

MICHAEL D. MESSINGER RESUME

Michael Messinger has been in the retail real estate business for over 26 years and is the owner of one of the most dynamic retail real estate firms in Northern California. Michael manages 15 experienced retail agents that work throughout the Bay Area. His leadership has been instrumental to the dominance of Meacham/Oppenheimer, Inc. in the retail brokerage industry (see attached company brochure). In addition, Michael has brought this experience to the development side of the business. Michael's understanding of what it takes to make a shopping center and freestanding retail buildings successful has been one of his key attributes. With his reputation of complete knowledge of all aspects of shopping center development coordination, tenant mix and leasing capabilities he has been directly involved with over 6,000,000 square feet of retail centers throughout the Bay Area.

On either his own account or for clients like Shapell Industries, Pacific Development Group or RREEF Funds he has created urban centers with an approach that acknowledges the environment in which a project is to be placed and builds upon its strengths. He believes that an urban center is a vital part of a city. It is not only a place that people enjoy visiting but also a place that increases their sense of community identity and pride.

One of Michael's favorite types of developments to work on is older downtown buildings with unique character. Michael along with his architectural team from SZFM Architecture (szfm.com) take pride in recreating prominent buildings back to their grand stature. He has passion unlike most developers to spend the extra time, finances, knowledge of strength and working with older historic buildings. Buildings like the 150-year-old Aconda Hotel building at the San Pedro Archway in downtown San Jose, Vine Center and the L. Schenone Building at the flag pole in downtown Livermore (see enclosed photos) are just three examples of Michael's passion for older historic buildings.



EDUCATIONAL BACKGROUND:

- 1977: Willow Glen High School, San Jose, CA
- 1978 – 1979: University of Hawaii
- 1980 – 1982: San Diego State University – B.S. Degree in Finance
- 1989 – 1993: Golden Gate University – MBA Degree in Real Estate.

DEVELOPMENT EXPERIENCE:

- 1993 Campbell, CA. Purchased and completely redesigned and tenanted a former restaurant building into a 8,000 sq. ft. multi-tenant strip center.
- 1995 Campbell, CA. A complete rehab of a 6,000 sq. ft. office building for the headquarters of Meacham/Oppenheimer Inc.
- 1996 Redwood City, CA. Ground-up design, development coordination and tenant lease-up of a 120,000 sq. ft. grocery anchored center.
- 1998 Milpitas, CA. Purchased and tenanted of a 21,000 sq. ft. retail complex.
- 2000 San Jose, CA. Ground-up design, development coordination and tenant lease-up of a 160,000 sq. ft. downtown urban center.
- 2001 Campbell, CA. Rehab to include redesign development coordination and tenanted of one 24,000 sq. ft. office building.
- 2001 Livermore, CA. Purchased, rehab and expansion development of a 34,000 sq. ft. multiplex theater entertainment center.
- 2002 Livermore, CA. Purchased and total rehab of a 1910 2-Story Retail/Office building in Downtown Livermore.
- 2003 Livermore, CA. Purchased, rehab and re-tenanted of a 4,000 sq. ft. retail building in downtown Livermore.
- 2003 Scotts Valley, CA. Purchased and rehab of a 50,000 sq. ft. grocery anchored center.
- 2004 Campbell, CA. Rehab of a 10,000 sq. ft. retail building.
- 2004 San Leandro, CA. Purchased and re-tenanted of a 6,000 sq. ft. retail center.
- 2006 Santa Clara, CA. Purchased and rehab of 10,000 sq. ft. retail/office building.
- 2008 San Jose, CA. Purchased and total rehab and retrofit of a 150 year old 3-story retail / office brick building in the heart of downtown for Meacham/Oppenheimer’s new headquarters.

PARTIAL LIST OF SOME OF THE OTHER RETAIL PROJECTS HE HAS BEEN INVOLVED WITH

<u>Project Name/Location</u>	<u>Square Footage/Type</u>
Plaza at Gale Ranch San Ramon	160,000 Sq. Ft. Neighborhood
Milpitas Town Center Milpitas	350,000 Sq. Ft. Community

<u>Project Name/Location</u>	<u>Square Footage/Type</u>
Foothill Square Milpitas	90,000 Sq. Ft. Neighborhood
Los Coches Center Milpitas	25,000 Sq. Ft. Convenience Center
Beresford Square Milpitas	130,000 Sq. Ft. Neighborhood
West Park Plaza San Jose	80,000 Sq. Ft. Neighborhood
Foothill Plaza Los Altos	55,000 Sq. Ft. Neighborhood
West Gate Center San Leandro	750,000 Sq. Ft. Promotional Center
Home Club Center San Jose	130,000 Sq. Ft. Promotional Center
San Bruno Town Center San Bruno	600,000 Sq. Ft. Promotional Center
White Road Plaza San Jose	140,000 Sq. Ft. Neighborhood
Circuit City Center Newark	250,000 Sq. Ft. Promotional
Evergreen Plaza San Jose	85,000 Sq. Ft. Neighborhood
Pak-N-Save Center San Leandro	125,000 Sq. Ft. Neighborhood
Branham Plaza San Jose	80,000 Sq. Ft. Neighborhood
Fairmont Square San Leandro	120,000 Sq. Ft. Neighborhood
Irvington Plaza Fremont	80,000 Sq. Ft. Neighborhood
Fremont Home Furnishings Fremont	100,000 Sq. Ft. Neighborhood
Courtyard Shopping Center San Jose	45,000 Sq. Ft. Strip

<u>Project Name/Location</u>	<u>Square Footage/Type</u>
Branham Ave. Center San Jose	65,000 Sq. Ft. Promotional
Cupertino Center Cupertino	15,000 Sq. Ft. Strip
El Camino East Center Sunnyvale	56,000 Sq. Ft. Neighborhood
El Camino Shopping Center Santa Clara	78,000 Sq. Ft. Promotional
Breuners Home Furnishings Mountain View	25,000 Sq. Ft. Promotional
Breuners Home Furnishings Fremont	48,000 Sq. Ft. Promotional
Breuners Home Furnishings Campbell	55,000 Sq. Ft. Promotional
San Lorenzo Shopping Center San Lorenzo	50,000 Sq. Ft. Promotional
Stevenson Row Fremont	25,000 Sq. Ft.
112 El Camino Real (Center) Sunnyvale	223,000 Sq. Ft. Promotional Center