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QFC To Build First Full-Scale Grocery Store at Redmond Ridge

*50,000-square-foot store will provide services to growing community,
anchor "The Village at Redmond Ridge" development*

REDMOND, Wash. — Nov. 17, 2003 — Quadrant Corp. today announced it has entered into an agreement with QFC to bring a 50,000-square foot grocery store to the Redmond Ridge planned community.

The QFC store will be the anchor tenant for "The Village at Redmond Ridge," a 12-acre shopping center to be developed as a part of a 77-acre mixed-use project within Redmond Ridge.

"With a growing number of families and a high quality of life, the Redmond Ridge community is an ideal location for QFC," said QFC spokesperson Dean Olson. "We are currently operating two stores in the Redmond area and we are looking forward to bringing a first class shopping experience to Redmond Ridge."

Construction on the grocery store is scheduled to begin in the Spring of 2004 and QFC plans to open the store in late 2004. QFC also has an option to expand the store by building an additional 8,000 square feet at some point in the future.

"QFC is well-known for its great service and high quality, and we are very eager to welcome them to Redmond Ridge," said Bonnie Geers, general manager of Redmond Ridge. "The success of Redmond Ridge's first retail center, the Marketplace, that opened this summer, has really proven there is a demand for retail shops and services in this area. A QFC store will be a wonderful addition to this vibrant, growing community."

With an emphasis on QFC's new upscale "Fresh Fare" choices and décor, the grocery store will also include a pharmacy with a drive-through window, deli, floral department, wine cellar and large fresh produce, meat and seafood departments.

The store's exterior design will reflect the Pacific Northwest and nature themes of the Redmond Ridge community. In addition to ample parking, plans include connections with the walking and equestrian trails located throughout Redmond Ridge. The use of bike racks and hitching posts will encourage alternative transportation.

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"Trails and wide sidewalks will allow Redmond Ridge residents to easily walk to QFC to pick up a few groceries, fill their prescriptions or buy lunch at the deli," Geers added.

Tiland/Schmidt is the architect for the project. Woodman Construction is the construction partner.

In addition to QFC, The Village at Redmond Ridge will feature other retail services, professional offices, multi-family housing for active adults, a park and preserved open space for trails, wetlands and forested areas.

The Village will be located at the intersection of Novelty Hill Road and Trilogy Parkway, bordering the Redmond Ridge planned community on the west and Trilogy at Redmond Ridge, an active adult community, on the north.

The 1,046 acre Redmond Ridge community integrates homes, a business park, retail shops and services, a YMCA community center, dozens of parks and preserved open space.

To date, Redmond Ridge is 75 percent sold out. Since it opened for sales in Spring 2000, nearly 1,100 of the community's homes have been sold.

ABOUT REDMOND RIDGE

Created by Quadrant Corp., Redmond Ridge is a 1,046-acre planned community east of Redmond, Wash. that will provide 1,500 single-family homes, patio homes, condominiums, townhomes and apartments. More than 60 percent of the total area is preserved as open space for parks, meadows, wetlands and trails with native landscaping. The community includes a YMCA community center, space for future retail stores, a 1.2 million-square-foot business park, a site for a proposed elementary school in the Lake Washington School District and a ten-acre soccer and softball park. More than 1,000 families have already made Redmond Ridge their home. For more information, visit www.redmondridge.com.

ABOUT QFC

QFC operates 87 stores throughout Washington and Oregon. Recognized for quality and service, QFC has proudly served the Northwest since 1955.

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