

THE ZEKA GROUP

A California corporation

*Commitment in Excellence
Since 1981*

**Commercial and Residential
Real Estate Developments**



Real Estate Investment, Development and Management

THE ZEKA GROUP^{INC}

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Corporate Philosophy

Long before its inception of The Zeka Group in 1981, Zeka International Incorporated formerly established in 1970's has committed its quality real estate development skills and property management expertise on a wide variety of real estate projects. With more than forty years of combined experiences in the real estate investment and development, The Zeka Group has the skills and resources required to find productive solutions to countless challenges.



The Avenue Plaza Commercial Building

1110 Burlingame Avenue – 303-305 California Drive
Burlingame, California 94010-4125

The Zeka Group's philosophy is to ensure the successful completion of every project, whether it is the acquisition of a well-located commercial land for development project, the renovation of a retail complex, or property management for commercial and/or multi-residential properties. The firm acknowledges that no two projects alike, which is why The Zeka Group tailors its development and management skill to enhance each project individually involved. The firm's flexibility and adaptability allow decisions to be made prudently, efficiently and with the confidence required.

Land and Development

The Zeka Group believes that land, particularly in California, represents an excellent investment when purchased at the right time and in the right location. The firm acquires key land parcels for the ultimate development of residential and commercial properties.

The Zeka Group, headed by Louisa Zee Kao, President and CEO, believes that the value of a well-planned community is best seen in retrospect. Properly done, the quality and character of the community are long lasting and will be reflected in the security of the investment, as well as the “quality of life” for those who live and work there.

The most important step in community development is an environmentally sensitive plan with flexibility for update improvements. The land plan must envision a future when the development is complete. It must identify the proper land use requirements, whether it be open space, commercial, services, or residential. It must also create a community character, a character affected by the land plan and the amenities. A sensitive plan is the key to the success of a project.



Zeka Ranch, Antioch, California (639+ Acres)

Upscale Executive and Estate Home Community

In planning with City of Antioch

Property Selection and Acquisition

Site selection and acquisition involves not only in negotiating a purchase, but also determining the highest and best use of the property. The firm undertakes a complete feasibility study of market analysis on a region-wide basis, a constraint analysis including the availability of services, any existence of endangered species and other potential restrictions.

Planning and Approvals

Land Planning and zoning approval are very subtle tasks, which require a detailed understanding of the political and governmental process. All cities and countries have different needs and requirements. The Zeka Group, with its network of experienced team of consultants, has successfully processed rezoning, planning, land development and final completion of construction of projects under a variety of circumstances.



Marketing and Financing

Since 1981, The Zeka Group has focused on the policy of portfolio development in building assets for its principal partners. Louisa Zee Kao, Principal Developer and CEO of The Zeka Group, with its consultant team, concentrate their activities in Northern California to take advantage of their comprehensive knowledge of the local market, personal contacts and extensive expertise resources.

The Development and Management Team

LOUISA ZEE KAO - FOUNDER

President and Chief Executive Officer

LORENZ KAO – CO-FOUNDER

(Deceased - 2018)

LAVEILLE KAO VOSS

Senior Vice President
& Operational Engineer

Head by Louisa Zee Kao, Founder, President and CEO of the company, the Principals have extensive experiences in real estate investment, development, financing, sales and property management. With the support of the company's strategic consultant team, the Principals have been responsible and intimately involved in acquisition of lands, design, design review, feasibility studies, development strategy, sales and property management. They have broadened their portfolios in domestic and international markets among their associate corporations. Over the years, the company has completed development projects for aggregate value of over four hundred fifty million dollars (US\$450,000,000) in residential and commercial real estate properties.



Professional Staff

THE ZEKA GROUP'S SUCCESS is not the creation of one particular individual, but the joint effort of many skilled people sharing the same commitment in excellence.

Zeka Group is a private real estate development firm of close networks of separate disciplines such as architecture, engineering, accounting, marketing and information technology. At The



Zeka Group, these skills are blended with imagination and innovation to create profitable opportunities and successful transactions.

Development History

Enterprise Centre, a Commercial Building TST Kowloon, Hong Kong

1973 -1976

From acquisition of Land, design development and Construction of a 14 story Class A Concrete & Steel high rise commercial retail/office building of 40,000 s. f. locate in the prime commercial and tourist area of Tim Sha Tsui, Kowloon with 40 commercial and retail tenants. Zeka International operated as the Building Property Management after its completion for many years.

Foothill Glen Subdivision Zeka Drive, San Jose

1881 -1985

From acquisition of a undeveloped farmland at a strategic location that was adjacent to San Jose International Business Park and San Jose Municipal Golf Course. Zeka International Processed with the City for development entitlement, involved Design Planning and procure of Building Permits with Architecture/Development Team and participated negotiation of construction financing with Inter-State Bank and built out the entire 97 single residential and pair-homes in north San Jose, California.

Dixon Glen Subdivision Homes: 125 Single Family Home subdivision 40 Single Family Custom Lots (Finished Lots)

1988 -1991

Project started from acquisition of 45 acres of farm land, processed of land use entitlements and obtained financing and permits in six months and install onsite and offsite infrastructure improvements and built out 125 single family houses in two years and remaining 45 finished custom lots sold to a national known residential builder.

Marina Vista at Glen Cove, Vallejo, CA
26 Mediterranean Style Townhomes

1989 -1991

Project started from acquisition of land, Harbor Homes I, – a Planned Unit Development (PUD) of 26 units single family attached homes at Marina Vista, Glen Cove, Vallejo, California.

Avenue Plaza Complex
Seismic Renovation and Redevelopment
of a mixed use Retail/Office Commercial Complex
on Burlingame Avenue, Burlingame CA

1994 – 1997

Zeka Group’s corporate Building. The Zeka Group acquired the century old commercial building in 1980 that was a landmark type on downtown Burlingame Avenue. In 1994 - 1997, Zeka Group conducted a major seismic retrofit and design renovation by tear down of an old building adjacent to the 95 year young main building and expanded a brand new annexation to the main building. Increased the total building areas to 25000 s.f. of “Class B” steel framed-concrete and wood framed elegant commercial mixed use retail/office complex featuring update high-tech communication installations in leasable spaces while the exterior classic architectural design maintains its original 19th century classic elegance that seamlessly blends in to the traditional environmental flare in the most respected and blushing area of downtown Burlingame, California

Harbor Homes II, Glen Cove
Vallejo, CA

1998– March 2003

The Zeka Group started development of this 33 upscale single family attached townhome project in 1998 by inviting one of the most respected award winning architecture firms, Dahlin Group, CA who created a mixed English and Mediterranean style architectures that blend faultlessly on the waterfront of the Glen Cove Park. Construction of the entire project is completed in April 2003. Home sales has been implemented



THE ZEKA GROUP

*by appointed sales marketer under close supervision of The
Zeka Group Management.*

*Multiple Residential Unit Homes:
Burlingame, CA*

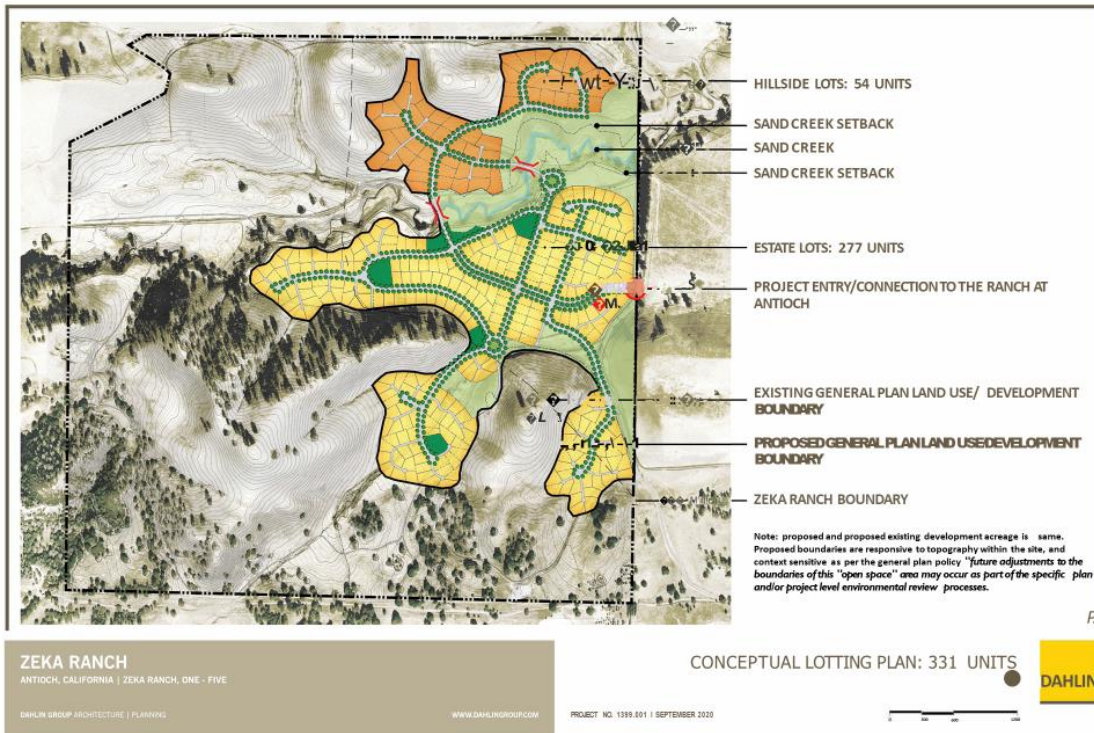
2005 – Present

Information to Come Soon

Zeka Ranch, Antioch, CA
640 Acres of Park-Like Residential Land
338 Executive and Estates Homes
(in development Planning with City of Antioch)

1989 to Present

- Zeka Ranch is a thoughtfully prepared master plan in the City of Antioch that balances the City’s vision for the Sand Creek Area on housing nestled within the unique, existing natural features of the site. The mix of densities, housing types, their location within the master plan and interaction with the site’s natural topography makes Zeka Ranch an exceptional master planned community, which could be the preferred location of executive type housing that the City lacks and has continuously expressed interest in developing.
- **PROPERTY HISTORY AND EXISTING CONDITIONS:** The Zeka Ranch site, formerly known as the Higgins Ranch, comprises approximately six hundred thirty-nine plus (639+) acres situated in the westerly limits of the former Sand Creek Focus area. The site is bordered by the East Bay Regional Park District, Black Diamond Mine Regional Preserve to the west, Roddy Ranch to the South, Empire Mine Road and Richland Communities proposed Ranch project to the east and public open space to the north. The 639+ acres is subdivided into 5 independent parcels held by 5 separate entities.
- The proposed plan creates an opportunity to implement product diversification that caters to executives and other demography looking for higher end housing, in a setting that is distinct from anywhere else in Antioch. The community will be a synergy of planning, architecture, landscape and engineering. The use of narrower and slower streets, Low Impact Development (LID) Techniques, native and drought tolerant landscape elements, ability to integrate smart technologies and sustainable measures in the homes, integration of trails and open spaces with the surrounding regional open spaces would make this a destination for higher end housing that the City has coveted for so long.
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PHOTOS

DEVELOPMENT PROJECTS BY ZEKA GROUP



*Dixon Glen
125 Single Family
Homes*

Built in 1989 - 1991

Developed and Completed in 1989-1991

Harbor Homes I Subdivision, – A PUD of 26 units single family townhome residences at Glen Cove, Vallejo, CA 94591



Marina Vista, Glen Cove, California





Harbor Homes I Subdivision, Glen Cove



Street Scene of Harbor Homes One, Glen Cove

*Major Renovation of Avenue Plaza Building and New Construction of
The East Wing Annex.*



The Avenue Plaza Complex
1110 Burlingame Avenue, & 303-305 California Drive
Burlingame, CA 94010

Harbor Homes II, Glen Cove
A PUD 33 townhomes development by the waterfront

1998 - 2003

In conjunction with its development team, The Zeka Group built out Harbor Homes II, a 33-unit water view townhouse subdivision project held by HARBOR HOMES II, LLC. at Glen Cove, Vallejo, CA. The Zeka Group was responsible for negotiation of financing and intimately involved in all development phases including acquisition of land, architectural design, City Permits and construction management until the entire Harbor Homes II community was completed.



Harbor Homes II –
33 single family townhomes, Glen Cove, California
Construction completed in March 2003