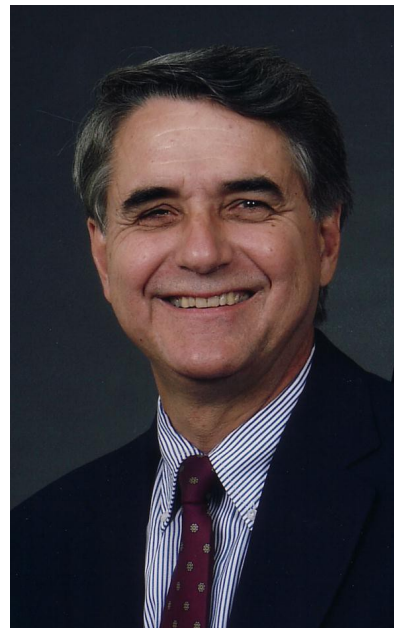

Background information

The Cascade Group, LLC

Experience of Key Personnel



Frederick J. Campbell, CRE
President & Founder
The Cascade Group, llc

BIO-SKETCH - FREDERICK J. CAMPBELL, CRE, LAI

President, The Cascade Group, llc

PROFESSIONAL EXPERIENCE:

Mr. Campbell is the President and CEO of The Cascade Group, llc, a firm incorporated in 1997 specializing real estate consulting, development services, brokerage-transactions and corporate services including strategic planning, project management, feasibility and financial analysis for individual, corporate and institutional clients nationally and internationally. He is also a co-founder and Managing Partner of Technology Properties³, a full service real estate firm focused on the needs of companies in new and emerging fields of advanced technology. Prior to establishing these companies, Mr. Campbell was the chief real estate officer for the CUNA Mutual Group where he was in charge of real estate investments, mortgage loans, and corporate facilities throughout the U.S. and in over 60 countries worldwide. He also headed up The Real Estate Advisory Service, which provided a wide range of real estate consulting and advisory services to clients in the United States, the Pacific Rim and Latin America. He also served on the Investment Strategies, Investment Review, Joint Administrative, and Technology Planning committees. He has extensive real estate development and construction management experience and is well versed in the fields of feasibility analysis, due diligence, appraisal-valuations, mergers and acquisitions, loan underwriting, property and asset management. He is bi-lingual in English and Spanish.

FORMAL EDUCATION:

Mr. Campbell graduated with honors from the *University of Wisconsin - Madison* in 1972 with a *Bachelors Degree in Economics* and with a *Masters Degree in Real Estate Analysis and Urban Land Economics* in 1974. He attended *Harvard University's Real Estate Institute* in 1989 and has completed a broad range of continuing education in the fields of Law, Engineering, Environmental Studies, Strategic Planning, Finance, Technology, Land Use Regulations, Urban Economics and Investment Analysis.

TEACHING EXPERIENCE:

Has served as Guest lecturer at the University of Wisconsin's graduate school of business on Corporate Real Estate and developed and taught a national course on Lease Analysis for The Appraisal Institute. He has also presented at numerous Real Estate Public Private Partnership Business Forums sponsored by the Counselors of Real Estate thought out the country.

PROFESSIONAL AFFILIATIONS:

He holds the Designation of *Counselor of Real Estate*, (CRE), and is currently on their Board of Directors, and was past Liaison Vice Chair and past Chair for the Consulting Corp and Business Issues Forum. At large member of *Lambda Alpha International* (LAI), past member of the *Urban Land Institute*, (ULI), the *Appraisal Institute* and *CoreNet*. He also was active in the Building Owner's Management Association (BOMA), the National Association of Corporate Real Estate Executives, (NACORE) and the International Development Research Council, (IDRC) – the pre-cursor to CoreNet, where he was on the task force that developed the testing criteria for Masters of Corporate Real Estate (MCR) Designation program. He also holds a *Wisconsin Real Estate Broker* license and was designated a Certified Property Assessor II by the State of Wisconsin.

BOARDS SERVED ON:

Counselors of Real Estate, Downtown Madison Partners, Inc., UW Real Estate Alumni Association, West-side Metropolitan Business Association, CUNA Mortgage Corporation, Campbell Tree & Land Company Inc. and The Campbell Company, Inc. Int'l., Greenridge Pier and Parks Association President, CTK Finance Council, Madison Veterans Council Secretary, Navy League Madison Chapter VP Finance.

Firm Qualifications - *The Cascade Group, Ilc*

Summary of Consulting Services Experience

A broad range of Real Estate Services and Consulting Engagements Focusing on:

- Consulting and Development Services on office buildings, apartments projects, condominium developments, residential sub-divisions, raw land, retail property, industrial buildings, mixed use retail, manufacturing facilities and corporate headquarters
- Financial Feasibility Analysis and related research
- Growth Studies and Long Range space forecasting and programming
- Market Research and Site Selection studies and demographic analysis
- Valuations, Appraisals and Highest and Best Use studies
- Expert Witness and Litigation Support services
- Transaction Management and related Brokerage and marketing services
- Owners Representative services from both an Owner/Landlord and Tenant perspective
- Strategic planning and business location strategy development
- Technology migration and workplace transformation planning as it applies to real estate
- Municipal blight studies, tax incremental financing analysis, development and fiscal impact studies, economic and feasibility analysis of master plans and redevelopment plans
- Financial planning and impact analysis of alternative real estate and space solutions
- Space needs assessments and roll out and phasing plans for new products
- Asset, Property Management, lease administration services
- Acquisitions and dispositions of real estate assets
- Coordination of due diligence investigations

Sample of Prior Development, Investment and Consulting Projects	Size Gross S.F.
Construction oversight, lease up, financial analysis and management of an 18 story office and retail complex in the central district of Bogota, Colombia, S.A.	76,760 SF
Construction oversight, lease up and management of an 6 story office building in downtown Cincinnati, Ohio	55,000 SF
Construction oversight, financial analysis, lease up and management of a 10-story office building in a downtown redevelopment district in Woonsocket Road Island.	89,319 SF
Construction oversight, financial analysis, lease up and management of a 3 story office building in the suburban Baltimore community of Towson, Maryland	60,000 SF
Construction oversight, financial analysis, lease up and management of an 2 story office building in Las Vegas, Nevada	61,404 SF
Construction oversight, financial analysis, lease up and management of an 2 story office building in Salt Lake City, Utah	24,000 SF
Acquisition, financial analysis and management of a 3 story office building in Salt Lake City, Utah	140,000 SF
Acquisition, financial analysis, and management of a 6 story office building in Downtown Los Angeles, California	60,000 SF
Construction oversight, lease up and management of a 4 building office complex in a redevelopment district in Pomona, California	130,000 SF
Acquisition, financial analysis, and management of a 2 story office building in Pocatello, Idaho	20,000 SF
Acquisition, financial analysis, and management of a 3 story office building in Jackson, Mississippi	15,000 SF

Construction, financial analysis, lease up and management of an 11 story mixed use, office, retail residential and warehouse complex in La Paz, Bolivia	70,136 SF
Capital Budgeting, investment analysis, construction oversight and management of a 3 building headquarters complex in Madison, WI	922,000 SF 30 acres
Acquisition, financial analysis, and management of a 4 story mixed use office and retail building downtown Honolulu, Hawaii	57,200 SF
Acquisition, financial analysis, and management of a 310 acre golf course and planned residential community in Middleton, WI	310 acres
Acquisition, financial analysis, and management of a 2 story office building in suburban New Orleans, Louisiana	37,786 SF
Acquisition, financial analysis, and management of a single story flex-office building in suburban Minneapolis, Minnesota	41,500 SF
Purchase and leaseback, financial analysis, of a single story financial building in Fresno, California	28,000 SF
Acquisition, financial analysis, lease-up and management of a 3 story office building with additional vacant office development land and an executive office suite in suburban Atlanta, Georgia	40,394 SF 4.5 acres
Acquisition, financial analysis, and management of a 2 story office building in suburban St. Louis, Missouri	39,285 SF
Acquisition, financial analysis, and management of a 2 story office building in Madison, Wisconsin	39,014 SF
Space Programming, Development, financial analysis, construction, leasing and management of a credit card production and office facility on 13 acres in Middleton, Wisconsin	100,450 SF
Development, financial analysis, construction, lease-up and management of a 2 story office building in Greensboro, NC	36,800 SF
Acquisition, financial analysis, lease-up and management of a 4 story office building in of Bingham Farms, Michigan	172,660 SF
Detailed space planning, capital budgeting, investment analysis for a 125,000 SF expansion and remodeling to a 225,000 SF regional corporate facility in Waverly, Iowa	350,000 SF 12 acres
Acquisition, financial analysis, lease-up and management of a 12 story office building in Dallas, Texas	335,000 SF
Acquisition, financial analysis, lease-up and management of a 3 story office building in Sydney, Australia	25,673 SF
Development, financial analysis, project management construction and financing of a 2 story office building condominium in Madison, Wisconsin	22,000 SF
Development master planning, site assemblage, financial analysis, entitlements, and construction of a 3 level office building on an 8.5 acre urban in-fill redevelopment project.	30,000 SF 8.5 acres
Feasibility analysis, acquisition, lease-up, and remodeling of a high tech facility in Middleton, Wisconsin	12,500 SF
Development land planning, financial analysis, market research, entitlements, project management and sales of a 25 lot residential subdivision in Waukesha County, Wisconsin	30 acres
Development land planning, financial feasibility, entitlements, project management, historic preservation work and including wet land impact study for a 450 acre new urbanism master planned community with 1,825 units and 30 acres of commercial mixed use in Sun Prairie, WI	450 acres 1,825 units

Development land planning, financial analysis, financing, entitlements, project management and marketing of a 37 acre, mixed use high density commercial retail, residential and high tech oriented office and corporate facility sites in Madison, Wisconsin	622,000 office/retail 280 dwelling units 37 acres
Site analysis, with digital elevation modeling and related land use planning, market research, investment analysis and entitlement work for a 60 acre ecologically oriented residential cluster development, Lodi, WI	60 acres 94 residential units
Development site planning, investment analysis for a retail and office redevelopment project in Downtown Grafton, WI	32,000 SF 1.2 acres
Market analysis, feasibility study and strategic implementation plan for Harford County, Maryland to support a change in their master plan for the 2,500+ acre Perryman Peninsula from industrial warehouse to a mixed use residential, retail, high tech employment center.	2,500 plus acres 2,300,000 SF office
Project planning, investment feasibility analysis, for a mixed use technology campus, and research center on a Brown Field site in Westville, Indiana	120 acres
Financial modeling and preliminary feasibility analysis for a 48,000 SF. office building in East Peoria, Illinois	48,000 2.2 acres
Development and financing services for a 27 hole golf course, resort, hotel and condominium and single family residential development in Wisconsin, Dells, WI	600 units 540 acres
New corporate headquarters space programming and strategic plan development and Tenant Representation services for a major international software company in Madison, WI	24,000 SF 3.0 acres
Fiscal Impact Analysis of Public Alleys in Grandview Commons, a TND master planned community in Madison, WI	1250 units (est.) 220 acres (est.)
Preliminary Fiscal Impact Analysis of the Mixed-Use Smith's Crossing in the City of Sun Prairie, WI	1,823 units 450 acres
Highest and best use study with an estimate of most probable sales price on a 12 acre water front brown field parcel of surplus corporate property. This assignment included the disposition of the property in Bridgeport CT	150,000 SF 12 acres
Analysis of corporate leases, physical real estate assets, alternative use study, conceptual development plan, space needs assessment and financial analysis of alternatives for a technology company, Madison, WI	200,000 SF 24 acres
Financial feasibility and market rate study and equity structuring for the first phase of a high tech incubator facility, Fitchburg, WI	22,000 SF 2.45 acres
Development and execution of a long range facilities management plan for a WI based restaurant group, with 12 owned or leased facilities.	42,000 SF 12 locations
Acquisition and rezoning support and on a 3.2 acre contaminated site for redevelopment purposes by private equity investor in central Madison, WI	3.0 FAR 3.2 acres
Project Management and Acquisition services on two existing and two new constructions of mid-market Hotels in the Madison, WI, including all due diligence and assistance in obtaining debt and equity financing.	\$17,000,000 305 rooms

Representative Recent Clients of the Cascade Group, llc

- Spectrum Brands (Rayovac Corporation)
- Monsanto Corporation
- British Biocell International
- C.H. Coakley & Company, Secure Data Storage
- Veridian Homes, llc
- J.H. Findorff and Sons, Inc.
- Esker Software
- Harford County Office of Economic Development
- Vandewalle and Associates
- Wisconsin Dept. of Transportation
- Kelly Financial
- Fitchburg Technology Campus
- D.L. Evans Company
- Horicon State Bank
- Abilene Christian University, Abilene, Texas
- McFarland State Bank
- Madison Gas and Electric
- Mills Street Partners
- Roto Wire (Roto Sports Inc.)
- Sun Prairie Business Park
- City of Glenn Rose, Texas
- KGW Hotel Management Company
- JRE Properties, llc (Laredo's et al Restaurants)