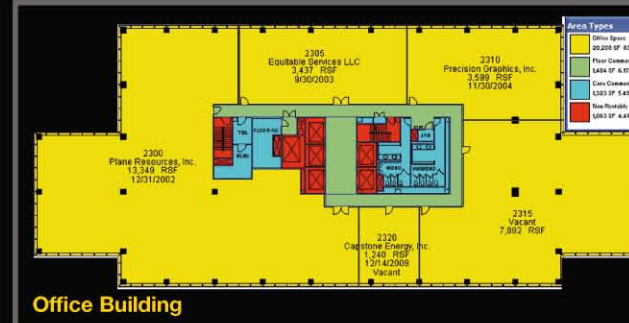
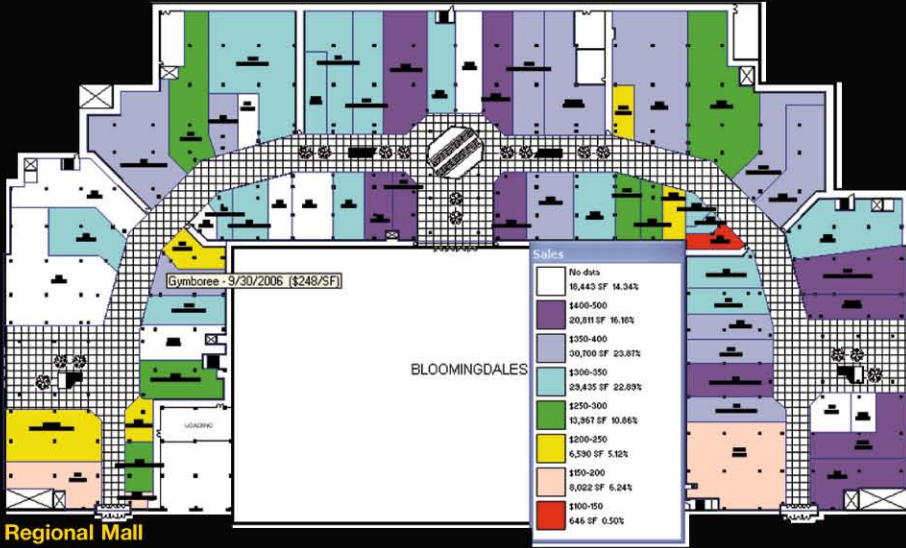


PLAN DATA

SPACEMAN

Space Documentation
Services & Software

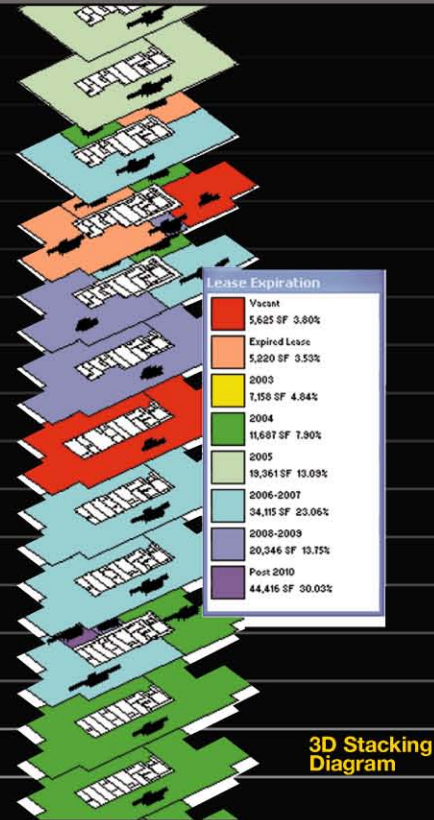
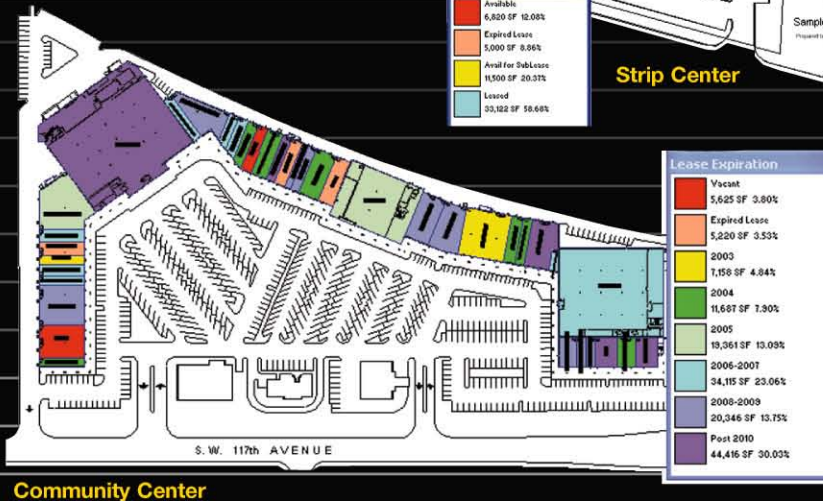
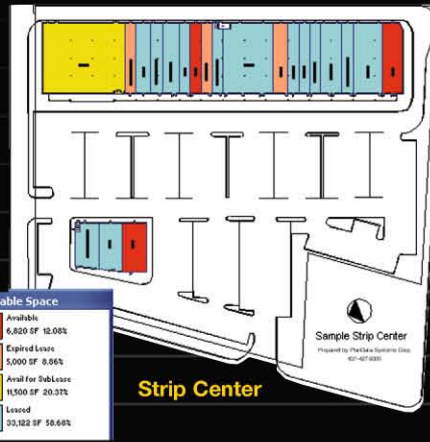


RETAIL
Regional Mall
Community Center
Strip Center

OFFICE

INDUSTRIAL

FACILITIES MANAGEMENT



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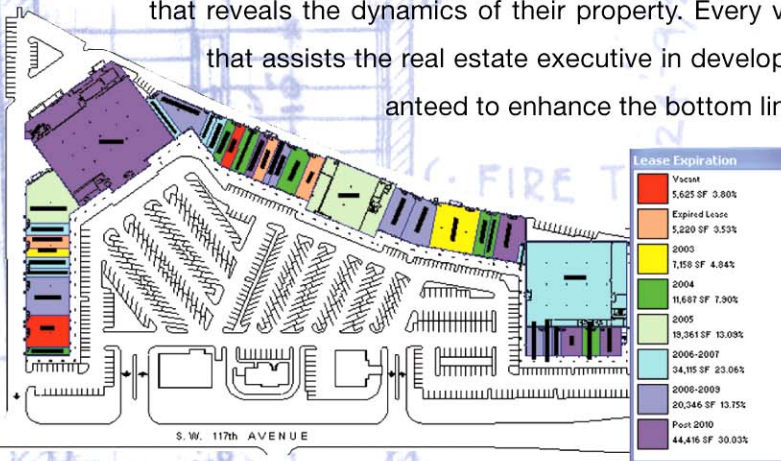
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PLAN DATA

What Is Space Documentation ... And Why Is It Important?

More and more property owners, senior real estate executives, asset managers, leasing associates and property managers are discovering how “space documentation” holds the key to profitability.

They’ve learned that when their space is precisely documented, their floor plans can be turned into valuable business graphics. The resulting turnkey solution produces a truly eye-opening array of illustrations that reveals the dynamics of their property. Every vibrant, color-coded graphic tells an in-depth story that assists the real estate executive in developing timely, well-conceived strategies that are guaranteed to enhance the bottom line. What’s more, you don’t have to be a CAD expert



to use the system. PlanData streamlines the leasing and occupancy data by putting business tools directly into the hands of your decision-makers. You also have many options on how you deliver the information – via software, over the Web, E-mailed or simply printed out.

PlanData’s space documentation will help you slash through piles of accounting data to reveal the true picture of your portfolio’s profitability and potential:

REAL ESTATE PROFESSIONALS THAT WILL BENEFIT FROM SPACE DOCUMENTATION

- ✓ PROPERTY OWNERS
- ✓ SENIOR REAL ESTATE EXECUTIVES
- ✓ ASSET MANAGERS
- ✓ LEASING ASSOCIATES
- ✓ PROPERTY MANAGERS

- Optimize rentable space
- Minimize vacancies
- Create in-house lease exhibits for demised space and recalculate rentable area
 - Track prospective tenants
 - Increase rentable square footage
 - Avoid tenant disputes
 - Prove due diligence when acquiring or disposing of property
 - Identify slow-paying or underperforming tenants
 - And much, much more

PlanData’s space documentation benefits your team because your once-abstract ideas can be honed into precise strategies and brought to life using your floor plans as colorful presentation graphics.

SPACEMAN Space Documentation SOFTWARE

SpaceMan software by PlanData provides you with a powerful interface that ties your accounting data to your floor plans – yielding colorful business graphics that instantly communicate the most important competitive information. For SpaceMan/Web, please see delivery options under “Services.”

COLOR-CODED FLOOR PLANS

Maximize your assets with color-coded graphics that tell how your property is performing. SpaceMan allows you to take a much closer look at lease expirations, rent per square foot, merchandising categories, occupancy costs and sales analysis, for example. SpaceMan also displays a red light when spaces are encumbered by options and allows you to view details and notes about the specific space. Another great feature is the software’s ability to produce stacking diagrams (even in 3D) on any information in the database. See a list of SpaceMan’s features in the table, at right.

RE-DEMISE SPACE

SpaceMan is a valuable sales tool for your leasing staff. By loading the software into their laptops, your staff can show available spaces to prospective tenants and even elec-

tronically subdivide the space on the fly using SpaceMan’s powerful interface. The software can produce instant rentable area calculations as well as a high-quality lease exhibits in-house so you can keep your leasing momentum.

EASY TO USE

You don’t need to be a CAD operator, computer programmer or accounting guru to operate SpaceMan. The simple interface gives the most casual PC user the power to update color-coded

plans, add or modify space, create a stacking diagram, re-demise space and even produce a professional lease exhibit of a floor plan.

VERSATILE

SpaceMan’s tools may be applied to any type of property, including retail, office, industrial, residential and facilities management or any information you want to tie to them..

TWO FLAVORS

SpaceMan is available in two “flavors,” the full-featured Pro version or a lower-cost option geared toward those who would like to perform important functions, such as color coding floor plans, demising, obtaining rentable lease calculations, producing lease exhibits or publishing graphics on the Web, but don’t need to save the changes to the main database.

INDUSTRY STANDARD FILES

PlanData developed SpaceMan by using commercially available, off-the-shelf tools, such as Microsoft Access, AutoCAD files and Crystal Report Writer. SpaceMan users don’t have to purchase these separately since they are included in the run-time version of the software. As a result, SpaceMan becomes a viable alternative to expensive CAD systems and the staff required to run them.

SPACEMAN’S FEATURES/PROPERTY TYPE

Feature	Function	Retail	Office	Indust.
<i>Color Coding</i>	Sales per SF	●		
	Sales Trend	●		
	Breakpoint per SF	●		
	Sales to Breakpoint	●		
	Radius Restrictions	●		
	Aged Payables	●	●	●
	Exclusives	●		
	Min. Rent per SF	●	●	●
	Total Rent per SF	●		
	Occupancy Cost	●		
	Merchandising Cat.	●		●
	Re-merchandising Strategy	●		
	Lease Expiration	●	●	●
	Available Space	●	●	●
	Prospects	●	●	●
Projections	●	●	●	
<i>Whatever Else</i>		●	●	
<i>Demising</i>	Area Calculations	●	●	●
<i>Other</i>	Pictures	●	●	●
	Stacking Diagrams		●	
	Tracking Options	●	●	●
	Documents	●	●	●
	Graphical Searches	●	●	●

SPACEMAN Space Documentation SERVICES

In order for SpaceMan software to work effectively, your floor plans must be brought into SpaceMan. PlanData offers the services required to do this in a cost-effective manner, making this a turnkey solution for our clients.

CAD FILE CONVERSION

If your properties are already documented in CAD files, PlanData's SpaceMan software has tools to convert these properties directly into SpaceMan.

CAD FILE CREATION

Clients who have blueprints can take advantage of PlanData's CAD file creation services...

- Choose our **Coordinate Input** service if area calculation accuracy is essential.
- Or opt for us to **Digitize** (electronically trace) your floor plans where the emphasis is on the graphics, but area calculations are not a priority.

FIELD SERVICES

For properties that have no current floor plan, or for properties whose plans have been altered, PlanData provides professional field services. Our team can go to your site armed with laser measuring devices and measure base building elements, core, demising lines or even produce "as-builts" of the tenant space for marketing graphics. You can also provide prospective tenants with CAD files so that they can do feasibility studies giving your property a competitive edge in a competitive market.

DATABASE MANAGEMENT

More and more of our clients are taking advantage of services where we manage the data for them. As an option, each month PlanData can take your current accounting data and CAD files and refresh your portfolio data – resulting in completely updated business graphics and deliver this as a database for your software and/or over the Web.

SPACEMAN-WEB PUBLISHING SERVICE

This great enhancement brings SpaceMan's powerful tools to your users and potential clients or investors – anytime, anywhere. Imagine collaborating with prospects and/or owners over the Web while you both reference the same floor plan. No training is necessary, and agents out in the field, including property managers, can access graphics and data to help them close a deal. The advantage of SpaceMan-Web is that you don't have to worry about having the most up-to-date software. PlanData does that for you.

SPACEMAN-NxG WEB PUBLISHING SOFTWARE

SpaceMan power users may opt for Spaceman-NxG (next generation). This dynamic Web-based software is based on SpaceMan-Web, but the client completely controls the data. With Spaceman-NxG, the client can attach "live" data to a floor plan, such as information on prospects for a space, which can change on a minute-to-minute basis.

INSTALLATION/TRAINING/TECHNICAL SUPPORT

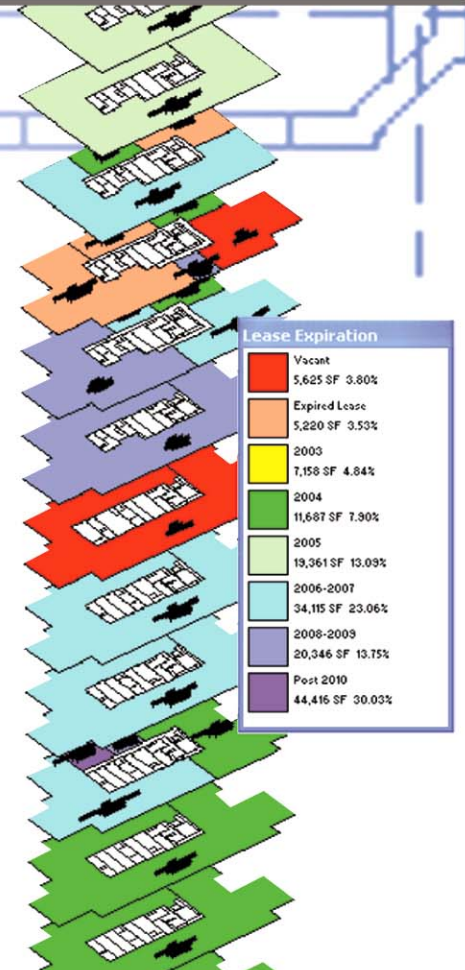
Utilize PlanData's expert staff to install your software, train your staff and provide technical support when required.

PLANBOOK SERVICES

Some of our clients prefer to have hardcopy updates of their occupancy data in the form of PlanBooks, which can be distributed in hardcopy form or electronically and updated either monthly, quarterly, annually or on an ad-hoc basis. PlanData provides the flexibility to work with you in a way that best suits your organization.

ABOUT PLANDATA

Since 1985, PlanData has been providing a wide range of services and software to real estate professionals worldwide. Its experienced team of computer programmers and CAD specialist have collectively documented hundreds of millions of square feet of commercial real estate. In short, PlanData has the expertise and technology to best automate your space portfolio.



WHAT PLANDATA'S CUSTOMERS ARE SAYING ABOUT US...

In a crowded field of technology products claiming to focus on commercial real estate, PlanData's SpaceMan offering is truly a gem. It allows us to visually communicate over the internet a detailed narrative of what's happening at all of our shopping centers for both internal analysis and external promotion. Our experience in working with PlanData has been excellent. They made the process of implementing their software easier than I thought possible.

— CHARLES POOLEY

DIRECTOR OF INFORMATION SERVICES / RAMCO-GERSHENSON

PlanData's software is user-friendly and easy to navigate. It helps me access property data and update floor plans with a simple stroke of my computer keys. Whenever I run into a problem I can't figure out myself I can always rely on the technical services division, which answers my questions instantly. PlanData is a professional organization that has helped my company with its day-to-day property management.

— AMALIA PYNE

THE PYNE COMPANIES

Early in 2003 we decided to upgrade our look and invest in the SpaceMan software offered by PlanData. Within 60 days of sending them the CAD files we had 12 properties up and running, our staff was trained, and reports, with a professional edge, were going out to ownership and potential clients. The integration with MRI for Windows is seamless. The reports are sharp and concise. The technical support is quick and efficient. The investment in SpaceMan was money well spent and the experience with PlanData has been truly painless.

— SANDY REINHARDT

DIRECTOR OF INFORMATION SERVICES / SCHOSTACK BROTHERS & CO.

As a new ownership, PlanData's ability to accurately re-measure the mall and verify the asset square footage was invaluable for us in many ways. It allowed us to accurately bill rent, common-area maintenance expenses and other charges. It provided us with accurate space sizes for new leasing activity. It provided us with a Lease Plan that was correct.

— DEIRDRE MOORE

VICE PRESIDENT & GENERAL MANAGER / SECURITY SQUARE MALL

When I needed my mall documented quickly so that I could include SpaceMan color-coded floor plans into my annual budget review, PlanData's staff quickly turned it around and I was trained within days of my request.

— JUDY SANDERS

GENERAL MANAGER / HARFORD MALL

PlanData stayed on top of the process for documenting our portfolio both in retail and office properties and continues to develop their technology to meet the demands of our industry. Whenever we need anything from PlanData we receive prompt and effective responses.

— RAJ PATEL

CIO / FOREST CITY RATNER

The SpaceMan program had been a tremendous asset

to this office for not only our leasing department, but our marketing and accounting departments. The staff at PlanData have been extremely helpful from the beginning when they re-measured and drew the mall floor plan to a CAD drawing, from which we were able to accurately bill tenants based on their square footage. Any software question has been answered immediately and the support we have received when problems do occur has been excellent.

— PAUL LUBKING

PROJECT MANAGER
SECURITY SQUARE MALL



**PLAN
DATA**

services and software

Partial Client List

	Retail	Office	Industrial	FM	Field Measurement	SpaceMan	SpaceMan/Web	LeaseMan
20 Vic	●					●		
Abramson Brothers		●			●		●	
Alabama Power & Light		●						●
Allied Partners		●			●	●		
Alside		●	●					●
Aspen Systems				●		●		●
Big Dogs Sportswear	●							●
BR Management		●				●		
Bruegger's Bagels	●							●
Cablevision		●		●	●			●
Chelda, Inc.	●							●
Children First		●						●
Citicorp		●		●				
City of Lynchburg		●						●
Clarion Partners	●	●				●	●	
Cogswell Realty Group		●			●			
Colin Management	●				●			
Colliers ABR		●			●			
Colonial Properties	●	●				●		
Compass Group USA		●						●
County of Monmouth		●						●
CT Communications		●						●
Cushman & Wakefield		●			●			
Don Casto Organization	●					●		
The Durst Organization		●				●		
Eat 'n Park Restaurants	●							●
Edge Partners		●			●			
Famous Dave's Restaurants	●							●
Faison	●					●		
Fidelity Federal		●						●
Fordham				●	●			
Forest City Enterprises	●	●			●	●		
Fox Real Estate		●			●	●		
General Growth	●			●		●	●	
GVA Williams		●			●			
Hickory Farms	●							●
Insignia ESG	●	●			●			
Integrated Health Services		●						●
Jones Lang LaSalle		●			●			
Keane, Inc.		●						●
Keyspan Energy		●			●			
Lighthouse Realty Corp.		●			●			
Matrix One		●						●
Maui Land & Pineapple Co.	●					●		
MidAtlantic Realty Trust	●					●		
Milstein Properties		●			●			
New Plan	●						●	
New York Life Insurance				●	●	●		
Outback Steakhouse	●							●
Old Mutual	●					●		
The Pyne Companies		●			●	●		
Rainbow Rentals	●							●
Ramco-Gershenson	●						●	
Reckson Associates		●	●		●	●		
Schostak Brothers	●					●		
Sentinel Real Estate		●			●			
Slough Estates		●	●			●		
SouthernLINC		●						●
Trizec Properties	●	●			●	●		
TXI		●						●
UBS Realty Investors		●				●		
Vitamin World	●							●
Weight Watchers	●							●
Westcor Partners	●					●	●	
Witkoff		●			●			



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