



- ABOUT OUR COMPANY -

Dedicated to offering excellence in property management, CP Management, L.L.C. is well equipped to manage signature commercial properties such that they outperform market competitors and achieve maximum appreciation over time. Established in 2001, CP Management is a group of diversified and seasoned professionals whose demonstrated integrity, reliability and years of outstanding performance work to build long-term value for investor clients.

The company currently manages approximately seven hundred thousand square feet of Class A office, data, retail and technology space in the Seattle area. These properties include Fisher Plaza, 1000 Denny and the Troy Block. With a commitment to delivering consistent, high-quality tenant/client services, CP Management has earned the reputation of being a “preferred landlord.”

CP Management is an affiliate of CenturyPacific, L.P., a real estate consultancy, which has structured and negotiated well in excess of \$2 billion in acquisitions, dispositions, joint ventures, development agreements and leases. The two companies combined create a unique advisory board whose ability and attention to client satisfaction provide a broad array of management and real estate services.

Property Management

CP Management’s focus is on building long-term relationships with both the tenants and owners of our managed properties. With collective experience exceeding 50 years, we possess a spectrum of property management expertise. Our team members have had major roles in commissioning several Class A office building developments including 605, 625 and 705 Union Station and the Seattle World Trade Center.

Having worked extensively with building owners, architects, contractors and leasing agents, CP Management makes available comprehensive knowledge of building commissioning, start-up, construction management, engineering, accounting, and property management operations. Keeping open lines of communications while maintaining trust and respect for others, CP Management has built long-standing, positive relationships with tenants, owners, and service vendors affiliated with the properties we manage.

Management Services

The Seattle-based office of CP Management includes administrative, finance, and engineering personnel who facilitate the many aspects and intricacies of both on-site and off-site property management. Our team works as a cohesive unit to meet the goals and needs of our tenants and owners while working to exceed expectations with the delivery of top-level service.

ABOUT OUR COMPANY

Page 2

Tenant Retention

CP Management understands that a successful lease renewal begins with superior service starting on the first day of a tenant's occupancy. We employ licensed real estate sales people who work closely with leaders in the brokerage community and have the skill set necessary for the efficient leasing of space. Principals of CP affiliate, CenturyPacific L.P., are able to assist with facilitating critical property transactions.

Cost Management

By virtue of the quantities of goods and services purchased, CP Management is in a position to realize significant economies of scale and negotiate favorable purchase agreements with key suppliers and service providers. In addition, preventative maintenance programs, ongoing systems analysis and rigid cost-control procedures minimize building operating expenses.

Contract Administration

A competitive bidding process is used to select a variety of third party contractors who handle specific aspects of building maintenance including security, janitorial landscaping, alarm monitoring, etc. These contractors report to a property manager and/or chief engineer who ensure that work is performed in a manner consistent with company policy and owner expectations.

Tenant Space Improvements

CP Management's Engineering Staff and/or a pre-approved group of contractors manage tenant space improvements. Coordination of these projects include planning, cost estimating, bid proposal, analysis and award, and construction management.

We look forward to building new relationships with real estate investors and welcome the opportunity to assist you with your property management needs.

www.cpmgmt.com