

# SELECTED PROJECTS

AR Spruce and Predecessor Firms

CLIENT	PROJECT	# OF SCHOOLS	LAND ACRES	AREA - SQFT	RES. UNITS	SERVICE TYPE	REO/RECEIVER	DEVELOPMENT	PROJECT MGT	DM or PM	PROPERTY MGT	PLAN/FEASIBILITY	LEASING/SALES	ACQ/DISP ADVISOR
Administrative Office of PA Courts	Ritter Road			56,000		C								
African American Museum	Capital Improvements			27,000		C								
AM8 Group	Steel Heddle Building			257,000		P								
American Philosophical Society	5th 105 S					P								
AmSouth	AmSouth					P								
AP Meritor	Hovnanian Park			90,000		C								
Arch Street Presbyterian	Church Capital Improvements			6,100		C								
Archon Group	North Broad 440			690,000		C								
Arise Academy Charter High School	High-Rise Building - Tenant Fit-Out			30,000		C								
Atwater Kent Philadelphia Museum	Capital Improvements			17,900		C								
Bankers Trust Co.	Willowbrook Condominiums				117	M								
Bankers Trust Co.	Jefferson House				90	M								
Bankers Trust Co.	Ogontz Manor				200	M								
Bankers Trust Co.	Brookwood			64,000		M								
Berhane	Exchange			11,000	8	C								
Berkadia	Penzel Apts				49	M								
Berkadia	Netcenter			560,000		M								
Berkadia-Keybank	Giralda Tract		202			M								
Bitonti Development	Lanning Square				15	C								
Bitonti Development	Lumberton			19,000	128	M								
Broad Street Ministry	Real Estate Strategy			28,000		P								
Bryn Mawr Film Institute	Bryn Mawr Theater			30,000		C								
CalFed Bank	Adelphia House				358	M								
CalFed Bank	Sylvania House				358	M								
CalFed Bank	Lindley Court				78	M								
Capmark	Station Park			428,000		M								
Catholic Charities	POP Development				2,000	P								
Christ Church	Steeple Repair					C								
C-III	Cutler Road			63,000		M								
Citadel	Citadel			300,000		P								
Commerce Bank	Haverford 600			21,000		M								
Conrail	Data Center Relocation					P								
CB2/Crate & Barrel	Retail Tenant Fit-Out			12,000		C								
Creed	Fulton & Flatbush					P								
CSX	CSX			124,000		P								
Curtis Institute of Music	Lenfest Hall	1			88	C								
Curtis Institute of Music	Curtis Facilities			138,000		M								
CW Capital	Elementis Building			115,000		M								
DeFino Associates	Building M-7			47,000		C								
Delian League (Principal)	Ruby Match Factory			75,000		C								
Digital Realty	Procurement Process					P								
Digital Realty	Chestnut Colocation			10,000		C								
Digital Realty	350 Cermak Suites 410-60			50,000		C								
Digital Realty	Eighth Suite 723b			2,000		C								
Digital Realty	Chestnut Suite 840			10,000		C								
Digital Realty	Eighth 111 Connect			33,700		M								
Digital Realty	Myers 125 & 113, Trade731			91,000		M								
Digital Realty	Eighth 111			116,800		C								
Digital Realty	Boone Blvd.			19,000		M								
Digital Realty	Faraday Court			17,000		M								
Digital Realty, GMACC	Chestnut 833			757,000		M								
Dream	Procurement Process					P								
Drexel University	Housing Strategy				19	P								
Drexel University	President / General Counsel Offices			20,000		C								
FACTS CharterSchool	Location Strategy	1		75,000		C								

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FACTS CharterSchool	FACTS CharterSchool	1				P								
FDIC-East Hartford	Brick, NJ		3			M								
FDIC-East Hartford	Roberts St.				5	M								
FDIC-East Hartford	Gifford Ave.				28	M								
FDIC-East Hartford	Saco Ave				23	M								
FDIC-East Hartford	Grand Avenue 135				17	M								
FDIC-East Hartford	South Nineteenth 1938			1,000	2	M								
FDIC-East Hartford	South Sixth 618			1,000	2	M								
FDIC-East Hartford	Tide Pond Road				1	M								
FDIC-East Hartford	Edwards St.				12	M								
FDIC-East Hartford	Kent Narrows Factory Stores		14	99,900		M								
FDIC-Franklin	Tenth Street @ 42nd				140	M								
FDIC-Franklin	Montpelier, Vermont			6,780	14	M								
FDIC-Franklin	Tinton Falls		300		5	M								
FDIC-Franklin	Kensington Condos				44	M								
FDIC-Franklin	Sussex				3	M								
FDIC-Franklin	Indian Run/Foote Mineral		150	200,000	10	M								
FDIC-Franklin	Fairmount Terrace				167	M								
FDIC-Franklin	Dey Road			65,000		M								
FDIC-Franklin	Colts Neck, Lot 11		6			M								
FDIC-Franklin	Park Ridge Estates		18			M								
FDIC-Franklin	Foxchase Community Center		18			M								
FDIC-Franklin	Perrine Rd, Parcels 11&12		18			M								
FDIC-Franklin	Washington Street			65,000		M								
FDIC-Franklin	Perrine Road			45,000		M								
FDIC-Franklin	Walnut 1420			134,000		M								
FDIC-Franklin	Microlab Road			24,000		M								
FDIC-Franklin	Constitution Place			201,000		M								
FDIC-Franklin	Liberty Plaza			120,000		M								
FDIC-Franklin	Echo Plaza			85,000		M								
FDIC-Franklin	Eagle Rock Road			120,000		M								
FDIC-Franklin	Lee Road			30,000		M								
FIS Group	Office Interior Renovations			10,900		C								
Fleet National Bank	Woodland Rd.			41,000		M								
Fleet National Bank	Marple Rd				1	M								
Fleet National Bank	Anchor St.				1	M								
Fleet National Bank	Keystone St.				7	M								
Fleet National Bank	Griscom St.				2	M								
Fleet National Bank	Linford St.				2	M								
Fleet National Bank	Arrot St.				6	M								
Fleet National Bank	Ortlieb's Bottling House			69,000		M								
Fleet National Bank	Finderne Rd.		37	325,000		M								
Fleet National Bank	Crosskeys Rd.			7,400		M								
Fleet National Bank	Glendale 41		10	13,000		M								
Fleet National Bank	Street Road 4128		1	10,000		M								
Fleet National Bank	Schaefer Properties		37	7,500		M								
Fleet National Bank	Garrett Road			1,980		M								
Fleet National Bank	Swedesford Rd			10,280		M								
Fleet National Bank	Forked River			13,000		M								
GDC Properties	Development Feasibility					P								
George Woodward Co.	CSA Development					P								
GLA Charter School	West Campus - New Construction	2		68,000		C								
GLA Charter School	West Campus			68,000		C								
GLA Charter School	Southwest Campus			94,000		C								
GMACCM	Northern Med			30,000		C								
Goodfriend	Penn Street			10,000		P								

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Growth Properties	Sheridan Building			100,000		C								
Growth Properties (Principal)	Cosmopolitan			198,000	191	C								
Guggenheim Real Estate	Penn Treaty Village			10,000		P								
Hahnemann	Hahnemann			750,000		M								
Highmark	Highmark					P								
HRS Management	Sixers Training Facility			50,000		C								
Hudson/Citi/Focus	Chalet Gardens				484	M								
Hudson/Citi/Focus	Birchwood Gardens				126	M								
Hudson/Citi/Focus	Quail Run Gardens				90	M								
Impact Services	A & Indiana Mill Redevelopment			191,700		P								
Indigo	Sportsplex					M								
Indigo	Frankford					M								
Inflow	Chestnut Suite 1100			40,000		C								
Insomnia Cookies	Multiple Stores					C								
International House	Real Estate Strategy			220,000		P								
J. E. Robert Co.	Patnaik, Sitner&Millet				22	M								
J. E. Robert Co.	DTK, Inc, 1036 Easton Rd Willow Grove			11,000		M								
J. E. Robert Co.	Multicolor Concepts			3,800		M								
J. E. Robert Co.	Jastar Corp.				3	M								
Jefferson Ob-Gyn	Chestnut Suite 190			50,000		C								
Jefferson University	Downtown Garage					P								
Jefferson University Physicians	Chestnut Multiple Suites			200,000		C								
Jenkins Law Library	Chestnut Suite 1200			38,000		C								
Jersey Counselling	Scenic Falls Affordable Housing				100	C								
Keystone Academy Charter School	Philadelphia Zoning Board			60,000		C								
Lancaster History Museum	The Stevens & Smith Historic Site			21,274		C								
LenWayne Properties	Pembroke North/Main Line Jaguar			30,000		C								
Library Company of Phila	Real Estate Strategy			72,000		P								
Lindy Communities	Multiple Locations - Building Envelope Systems					C								
Longford Associates	Copley Manor				92	M								
Major Teaching Hospital	Disaster Recovery Advisory					P								
Make the World Better Foundation	Vare Recreation Center			50,000		C								
Make the World Better Foundation	Waterloo Playground			5,000		C								
Mellon Bank	Parkside Apartments				65	M								
Mellon Bank	Grey Gables				10	M								
Mellon Bank	Smylie Times/8040			75,475		M								
Mellon Bank	West 801			33,000		M								
Mellon Bank	Deptford Land	3				M								
Mellon Bank	Silverlake			270,000		M								
Mellon Bank	Dudley			15,000		M								
Montgomery County	Courthouse, Office Bldg, Central Sq.			790,000		P								
Moravian LLC	Moravian/Bookbinders				29	C								
Natural Lands Trust	Cheslen Visitor Center			10,000		C								
NatWest Bank	Alden Park				750	M								
New Tower Assoc.	Mount Sinai			240,000		C								
Nexus Properties	Nexus Properties			2,000,000		P								
Northwest Savings Bank	Painters Crossing			21,000		M								
Nusbaum	Wells Fargo Center			500,000		P								
PA Dept. of Conservation	PA State Park Houses				116	M								
Parking Spot	Parking Spot			18,000		C								
Penn State Univ	Navy Yard Campus			60,000		M								
PHA	Various					P								
Phila. Ind. Dev. Corp.	Philadelphia Sound Stage			150,000		C								
Phila. Ind. Dev. Corp.	Building 10			47,000		C								
Phila. Ind. Dev. Corp.	Building 79			14,000		C								

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Philadelphia City	Sequestration			700,000	165	M								
Philadelphia DPP	Richmond					M								
Philadelphia DPP	Fire Admin Building					C								
Philadelphia Folklore	Fiftieth Street HQ			4,000		C								
Philadelphia RDA	Point Breeze Study					P								
Philadelphia Sequestrator	Roosevelt 7133			51,078		M								
Philadelphia Sequestrator	Princeton 4943			4,600		M								
Philanthropy Network Greater Phila	The Hub - Site Development			15,000		C								
Point Breeze PAC	Point Breeze			76,000	50	C								
Radian	Chestnut Suite 800			14,000		C								
Razak Co	real estate back of the envelope					P								
Razak Co/Lenfest Group JV	Pembroke North Condominium			60,000	54	C								
Real Property Group	Feasibility					P								
Receiver	Chester 4224/42nd 607				21	M								
Rock School for Dance	Rock School	1		32,000		C								
Rouse&Assoc. (Principal)	1301 K Street					C								
RTC/FDIC-East Hartford	Marcus Hook Business/Commerce Center		35	415,000		M								
RTC-Crown	Bell Plaza			20,000		M								
RTC-Prentiss	50 Monument Road			50,000		M								
Salem Baptist Church of Roslyn	The Nexus School & Abington Day School			40,000		C								
Santa Monica/Malibu Schools	School District Master Plan	18				P								
School District of Phila.	School District Master Plan	200		27,487,336		P								
School District of Phila.	School District Master Plan	200		27,487,336		P								
School District of Phila.	School District Construction Management	28		2,041,328		C								
Schwarz	Chestnut 1806					P								
SE PA Transit Authority	Real Estate Dept. Reorganization					P								
SEPTA	Station Shops			50,000		M								
Shift Capital	Erie 956			750,000		C								
St. Joseph's University	Merion Gardens				108	M								
Sts. Mary & Kyrillos	Church Capital Improvements			271,000		C								
Sunny Spring LLC	Jacob Reed			44,400		M								
Susquehanna	Susquehanna			250,000		P								
Swarthmore College	Town Center West					P								
The Vanguard Group	Data Center Project			312,000		C								
The Vanguard Group	AV Infrastructure Planning & Deployment					P								
UEDRAC	Center for Human Advancement			369,000		P								
ULI	Devel/Construct Course					P								
Upper Darby Township	Market Street Gateway					P								
Urban Affairs Coalition	Achieving Reunification Center			17,000		C								
Urban Affairs Coalition	N. Broad Street			62,400		C								
Vantrust	Data Center Feasibility					P								
Wachovia Center	Wachovia Center					P								
Walnut St. Theater	Development Feasibility					P								
Winterstar	Sibley Ardmore					C								
Wolf	Lowe-Expert Winess				1	P								
Women's Campaign Intl.	Thomas Mansion			12,500		C								
Wrightwood Capital	Kaiser			44,000		C								
Wrightwood Capital	Kaiser			127,000		M								
<b>TOTAL</b>	<b>Total</b>	<b>452</b>	<b>851</b>	<b>73,538,467</b>	<b>6,477</b>									