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April 15, 2009

PROFILE

Mr. Zieg is the Manager of The Bradley Realty Group, LLC. Mr. Zieg has more than 37 years experience in space planning, interior architecture, construction administration and commercial real estate leasing administration, brokerage and development. He has been the principal in his own space planning and real estate brokerage firms for 30 years.

His areas of exceptional skill-sets include: site and/or facility selection, survey and title review, easement analysis, developmental entitlements, building code analysis, environmental assessment, geotechnical testing, coordination with City and County Agencies and utility providers, predevelopment schedules and Title Agency and Utility Due Diligence Checklist and is responsible for quality control and quality assurance programs.

The following projects represent a sampling of experiences demonstrating expertise in the following areas:

- Proven history of coordinating and managing complex projects utilizing effective problem solving skills.
- Capacity to work in complex environments, dealing with multiple stakeholders to develop strategic plans.
- Space planning, interior-architecture, interior design, construction management, real estate Brokerage, buyer and tenant agency and development background integrated with experience in financial and market realities.
- High comfort level with collaborative efforts and strong ability to craft consensus.
- Strong facilitation and liaison skills.

Centura Health, Denver, Colorado

This project involved an existing 232,000 SqFt acute-care hospital constructed 1963-1969, which is located on a 4.25-acre site, currently zoned for a density of 535,000 SqFt. The initial task was to perform a Purchase Due Diligence Survey of the property, with the object of determining its suitability as a long-term care facility. Zieg was charged with coordinating survey and title review, easements, developmental entitlements, building code analysis, environmental assessment, geotechnical testing, coordination with City agencies and utility providers. He was responsible for creating the predevelopment schedules and the firm's "Title Agency and Utility Due Diligence Checklist." He directed the firm's Quality Control and Quality Assurance program. This project concluded with a recommendation for reutilizing the hospital building as a long-term acute care facility and constructing new senior housing and a parking structure on the site.

Sloan's Lake Medical Center, Denver, Colorado

This project is the Centura Health hospital listed above. The facility was purchased from Catholic Health Initiatives by an investment team, including Turnkey, LLC retaining an equity position in the property. The facility was completely remodeled/refurbished and updated to current building, electrical and life safety codes. Improvements were completed in every aspect of the mechanical and electrical systems of the building. A completely new exterior window system was installed, and the building exterior was refinished. The principle tenant, a 70,000 square foot long-term acute care hospital, occupied its leasehold space entirely within twelve months time of the closing date. The tenant occupies 63 beds, including a 10 bed ICU, 2 operating rooms, an imaging department and a pharmacy. The facility has received its certification from the Joint Commission on health care accreditation, and Center for Medicaid and Medicare Services.

Pinnacle Station, Denver, Colorado

This opportunity was to develop a mixed use 350 rental unit, 6 acre site along Interstate 25 in northwest Denver. Zieg coordinated survey and title review, easement analysis, developmental entitlements, building code analysis, environmental

assessment, geotechnical testing, and coordination with city agencies and utility providers. He created the predevelopment schedules, Title Agency and Utility Due Diligence Checklist and directed the firm's Quality Control and Quality Assurance program. A site was selected and purchased. The purchase involved multiple lots, dictating a replatting and rezoning to accommodate the users requirements.

Mountain View Corporate Center, Broomfield, Colorado

This opportunity was to provide development management support for a 450,000 SqFt office park. After the site had been selected, Zieg coordinated survey and title review, easement analysis, developmental entitlements, building code analysis, environmental assessment, geotechnical testing, coordination with city agencies and utility providers. Consulting services included design and engineering management, scheduling, budgeting, contract administration and construction management. He created the predevelopment schedules, Title Agency and Utility Due Diligence Checklist and directed the firm's Quality Control and Quality Assurance program.

TeleTech Corporation, Arapahoe County, Colorado

This opportunity was to develop a 150,000 SqFt corporate headquarters building for this relocating telecommunications service delivery firm. After the site had been selected, Zieg coordinated survey and title review, easement analysis, developmental entitlements, building code analysis, environmental assessment, geotechnical testing, coordination with county agencies and utility providers. He created the predevelopment schedules, Title Agency and Utility Due Diligence Checklist and directed the firm's Quality Control and Quality Assurance program.

Coors Distribution Company, Adams County, Colorado

This opportunity was to select a site for a 250,000 SqFt warehouse/distribution facility for this relocating beverage distribution firm. Zieg coordinated survey and title review, easement analysis, developmental entitlements, Building code analysis, environmental assessment, geotechnical testing, and coordination with county agencies and utility providers for multiple sites. He created the predevelopment schedules, Title Agency and Utility Due Diligence Checklist and directed the Quality Control and Quality Assurance program. A site was selected and purchased. The purchase involved multiple lots, dictating a replatting and rezoning to accommodate the user's requirements.

United States Federal Center; Denver, Colorado

At the Denver Federal Center, GSA Region 8 Office Buildings Division had lost control of its tenant agencies locations and space allocations with respect to their leases. The project involved inventorying, programming, space planning and creating new "Assignment Drawings" (Lease Exhibits) for the 4,130,000 SqFt Federal Center Complex. The project was completed with the delivery of new lease exhibits for the entire complex.

Federal Office Building and Federal Court Building; 1901 Stout Street, Denver, Colorado

GSA Region 8 Office Buildings Division had lost control of its tenant agencies locations and space allocations with respect to their leases. The project involved inventorying, programming, space planning and creating new "Assignment Drawings" (Lease Exhibits) for the 200,000 SqFt Federal Building. The project was completed with the delivery of new lease exhibits for the entire complex.

RELEVANT DIRECT EXPERIENCE:

- *Ensuring compliance* with construction documents, contracts and specifications.
- *Quality Control/Quality Assurance* for more than 20,000,000 square feet of completed building projects including: office, retail, industrial and medical office, clinic and hospital users.
- *Leasing Administer-* responsible for contract documents, implementation and compliance in the areas of retail, office, medical, hospital and industrial leasing.
- *Real estate brokerage* involving more than 6,000,000 SqFt building transactions. Buyer and Tenant Agency accounted for one third of the transactions.
- *Programming, space planning and interior architecture*, completing more than 20,000,000 SqFt space plans and over 10,000,000 SqFt Architectural working drawings.