
An investment group organized by Louis Dreyfus Property Group purchased Riviera Plaza in 1998. The building has approximately 53,143 rentable square feet of office space, and 91,000 square feet is leased to Don Rasmussen Mercedes Benz Company for retail and service space.

A number of major renovations have been under way since late 1999, including upgrades to the HVAC, fire and life safety, elevators and electrical systems. The penthouse has been expanded by almost 10,000 square feet, bringing it to the size of the average floor plate. In addition, the entire exterior will have new window glazing and spandrel panels. Renovation is expected to be completed in summer 2000.

SPECIFICATIONS

Building Size 161,497 square feet on 5 floors.

Typical Floor 16,668 square feet.

OPERATIONS

HVAC System Recently upgraded, computerized central cooling system for optimal efficiency. Centralized ventilation distributed on each floor via VAV system.

Electrical Six watts per square foot available from electrical rooms on each floor for tenant's needs.

Elevators Two upgraded ADA-compliant elevators service parking level, main lobby and floors 2 through 5.

Building Hours Monday through Friday, 8 am to 6 pm; Saturdays 8 am to 1 pm.

Deliveries Convenient designated off-street delivery facilities.

Security After-hours monitoring and patrol by guard.

ACCESSIBILITY

Location 1618 SW First Avenue, Portland, Oregon.

Transportation Convenient to bus line on NW Natio Parkway.

Parking One level of parking for 188 cars; operator on duty during business hours; after-hours access by magnetic card key.

MANAGEMENT

Developer/Owner Louis Dreyfus Property Group, Apollo Real Estate Investment Fund

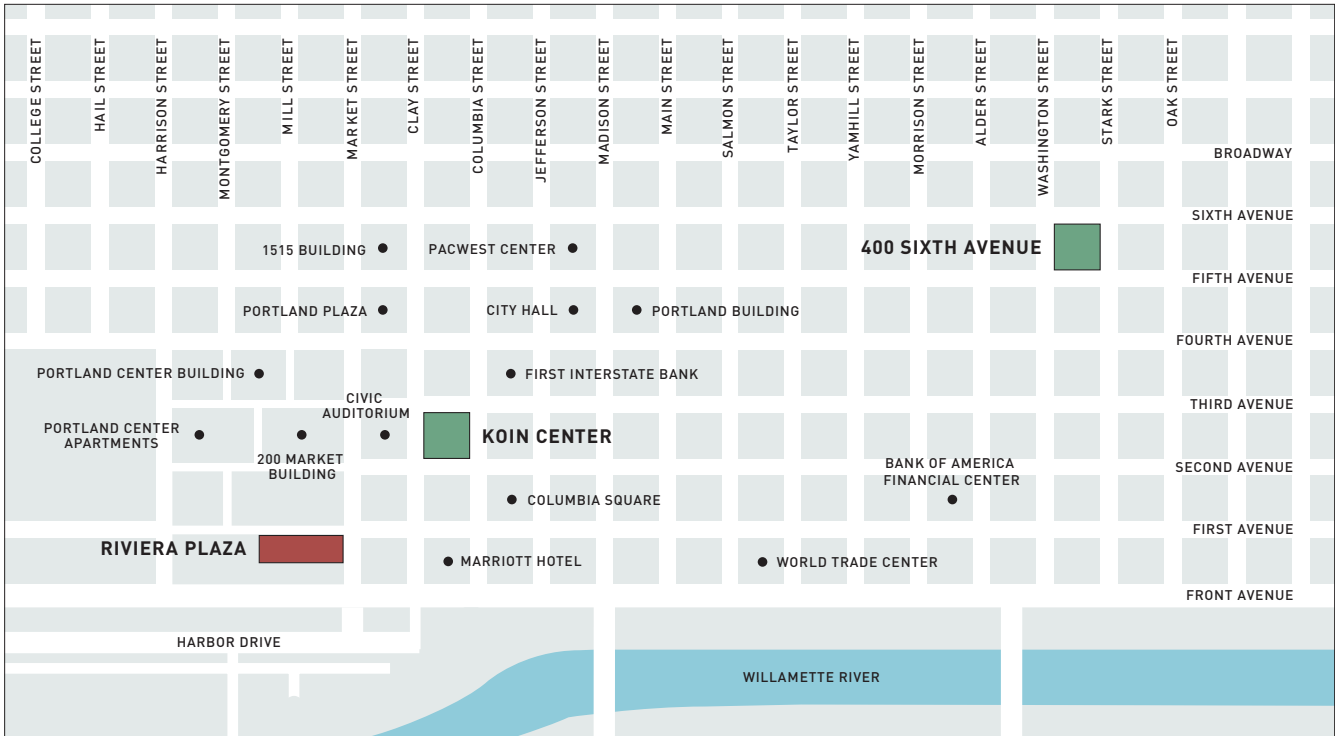
Manager Louis Dreyfus Property Group

> Riviera Plaza

| | 3 | *Portland, Oregon* *Square Footage and Parking* | | | |

Penthouse	16,475 Square Feet
Office Floor 4	16,667
Office Floor 3	16,668
Office Floor 2	16,669
Office Floor 1	95,018
Total Square Feet	161,497 Square Feet

Parking Level 1	188 Parking Spaces
Total	188 Parking Spaces



Riviera Plaza is located in the south end of Portland’s Central Business District at the intersection of SW Natio Parkway and SW Market Street. It is close to major office buildings, government agencies and the revitalized riverfront area with outstanding views of Mt. Hood and the Willamette River. On a major bus line, it is within walking distance of many of Portland’s popular restaurants and Portland State University.

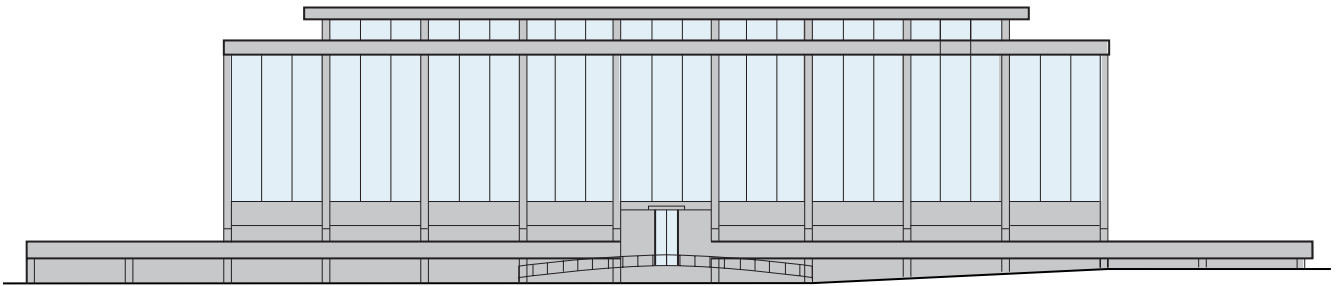
Regional attractions include extensive outdoor recreational facilities such as skiing, golfing, hunting and hiking, as well as the termination point of the historical Oregon Trail. The city actively supports the arts through museums and galleries, concerts and numerous outdoor festivals.

> Riviera Plaza

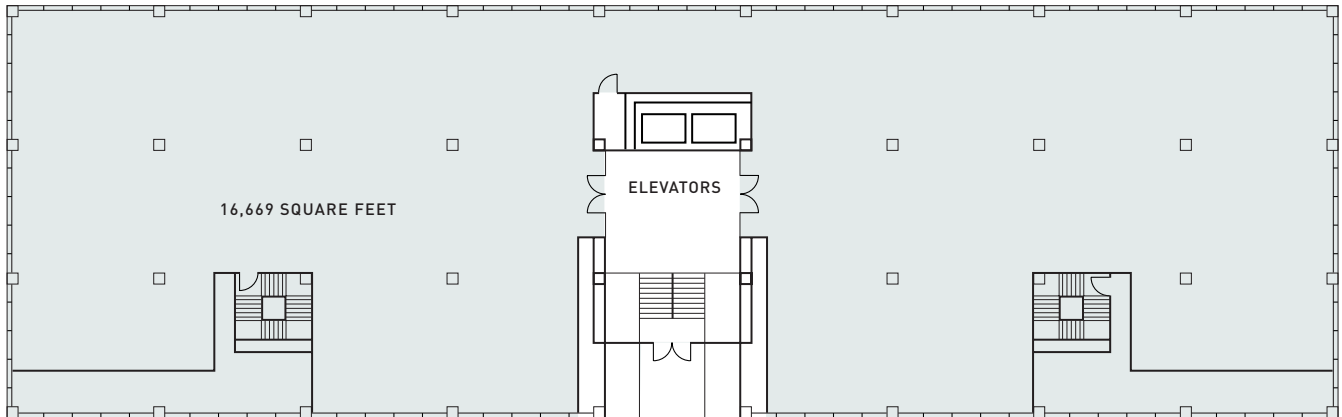
| | 5

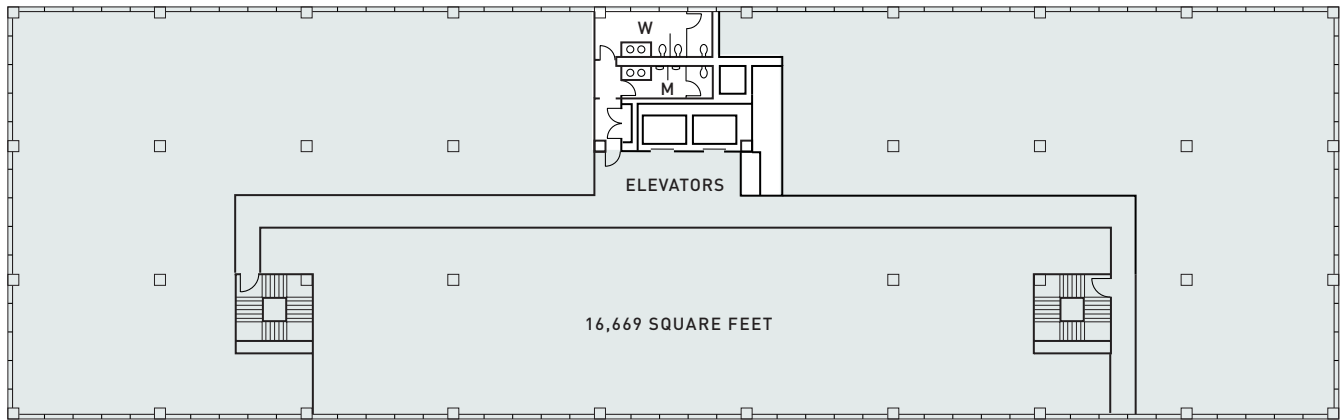
| *Portland, Oregon*

Elevation | | | |



WEST ELEVATION 161,497 SQUARE FEET





Established in 1971, Louis Dreyfus Property Group acquires, develops and manages first-class office buildings in the United States, Canada and Europe. With a portfolio amounting to over 3.5 million square feet of rentable space and an additional 3 million square feet to be developed, Louis Dreyfus handles all aspects of management and leasing to ensure that tenants are well served. Louis Dreyfus Property Group is headquartered in New York, and there are regional offices in Coral Gables, Florida; Stamford, Connecticut; Portland, Oregon; Montreal and Washington, DC.

All holdings in the portfolio share certain characteristics. They are well conceived and well located in both central business districts and suburban office markets. Scale, development potential, tenant amenities and attention to architectural and operational details are typical of each property. The buildings are meticulously maintained and continuously upgraded to prevent obsolescence.

Louis Dreyfus Property Group is a subsidiary of Paris-based S.A. Louis Dreyfus & Cie., a family held company founded in 1851 with a network of offices around the world. Principal activities of the parent company include worldwide merchandising and exporting of various commodities; refining, marketing and distribution of energy products; ownership and management of ships, and manufacturing operations.

UNITED STATES	Connecticut Place <i>Stamford, Connecticut</i>	Approved 574,000 sq ft
	River Plaza <i>Stamford, Connecticut</i>	Existing 201,285 sq ft
	10 Westport Road <i>Wilton, Connecticut</i>	Existing 194,000 sq ft
	20 Westport Road <i>Wilton, Connecticut</i>	335,000 sq.ft. under construction
	Goldens Bridge <i>Goldens Bridge, New York</i>	Approved 313,980 sq ft
	Sutton Park North <i>Valhalla, New York</i>	Existing 98,000 sq ft Approved 300,000 additional sq ft
	444 North Michigan Avenue <i>Chicago, Illinois</i>	503,224 sq ft
	Douglas Entrance <i>Coral Gables, Florida</i>	Existing 476,088 sq ft Approved 300,000 additional sq ft
	KOIN Center <i>Portland, Oregon</i>	Existing 363,815 sq ft Proposed 550,000 sq ft
	400 SW Sixth Avenue <i>Portland, Oregon</i>	201,000 sq ft
	Riviera Plaza <i>Portland, Oregon</i>	156,000 sq ft
	2001 K Street <i>Washington, DC</i>	231,875 sq ft
	2100 M Street <i>Washington, DC</i>	Existing 298,069 sq ft
	Four Seasons Hotel <i>Washington, DC</i>	260 rooms
CANADA	1801 McGill College Avenue <i>Montreal, Canada</i>	Existing 344,942 sq ft
EUROPE	Times Square <i>London, England</i>	Proposed 380,000 sq ft
	87 Avenue de la Grande Armée <i>Paris, France</i>	Existing 116,000 sq ft