

**IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION**

SECURITIES AND EXCHANGE COMMISSION,

Plaintiff,

v.

STANFORD INTERNATIONAL BANK, LTD., et al.,

Defendants.

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Case No.: 3-09-CV-0298-N

**APPENDIX TO RECEIVER'S MOTION TO APPROVE PROCEDURES FOR SALES
OF REAL PROPERTY, ACCEPT CB RICHARD ELLIS'S FEE PROPOSAL, AND
CONDUCT SALES OF REAL PROPERTY BY PUBLIC AUCTION PURSUANT TO
PROPOSED REAL PROPERTY SALES PROCEDURES**

BAKER BOTTS L.L.P.
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Houston, Texas 77002-4995
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THOMPSON & KNIGHT LLP
1722 Routh Street
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**ATTORNEYS FOR RECEIVER
RALPH S. JANVEY**

EXHIBIT A

**NOTICE OF PUBLIC AUCTION OF REAL PROPERTY
IN [_____ COUNTY, STATE]**

RALPH S. JANVEY, in his capacity as the Court-appointed receiver for *Stanford International Bank, Ltd. et al.*, in Case No. 3:09CV0298-N, pending in the United States District Court for the Northern District of Texas, Dallas Division, hereby posts, pursuant to 28 U.S.C. § 2002, this notice of his intention to sell to the highest qualified bidder(s) the following properties:

1. **[description of property]**, with a starting minimum bid of \$ _____.
2. **[description of property]**, with a starting minimum bid of \$ _____.

[The Receiver has entered into a stalking horse contract with _____. That contract provides for a break-up fee and specifies the starting minimum bid that will be required.] Any competing offers must be made pursuant to the terms and conditions set forth in the Real Property Sales Procedures approved by the Court on _____, 2009 and should be received in good form no later than three business days prior to the date scheduled for the public auction.

The properties will be sold at public auction to be held on _____ day, _____, 2009 at ____:____.m. at **[location]**. Sales will be for cash or cash equivalents. The Real Property Sales Procedures require bidders to post a deposit in cash or certified funds of no less than five percent of the bidder's proposed purchase price bid. Sales will be "AS IS" with no representations or warranties of any type, and will close no later than 30 days after the date of the auction.

The Receiver reserves the right to postpone or adjourn the auction, to accept any bid or to reject any and all bids that he deems not to be in the best interests of the Receivership Estate, or to withdraw any of the properties at any time prior to the announcement of the completion of the auction. The Receiver's acceptance of any bid is expressly conditioned on the successful bidder executing a purchase and sale agreement in form and content satisfactory to the Receiver and complying with the Real Property Sales Procedures.

For additional information, including legal descriptions for the properties, a copy of the Real Property Sales Procedures, or to make a competing offer on any of the properties, please contact _____ at **[mailing address]**, **[email address]** or **[telephone number]**.



EXHIBIT B

Fee Proposal

We are pleased to submit the following fee proposal to the Receivership of Stanford Financial for CB Richard Ellis's involvement in consulting and brokerage services related to the Stanford Financial Receivership.

CB Richard Ellis (CBRE) is the world's premier, full-service real estate services company. Operating globally, the firm holds a leadership position in virtually all of the world's key business centers.

Whether it's a local, regional, national or global assignment, CBRE applies insight, experience, intelligence and resources to help clients make informed business decisions. CBRE's strengths, which are applied to every transaction, assignment and client relationship, include:

- An intimate knowledge of virtually every major market in the world
- Intellectual capital and technology resources that develop and deliver superior analytical, research and client service tools to our professionals
- A proven track record of meeting diverse client needs
- The leadership position in nearly all service lines
- An organizational structure that harnesses the firm's collective expertise

Transaction Process

On every transaction we use a systematic approach to achieve the best results for our clients. The method applied depends on the type of transaction and CBRE uses every effort to dedicate proven specialists based on the requirements of each transaction.

1. Property Disposition

Initial Marketing Phase

For our disposition assignments, we typically recommend a controlled bid process with a broad marketing approach. We will initially distribute informational memoranda (and the confidentiality agreements required to receive the offering memoranda) to the buyers which will initiate the marketing period.

- The **informational memorandum** will contain:
 - An asset summary
 - Key investment and location highlights
 - Professional property photographs
 - Everything reasonably required to qualify a buyer's interest before incurring the expense and exposure of providing a full offering memorandum.



Most importantly, the informational memorandum will not disclose the most sensitive financial and property information. All investors will be able to obtain an informational memorandum without a confidentiality agreement.

- The **offering memorandum** will contain:
 - Sensitive information omitted from the informational memorandum
 - Financial information (assumptions, cash flow and rent roll)
 - Additional detail regarding the tenancy
 - Market information and more detailed physical data for the property.

The offering memorandum serves two purposes:

1. The first, and most obvious, is to present the offering in the most favorable light
2. The second, and more subtle, is to provide the buyer with as much information as we can reasonably incorporate into the package to decrease the buyer due diligence period.

Simultaneous with these efforts, we will send the offering memorandum **to numerous lenders we know are actively financing similar transactions**. We will determine their level of interest and more importantly, the expected debt terms the ultimate buyer will receive when financing this transaction. This information helps us determine the yield to the buyer's equity and drive a higher sales price as a result. This effort also provides buyers with additional comfort that the debt capital markets are receptive to the transaction.

The steps outlined above are designed to maximize interest in and excitement about the offering. The next step is to begin systematically narrowing the field of buyers to the very best prospects.

Diligent and Thorough Follow-up

The following weeks leading to the offer deadline are devoted to intensive **follow-up**, both in person and by telephone. Our goal is to quickly narrow the initial list of respondents to our "A" list. These are the potential buyers who have already received an offering memorandum or who, based on other information, should be strong players for the offering.

We suggest setting a deadline for offers approximately four weeks after the offering package is complete and distributed to the market. It takes approximately one to two weeks to evaluate the offers, conduct interviews, and select the ultimate buyer. We have been able to suggest that the buyers begin their due diligence at the letter of intent stage, so that feasibility and contract negotiations can begin simultaneously. Typically a maximum of two weeks is a reasonable period of time to allow for contract negotiations, with approximately **thirty days for due diligence**. After due diligence is completed, the **closing takes place thirty days later**.

Sales comparables and local market research efforts will support this assignment and will be carefully segmented to support the sale. We will effectively defend against a buyer using purported market comparables to undermine the agreed-upon pricing. We will rely on CBRE's appraisal experience, our knowledge of the capital markets, the local market fundamentals, and the net-lease investment market along with our real-time experience for this data.

On the pre-determined offer due date, we will prepare an **extensive spreadsheet outlining the high points of each offer**. In addition to the spreadsheet of offers, we will secure written



underwriting questionnaire responses and then schedule **buyer interviews**. Meticulous records will be kept during this part of the process for use later during the buyer's due diligence process.

The interview phase may also include buyer sign-off on the purchase/sale agreement form as well as property condition assessment reports and Phase I environmental reports.

Smaller Properties

The process described will only be applied to larger commercial properties in the continental US. Smaller properties will be listed through a local agent and CBRE will manage the follow-up and transaction closing in cooperation with the local broker. Listed property will be advertised for sale through web-marketing, direct contact to potential buyers in our databases, and signs on the properties.

2. Consulting Services

We have been requested to provide consulting services to help the Receiver in clarifying whether there is any perceived value in the real estate leased by Stanford Financial, such as assessing whether any profit can be made in subleasing existing office, retail, and industrial spaces under current leases held by Stanford Financial.

Among other relevant factors, the estimate of the market rental rate will depend on the location, condition of the building and premises, and demand in the specific real estate market. CBRE has a comprehensive database of completed real estate transactions within most major market areas throughout the world, as well as licensed Real Estate Brokers around the globe. Based on the dataset of supply and demand statistics available, market lease comparables, market information on similarly listed properties for lease in each market, as well as field verification by seasoned Real Estate Brokers, we will provide our best determination of current market rental rates in each market area Stanford Financial currently occupies leaseholds and determination of market values on other properties owned by Stanford. From the Houston Office of CBRE, we will implement and oversee these industry standards and practices and then synthesize such information for each property in an easily understood manner.

In addition, we will provide consulting services to coordinate the identification and sale of properties outside the Houston area with local brokers.

3. Project Management

CBRE's Global Project Management Team offers clients the benefit of professionals trained and certified in their specific industry and or project type(s). CBRE can deliver a full menu of project management services for both users of and investors in real estate.



Fee Structure

In exchange for CBRE providing consulting and brokerage services, the Stanford Receivership will pay CBRE in the following manner:

1. In the event a real estate transaction leads to a Commissionable Event, CBRE will be paid a commission equal to the market rate commission in the market where the property or leasehold is located. Examples of a Commissionable Event are as follows:
 - a. Sale of a property;
 - b. Lease renewal, extension, and expansion;
 - c. The negotiation and/or termination of an existing Lease;
 - d. Lease restructure; and
 - e. Any other real estate transaction in which a commission is usual and customary for the real estate services provided in the selected market.

Example of a Commissionable Event: CBRE sells a building for \$600,000.00 in Houston, Texas. The market rate commission for such a transaction is usually equivalent to 6% (\$36,000.00) of the sales price and paid from the proceeds of such sale. In such a case, 3% of said commission is usually paid to the Owner's Broker and 3% is usually paid to the Purchaser's Broker.

2. In all other matters where CBRE is asked to provide real estate market information or consulting services and a commission is not earned, CBRE will be paid on an hourly basis as outlined herein:
 - a. Executive Vice President: \$500.00 per hour
 - b. Associate Broker: \$225.00 per hour
 - c. CBRE Consultant: \$200.00 per hour

The following section contains a spreadsheet outlining the properties, suggested action items, and suggested method of payment for each property CBRE is currently providing consulting and/or brokerage services.



March 27, 2009

State/City	Property Location	Description	Action	CBRE Lead	Compensation	Comments
Houston, TX	5050 Westheimer	Owned, Office	List property for sale thru an auction process	Russell Ingram, Investment Sales	4% of sales price to be split 50/50 if the buyer is represented by agent.	
Houston, TX	5051 Westheimer	Leased, Office	Negotiate agreement with Landlord to give back space	Charles Gordon	Hourly consulting fee as required.	
Houston, TX	5051 Westheimer	Leased, Office	Moving logistics/file servers & personnel	Jim McLaughlin, Project Management	Fee proposal will be prepared if services are required (Fees to be paid by Stanford)	
Multiple	US Leasehold Properties	Leased, Office	Present "Market Strike" findings to consultants. Estimate market rent, compare market rent to rent obligation, and potentially negotiate sublease/assignment with interested parties	Charles Gordon, Kristion Nielsen, Houston Consulting Group	Consulting fee. Estimated 4 consultant hours per property. Stanford Financial estimate 10-15 leases.	
Sugarland, TX	100 Jim Davidson Drive	Owned, Hangar	List property for sale	Michale Palmer, CBRE Industrial	4% of sales price to be split 50/50 if the buyer is represented by agent.	
Tupelo, MS	110 East Main Street	Owned, Office	List properties for sale and coordinate sale with local broker	Charles Gordon and local Tupelo broker	6% of sales price to be split 50/50 if the buyer is represented by agent. CBRE Houston will receive a referral fee of 20% of the brokerage fee.	
Baldwyn, Prentiss County, MS	104 N. Second Street (Parcel 040-7103503400)	Owned, Commercial	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Baldwyn, Prentiss County, MS	Charlotte Street (Parcel 040-7073605100)	Owned, Commercial	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Baldwyn, Prentiss County, MS	410 E. Clayton Street (Parcel 040-7073605000)	Owned, Mixed Use	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Baldwyn, Lee and Prentiss Counties, MS	E. Clayton Street (Parcel 040-7103502900)	Owned, Commercial	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Baldwyn, Lee County, MS	Main Street (Parcel 021B-02-078-00)	Owned, Commercial	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Baldwyn, Lee County, MS	Main Street (Parcel 021B-02-085-00)	Owned, unknown	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Baldwyn, Prentiss and Lee Counties, MS	113 E. Main Street (Parcel 021B-02-085-00)	Owned, Commercial	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Baldwyn, Prentiss County, MS	114 W. Main Street (Parcel 040-7103506600)	Owned, Commercial	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	



List of Real Estate Action Items and Fee Proposal

March 27, 2009

State/City	Property Location	Description	Action	CBRE Lead	Compensation	Comments
Baldwin, Prentiss County, MS	E. Main Street (Parcel 040-7103503200)	Owned, Commercial	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Baldwin, Prentiss County, MS	106 E. Main Street (Parcel 040-7103503000)	Owned, Commercial	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Baldwin, Prentiss County, MS	E. Main Street (Parcel 040-7103502901)	Owned, Commercial	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Union County, MS	Parcel 097R-11-007.00	Owned, Mixed Use	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
St. Croix, Carribion	Multiple	Owned, Use TBD	<ul style="list-style-type: none"> Engage CBRE Latin America & Carribion (LAC) to coordinate dispositions Inspect properties Formulate recommendations on packaging Recommend bid/asking prices Identify and select qualified local broker Coordinate disposition process Formulate Marketing Reports Review all offers and oversee negotiations 	Ken S. Kerr, CBRE Miami	Local broker commission and CBRE consulting fee.	We have received a proposal for disposition services, which specify: Vacant Land Site Disposition - 8% of Gross Sell Out Value Residential Improved Properties - 6% of Gross Sell Out Value Commercial/Retail Properties - 4% of Gross Sell Out Value and 1% of Gross Sell Out Value if CBRE Houston manages the Miami based broker
Residential/						
Houston, TX	505 Bastrop Street Unit 404	Owned, Residential	Coordinate sale with Residential Broker	Charles Gordon	Local broker commission and CBRE consulting fee.	
Houston, TX	505 Bastrop Street Unit 405	Owned, Residential	Coordinate sale with Residential Broker	Charles Gordon	Local broker commission and CBRE consulting fee.	
Collinsville, TN	1169 Oak Timber Circle, Unit 39	Owned, Residential	Coordinate sale with Residential Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Lawton, MI	27032 Lake Drive (2 properties)	Owned, Residential	Coordinate sale with Residential Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Lawton, MI	27032 Lake Drive (Parcel 60-16-055-005-00)	Owned, Residential	Coordinate sale with Residential Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Lawton, MI	Lake Drive (Parcel 60-16-055-007-01)	Owned, Residential	Coordinate sale with Residential Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Collinsville, TN	1169 Oak Timber Circle, Unit 39 (Parcel 002-43FA-000380)	Owned, Residential	Coordinate sale with Residential Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Wilmington, NC	1205 Great Oaks Drive	Owned, unknown	Coordinate sale with Residential Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Land						
Houston, TX	Bastrop Street	Owned, Land	list property for sale thru on auction process	Charles Gordon	Local broker commission and CBRE consulting fee.	



March 27, 2009

State/City	Property Location	Description	Action	CBRE Lead	Compensation	Comments
Union County, MS	Parcel 087R-11-013.00	Owned, Undeveloped	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Union County, MS	Parcel 088R-10-004.00	Owned, Undeveloped	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Baldwin, Lee and Prentiss Counties, MS	DEED: 2007068345 (Lee County 2007019787, 12072007)	unknown	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Prentiss County, MS	309 Industrial Drive (Forefront Golf Facility)	unknown	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Shelby County, TN	Shelby County Tax Parcel Nos. D2-23-174 and D2-23-175	Owned, Undeveloped	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Shelby County and Fayette County, TN	75.83 acres and being part of Shelby County Tax Parcel Nos. D0223 000022 and D0223 00159 and Fayette County Tax Parcel Nos.: 09-143-013.00 and 09-143-016.00	Owned, Undeveloped	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Shelby County, TN	A portion of Shelby County Tax Parcel D2-23-176	Owned, Undeveloped	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	
Shelby, TN	Document Number: KM4782 Recorded: October 5, 2000	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D2-23-17 D2-23-175
Shelby, TN	Document Number: 06199081 Recorded: December 7, 2006	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	Portion of D0223 00192
Shelby, TN	Document Number: 06199080 Recorded: December 7, 2006	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 B00010 D02230 B00011 D02230 B00012 D02230 B00013 D02230 B00014 (Common Areas)
Fayette, TN	Raleigh-Lagrange Dr N	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	09-143-01302
Shelby, TN	Miss Camryn Ln	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D0223 00203
Shelby, TN	Collerville Arlington Rd	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D0223 00175
Shelby, TN	474 Collierville-Arlington Rd	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D0223 00189



**List of Real Estate
Action Items and Fee Proposal**

March 27, 2009

State/City	Property Location	Description	Action	CBRE Lead	Compensation	Comments
Shelby, TN	Collierville Arlington Rd	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 00194
Shelby, TN	Collierville Arlington Rd	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 A00001
Shelby, TN	Collierville Arlington Rd	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 A00002
Shelby, TN	Collierville Arlington Rd	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 A00003
Shelby, TN	Collierville Arlington Rd	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 A00004
Shelby, TN	Collierville Arlington Rd	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 A00005
Shelby, TN	Collierville Arlington Rd	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 A00006
Shelby, TN	Chinguapin Dr	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 B00001
Shelby, TN	Chinguapin Dr	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 B00002
Shelby, TN	Chinguapin Dr	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 B00003
Shelby, TN	Chinguapin Dr	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 B00004
Shelby, TN	Chinguapin Dr	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 B00005
Shelby, TN	Chinguapin Dr	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 B00006
Shelby, TN	Chinguapin Dr	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 B00007
Shelby, TN	Chinguapin Dr	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 B00008
Shelby, TN	Chinguapin Dr	N/A	Coordinate sale with Local Broker	Charles Gordon and local broker	Local broker commission and CBRE consulting fee.	D02230 B00009

Notes

Consultant Fee: Based on time spent. Our rates are: Executive VF: \$500/hour, Associate Broker: \$225/hour, CBRE Consultant: \$200/hour



March 24, 2009

CB Richard Ellis Overview

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 2007 revenue). With over 29,000 employees, the Company serves real estate owners, investors and occupiers through more than 300 offices worldwide (excluding affiliate offices). 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 is the only commercial real estate services company named one of the 50 "best in class" companies by BusinessWeek, and was also named one of the 100 fastest growing companies by Fortune.

Global Overview Year-end 2007

- 29,000+ employees excluding affiliates
- 33,700+ employees including affiliates
- 400+ offices including affiliates
- 50 countries
- 57,000+ sales and lease transactions valued at \$264.2 billion
- 45,250 lease transactions valued at \$84.1 billion
- 12,350 property sales transactions valued at \$180.1 billion
- 1.9 billion square feet of property and corporate facilities under management including affiliates
- \$37.8 billion in investment assets under management
- \$6.5 billion of active development projects in process
- \$25.0 billion in loan originations and \$112.5 billion in loan servicing (including GEMSA)
- 109,125 valuation and advisory assignments

Corporate Responsibility: Mission and Values

- CBRE's mission is to deliver superior results for stakeholders by:
 - Putting the client first—always
 - Collaborating across markets and service lines
 - Thinking innovatively, but acting practically
 - Providing a rewarding work environment



March 24, 2009

- RISE Values:
 - **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 clients and in our communities
 - **EXCELLENCE:** Aspire to be the best in everything we do and drive for continuous improvement

Services

PROJECT MANAGEMENT	TRANSACTION MANAGEMENT	FACILITIES MANAGEMENT	DEVELOPMENT & INVESTMENT
<p>TI Construction Management</p> <ul style="list-style-type: none"> ▪ Project Scheduling ▪ Contractor Selection ▪ Project Administration ▪ Accounting and Reporting <p>Multi-Site Program Rollout</p> <ul style="list-style-type: none"> ▪ Master Project Scheduling ▪ Supply Chain Management ▪ Program Administration ▪ Brand Changes ▪ Compliance Initiatives <p>Vendor Coordination</p> <ul style="list-style-type: none"> ▪ Space Planning ▪ Interior Design ▪ ADA, CADD, CAFM ▪ Signage, FF&E <p>Move Management</p> <ul style="list-style-type: none"> ▪ Moves, Adds, Changes 	<p>Transition Services</p> <ul style="list-style-type: none"> ▪ Site Selection ▪ Tenant Representation ▪ Acquisitions ▪ Dispositions ▪ Project Lease/Sublease ▪ Lease Terminations ▪ Sale/Leaseback ▪ Market Research ▪ Investment Sales ▪ Valuation and Appraisal ▪ Mortgage Banking <p>Lease Administration</p> <ul style="list-style-type: none"> ▪ Portfolio and Lease Services ▪ Lease Audit ▪ Portfolio Analysis <p>Strategic Consulting</p> <ul style="list-style-type: none"> ▪ Portfolio Optimization ▪ Headquarters Solution ▪ Organizational Planning 	<p>Operations & Maintenance</p> <ul style="list-style-type: none"> ▪ Repairs and Maintenance ▪ Building Operations ▪ Cleaning and Janitorial ▪ Landscaping <p>Operating Building Systems</p> <ul style="list-style-type: none"> ▪ Mechanical (HVAC) ▪ Plumbing ▪ Electrical ▪ Life Safety <p>Building Services</p> <ul style="list-style-type: none"> ▪ Customer Help Desk ▪ Accounting ▪ Office Supplies ▪ Energy Management ▪ Health and Safety ▪ Security Services ▪ Waste Management ▪ Parking Management 	<p>Development</p> <ul style="list-style-type: none"> ▪ Site Planning ▪ Design Support ▪ Site Selection and Acquisition ▪ Project Financing ▪ Move-in Assistance <p>Construction Management</p> <ul style="list-style-type: none"> ▪ Project Scheduling ▪ Contractor Selection ▪ Project Administration ▪ Accounting and Reporting <p>Build-to-Suit Development</p> <ul style="list-style-type: none"> ▪ Financing Alternatives ▪ Demographic Analysis ▪ Customer Facility Programming ▪ Logistics Consulting

- 2,900 project managers
- \$10+ billion cap ex
- 30,000 projects annually

- 5,300 brokers worldwide
- \$264.2 billion in transactions
- 2 billion sq. ft. managed

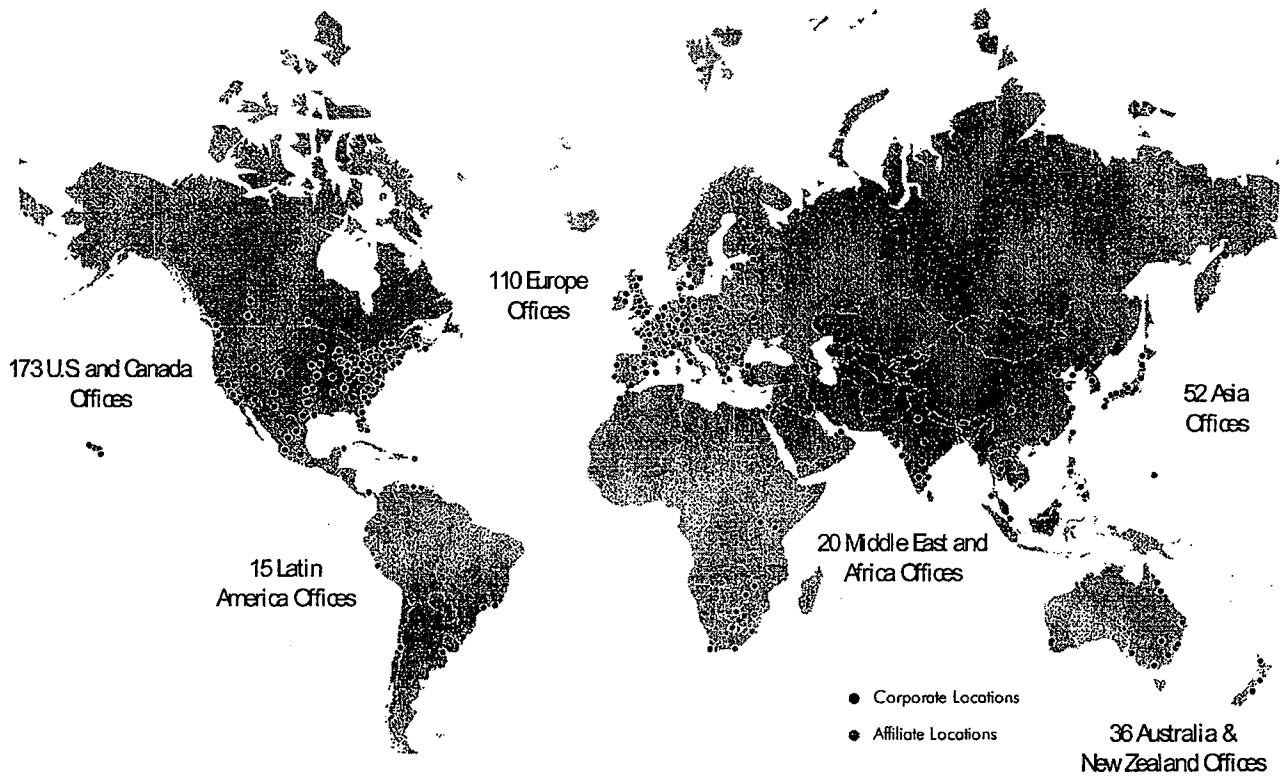
- 4,500 professionals
- 1.9 billion sq. ft. managed
- 50,000 assets
- \$20 billion spent

- \$6.5 billion developments and new investments in process



March 24, 2009

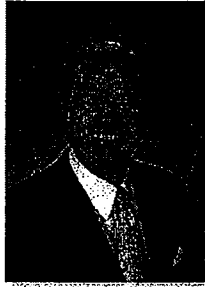
Global Office Location Map





CB RICHARD ELLIS

March 24, 2009

**CHARLES GORDON**

Executive Vice President
Corporate Services
Houston, Texas

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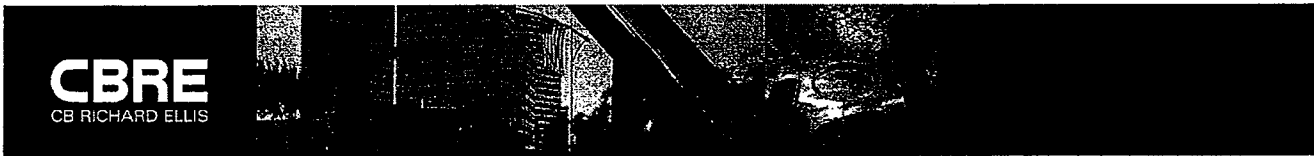
Charles has provided real estate consulting and brokerage services to some of the best known and most respected corporate and professional firms in Texas and throughout the country.

Charles is a pioneer in the area of tenant representation and consulting, and is a recognized authority in corporate headquarters transactions. His practice consists primarily of long-term portfolio relationships with national and regional businesses. Throughout his 39-year career, he has successfully facilitated in excess of 30 million square feet of office transactions valued at more than \$7 billion. Of these transactions, more than 50 were 100,000 square foot plus leases, including 15 corporate build-to-suit projects.

In 1985 Charles co-founded Trione & Gordon, the leading tenant representation firm in Houston. CB Richard Ellis acquired Trione & Gordon in October 2003 to head up the area Global Corporate Services division as well as the Global Energy Practice group.



SELECTED CLIENTS	SQUARE FEET	TRANSACTION TYPE
Andrews Kurth	1,100,000	Multiple Leases
Transcontinental Gas Pipeline	1,000,000	Lease
JPMorgan Chase	800,000	Multiple Leases
Occidental Oil & Gas	800,000	Multiple Leases
Shell Oil Company	650,000	Multiple Leases
ExxonMobil	550,000	Multiple Leases
Vinson & Elkins	524,000	Multiple Leases
British Gas	450,000	Lease
Cabot Oil & Gas	315,000	Multiple Leases
Cameron Corporation	300,000	Multiple Leases
Enbridge	265,000	Lease
Frost Bank	250,000	Multiple Leases
Porter & Hedges	200,000	Multiple Leases
Sanders Morris Harris Group	150,000	Multiple Leases
Statoil / Hydro	150,000	Lease
Haynes and Boone	100,000	Lease
Winstead Sechrest	100,000	Lease
Chamberlain Hrdlicka	75,000	Lease
Goldman Sachs	55,000	Lease



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Greenberg Traurig	52,000	Lease
CitiCorp Smith Barney	50,000	Lease

CREDENTIALS

- NAIOP Office Broker of the Year (or finalist) in '89, '90, '99, '00, and '04-'06
- "MVP" in Houston Business Journal's "Heavy Hitters" in '00, '02 and '05
- Houston Business Journal "Heavy Hitter" (every year since '84)
- Commercial Property News "Hot Broker" (multiple years)
- CBRE Global Top 200 in '03, '05, '06, '07, '08
- CBRE Houston Top Producer in '03, '04, '05, '06, '07, '08
- CoStar top 20 Power Broker award (past 10 years)

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Society of Industrial and Office Realtors (SIOR) - Past President
- Counselor of Real Estate (CRE)
- Fellow of the Royal Institute of Chartered Surveyors (FRICS)
- Executive Director of the CBRE Law Firm Practice Group
- Executive Committee CBRE Texas Region



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Brandon primarily provides real estate consulting and brokerage services to corporate users of office space. He thoroughly enjoys negotiating, complex problem solving, and providing his clients with comprehensive real estate strategy and execution.

Brandon has assisted and continues to manage transactions for clients such as: Andrews & Kurth, Occidental Oil & Gas, Shell Oil Company, Atlas Mid-continent, Continental Fuels, Porter & Hedges, Center Coast Capital Investors, Dow Chemical Company, Sanders Morris Harris Group, Northmarq Capital, Synergy Healthcare Management, and several other corporations.

BRANDON CLARKE

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Prior to joining CB Richard Ellis, Brandon practiced law at a Houston based law firm. His experience and training as a trial attorney provide Brandon with unique perspective and the critical thinking skills necessary to effectively advocate and negotiate on behalf of his clients.

EDUCATION

- South Texas College of Law, J.D., Houston, Texas
- Texas A&M University, B.S., College Station, Texas
- Texas Real Estate License

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Appointed to the State Bar of Texas Committee on Public Affairs (2005-2008)
- CBRE Most Valuable Participant Award
- American Bar Association, Houston Bar Association, State Bar of Texas
- President of Westmont Civic Association
- Houston READ Commission
- Graduate of Center for Houston's Future



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Kristian is a consultant with the Financial Consulting Group in Houston, Texas. His group specializes in custom financial and analytical analyses providing clients with the information required to make informed real estate decisions.

Prior to joining CB Richard Ellis, Kristian worked as an attorney in Copenhagen, Denmark, and most recently worked as a real estate developer in Scandinavia and Eastern Europe. While working with a major European real estate development company Kristian's responsibilities included site identification, land acquisition, design coordination, budget and cash flow projections, and review and negotiation of leases.

KRISTIAN NIELSEN

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SELECTED CLIENTS	SQUARE FEET	TRANSACTION TYPE
FMC Technologies	330,000	Build-to-Suit (Kongsberg, Norway)
Kinder Morgan	60,000	Multiple Leases
Goldman Sachs	50,000	Lease
PGS Onshore	50,000	Lease
Siemens Wind Power	35,000	Lease
Shell Oil Company	10,000	Lease

EDUCATION

- Master of Business Administration from the Jesse H. Jones Graduate School of Management at Rice University, Houston, Texas
- Master of Law from Aarhus University, Denmark