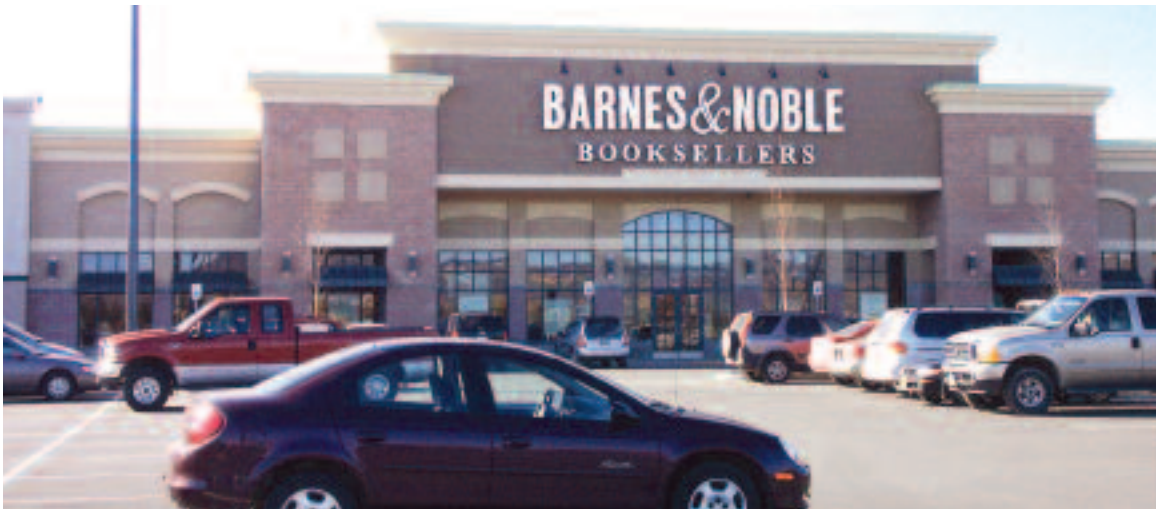


▼ AURORA CENTER  
*Fairbanks, North Star Borough, AK 99706*



Aurora Center is a 125,000 square foot retail shopping center anchored by Barnes & Noble, Sportsman's Warehouse, Petco, and Old Navy, located in Fairbanks, Alaska. The center had only a short seasonal window in which to be built. P.O'B. Montgomery & Company chose to develop the center in response to interest expressed by Barnes & Noble.

Adjacent to Wal-Mart, Home Depot, Fred Meyer, and Lowe's, the center's prospective site appeared to offer one of the best retail locations in Fairbanks. However, since it was once a staging ground for the construction of the Alaska pipeline, P.O'B. Montgomery was required to address a number of environmental issues in order to proceed with the project. Working closely with the Seller, P.O'B. was able to work through these issues in a timely manner and complete the project so both Barnes & Noble and Petco could take delivery before the winter season. The project broke ground in spring of 2005, with completion in early 2006.