

OFFICE CAPABILITIES

SALT LAKE CITY, UTAH

THE TEAM OF:

Laurie Adair

Nate Daily

CBRE
CB RICHARD ELLIS

OFFICE SERVICES

TEAM



Laurie Adair | Senior Associate

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Ms. Adair joined the CB Richard Ellis team in 2005 in Las Vegas, Nevada where she was a member of the top producing office specialty team in Southern Nevada. Together the team completed an average of 150 leasing transactions annually. In 2008, Laurie participated in the lease of one of the largest office transactions in Las Vegas for a total lease price of \$27 million on a 103,308 square foot property.

Ms. Adair recently relocated to the Salt Lake City, Utah office. She brings her talent and expertise in the representation of owners and tenants in the office arena to the Salt Lake area where she will provide her clients the highest level of service and representation. She assists each client in reaching their office objectives and goals by responding diligently and strategically to their needs, with the best interest of the client always a priority.

Ms Adair started her real estate career in 2004 with The Howard Hughes Corporation's property management division, where she was responsible for the leasing and management of a 1 million square foot office portfolio. During her tenure in the property management field she recognized her ability and desire to excel in the commercial real estate industry. She rapidly worked her way into the heart of the office sector and has proven herself to be a qualified sales professional focused on ensuring her clients the success they are seeking with their commercial real estate objectives.

In addition, Ms. Adair has twenty-four years of experience in accounting and office management in the construction industry. Her experience and knowledge in the construction arena compliments her understanding of the commercial real estate industry making her an accomplished negotiator and providing her with the ability to simplify and resolve complex issues that her clients are faced with.



Nate Daily | Associate

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Nate joined CB Richard Ellis in 2006 as a research analyst. In 2007, he joined the team of Eric Smith, Kreg Peterson and James Mecham. Together the team leased approximately 2.5 million square feet of office space annually.

As an office professional Nate has established himself as a specialist in both tenant and landlord representation. He is focusing his efforts on sensible corporate sustainability, Green-Leases, and LEED building classifications. He is among an elite group of professionals to earn the LEED Green Associate certification which qualifies him in assisting landlords and tenants through the LEED certification process at their properties.

Throughout the current market downturn Nate has assisted in the disposition and subletting of vacant office space and the disposition of surplus locations.



SERVICES OFFERED



BROKERAGE SERVICES (TENANT AND LANDLORD)

CB Richard Ellis provides a complete spectrum of commercial real estate brokerage services for tenants/occupiers, property owners and narrowly focused vertical industries in the office, industrial and retail sectors. Our clients make informed real estate decisions underwritten by industry-leading proprietary market research, and analytical and consulting services. The Brokerage division draws frequently and seamlessly from other CB Richard Ellis services to address clients' needs anywhere in the world.

OFFICE SERVICES

Office Services represents the largest segment of CB Richard Ellis' transaction activity. We have more professionals specializing in the office sector than any other firm. Our professionals specialize in either occupier/tenant or owner/investors needs. CB Richard Ellis professionals, unsurpassed in their local market knowledge, are supported by leading econometric forecasting and proprietary market research tools, to ensure our clients make strategic and informed decisions.

With unmatched market expertise and **CB Richard Ellis'** dominant global platform, we offer a full range of integrated services including:

- Strategic planning and consulting
- Acquisition, disposition of investment properties
- Acquisition, disposition and leasing of office buildings
- Landlord and tenant representation
- Build-to-suit representation
- Sale / Leaseback
- Cost reduction assessment
- Financial structuring
- Real estate valuation

5 FUNDAMENTAL STEPS TO RELOCATING YOUR OFFICES

PRELIMINARY ANALYSIS

- Review Current Conditions
- Define Short Term and Future Requirements and Objectives
- Outline Selection Parameters
- Develop Project Program

MARKET OVERVIEW

- Assess Current Market Conditions
- Tour and Inspect all Logical Alternatives
- Request Proposals from Landlord

EVALUATION AND COMPARISON

- Lease Rates
- Building Quality and Efficiency
- Location
- Tenant Improvement Package
- Parking Capacity and Rates
- Mechanical Systems
- Space Configuration
- Amenities

NEGOTIATIONS

- Preliminary Construction Estimates
- Negotiate Business Terms
- Sign Letter of Intent
- Finalize Space Plans, Time Line
- Review Lease, Negotiate Legal Terms
- Execute Lease

CONSTRUCTION AND MOVE IN

- Landlord's Architect Prepares Working Drawings, Obtains Permits
- Furniture, Telephone Equipment Ordered
- Office Opens
- Move-in (furniture, equipment accessories; follow-up punch list)
- Construct Space

CLIENTS

SIGNIFICANT ASSIGNMENTS

RAINBOW SUNSET PAVILION

226,140 SF



- 2 Distinctive Class "A" office buildings
- 337,112 SF
- Secured multi level parking structure
- Balconies with unobstructed mountain and Strip views

MONTECITO

187,410 SF



- Beautiful 187,410 SF 6-story Class "A" office building located in Montecito Town Center
- Highly visible from I-215 and US-95
- Secured parking garage
- LEED Certified

PAVILION IN SUMMERLIN

143,633 SF



- Stunning six-story Class "A" Professional Office Building
- 150,000 SF
- Exquisite balcony views
- Desirable Summerlin area framed by the Spring Mountains and Red Rock Canyon

CHEYENNE CORPORATE CENTER

321,041 SF



- State-of-the-art class "B" office park totaling 321,041 square feet
- Highly visible location
- On-site property management staff and building engineer
- Food court located within the park

BELTWAY CORPORATE CENTER

2 BUILDINGS TOTALING 125,000 SF



- Beltway Corporate Center consists of two 3-story office buildings totaling 125,000 SF
- Superior southeast location, off of the 215 Beltway and Eastern Ave.
- Close proximity to McCarran International Airport
- Amenities on-site, including Starbucks and Las Vegas Athletic Club

THE CANYONS AT SUMMERLIN

207,466 SF



- Four Class "A" building complex totaling approximately 207,466 square feet
- Located in the heart of the #1 rated master planned community of Summerlin
- Covered and surface parking available
- Many nearby amenities such as restaurants, banks, and shopping

THE PLAZAS AT SUMMERLIN

87,990 SF



- Two premier, architecturally distinctive, Class "A" suburban office buildings in the Hills Village Center in Summerlin totaling 87,990SF
- Located just north of the Summerlin Parkway off Town Center Drive
- Across from the TPC at Summerlin Golf Course

STEPHANIE BELTWAY

104,000 SF



- Two 2-story professional Class "B" office buildings totaling 104,000 square feet
- Great Southeast location near I-215 and US-95
- Many nearby amenities including restaurants, banks and shopping

WESTCLIFF HOUSE

143,893 SF



- Professional office development comprised of a mixture of one and two-story class "B" office/medical buildings totaling 137,350 square feet
- Unique French design complete with beautifully landscaped grounds and courtyards
- On-site bakery/deli restaurant



GREYSTONE OFFICE PARK: 216,909 SF

Clark County Political Subdivision - 103,308SF
 State of Nevada EPA & Division of Minerals – 9,511SF
 Valic/AIG - 2,539SF-Renewal
 Dr Mark Glyman -3,573SF-Renewal
 American Recovery Services – 11,348SF –Renewal/Expansion
 ADP – 3,790SF - Renewal
 Burns and Wilcox – 1,923SF Renewal
 CIT Group – 3,642SF - Renewal
 Continental Casualty Company – 3,795SF - Renewal
 Parsons Water & Infrastructure, Inc. – 3,299SF - Renewal
 Ticketmaster – 2,404SF – Renewal/Expansion



RAINBOW CORPORATE CENTER: 152,000 SF

The Learning Center – 12,141SF
 Watson Rounds Law Firm – 6,318SF
 Hall, Prangle and Schoonveld Law Firm – 4,266SF
 Nevada State Corporate Network – 18,793SF
 Anderson, McPharlin, and Connors LLP – 2,602SF
 NMU Corporation – 1,450SF
 Ameriprise Financial – 9,975SF



CHEYENNE CORPORATE CENTER: 321,041SF

Holiday Systems International – 14,969SF
 EMICO – 6,149SF
 Centennial Medical Imaging – 7,468SF
 AECOM – 4,098SF
 MMA Youth – 4,629SF
 Cardinal Health – 3,597SF



WESTCLIFF HOUSE: 143,893SF

Dixon Truman Law Firm – 5,768SF
 Nelson Law Firm – 9,104SF – Renewal/Expansion
 Internal Medicine – 11,721SF – Renewal
 Bagel Café – 5,765SF – Renewal
 Dr Jerry Henry – 1,584SF – Renewal
 Edward Boyack – 4,028SF – Renewal
 Dr Frank Silver – 4,408SF - Renewal
 Accelerated Rehabilitation and Pain Center – 5,223SF Renewal
 Irwin Union Bank – 5,243SF - Renewal
 Phillips, Spallas, Angstadt, LLC – 3,628SF Renewal
 Southwest Title – 2,381SF



THE ARROYO CORPORATE CENTER: 125,000SF

Travelers – 13,447SF
 Stantec – 15,103SF
 AIG Casualty– 19,825SF
 Siemens – 13,378SF

TENANT REPRESENTATION CLIENTS (PARTIAL LIST)

:: Jackson Lewis, LLP
 :: Mahoney Group
 :: Farmers Insurance
 :: Zurich
 :: Nationwide Insurance
 :: Citigroup financial
 :: Central Benefits
 :: Plaza Mortgage
 :: Watson Rounds Law Firm
 :: SBE Hotel Group
 :: Hansen, Rasmussen Law Firm
 :: TWI, Inc.
 :: One point Patient Care
 :: Laborers Union
 :: Tetra Tech
 :: LindaMood Bell Learning Center
 :: American Asphalt
 :: First Horizon
 :: US Census Bureau
 :: Grant Milleret
 :: Shinnyo-en
 :: U.S. Media
 :: Congresswoman Dina Titus Campaign Office
 :: Dr David Gates
 :: Kema
 :: Graypoint Auto Finance
 :: Mitt Romney Campaign Headquarters
 :: PERS
 :: Trammell Crow Residential
 :: Aculis
 :: Groove Satellite
 :: E-Harbor
 :: Legacy Planning Group

CLIENTS (PARTIAL LIST)

:: Howard Hughes Corporation
 :: Wells Fargo
 :: Thomas and Mack Development
 :: Triple Five Development
 :: Lauth Property Group
 :: American Nevada Company
 :: Hardy Companies
 :: Birtcher Anderson
 :: Diversified Interests
 :: Durango Professional Office Park
 :: Borman Development Group
 :: Truck Underwriters/Zurich
 :: JLM Realty Incorporated
 :: EJM Development
 :: Great Wash Park
 :: Icon Real Estate
 :: Contractors West
 :: AMB Holdings
 :: JLTM Development
 :: MDC Properties
 :: Western Realco
 :: Pacifica City Center
 :: MSA Fremont
 :: United Automibile Insurance
 :: Westwood One
 :: ASA Insurance

RESOURCES

MARKETING

PRINT

- Personalized Marketing Brochures
- Direct Mail Campaigns
- Broker Mailers
- Quarterly Market Reports and Market Views



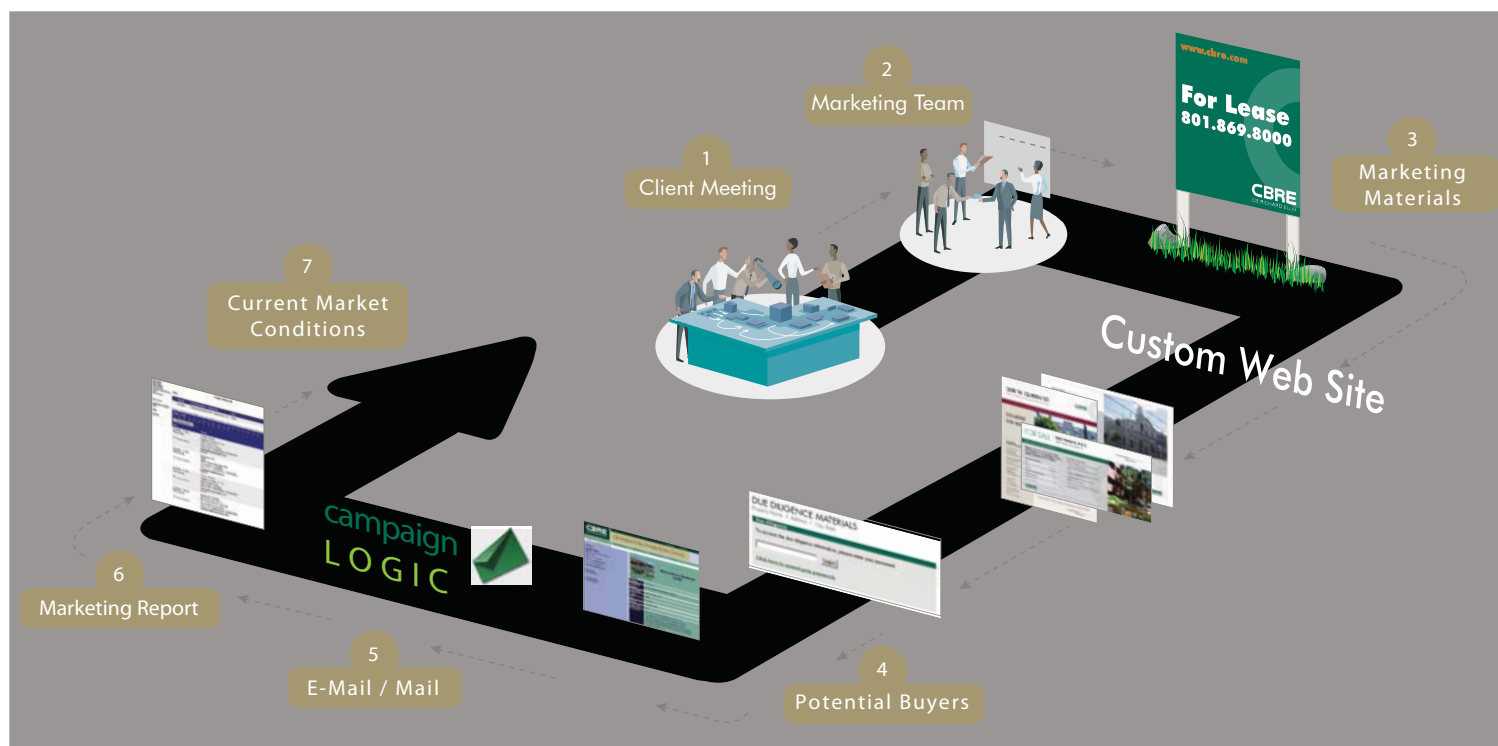
WEB & E-MAIL

- Custom Property Web Site
 - Track Property Web Site Traffic
- E-mail Campaigns
 - Detailed Marketing Report of E-mail Campaigns
- Constant Communication with Client

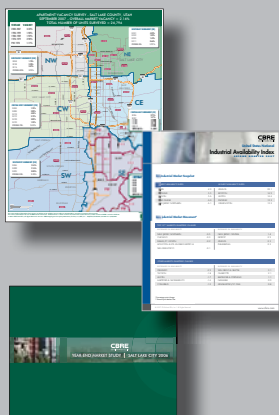


EVENTS

We believe strongly in building relationships with our clients and invest heavily in industry focused events.



RESEARCH

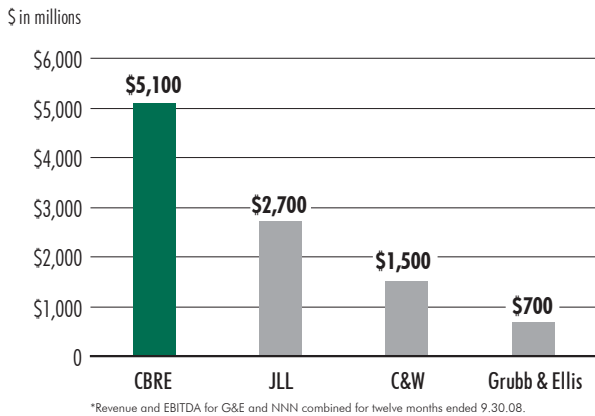


CBRE Research sets the world standard for local market commercial real estate research by providing clients with accurate, insightful and current market knowledge, developed using a consistent methodology across all localities.

CBRE Research combines data collected from its own proprietary research as well as what is purchased from vendors into market information and knowledge. CBRE Research creates value by validating and organizing market data to make it easily accessible to CBRE professionals who advise clients and performs in-depth analyses for CBRE professionals on behalf of clients.

CBRE Research prepares local Market Views on office, industrial and the retail sectors with hotel, multi-housing and other specialty reports available for selected markets. These reports offer clients information on local market conditions, statistics and trends around the world.

CBRE vs. the Competition 2008 Revenue



2009 Milestones

- FORTUNE**
 - First commercial real estate services company in the Fortune 500; one of the Most Admired Companies in the real estate industry
- CPN**
 - World's Most Powerful Brokerage Firm
- BusinessWeek**
 - Named Business Week 50 Best in class company three consecutive years
- EUROMONEY**
 - Global Advisor of the Year: third time in four years
- Investor**
 - World's Top Brokerage and Property Management Firm
- Lipsey**
 - #1 brand for eight consecutive years
- 100**
 - # 8 outsourcing company across all industries and # 1 in commercial real estate
- CHAIN STORE AGE**
 - Fastest growing global retail property manager
- Companies That Care**
 - Named to "Companies that Care" 2009 Honor Roll; second year in a row
- CRO**
 - Corporate Responsibility Officer magazine 100 Best Corporate Citizens of 2009
- U.S. Green Building Council**
 - Leadership Excellence Award
- U.S. EPA**
 - 2009 ENERGY STAR Partner of the Year; second year in a row

CB RICHARD ELLIS 2008 BUSINESS TRANSACTIONS

Office Services

Worldwide (2008)

Total Transaction Value.....	\$71.6 billion
Property Leasing (# of Transactions).....	25,600
Property Leasing (Transaction Value).....	\$39.0 billion
Property Sales (# of Transactions).....	1,700
Property Sales (Transaction Value).....	\$32.6 billion
Loan Originations.....	\$2.3 billion
Valuation & Advisory Assignments.....	23,575

Office Services

Americas (2008)

Total Transaction Value.....	\$47.5 billion
Property Leasing (# of Transactions).....	17,750
Property Leasing (Transaction Value).....	\$31.3 billion
Property Sales (# of Transactions).....	975
Property Sales (Transaction Value).....	\$16.2 billion
Loan Originations.....	\$2.3 billion
Valuation & Advisory Assignments.....	4,475

The most successful locations in Utah start with **CB Richard Ellis**. Every day, our team applies our insight, experience, intelligence and resources to help Utah businesses make informed real estate decisions.





RESPECT/INTEGRITY/SERVICE/EXCELLENCE

RESPECT

Treat everyone with dignity, value their contributions, and help one another succeed.

INTEGRITY

Uphold the highest ethical standards in our business practices

SERVICE

Dedicate ourselves to making a meaningful impact with our clients and in our communities.

EXCELLENCE

Aspire to be the best in everything we do and drive for continuous improvement.

CB Richard Ellis Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2008 revenue). The Company has more than 30,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. CB Richard Ellis has been named a BusinessWeek 50 "best in class" company and Fortune 100 fastest growing company two years in a row. Please visit our Web site at www.cbre.com.

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