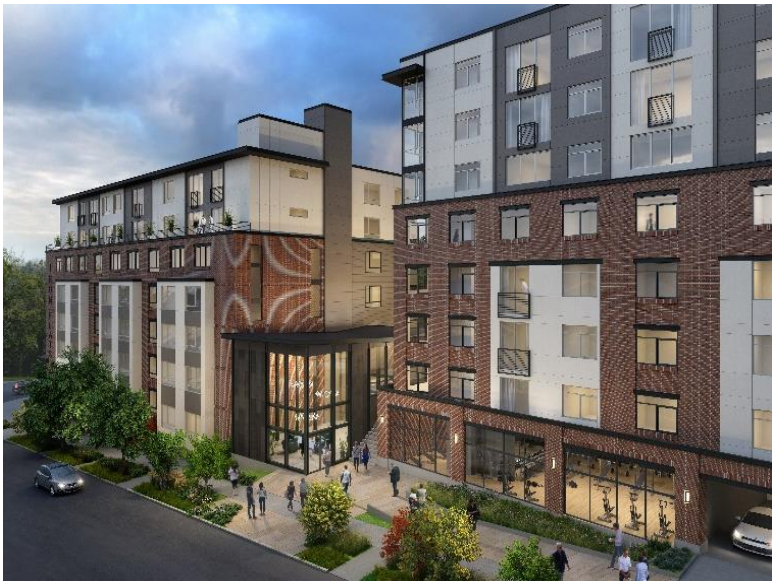
MULTI-FAMILY PROJECT EXPERIENCE



Iron Flats Apartments – Seattle, WA

This 304-unit apartment project is located in the Roosevelt neighborhood in Seattle. The development consists of three wood-framed five-story residential towers over multiple levels of post-tensioned concrete. All three wood towers sit over a full site common plaza level and full site parking levels below.

The residential rooftops include a combination of green roofs, photo-voltaic panel arrays, and amenity decks with extensive plantings.

A “jewel-box” atrium space is located on the south entrance to the plaza. It is constructed with structural steel, surrounded by floor to ceiling glass, and includes a feature steel stairway.

The exterior of the buildings are articulated with brick veneer, hardy-board siding and metal panels. In addition, aluminum Juliet balconies and resident balconies are dotted over the various facades. Structural steel canopies mark the primary entrances to the West and North residential towers.

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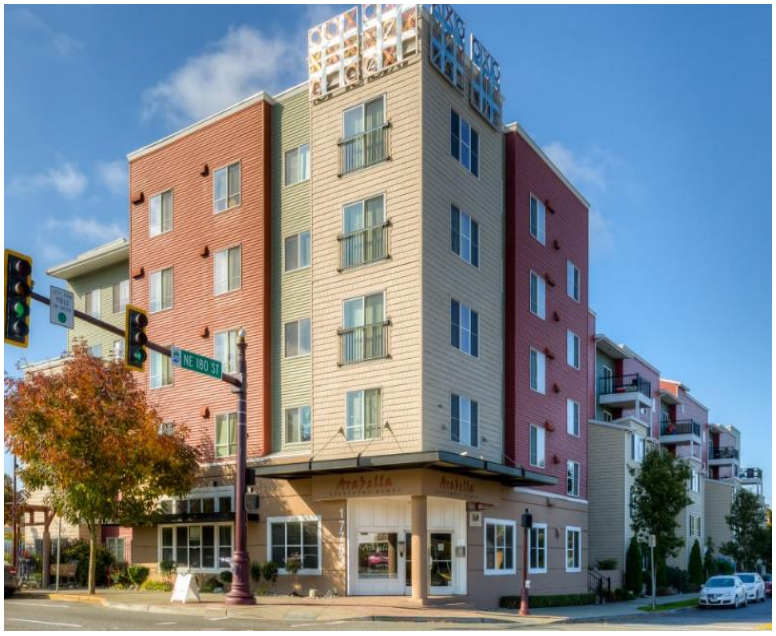

Arabella-II Apartments – Shoreline, WA

This 81-unit, 72,000 square foot residential apartment building includes five stories of wood-framed residential floors over two levels of post-tensioned concrete. Two additional post-tensioned below-grade concrete slabs create parking totaling approximately 36,000 square feet.

Upper Wood Framed Residential Tower

- Roof level includes a 5,500 square foot roof top deck over the 12,000 square foot main roof.
- Roof and floor framing consists of manufactured I-joists with engineered lumber for beams and headers. The wood bearing wall system is conventionally framed.
- The lateral system consists of plywood sheathed shear walls to resist the wind and seismic loads.

Post-Tensioned Concrete Residential and Parking Floor Levels

- The concrete floor levels are supported by concrete columns, perimeter basement walls, and interior bearing walls.
- The lateral system consists of reinforced concrete shear walls.

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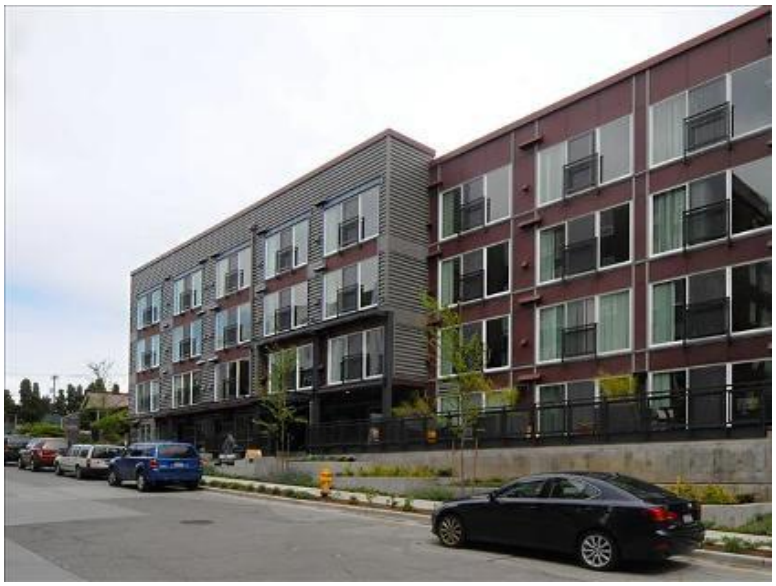
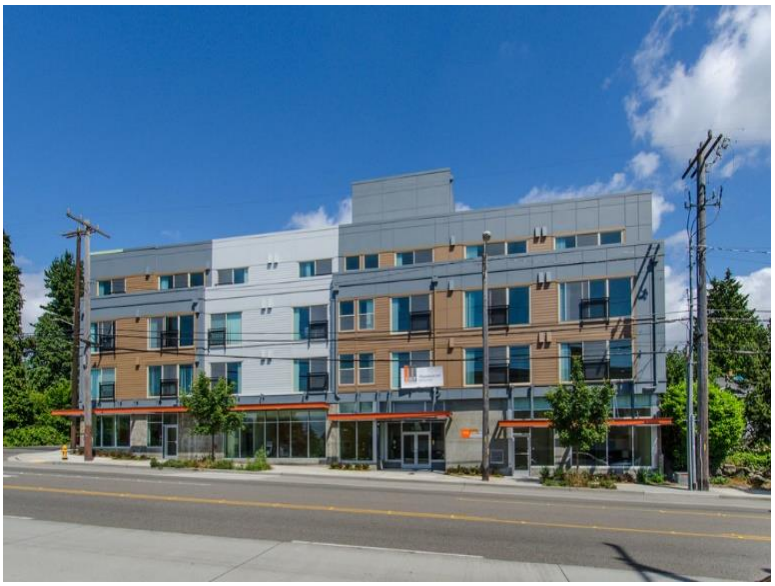


Flats at Interbay – Seattle, WA

Located near downtown Seattle, this four-story, 148-unit apartment building includes one level of below-grade parking. A post-tensioned concrete podium slab separates the parking and wood-framed upper floors. The roof framing is constructed with press-plated open web wood trusses, including decorative parapet cornices. The floor system is comprised of manufactured I-joists with engineered lumber for beams and headers. Wood shear walls at the upper level and concrete shear walls within the concrete levels makeup the lateral force resisting system.



107 on Greenwood Apartments – Seattle, WA

This project is a three-story, wood-framed, 54-unit apartment building with on-grade parking. The structural components include a stick-framed roof and manufactured I-joist floor system. The lateral force resisting system includes wood shear walls and a continuous rod holdown assembly. The foundation system includes shallow strip footings around the perimeter with interior spread footings for isolated column loads.

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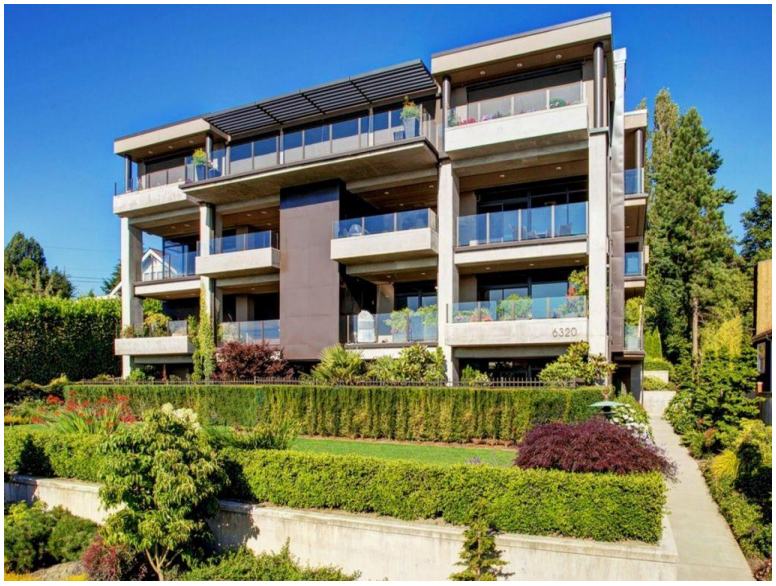
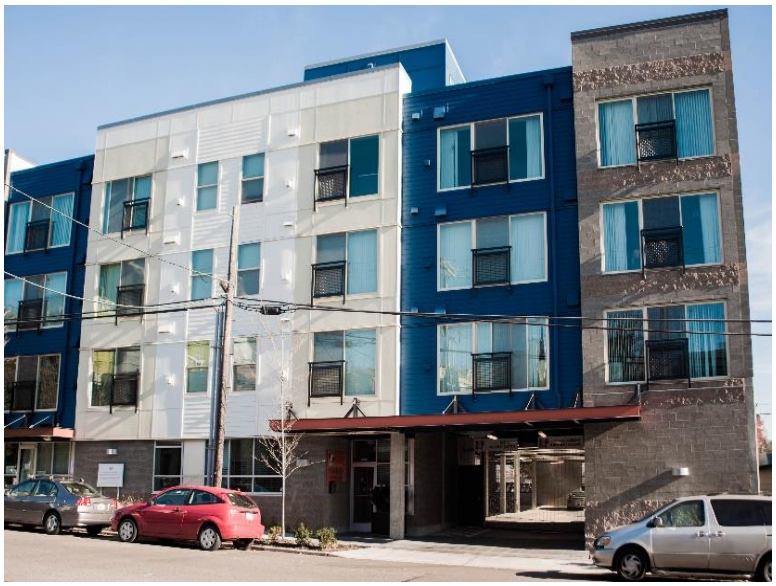


Lakeview Condominiums – Kirkland, WA

This six-unit residential structure is predominantly a cast-in-place concrete building system. Elevated post-tensioned slabs are supported on concrete columns and a central concrete tower. The concrete tower provides resistance to wind and seismic forces. Additional concrete shear walls on the sides and rear of the building were required above the parking garage level. The penthouse roof system is constructed with open web truss framing in conjunction with the metal stud perimeter bearing walls

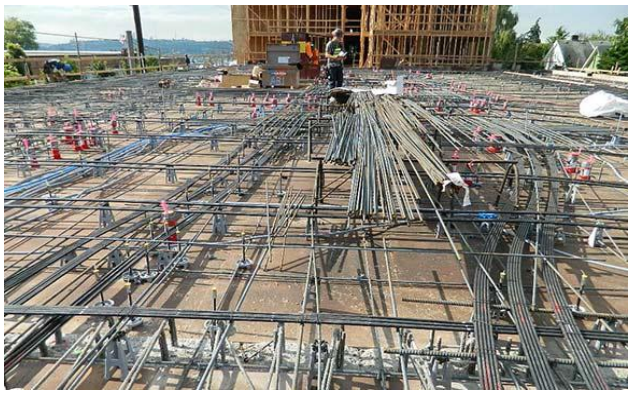


Collage Apartments – Seattle, WA

Substantially all wood construction above slab level, this three-story, and 48-unit apartment building includes at-grade parking. The floor and roof framing is constructed with TJI joist spanning to wood bearing walls and engineered lumber beams and headers. Wood shear walls provide lateral shear resistance for the wind and seismic loads. The foundation system is comprised of strip and spread concrete footings.

Highline Place Apartments – Des Moines, WA

This project is a six-level mixed-use building including student housing, office and one level of partially below grade parking. It has four residential levels (40 student housing rooms per level) levels, with a rooftop deck and penthouse area, including one level of office space (13,343 sf) and one level parking.

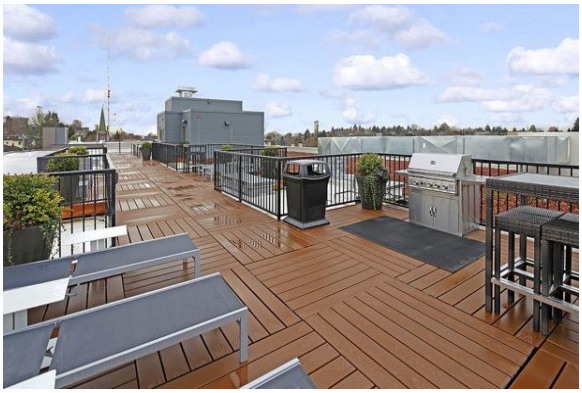


Ballard Apartments – Seattle, WA

The Ballard Apartments is a 90,638 square foot apartment building with a building footprint of 300-ft x 87-ft. This 104-unit complex is six-stories above ground, with one and a half levels of parking and live-work units at ground level, along with four levels of residential units above. The upper four stories of the building were constructed with I-Joist framing with engineered lumber for beams headers, and rim board framing. The rear basement wall was constructed using a temporary shoring wall, faced with a permanent basement concrete wall.

101 John Street Apartments – Seattle, WA

The 101 John Apartments is a 24,907 square foot mixed-use building with a footprint of 115-ft x 42-ft. It is a six-story structure with five-stories of residential apartment units over a commercial level at-grade. A portion of the roof is accessible to the tenants to enjoy views of the Seattle Skyline. The upper four-stories of the building were constructed with I-Joist framing with engineered lumber for beams and headers. The second floor is constructed using an elevated post-tensioned concrete slab.



Seven Hills Apartments – Seattle, WA

Seven Hills Apartments is a 76,000 square foot new construction mixed-use building with a building footprint of 120-ft x 135-ft. The structural design for the building includes three-stories of wood-framed apartment building over a commercial level at-grade and one-and-half stories of below-grade parking. The apartment portion of the building was constructed with I-Joist framing in coordination with engineered lumber for beams, headers, and rim board framing.

The roof was accessible to the tenants to enjoy the views from Queen Anne Hill. The north and south property line walls were constructed of CMU, as they were adjacent to existing buildings. The retail level and parking levels were constructed of elevated post-tensioned concrete slabs. The foundation system was constructed using shallow conventional spread footings.

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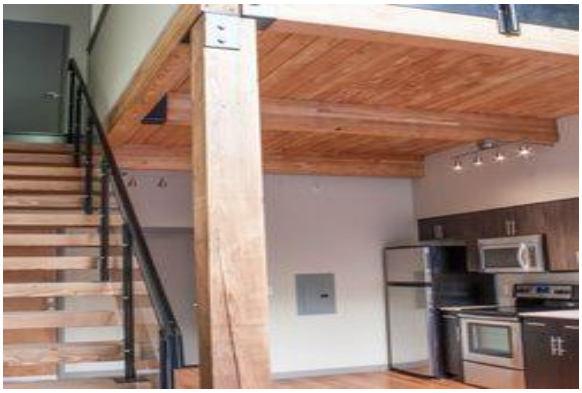

Canvas at 600 Elliott Apartments – Seattle, WA

The Canvas Apartments is new construction apartment building totaling 116,595 square feet with a building footprint of 250-ft x 110-ft. This 123-unit apartment building is five-stories above ground, with the rear of the building cut into the existing hillside along the first two levels. The ground floor level contains two live-work units along the front elevation, with the remaining floor area containing parking. The upper four levels consist of residential apartment units. A large portion of the roof is accessible to the tenants with rooftop gardens to enjoy the view of the Puget Sound. The back of the structure was built into the hillside using a combination of permanent and temporary soil-nailed shoring walls.