



Class A Office. LEED and EnergyStar expertise.



Medical/Professional

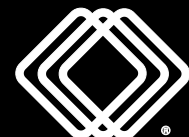
- ▶ 5 million square feet in leasing and management in metro Atlanta and Savannah.
- ▶ 1.9 million square feet leased during the past three years for \$145 million in total lease volume.



Flex, distribution, R&D, warehouse



Who's covering your assets?



TPA REALTY SERVICES
Celebrating 40 years

We are TPA Realty Services, LLC, a full-service real estate provider offering services in leasing, property management, construction management, land sales and large-scale master planned development projects.

Since 1971, we've provided leading-edge commercial real estate services to owners in the metro Atlanta commercial real estate market with a particular emphasis in the Northeast sector of Atlanta. On behalf of institutional owners such as AEW Capital Management, LaSalle and Invesco, TPA has leased more than 1.9 million square feet for \$145 million in total lease volume in the past three years. The key factors to our success are:

- Singular concentration on owner representation, minimizing potential conflicts
- An acute sensitivity to ownership's needs founded in our own 40 years of experience in asset ownership
- Brokers who rank among Atlanta's Top producers in the commercial office market
- In-house construction management that provides owners the highest level of reliability, economies of scale and the leverage to make more deals faster
- Highly-seasoned commercial property managers with deep experience in office, industrial, medical and retail management
- A concentrated portfolio of 4.4 million square feet in the Northeast sector that enables us to provide our clients with excellent economies of scale and rapid response times.

We look forward to hearing from you. Please feel free to call us at 770.497.1400.

Sincerely,
TPA Realty Services, LLC



Rick Bradshaw
President/Managing
Principal



Bryan Heller
Senior Vice President/
Principal, Leasing



Marie Kastens
Senior Vice President/ Principal,
Property Management



Knowledge. Expertise. Creativity. Persistence. Professionalism...and relationships built on trust.

Successful leasing in a highly competitive market depends on these attributes, and leading asset managers choose TPA Realty Services because we execute them flawlessly.

Since 1971, our expertise has included an array of commercial properties — from Class A office and industrial to special use properties, such as medical, lab and data centers in Atlanta's Northeast suburbs.

TPA Realty Services excels in this market because we played a part in creating it. Our 1,900-acre master planned Johns Creek community — at the crossroads of Hwy. 141 and McGinnis Ferry Road in North Fulton and South Forsyth counties — is home to 5.9 million square feet of office, industrial, flex, retail and residential development. TPA developed 2.2 million square feet of community's office, industrial and flex product.

Because of this expertise, TPA Realty Services understands ownership, which gives us unique appreciation of your goals and objectives with respect to optimizing the value of your assets.



Lease administration



Financial analysis and
accounting



LEEDS Support & Expertise



Construction management



Highly-experienced senior level
property managers and tenant
relations



A wholistic owner-centric
approach to close quality deals
quickly and efficiently

TPA currently holds more than 50 assignments in the Northeastern Atlanta market sector, representing approximately 4.4 million* square feet of office, flex and medical space spanning from GA 400 to Tucker, GA.

As the developer of the Technology Park/Atlanta and Johns Creek mixed-use communities, TPA Realty services possesses an unrivaled knowledge of this market because we helped build it.

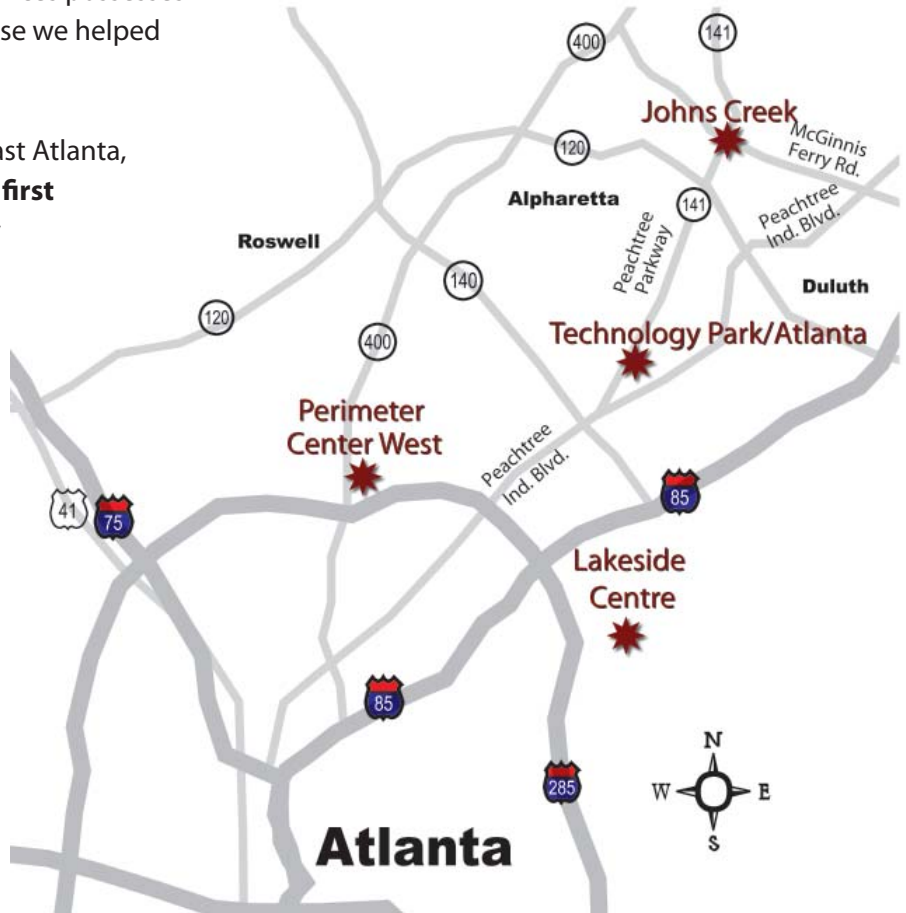
Because of our market penetration in northeast Atlanta, **the brokerage community calls TPA Realty first** on deals in this area. This means we see every deal, bringing asset managers a higher level of opportunity and exposure on their properties.

On the property management and construction management side, we have developed numerous relationships with local and national vendors, giving us **superior economies of scale** for maintenance contracts and lower general contractor overhead.

The location of TPA's four offices in Technology Park/Peachtree Corners, Johns Creek, Tucker (Lakeside) and Sandy Springs (1155 PCW) allows us to respond immediately to prospects, tenant requests and emergencies.

The deep experience levels of TPA's leasing and management professionals enables us to deliver levels of efficiency not matched by other real estate firms.

*A portion of TPA's total leasing & management portfolio resides in the Savannah market.



Originally incorporated in 1971, TPA Realty Services, LLC, formerly known as Technology Park/Atlanta, Inc, has assembled, master-planned and developed five premier office parks in Metro Atlanta — chiefly Technology Park/Atlanta and Johns Creek — containing nearly 6,000 acres and nearly 200 office, medical and business park buildings.

Since its inception, TPA has achieved successful growth because of our vision: to be the full-service real estate provider of choice in specific niche real estate markets in Atlanta. We have chosen to concentrate on these markets and develop the highest quality products, services and procedures to maximize return on commercial real estate assets. Because TPA principals have actively engaged in company leadership throughout our history, the company has been able to firmly establish a philosophy and proven track record of resourcefulness, reliability and productivity using in-depth market knowledge, seasoned well-trained employees and the highest integrity in all its operations.

In the past 10 years, TPA's production can be highlighted as follows:

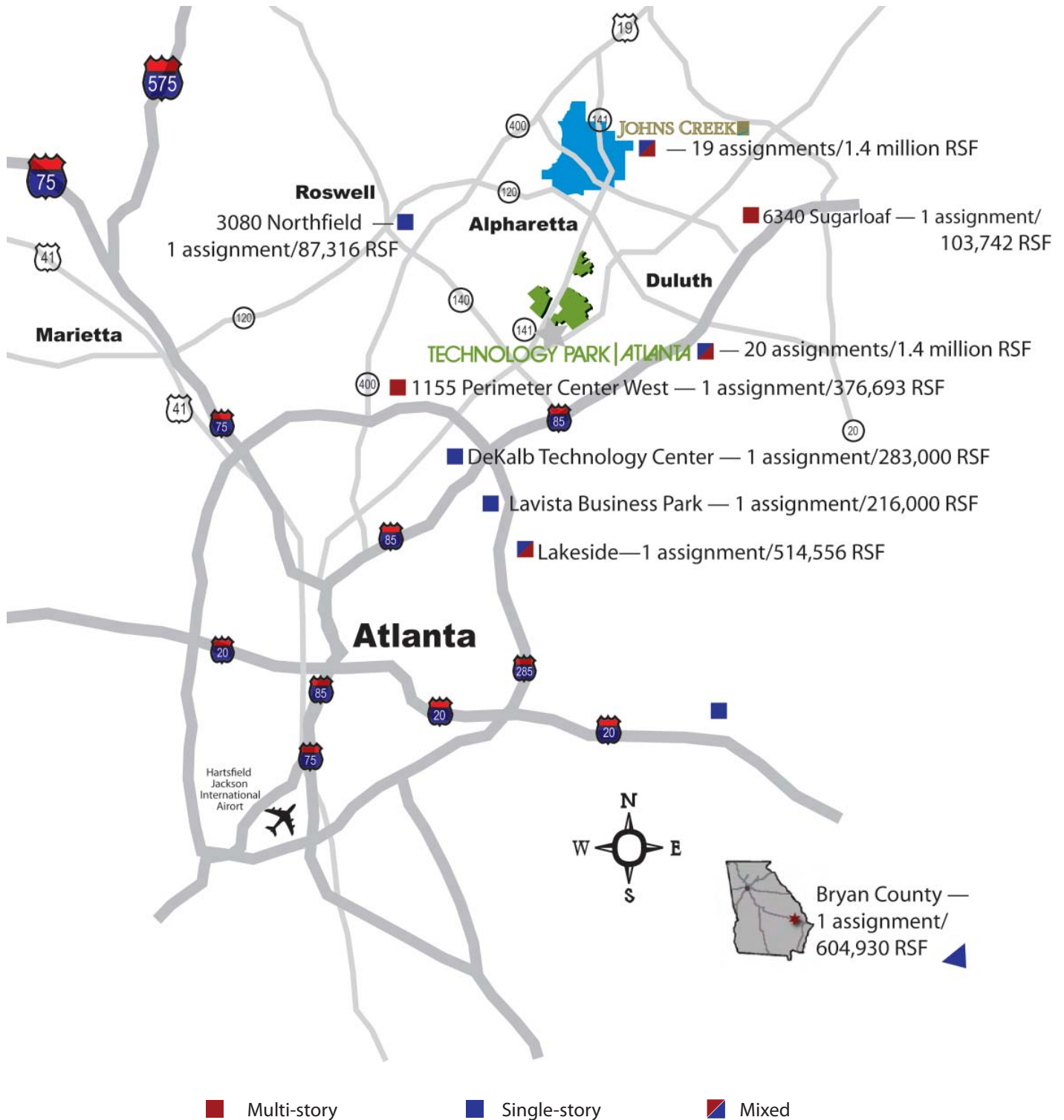
- Launch of four large-scale master planned development projects totaling more than 4,500 acres
 - The Bluffs, Canton, Ga. – 700 acres
 - Stanton Springs, Covington, Ga. - 1,620 acres
 - Interstate Centre, Bryan County, Ga. – 505 acres
 - Highland 75, Cartersville-Bartow County, Ga. – 700 acres
- Sales of over \$400 million in office, medical and business park inventory
- Sales of over \$100 million in land
- Leasing transactions of over 7.3 million square feet generating aggregate lease value of over \$630 million.



STANTON SPRINGS

TPA Realty Services Total Portfolio

- Management Services – 4.6 million square feet
- Leasing Services – 3.5 million square feet
- Total Mgmt/Leasing portfolio – 5 million square feet



► Bryan Heller, Principal/Senior Vice President, Leasing



- Currently represents the interests of institutional third-party clients such as AEW Capital Management, Invesco, LaSalle's I&G Fund, Great Point, and Piedmont Office Realty Trust.
- Has led TPA in its generation of nearly 3 million square feet in lease transactions, representing more than \$250 million in aggregate lease volume in the past five years.
- Top 10 Atlanta Office Producer 2007-2008
- 2002 to 2005 – Transwestern - leased over 700,000 square feet at various projects (including Parkway 400 in North Fulton)
- 1999 to 2002 – Opus South - ultimately in charge of leasing its 750,000 square feet Class A North Fulton portfolio
- Affiliations: Atlanta Commercial Board of Realtors, NAIOP Future Leaders Council, ACBR and NAIOP "Million Dollar" clubs.
- Education: B.S., Business Administration, University of Florida; M.B.A., Real Estate Finance, Georgia State University

► Peter McGuone, Vice President, Leasing



- Responsible for strategic marketing and leasing of TPA's third-party projects; currently represents the interests of institutional third-party clients such as AEW Capital Management, Invesco, LaSalle's I&G Fund, Great Point, and Piedmont Office Realty Trust.
- Has been a major contributor to TPA's leasing production of nearly 3 million square feet in lease transactions for a aggregate lease volume of more than \$250 million.
- Served as senior leasing associate at Transwestern, where he was responsible for generating more than 150 lease transactions in excess of 400,000 square feet at an aggregate lease value of almost \$50 million.
- Named Costar Power Broker in 2006
- Extensive Class A experience in Buckhead, Central Perimeter and North Fulton markets.
- Education: B.S., Auburn University

► Marie Kastens, Principal/Senior Vice President, Property Management



- Directs a team of 12 property managers and 14 engineers, in addition to several tenant coordinators. Also oversees TPA's medical leasing assignments
- More than 20 years experience leasing and managing Class A mid-rise and high rise assets throughout metro Atlanta.
- Represented clients such as Travelers, MetLife, Household International and Wells Fargo as a landlord leasing representative.
- Opened regional office for Denholtz Associates; oversaw branding and growth of Denholtz portfolio from 600,000 sf to more than 2 million SF
- Member, NAIOP, NAIOP Million Dollar club, CREW, BOMA and ACBR; Member, BOMA Board since 1997; President, Atlanta BOMA, 2004.
- Education: Kennesaw State University; holds RPA, CCIM and Associate Broker designations.

► Rick Bradshaw, President/Managing Principal



- Manages all account relationships owners/asset managers such as AEW Capital Management, LaSalle's I&G Fund, Invesco, GreatPoint and Piedmont Office Realty Trust.
- 30 years experience in commercial real estate — office/industrial leasing, land sales, build-to suit
- Named NAIOP's 1994 Developer of the Year; Atlanta Commercial Board of Realtors - Largest office transaction of the year - 1987, 1994
- Past founder and Executive Vice President, Prentiss Properties, Ltd.
- Affiliations: ACBR, NAIOP, ULI
- Education: BBA, University of Georgia; PMD, Harvard Business School



TPA REALTY SERVICES
Celebrating 40 years

P: 770.497.1400

F: 770.476.9991

www.tparealtyservices.com

Since 1971, TPA Realty Services has excelled in delivering a superior level of service and performance to its clients. Our mission is to provide the most innovative real estate solutions paired with seamless service to owners, corporate space users and investors. We place great importance on relationships and this company-wide perspective influences everything we do, from responding to a routine service call to spearheading a multi-million dollar development venture.

TPA Realty Services offers the full spectrum of real estate services:

- leasing and marketing
- property management
- development/construction management
- financial services

Our team is dedicated to creating and ensuring the best real estate scenario for our clients every time, with unwavering integrity.

► For more information, call 770.497.1400 or visit www.tparealtyservices.com