

The Daily Transcript

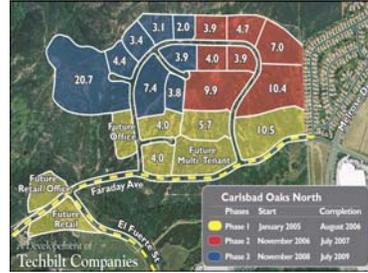
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SOARING DIMENSIONS - NORTH COUNTY Techbilt patriarch developing quality real estate for nearly 50 years



San Diego residential and commercial real estate developer Paul K. Tchang founded **The Techbilt Cos.** in 1956 based on a philosophy of service, quality and integrity.

His first development consisted of entry-level homes in Palmdale, Calif. Since then he has built more than 10,000 homes in San Diego, Los Angeles, and Orange counties and is currently developing Meridian Ranch, a 3,266-home, 2,650-acre master-planned, golf course community in Colorado Springs.

Tchang's success in the residential arena has led to the expansion of Techbilt's commercial development operation. Currently, with more than 450 acres in Carlsbad and Poway under development, he is focusing on office, R&D and industrial projects.

Tchang has been active in Carlsbad since the 1980s when Techbilt's first commercial undertaking, the 600-acre Carlsbad Oaks development east of El Camino Real, was planned. The 180-acre first phase was sold primarily to users and developers. Tchang also built the 44,983-square-foot R&D building at 2875 Loker Ave.

Today, grading is under way for Carlsbad Oaks North, which consists of 144-net acres and 220 acres of natural open space. Phase I parcels range in size from 4 acres to 10.5 acres with completion of grading scheduled for August 2006.

Techbilt is focusing on land sales and build-to-suits here for corporate offices, light manufacturing and R&D users. Colliers International is marketing the parcels for sale.

In Poway, Techbilt is one of the largest landholders with two new, speculative commercial projects under development and land set aside for build-to-suits in the Poway Corporate Center.

Techbilt's newest commercial office project in Poway, Brookprinter Place, is well under way with completion set for the third quarter of 2005. The two-story, 24,622-square-foot corporate office building is designed to accommodate office suites from 975 square feet to full-floor suites of 12,500 square feet. The project is located in the heart of the South Poway Business Park at 12700 Stowe Drive near Community Road.

At The Poway Corporate Center, Techbilt has a three-building development at 11860 11870 and 11880 Community Road, which features two distribution buildings totaling 115,674 square feet, divisible to 4,096 square feet; and a 30, 011 square foot Corporate HQ/R&D building. The project is estimated to be completed by the end of the fourth quarter of 2005. **Colliers International** is the exclusive agent for Techbilt's Poway projects.

With a number of projects currently under development around the country, Tchang does not spend much time reflecting on his career. He came to the United States from China in 1941, became a citizen in 1955, and earned both a bachelor and masters degree in engineering from MIT, as well as a masters degree in business administration from Harvard Business School.

His awards and honors are numerous, including Lifetime Director of the California Building Industry Association and Hall of Fame inductee; and the San Diego BIA Lee Hubbard Award for 25 years of service. An active community leader, he has served on many San Diego boards, including Scripps Memorial Hospital, the Museum of Man, Francis Parker School and the Housing Commission.

What's next for Paul Tchang? More of the same - developing quality, award-winning commercial/residential projects based on a philosophy of service and integrity.