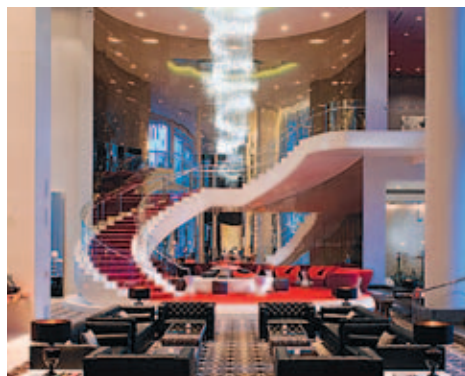
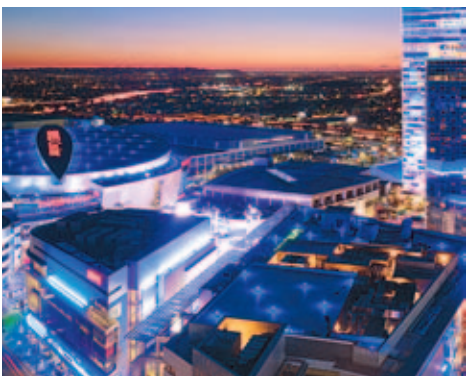


February 28, 2011
An Advertising Supplement to the Los Angeles Business Journal

COMMERCIAL REAL ESTATE AWARDS



2011



On Thursday, February 24, the Los Angeles Business Journal hosted the 2011 Commercial Real Estate Awards. The event was held at the Hyatt Regency Century Plaza and was attended by more than 300 of Los Angeles' elite real estate professionals. The awards recognized the biggest, best and most notable commercial real estate projects and transactions of the past 18 months. The Business Journal honored the developers, general contractors and architects of ten outstanding developments in Los Angeles County. Additionally, the Business Journal paid tribute to the region's top commercial brokers and unveiled the most impressive dealings of the year. The event was sponsored by CB Richard Ellis, Allen Matkins, Majestic Realty, Lowe Enterprises, Watt Companies and Terranea Resort.

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This special advertising supplement did not involve the reporting or editing staff of the Los Angeles Business Journal.

2011 COMMERCIAL REAL ESTATE AWARDS

Best Building/Tenant Improvement Project

Archway Medical
 9033 Wilshire Blvd.
 Beverly Hills

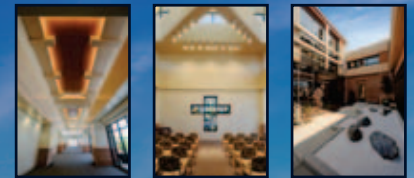
Architect: Sim & Associates, Inc.
Developer: Archway Holdings
General Contractor:
 Gabai Construction

This year's "Best Tenant Improvement Project" winner, Archway Medical, was acquired in 2008 as a functionally obsolete medical building. Developer Archway Holdings succeeded in repositioning the property as the most provocative, desirable, Class A Trophy medical office building in Los Angeles County valued conservatively at \$1000 per sq. ft. The project has achieved a number of unexpected results, including obtaining lease rates that dramatically exceed those of competing buildings in the region; deriving substantial long-term energy efficiency savings; and securing two institutional quality anchor tenants occupying more than 50% of the project.

Despite the current recession, Archway Medical is now 100% occupied at the highest lease rates in Los Angeles. Further, Archway has obtained cost rebates from Southern California Edison for the energy efficiency of its curtain wall system.



*B*ERNARDS IS PROUD TO HAVE BEEN THE BUILDER OF THE NEW CONCOURSE BUILDING AT WHITE MEMORIAL MEDICAL CENTER CAMPUS



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