



MMDC PORTFOLIO



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TABLE OF CONTENTS

SECTION I	SUNSET CENTER AT TANASBOURNE
SECTION II	HILTON EXECUTIVE TOWER - FIFTH & TAYLOR GARAGE
SECTION III	MARK BUILDING - PORTLAND ART MUSEUM
SECTION IV	KPTV STUDIO
SECTION V	ROBERT DUNCAN PLAZA
SECTION VI	PORT OF PORTLAND HEADQUARTERS

PORTFOLIO OF PROJECTS

SUNSET CENTER AT TANSABOURNE

Principals of Melvin Mark Companies and Standard Insurance Company formed a Joint Venture partnership in the late 1990's and Melvin Mark Development Company was hired to master plan the first suburban class A office campus in the Sunset Corridor. The master plan included office space in excess of 600,000 over 23.5 acres.

As Standard Insurance's office requirements grew, it became apparent that Sunset Center would be an ideal suburban location to supplement their downtown Portland operations center. Melvin Mark Development Company continues to develop office space as required by Standard. Home Office One was 100% occupied in spring of 2005 and construction of Home Office Two was completed in 2008, earning a LEED Platinum designation. The campus recently sought, and obtained, a PUD adjustment for an additional 173,000 sf of floor area to be added to the 600,000 currently permitted. The master plan also includes structured parking.



Company Name:	Standard Insurance Company
Location:	Portland, Oregon
Total Square Feet:	Home Office #1 Hillsboro, Oregon 72,000 sf Home Office #2 Hillsboro, Oregon 72,000 sf
Lender/Finance Source:	Owner Funded
Architect:	Zimmer Gunsul Frasca Partnership Interior Architect - Jerry Goldsby, Melvin Mark Companies
General Contractor:	Fortis Construction

PORTFOLIO OF PROJECTS

HILTON EXECUTIVE TOWER - FIFTH & TAYLOR GARAGE

Melvin Mark Development Company completed the 327 room Hilton hotel in downtown Portland at SW 5th and Taylor Street, at the heart of Portland's Central Business District. The completed hotel includes 684 parking spaces on 9 parking levels. The ground floor includes the full-service Porto Terra restaurant and 20,000 square feet of retail space in a prime location across from Sak's Fifth Avenue.

The project is owned and operated in a unique condominium arrangement; Mark-Taylor LLP (a partnership between Melvin Mark and Taylor-Pacific) owns the garage and retail space and Hilton Hotels Corp. owns the hotel portion of the project. Melvin Mark Development Company spent over four years negotiating the logistics of developing this difficult piece of land. After years of working to come up with a feasible plan, a deal was successfully negotiated with Hilton Hotels in May 1999. The completed expansion brings Hilton's total number of rooms in downtown Portland to 771, allowing Hilton to attract substantial convention & meeting business clients.



Company Name:	Hilton Hotel Corporation / Mark-Taylor, LLC
Total Square Feet:	440,000 sf
Lender/Finance Source:	Mark-Taylor LLP - Traditional Bank Financing
Architect:	Zimmer Gunsul Frasca Partnership
General Contractor:	Howard S. Wright Construction

PORTFOLIO OF PROJECTS

MARK BUILDING - PORTLAND ART MUSEUM

The North Wing Project was an extremely complex redevelopment that included the demolition and reconstruction of entire floors, including the floor slabs themselves, and the preservation of historical components of the former Masonic Temple in a tightly confined urban setting. The scope included several floors of class A office space, ballrooms, food service facilities and several large gallery spaces.



Melvin Mark Development Company was brought in midway through the job in an effort to complete the challenged project on time and with as few cost over runs as possible. Through an aggressive project management plan, MMDC was able to correct several problem areas and help guide the Museum to an on time opening of a building that retained the quality construction the historical structure deserved.

Company Name:	Portland Art Museum Company
Location:	Portland, Oregon
Total Square Feet:	141,000 sf
Lender/Finance Source:	Owner Financed
Architect:	Building/Interior Architect-SERA Architects
General Contractor:	Hoffman Construction Company

PORTFOLIO OF PROJECTS

KPTV CHANNEL 12 STUDIO

The KPTV office and television studios was a build to suit project completed in the mid 1990's. Melvin Mark Development was charged with locating a site, hiring the architect and contractor and project management. The facility was a state of the art development that contained several floors of Class A office space which overlooked the Willamette River.



Company Name:	KPTV Channel 12
Location:	Portland, Oregon
Total Square Feet:	45,000 sf
Lender/Finance Source:	Owner Financed
Architect:	Building/Interior Architect-Zimmer Gunsul Frasca
General Contractor:	Baugh Construction Oregon

PORTFOLIO OF PROJECTS

ROBERT DUNCAN PLAZA

A build to suit office building constructed for lease by the US Army Corps of Engineers and the US Forest Service. The full block project was constructed in downtown Portland and includes two levels of subsurface parking and 6,000 sf of retail space. The project was completed within budget and on schedule and has received several awards for excellence.

Company Name:	Marzer Venture Melvin Mark Partnership/ Schnitzer Investment Corp
Location:	Portland, Oregon
Total Square Feet:	350,000 sf
Lender/Finance Source:	Traditional Bank Financing
Architect:	Zimmer Gunsul Frasca Partnership
General Contractor:	Baugh Construction Oregon



PORTFOLIO OF PROJECTS

PORT OF PORTLAND HEADQUARTERS

The Port of Portland Headquarters Building was completed in September of 1999. Melvin Mark Development Company developed the concept and created the proposal whereby MMDC would act in the capacity of the owner's representative and Project Manager and develop a build to suit development on behalf of Northwest Natural for sale to the Port of Portland.



Company Name:	Port of Portland
Location:	Portland, Oregon
Total Square Feet:	150,000 sf
Lender/Finance Source:	Owner Financed
Architect:	Zimmer Gunsul Frasca Partnership
General Contractor:	Baugh Construction Oregon