

SELECTED RETAIL TRANSACTIONS

TRIAD COMMERCIAL PROPERTIES

YEAR	RETAILER	CITY	TRANSACTION DESCRIPTION
1992 - 2001	IHOP	14 States	Involved in Site Selection and/or Build-to-Suit Development for 70 IHOP stores
1992 - 2001	Home Depot, Pep Boys, Bridgestone / Firestone, Jack in the Box, Kinkos, Quiznos, Eckerd Drugs	Regional and National Varying by Tenant	Site Selection, Consulting, and Sales and Leasing Brokerage
1992-2001	Food Lion	Lexington, NC	Sale of Land and Building
2002	Starbucks	High Point, NC	Build-to-Suit Development
2002	Wendy's	Huntersville, NC	Sale of Land and Building
2002	Coldstone Ice Cream	High Point, NC	Lease of Shopping Center Space
2002	Food Lion	High Point, NC	Lease of Shopping Center Space
2002	Pro Golf	High Point, NC	Lease of Shopping Center Space
2002	Applebee's	High Point, NC	Sale of Outparcel
2002	State Employees Credit Union	High Point, NC	Sale of Outparcel
2002	High Point Bank	High Point, NC	Sale of Outparcel
2002	Zaxby's	High Point, NC	Sale of Outparcel
2002	McDonalds	High Point, NC	Sale of Outparcel
2002	Pantry C-Store	Greensboro, NC	Sale of Outparcel
2003	Pro Care Automotive	High Point, NC	Sale of Outparcel
2003	Golden Touch Car Wash	High Point, NC	Sale of Outparcel
2003	J&S Cafeteria	High Point, NC	Sale of Outparcel
2003	IHOP	Aiken, SC	Conversion Development of IHOP Restaurant
2003	IHOP	Garner, NC	Sale of Land and Building
2003	IHOP	Nashville, TN	Sale of Land and Building
2003	Panera Bread	High Point, NC	Sale of Land and Building
2004	T.G.I.F.	Wilmington, NC	Sale of Land and Building
2004	Office Max	Parma, OH	Sale of Land and Building
2004	Arby's	Chapel Hill, NC	Sale of Land and Building
2004	Chuck E. Cheese	Jacksonville, NC	Sale of Land and Building
2004	Cartridge World	High Point, NC	Lease of Shopping Center Space
2004	Cartridge World	Winston-Salem, NC	Lease of Shopping Center Space
2004	IHOP	Joplin, MO	Sale of Land and Building
2004	Wendy's	Morristown, TN	Sale of Land and Building
2004	IHOP	Cincinnati, OH	Development of 3 IHOP Restaurants and Small Shop Space
2004	IHOP	Orangeburg, SC	Development of Freestanding Restaurant
2004	IHOP	Sumter, SC	Development of Freestanding Restaurant
2005	Morningstar/Shurgard	Greensboro, NC	Sale of Land for Development