



**Hedley Construction
& Development Inc.**

Curriculum Vitae

Of

George Hedley

**Construction & Real Estate Development
Consulting & Expert Witness Services**

2011

file: G Hedley - CV



George Hedley

Resume & Qualifications



George Hedley is the founder and CEO of Hedley Construction & Development, Inc., (Hedley) a major commercial, office and industrial building general contractor, real estate developer, business park owner, investor and manager headquartered in Costa Mesa, California. It has over 33 years of experience building, developing, and managing commercial, industrial and office projects primarily in Southern California and the Las Vegas area.

As a general contractor, Hedley has built more than 1,000 projects totaling in excess of 15 million square feet costing over \$700 million. Hedley has been listed numerous times in the Top 20 largest general contractors headquartered in Orange County, California. Hedley's many projects built: commercial and industrial buildings; retail stores and shopping centers; manufacturing facilities and corporate headquarters; office and medical buildings; self storage mini-warehouses; tenant improvements and renovations; and off-site street improvements and land developments. In addition he has built several custom homes and apartment projects.

Hedley Builders, Inc. was founded in 1977 and steadily grew to \$50 million annual volume by 1987. Hedley today focuses on construction services, real estate development, and investment real estate including: property acquisition, project development, project entitlement and permitting, project financing, pre-construction, construction, project management, supervision, sales and leasing, and property management. Hedley's current projects average from \$2 to \$20 million.

As a commercial real estate developer, George Hedley has participated as a principal or manager in the ownership, investment, development, acquisition, planning, design, construction, and management of over 1,500,000 square feet of commercial, industrial and office projects. In addition, George Hedley owns and manages over 500,000 square feet of commercial, office and industrial buildings.

George Hedley, when requested, provides personal "hands-on" construction management consulting, construction litigation support and other specialized construction services. These services include: project completion analysis, consulting, feasibility studies, inspections, management, estimating, cost analysis, scheduling, defect analysis, dispute resolution and expert witness support.

George also owns HARDHAT Presentations. He is a much requested and leading speaker, author and presenter to the construction industry across the United States. He presents over 50 workshops, seminars and speeches annually to construction industry associations and companies. He has written several books for the construction industry including: "Profit 101 For Contractors", "Profit-Driven Estimating & Bidding Strategies", "Field & Project Management Systems That Work", "General Contracts & Subcontracts 101", and "Construction Financial Management 101". He also a regular columnist and has written over 100 articles which are published in over 20 different construction industry magazines including "Construction Business Owner" every month.

Expert Witness Services Offered

Construction Business Practices & Contracts
General Contractor & Subcontractor Standard Of Care
Contract Claims & Change Order Analysis
Plans & Specifications & Scope Of Work Review
Contract Disputes Between Contractors & Owners
Contract Disputes Between Subs & General Contractors

Real Estate Development Practices
Real Estate Developer Standard Practices
Development Budgets & Proformas
City Approval Process & Permitting

Cost Estimating
Cost Of Completion Or Replacement
Defect Analysis & Remedies
Project Site Inspections, Plan Reviews & Reports
Project Completion & Scheduling
Field Operations & Project Management Review

Construction Management Practices
Developer & Contractor Practices & Standards
Contract Management With Architect & Engineers
Responsibilities Of Project Parties



George Hedley

Education, Licenses, Employment & Honors

Education: University of Southern California
Bachelor of Science 1972, Civil / Structural Engineering

Licenses: George Hedley California Contractors License # 316,808
Hedley Construction & Development Inc. License #391412
Classification B: General Building Contractor

Employment:

1972	Bechtel Corporation Norwalk, California	Civil - Structural Engineer
1972 - 1975	Alex Robertson Company Irvine, Ca.	Construction Project Engineer & Field Supervisor Estimator & Project Manager Construction Field Superintendent
1975 - 1977	Linkletter Properties Newport Beach, Ca.	Construction Division Manager Construction Project Manager & Chief Estimator Construction Field Superintendent
1977 - 1992	Hedley Builders, Inc. Newport Beach, Ca.	President, Owner & Founder
1992 - Now	Hedley Construction & Development, Inc. Costa Mesa, CA	CEO, President, Owner & Founder (fka Hedley Construction & Management, Inc.)

Service, Honors and Recognition:

"Entrepreneur of the Year" 1988 - Construction
Ernst & Young and 'INC' magazine, Orange County, Ca.

Past President Southern California Builders Association
Associated Builders & Contractors - Southern California
Orange County Builders Association

Past Board Of Directors
National Association Of Industrial and Office Parks

American Arbitration Association
Orange County Construction Arbitrator - 1997 to present

National Speakers Association
Certified Speaking Professional - 2005 to present



George Hedley

Publications & Speaking Presentations

Books Written & Published By George Hedley:

Profit 101 For Contractors
Construction Financial Management 101
Profit-Driven Estimating & Bidding Strategies!
Construction Field & Project Management Systems
General Contracts & Subcontracts 101

Speaking Engagements At Annual Construction Conferences

Construct	Con-Expo
Flooring Plus	Sage Summit
Custom Home	Michigan Green
World of Concrete	Aqua International
World Of Hardscape	Minnesota Green Expo
Remodeling Leadership Conference	Concrete Construction CEO Conference

Speaking Engagements @ Construction Industry Associations

Associated General Contractors	American Society of Professional Estimators
Ceilings Interiors Systems Constr. Assn	Plumbing Heating Cooling Contractors Association
Construction Financial Management Assn	Power Communication Contractors Association
Insulation Contractors Assn of America	National Association of Electrical Distributors
Natl Association Surety Bond Producers	Painting Decorating Contractors Association
National Demolition Contractors Assn	National Electrical Contractors Assn
National Ready-Mix Concrete Assn	American Concrete Pumping Association
Building Officials & Code Administrators	National Utility Contractors Association
American Subcontractors Association	American Fire Sprinklers Association
National Frame Builders Association	Construction Specifications Institute
Concrete Steel Reinforcing Institute	National Wood Flooring Association
Associated Builders & Contractors	Concrete Foundation Association
American Fence Association	Tilt-Up Concrete Association
Tile Contractors Association	Architectural Pre-Cast Concrete Association

Regular Monthly Magazine Columnist – George Hedley Has Written Over 100 Articles

Construction Business Owner	Metal Construction News
Lawn & Landscape	Construction News
Hardwood Floors	Concrete Today
Wood Flooring	Rural Builder
Masonry Magazine	Metal Construction News

Speaking Programs & Seminars Taught By George Hedley

The 'Business Success Blueprint' For Contractors!
Construction Field & Project Management Systems That Work!
Construction Project 'Must Do' Field Systems!
Calculate Accurate Labor, Materials, Overhead & Profit!
Effective Project Leadership For Managers & Supervisors!
Profit-Driven Estimating & Bidding Strategies That Work!
Winning & Managing Negotiated & Design-Build Contracts!



Hedley Construction & Development Inc.

Partial List Construction Clients

Aerojet Ordnance
Aetna Life Insurance
Aircraft Spruce
Albertsons
American Cancer Society
American Institute of Architects
American Red Cross
Amscan Products
Apria Healthcare
Automobile Club of Southern California
Bay Development Corp.
Bergin Brunswig
Bixby Land Company
British Aerospace
Brush Creek Ranch Development
CARR Manufacturing
Carson Dominguez Properties
Carson Estate Company
Church of the Foothills
Circuit City
Coca Cola Foods
Costco
CT Realty Corporation
Essex Realty Management Inc.
El Dorado National
Fujita Corporation, U.S.A.
Gale Company
Gateway Computers
General Monitors
Home Depot
Insight Health Services
Kimberly Clark
K- Mart
La Canada Holdings
Laidlaw Transit Services
McDonnell Douglas
McLaren Auto Center
Mervyn's
Mission Land Company
MV Transportation
Nabisco Brands, Inc.
Odetics, Inc.
O'Donnell Partners
O Entertainment
Pacific Gulf Properties
Price Club / Costco
Principal Mutual Life Insurance
Redline Self Storage
SAI Management
Santa Fe Pacific Realty / Catellus
Sears HomeLife
Sheraton Hotel
Shurgard Self Storage
South County Senior Center
Stanley Acme
Sterigenics International
The Hamilton Company
The Irvine Company
The Orange County Register
Toys 'R Us
University of California Irvine
US Labs/Accupath
WalMart Stores, Inc.
Wells Fargo Bank
Yelland Properties
W. W. Grainger, Inc.



HEDLEY Construction & Development, Inc.

Major Construction Projects - Partial List

Accupath Laboratories 50,000 S.F. Corporate Headquarters and Laboratories	\$ 2,050,000.
Aircraft Spruce, Corona 62,413 S.F. Corporate Headquarters & Distribution	\$ 2,040,000.
Airport Distribution Center, Ontario 196,843 S.F. 3 Building Industrial Multi-Tenant Park	\$ 6,321,000.
Albertson's Market, Hesperia 45,538 S.F. Market	\$ 1,536,000.
American Self Storage, Long Beach 114,712 S.F. Mini-Storage Conversion & New 3 Story	\$ 2,145,000.
Amscan Distribution Building, Temecula 98,000 S.F. Warehouse Distribution Facility	\$ 4,626,565.
Apria Healthcare, Lake Forest 100,000 S.F. 2 Office Buildings & Tenant Improvements	\$ 7,365,470.
Bake Office Plaza, Lake Forest 61,000 S.F. 6 Building Office Park	\$ 3,069,000.
Bay Corporate Center, Anaheim 122,727 S.F. Two-story Office Project & Tenant Improvements	\$ 3,600,000.
Bay Santa Fe Springs Industrial, Santa Fe Springs 132,451 S.F. 8 Two-story Industrial Buildings	\$ 3,348,000.
Bay Technology Center, Irvine 2 story, 2 Building Office Project - 110,000 S.F.	\$ 2,650,000.
Bixby Land Building, Lake Forest 76,870 S.F. Corporate Office Building	\$ 3,405,444.
Brea Canyon Business Park, Walnut 79,869 S.F. 5 Multi-Tenant Office Industrial	\$ 2,840,000.
Bristol Street, Costa Mesa 26,670 S.F. Commercial Building	\$ 1,346,975.



HEDLEY Construction - Construction Projects - continued

California Self Storage, Anaheim 186,000 S.F. Two-story 6 Building Mini-Warehouse	\$ 3,200,000.
Compucable, Irvine 50,254 S.F. 2 Corporate Office Buildings	\$ 1,837,000.
Convention Center Inn, Anaheim 3 Story Hotel Restoration/ 3,500 S.F. Registration Bldg.	\$ 1,379,341.
Creative Bus, Chino 18,000 S.F. Commercial Building	\$ 1,780,000.
Crescent Bay Pacific Commerce Center, Lake Forest 6 Building 199,758 S.F. Industrial/Office Park	\$ 6,924,000.
C.T. Bell Ranch Business Park, Santa Fe Springs 47,432 S.F. Multi-Tenant Industrial Park	\$ 1,781,000.
C.T. El Segundo-Hawaii 90,000 Renovation and Remodel to Flex-Tech	\$ 1,881,398.
C.T. Fullerton, Fullerton 85,069 S.F. Office/Storage Units	\$ 4,059,895
Desert Palm Hotel, Anaheim Two Phase Hotel Expansion	\$ 9,000,000.
El Dorado Bus Manufacturing, Mira Loma 200,000 S.F. Tilt Up Bus Assembly Plant	\$ 6,809,842.
El Segundo Self Storage, El Segundo 134,192 S.F. Four-story Mini-Warehouse Facility	\$ 3,000,000.
Essex Commerce Center, San Bernardino 233,600 S.F. Industrial Park	\$13,500,000.
Essex Corporate Center, Santa Ana 94,722 S.F. Corporate Headquarters	\$ 2,399,000.
Gateway Computers, Lake Forest 100,000 S.F. 2 Office Buildings	\$ 4,330,000.
H-BIZCTR Irvine, Irvine 73,736 S.F., 12 Industrial Bldgs.	\$ 4,430,016.



HEDLEY Construction - Construction Projects – continued

H-BIZCTR Ontario, Ontario 95,716 S.F., 9 Industrial Bldgs.	\$ 4,707,360.
H-BIZCTR Orange, Orange 79,655 S.F., 6 Industrial Bldgs. w/ 19 Units	\$ 5,107,394.
High Park Office Complex, Mission Viejo 77,390 S.F. 10 Professional Two-story Office Buildings	\$ 5,153,000.
Home Club, Victorville 106,324 Retail Store	\$ 3,785,000.
Huntington Industrial Center, Huntington Beach 117,973 S.F. 18 Industrial Buildings	\$ 2,350,000.
James Bay Business Park, Lake Forest 6 Building 60,461 S.F. Industrial Park	\$ 2,145,000.
K-Mart, Ontario 93,000 S.F. Retail Department Store	\$ 2,405,000.
Kodak Distribution Center, Whittier 288,315 S.F. Warehouse Distribution	\$ 5,160,000.
Laidlaw Transportation Facility, Irvine 36,950 S.F. Transportation, Office & Service	\$ 3,328,000.
Lambert Commerce Center, Brea 127,763 8 Building Industrial Park	\$ 3, 546,000.
Landmark Lake Hills, Laguna Hills 106,450 S.F. 2 Two-story Professional Office Buildings	\$ 3,675,000.
Lincoln Business Center, Downey 209,872 S.F. 4 Warehouse Distribution Buildings	\$ 3,265,000.
Lincoln Distribution Center, Santa Fe Springs 620,740 S.F Renovation & 34,422 S.F. 2 Industrial Buildings	\$ 2,161,000.
Lincoln Riverside Business Park, Riverside 168,000 S.F. 14 Building Industrial & Retail Center	\$ 4,525,000.
Lincoln Technology Center, Garden Grove 3 Corporate Buildings - 125,000 S.F.	\$ 2,100,000.



HEDLEY Construction - Construction Projects – continued

Lincoln Westgate Distribution Center/Sterigenics, Corona 98,000 S.F. Manufacturing Building and Concrete Cell	\$ 3,650,000.
Long Beach Medical Plaza, Long Beach Three-story 51,000 S.F. Medical Office Bldg. over three-story Parking Structure	\$ 4,000,000.
Marble Express, Anaheim 50,000 S.F. Retail/Warehouse	\$ 1,680,000.
McFadden Business Center, Santa Ana 183,743 S.F. 10 Multi-Tenant Industrial, Office & Retail Complex	\$ 4,978,000.
McLaren Auto Retail Center, Irvine 38,386 S.F. 4 Building Multi-Tenant Auto Repair	\$ 2,207,000.
Mervyn's Department Store, Laguna Niguel 77,780 S.F. Retail Department Store	\$ 2,667,442.
Mervyn's, Palm Desert 85,275 S.F. Two-story Retail Department Store	\$ 2,719,000.
Mervyn's, Ridgecrest 59,509 S.F. Two-story Retail Department Store	\$ 2,394,000.
Miramar Sheraton Hotel Phase IV, Santa Monica 22,000 S.F. 3 Story Restaurant, Bar, Health Club, Lobby, Hotel	\$ 3,600,000.
MV Transportation, San Francisco 30,000 S.F. Bus Facility	\$ 1,199,000.
Nature's Best, Brea 208,000 S.F. Office, Manufacturing & Distribution	\$ 4,381,000.
Ninyo & Moore, Irvine 36,000 S.F. Office Building	\$ 2,022,000.
Nylok, Anaheim 31,596 S.F. Corporate Headquarters & Distribution	\$ 1,136,000.
Orange Baywood Business Park, Orange 186,685 S.F. 6 Multi-Tenant Industrial Buildings	\$ 4,744,000.
Pacific Commercentre 1 & 2, Lake Forest 2 Building 150,000 S.F. - 30 Acre Office & Business Park	\$ 4,600,000
Pacific Commercenter Buildings 4 & 5, Lake Forest 100,000 S.F. 2 Corporate Office Buildings	\$ 4,403,917.



HEDLEY Construction - Construction Projects – continued

Pacific Corporate Park, Lake Forest 158,000 S.F. 6 Building Office Park	\$ 7,072,000.
Pacific Gulf Distribution, City of Industry 55,616 S.F. Warehouse & Distribution	\$ 1,170,000.
Pacific Park Executive Plaza, Lake Forest 58,600 S.F. 5 Office Buildings	\$ 3,050,000.
Pacific Park Plaza, Aliso Viejo 128,500 S.F. 5 Building Multi-Tenant Business Park	\$ 5,142,000.
Parker Office Building, Aliso Viejo 37,682 S.F. Two-story Professional Office Building	\$ 2,417,000.
Peter's Canyon, Irvine 50,256 S.F. Multi-Tenant Office / Industrial Park	\$ 3,250,276.
Philadelphia Partners, Ontario 85,653 S.F. 3 Industrial Distribution Buildings	\$ 2,028,000.
Placentia Business Park, Placentia 119,500 S.F. 22 Building Industrial Park	\$ 5,048,000.
Rancho Niguel Medical, Laguna Niguel 29,445 S.F. Two-story Medical Office Building	\$ 1,386,000.
Redline Self Storage, Buena Park Conversion Of Existing Building To Mini-Warehouse	\$ 1,583,199.
Riverbend Industrial Center, Anaheim 100,000 S.F. Multi-Tenant Industrial 4 Buildings	\$ 2,660,000.
Salvation Army Sanctuary & Fellowship Hall, Tustin 31,000 S.F. 2 Building Church and Related Hall.	\$ 3,057,000.
Salvation Army, Tustin 24,235 S.F. Classroom & Gymnasium	\$ 2,106,622.
San Bruno Town Center, San Bruno 60,000 S.F. Retail Shopping Center, Comp U.S.A. & Marshalls	\$ 3,347,000.
San Clemente Fairway Partners, San Clemente 39,060 S.F. Corporate Manufacturing Industrial	\$ 2,390,000.
San Marcos Lucky Center, San Marcos 36,300 S.F. 4 Building Retail Shopping Center	\$ 2,565,000.



HEDLEY Construction - Construction Projects – continued

Santa Fe Corporate Center, Anaheim 134,326 S.F. 7 Building Office & Industrial Multi-Tenant	\$ 3,268,000.
Schaeffer Magnolia Business Park, Chino 110,000 S.F. 8 Industrial Buildings	\$ 1,764,000.
7th Street Pacific, Rancho Cucamonga 92,590 S.F. Multi-Tenant Warehouse Facility	\$ 2,596,000.
Sierra del Oro Shopping Center, Corona 76,000 S.F. Retail Shopping Center & Theater	\$ 2,914,000.
South County Senior Center, Laguna Hills 8,894 S.F. Offices & Meeting Facility	\$ 1,042,000.
Sycamore Industrial Park, San Juan Capistrano 60,000 S.F. 6 Multi-Tenant Buildings	\$ 1, 402,000.
Technology Tech Center, Irvine 155,930 S.F. 10 Building Multi-Tenant Office And Industrial	\$ 6,451,000.
The Victor Bowl, Victorville 32-lane Bowling Facility	\$ 1,250,000.
Tuffcare Corporate Headquarters, Anaheim 69,092 S.F. Corporate Headquarters & Distribution	\$ 2,515,000.
Two Trees, Ontario 100,000 S.F. 3 Warehouse/Distribution Buildings	\$ 3,000,000.
Upland College Commerce Center, Upland 92,632 S.F. 4 Building Industrial Center & Street	\$ 3,516,000.
West 228th Street, Los Angeles 60,968 S.F. Warehouse/Distribution Building	\$ 1,761,000.
Watson Laboratories, Corona 282,000 S.F. Tenant Improvement Manufacturing & Offices	\$ 2,600,000.
Wal Mart, Ridgcrest 95,804 S.F. Retail Department Store	\$ 3,173,503.



George Hedley Real Estate Development Projects

Brea Canyon Business Park, GP

Address: Brea Canyon Road @ Currier, City Of Industry, CA
Total Building Size: 87,000 S.F.
of Buildings: 5 Multi-Tenant Industrial Buildings For Lease
Year Developed: 1989
Development Costs: \$5,000,000
Lender: General Electric Capital Corporation
Developers: George Hedley & Ken Hansen as Co-Managers

Spectrum-McLaren LP

Address: McLaren Ave., Irvine, CA
Total Building Size: 75,000 S.F.
of Buildings: 2 Industrial Lots For Sale Plus Build To Suit
Year Developed: 1998 - 1999
Development Costs: \$2,500,000
Developers: George Hedley - Managing General Partner

Pacific Park Executive Plaza, LLC

Address: 12, 16A, 16B, 18A & 18B Journey, Aliso Viejo, CA
Total Building Size: 57,060 S.F.
of Buildings: 5 Office Buildings For Sale
Year Developed: 1999 - 2002
Development Costs: \$7,000,000
Developers: George Hedley Co-Manager with Don Schisler

San Clemente Fairway Partners, LLC

Address: 204 Avenida Fabricante, San Clemente, CA
Total Building Size: 39,060 S.F.
of Buildings: 1 Corporate Headquarters Industrial Office Building For Sale
Year Developed: 1999 - 2001
Development Costs: \$4,000,000
Developers: George Hedley Co-Manager with Pete Hitch and Don Schisler

Redline Self Storage Brea, LLC

Address: 440 E. Lambert Road, Brea, CA 92821
Total Building Size: 92,590 S.F.
of Buildings: 1 Self-Storage Mini-Warehouse
Year Developed: 2000
Development Costs: \$5,000,000
Developers: George Hedley Co-Manager with Mark Cernich



HEDLEY Real Estate Development Projects – continued

Upland College Commerce Center, LLC

Address: 2115, 2125, 2075 & 2095 Arrow Route, Upland, CA
545, 575, 550 & 576 College Commerce, Upland, CA
Total Building Size: 190,310 S.F.
of Buildings: 8 Industrial Buildings For Sale
Year Developed: 2000 - 2002
Development Costs: \$12,000,000
Developers: George Hedley - Manager

7th Street Pacific, LLC

Address: 9520 7th Street, Rancho Cucamonga, CA
Total Building Size: 93,200 S.F.
of Buildings: 1 Multi-Tenant Industrial Distribution Building For Lease & Sale
Year Developed: 2000 - 2002
Development Costs: \$4,500,000
Developers: George Hedley Co-Manager with Don Gilmore

Two Tree, LLC

Address: 1440 & 1460 East Cedar Street & 1445 East Spruce Street,
Ontario, CA
Total Building Size: 90,058 S.F.
of Buildings: 3 Industrial Buildings For Sale
Year Developer: 2001 - 2002
Development Costs: \$4,000,000
Developers: George Hedley Co-Manager with Don Gilmore

Crescent Bay Business Center, LLC

Address: 20501, 20503, 20505, 20521, 20523 & 20525 Crescent Bay
Lake Forest, CA
Total Building Size: 39,479 S.F.
of Buildings: 6 Office Industrial Buildings For Sale
Year Developed: 2001 - 2002
Development Costs: \$5,000,000
Developers: George Hedley Co-Manager with Don Schisler

Executive Plaza AJW, LLC

Address: 21, 23, 25, 27, 29 & 31 Orchard, Lake Forest, CA 92630
Total Building Size: 61,852 S.F.
of Buildings: 6 Office Buildings For Sale
Year Developed: 2001 - 2003
Development Costs: \$7,165,000
Developers: George Hedley Co-Manager with Don Schisler



HEDLEY Real Estate Development Projects – continued

Hedley Irvine I, LLC

Project: H BIZCTR Irvine
Address: 5 Holland, Irvine, CA
Total Building Size: 73,736 S.F.
of Buildings: 12 Industrial Buildings For Sale
Year Developed: 2003
Development Costs: \$10,700,000
Developers: George Hedley & Ken Hansen Co-Managers

Hedley Ontario I, LLC

Project: H BIZCTR Ontario
Address: Francis Avenue and Baker Avenue, Ontario, CA
Total Building Size: 95,590 S.F.
of Buildings: 9 Industrial Buildings For Sale
Year Developed: 2004
Development Costs: \$7,047,000
Developers: George Hedley & Ken Hansen Co-Managers

Essex Orangeshow Commerce Center LLC

Project: Essex Commerce Center
Address: Orangeshow Road and Arrowhead Drive, San Bernardino, CA
Total Building Size: 233,600 S.F.
of Buildings: 20 Industrial Buildings For Sale
Year Developed: 2004 - 2008
Development Costs: \$17,500,000
Developers: George Hedley Co-Manager with Burrell Magnusson

Hedley Orange I, LLC

Project: H BIZCTR Orange
Address: Glassell Avenue and Grove Avenue, Orange, CA
Total Building Size: 79,655 S.F.
of Buildings: 19 Industrial Buildings For Sale
Year Developed: 2004
Development Costs: \$11,505,000
Developers: George Hedley & Ken Hansen Co-Managers

Hedley Henderson I, LLC

Project: H BIZCTR Whitney Mesa 1
Address: 1851 – 1891 Whitney Mesa Drive, Henderson, NV
Total Building Size: 58,515 S.F.
of Buildings: 10 Industrial & Office Buildings For Sale
Year Developed: 2005 - 2006
Development Costs: \$ 8,240,000
Developers: George Hedley & Ken Hansen Co-Managers



HEDLEY Real Estate Development Projects – continued

Hedley North Las Vegas 1, LLC

Project: H BIZCTR Cheyenne
Address: Cheyenne & Clayton, North Las Vegas, NV
Total Building Size: 119,573 S.F.
of Buildings: 11 Buildings & 29 Units For Sale
Year Developed: 2005 - 2007
Development Costs: \$ 19,962,000
Developers: George Hedley & Ken Hansen Co-Managers

Hedley San Clemente 1, LLC

Project: H BIZCTR San Clemente
Address: 216 Avenida Fabricante, San Clemente, CA
Total Building Size: 84,587 S.F.
of Buildings: 6 Buildings & 23 Units For Sale
Year Developed: 2006 - 2008
Development Costs: \$15,958,000
Sales Prices: \$ 200.00 – 250.000 / S.F.
Developers: George Hedley & Ken Hansen Co-Managers

Hedley Henderson II, LLC

Project: H BIZCTR Whitney Mesa 2
Address: Whitney Mesa Drive, Henderson, NV
Total Building Size: 100,143 S.F.
of Buildings: 6 Buildings & 26 Units For Sale
Year Developed: 2006 - 2007
Development Costs: \$ 16,460,000
Sales Prices: \$ 175.00 - \$225.00 / S.F.
Developers: George Hedley & Ken Hansen Co-Managers

Hedley Henderson III, LLC

Project: H BIZCTR Whitney Mesa 3
Address: Whitney Mesa Drive, Henderson, NV
Total Building Size: 35,000 S.F.
of Buildings: 2 – Office & Industrial Buildings
Year Developed: 2005 - 2006
Development Costs: \$ 5,000,000
Sales Prices: \$175.00 - \$225.00 / S.F.
Developers: George Hedley & Ken Hansen Co-Managers



George Hedley Value-Added Real Estate Investments & Developments

Cerritos State Road Partners, Ltd

Address: 20014-20210 State Road, Cerritos, CA 92703
Total Building Size: 76,994 S.F. - 4 Multi-Tenant Industrial Buildings – Leased Investment
Year Acquired: 1996
Purchase Price: \$3,225,000
Improvement Costs: \$300,000 – Complete exterior renovation and roof structure upgrade
Developers: George Hedley & John Pierce Co-Managers

Florida Professional Company, LLC

Address: 18652 Florida Street, Huntington Beach, CA 92648
Total Building Size: 15,348 S.F., Office Building For Lease
Year Acquired: 2002, Year Sold: 2004
Purchase Price: \$1,360,000
Improvement Costs: \$200,000 – Complete exterior refurbishment
Developers: George Hedley - Manager

Gilberto Tomas Co., LLC

Address: 22321 Gilberto, Rancho Santa Margarita, CA
Total Building Size: 28,642 S.F., 1 Building – 2 tenants for lease
Year Acquired: 2002, Year Sold: 2004
Purchase Price: \$2,405,928
Improvement Costs: \$300,000 – Exterior renovation and tenant improvements
Developers: George Hedley & John Pierce Co-Managers

Imperial Business Center Company, LLC

Address: 13501 – 13535 Pumice Street, Norwalk, CA 92703
Total Building Size: 81,736 S.F., 1 Multi-Tenant Industrial Building - Leased Investment
Year Acquired: 2002
Purchase Price: \$5,200,000
Improvement Costs: \$250,000 – Tenant Improvements
Developers: George Hedley & John Pierce Co-Managers

Montclair Business Park, LLC

Address: 4701-4761 Holt & 4700-4747 Brooks, Montclair, CA 91763
Total Building Size: 132,720 S.F., 13 Multi-Tenant Industrial & Retail Buildings For Lease
Year Acquired: 2000
Purchase Price: \$4,700,000
Improvement Costs: \$250,000 – Exterior renovation and tenant improvements
Current Value: \$11,000,000
Lender: Column Financial
Developers: George Hedley & John Pierce Co-Managers



HEDLEY Value-Added Real Estate Investments – continued

Pomona - San Bernardino Company LLC

Address: 310-380 S. East End & 1605-1649 E. Mission Blvd., Pomona, CA
Total Building Size: 77,992 S.F. - 4 Buildings – Leased Investment
Year Acquired: 1999, Year Sold: 2006
Purchase Price: \$2,400,000
Improvement Costs: \$200,000 – Exterior renovation and tenant improvements
Developers: George Hedley & John Pierce Co-Managers

San Bernardino Company, LLC

Address: 265-285 Mill Street and 568 Waterman Ave, San Bernardino, CA
Total Building Size: 74,000 S.F. – 4 Buildings – Leased Investment
Year Acquired: 1999, Year Sold: 2002
Purchase Price: \$2,250,000
Improvement Costs: \$200,000 – External Renovation and Tenant Improvements
Developers: George Hedley & John Pierce Co-Managers

Santa Ana Industrial Co., LLC

Address: 1112 E. Washington Avenue, Santa Ana, CA 92701
Total Building Size: 24,500 S.F. , 1 Industrial Building Leased Investment
Year Acquired: 2003
Purchase Price: \$1,350,000
Improvement Costs: \$150,000
Developers: George Hedley - Manager

West Seventeenth Street Associates

Address: 738 West 17th Street, Costa Mesa, CA
Total Building Size: 24,500 S.F., Multi-Tenant Industrial Buildings For Lease
Year Acquired: 2005
Purchase Price: \$4,200,000
Improvement Costs: \$150,000
Developers: George Hedley, John Pierce & Trent Walker Co-Managers

Hedley Office Building

Address: 3189-B Airway Avenue, Costa Mesa, CA 92626
Total Building Size: 5,000 S.F.
Year Acquired: 2000
Purchase Price: \$624,000
Improvement Costs: \$150,000
Developers: George Hedley



Hedley Construction & Development Inc.

George Hedley

Expert Witness References

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Hedley Construction & Development Inc.

George Hedley
Construction & Real Estate Development
Consulting & Expert Witness Services

Updated 1/1/11

Consulting Fee Schedule

Construction Consulting & Expert Witness Services

George Hedley	Per Hour	\$ 255.
Project Manager	Per Hour	\$ 195.
Secretarial	Per Hour	\$ 75.

Court Room, Depositions, Arbitrations or Mediations – George Hedley

Hourly	(4 hour minimum)	\$ 295.
Minimum	(1 to 4 hours)	\$ 1,180.
Full day Over 4 Hours	(4 to 8 hours)	\$ 2,360.

Hourly Rates Include The Following Services:

- Consulting, Meetings and Phone Calls
- On-Site Project Inspections or Research
- Reviewing Documents & Research
- Writing & Preparing Reports
- Cost Estimating & Scheduling
- Travel time to and from all meetings and consulting

Reimbursable Costs Include:

Travel & Hotel Expenses:	At Cost
Automobile Mileage:	\$.60 / mile
Approved Third Party Expenses	Cost plus 15%
- Printing & Shipping Reports	
- Other subcontracted consultants	
- Special printing, photos, film or copy service	
- Long distance calls and faxes	