

# Attachment C

1. Hines Press Release of 9/8/99 discussing Colin Shepherd as Hines Senior Vice President.
2. Hines Press Release of 4/13/00 discussing Colin Shepherd as Hines Senior Vice President.
3. Hines Press Release of 11/21/05 discussing Colin Shepherd as Hines Senior Vice President.
4. Hines Press Release of 5/25/06 discussing Colin Shepherd as Hines Senior Vice President.
5. Hines web-site description of its leadership stating that Colin Shepherd joined Hines in 1982 and is a member of the firm's Executive Committee. Prior to 2012 when he became CEO - Investment Management, he was responsible for "Hines' business" in Southern California and the Pacific Northwest.

# Hines

## PRESS ROOM

### PRESS RELEASES

#### **Hines Makes Major Investment In Downtown Los Angeles**

Buys One-Million-Square-Foot Sanwa Bank Plaza/Figueroa at Wilshire Building

9/8/1999

Hines, one of the world's largest privately owned real estate firms with a major presence on the West Coast, announced today that it has purchased the one-million-square-foot Sanwa Bank Plaza/Figueroa at Wilshire building in downtown Los Angeles from Mitsui Fudosan (U.S.A.), Inc.

Considered one of the city's landmark buildings since its completion in 1990, Sanwa Bank Plaza/Figueroa at Wilshire has received numerous local, national and international awards for design excellence and operating performance including the 1995 BOMA International 'Building of the Year' award.

Hines served as development manager for Mitsui Fudosan on the 52-story tower. The firm has also managed and leased the building since its completion. The building is currently approximately 97% leased.

"With this transaction, Hines is placing a large bet on the continued strength of the downtown L.A. market," said Colin Shepherd, Hines senior vice president. "Class A space downtown is very tight and job growth continues to be strong. These factors along with the ongoing investment in the areas' cultural and infrastructure improvements give us a lot of confidence in the future of downtown L.A. and make this purchase an important strategic transaction for us."

As the developer, property and leasing manager of this property we know it inside and out," Shepherd added. "This is an exceptional property in every way. It has always outperformed the market in terms of both rental rates and occupancy. We are very pleased to add it to our West Coast portfolio. And, we expect the change of ownership to be completely seamless for our tenants."

Hines opened its Los Angeles office in 1987. Since then, the firm has been involved in the development, management, renovation and leasing of over five million square feet in Los Angeles County, including premier office buildings in downtown Los Angeles, Westwood, Brentwood, Century City, Beverly Hills, El Segundo, Santa Monica and Burbank. The firm is currently developing the 540,000-square-foot Lantana media/entertainment campus in Santa Monica.

Hines opened its West Coast regional office in San Francisco in 1979. Hines' West Coast portfolio includes more than 15 million square feet of space with more than five million square feet of space currently under development. The firm has offices in 14 West Coast cities.

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Hines' corporate headquarters is in Houston. The firm has more than 80 additional offices worldwide and in excess of 32 million square feet currently under development. Founded in 1957, the firm controls a portfolio valued in excess of \$9 billion.

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# Hines

## PRESS ROOM

### PRESS RELEASES

#### **Hines And CalPERS To Develop 40-Story Seattle Office Tower**

IDX Systems Corporation Signs Major Lease

4/13/2000

Hines, the international real estate firm, and the California Public Employees' Retirement Systems (CalPERS), recently announced plans to develop a 40-story, 810,000-square-foot office tower at Fourth and Madison in downtown Seattle. The building, to be located in Seattle's financial district, is scheduled to begin construction this fall, with completion expected in the first quarter of 2003.

It was also announced that IDX Systems Corporation, a firm that provides complete healthcare information solutions for integrated delivery networks, has signed a lease for 324,000 square feet in the building, which will be known as IDX Tower at Fourth & Madison. Approximately 1,500 IDX employees will relocate from their current location at 1001 Fourth Avenue in Seattle, and move-into the new building in January 2003.

The building will be owned and financed by National Office Partners Limited Partnership. National Office Partners is a partnership of CalPERS and Hines, which was formed in 1998 and today owns a portfolio of office properties located throughout the United States valued at more than \$1.5 billion.

"As the largest building to be built in Seattle in the last decade, Fourth & Madison will be Seattle's most modern and highest quality office tower," said Hines Senior Vice President Colin Shepherd. "This building represents Hines' continued commitment to quality development in Seattle and throughout the Northwestern United States."

"We are very pleased to welcome IDX Systems Corporation as our anchor tenant in Fourth & Madison," said Hines Project Manager Rob Hollister. "The IDX deal is a highly strategic one for both parties – IDX will have a significant presence in downtown Seattle and their name on the city's newest office tower, and we have a major new relationship with an important tenant."

IDX Tower at Fourth & Madison was designed by Zimmer Gunsul Frasca of Seattle with Kendall Heaton Associates of Houston. The 40-story building will include a 36-story office tower atop a four-story retail/office podium. The main tower and podium will be clad in light gray granite. The office tower portion will feature a curved curtainwall extension clad in glass and aluminum. Access to Fourth & Madison's multi-story lobby will be made possible via entrances on both Fourth and Third avenues.

Garth Olsen of Cushman & Wakefield represented IDX in lease negotiations. Hines was represented by Michael Dash and Tim O'Keefe of Colliers International.

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Hines is purchasing the site at Fourth and Madison from an investment group led by partners of Martin Smith Development Corporation, who continue to be involved in the marketing of the project.

The Burlington, Vermont-based IDX Systems Corporation was founded in 1969. The firm's Seattle office opened in 1997. The company provides complete healthcare information solutions for integrated delivery networks including group practices, MSOs, health plans, and hospitals.

CalPERS is the nation's largest public pension fund with assets totaling \$170 billion, of which \$8 billion is invested in real estate. The System provides retirement and health benefits to more than one million state and public employees and their families. For further information on CalPERS, please visit the System's web site at [www.calpers.ca.gov](http://www.calpers.ca.gov).

Hines entered the Washington market in 1981 with the development of the 1.2 million-square-foot Seafirst Fifth Avenue Plaza in Seattle (now Bank of America Fifth Avenue Plaza), and the 350,000-square-foot Seafirst Financial Center in Spokane. Hines continues to be among the most active office developers in Washington with their recently completed, 430,000 square-foot Cedar Court development in Redmond and their 480,000-square-foot One Twelfth @ Twelfth development in Bellevue.

Headquartered in Houston, Hines is a privately-owned real estate firm involved in developing, managing, leasing and acquiring real estate, as well as providing a wide range of advisory services. The Hines portfolio currently includes more than 600 properties representing 190 million square feet of office, mixed-use, industrial, retail and residential properties, as well as large, master-planned communities and land developments. With offices in 72 U.S. cities and 12 foreign countries, and assets in excess of \$9 billion, Hines is one of the largest real estate organizations in the world.

### PRESS RELEASES

#### **Hines and CalPERS Acquire Cottonwood Corporate Center in Salt Lake City**

11/21/2005

(SALT LAKE CITY, UT) – The Salt Lake City office of Hines, the international real estate firm, announced today that it has acquired Cottonwood Corporate Center on behalf of National Office Partners Limited Partnership (NOP), its investment partnership with the California Public Employees' Retirement System (CalPERS), from Cottonwood Partners. The terms of the sale were not disclosed. The four-building, Class A office complex is located in the Cottonwood suburb of Salt Lake City. It is situated at the base of Big Cottonwood and Little Cottonwood canyons, in close proximity to Salt Lake International Airport, and 15 miles from major destination ski resorts.

Palmer Team represented the seller, and Hines represented NOP in the transaction. Hines has assumed property management and leasing responsibilities for the project in joint venture with Cottonwood Partners.

Cottonwood Corporate Center was designed by Giles Stransky Brems Smith. The 471,348-square-foot complex includes:

**2855 East Cottonwood Parkway**, which contains five stories, 104,872 square feet and was completed in 1997.

**2825 East Cottonwood Parkway**, which contains five stories, 104,934 square feet and was completed in 1998.

**2795 East Cottonwood Parkway**, which contains six stories, 130,762 square feet and was completed in 1999.

**2755 East Cottonwood Parkway**, which contains six stories, 130,780 square feet and was completed in 2000.

Cottonwood Corporate Center is 92% leased to a strong mix of tenants including: Kern River Gas Transmission; Mrs. Fields Cookies; Extra Space Storage; and Sonic Innovations.

"Hines is pleased to make this investment in these premier office buildings in the most desirable and top-performing office submarket in Salt Lake City," said Hines Senior Vice President Colin Shepherd.

"The critical mass of office tenants, upscale amenities, and executive housing, in addition to the spectacular views, make Cottonwood Corporate Center an excellent long-term investment for Hines and CalPERS."

This transaction represents NOP's 17th major acquisition since its inception in July 1998. In addition, NOP has acquired four major development sites since July 1998, on which four projects have been completed. The CalPERS/Hines partnership sold 15 properties during 2004 with an aggregate value of approximately \$2.5 billion. The acquisition of Cottonwood Corporate Center will bring the total

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number of office properties in the NOP portfolio to seven, with a total value of approximately \$1 billion.

"Salt Lake City represents a new market for NOP, and Cottonwood Corporate Center is an exceptional addition to our portfolio," said Daniel MacEachron, Hines' senior vice president who heads the NOP partnership. "We have capital commitments through 2006 that provide us with new investment capacity of over \$1.0 billion, and we are working actively on additional prospective acquisitions around the country."

Hines also owns and manages the Kearns Building, a 10-story, 145,000-square-foot office building located on Main Street in downtown Salt Lake City.

National Office Partners was formed in 1998, and currently owns properties located in Atlanta, Boston, Chicago, Salt Lake City, San Diego, San Francisco and Seattle. For further information on NOP, refer to [www.noplp.com](http://www.noplp.com).

CalPERS is the nation's largest public pension fund with assets totaling more than \$196 billion, of which \$9.4 billion is invested in real estate. The System provides retirement and health benefits to more than one million state and public employees and their families. For further information on CalPERS, please visit the System's Web site at [www.calpers.ca.gov](http://www.calpers.ca.gov).

Hines is a privately owned real estate firm involved in developing, acquiring, leasing and managing real estate, as well as providing extensive international investment management and advisory services. The Hines portfolio of projects completed, underway, acquired and managed for third parties includes more than 800 properties representing over 285 million square feet of office, mixed-use, industrial, hotel, medical, sports facilities and residential properties, as well as large, master-planned communities and land developments. With offices in 63 U.S. cities and 13 foreign countries, and controlled assets valued at approximately \$11 billion, Hines is one of the largest real estate organizations in the world. Access [www.hines.com](http://www.hines.com) for more information.

### PRESS RELEASES

#### **Tower 333 Receives LEED Pre-Certification**

##### **First Office Building on the West Coast to Receive Designation**

5/25/2006

(SEATTLE, WA) – The Seattle office of Hines, the international real estate firm, and Washington Capital Management, Inc., a Seattle-based investment management firm, announced today that Tower 333, the partnership's office building that is under construction in downtown Bellevue, is the first office building on the West Coast to be pre-certified in the Leadership in Energy and Environmental Design Core and Shell Development program (LEED-CS), which is sponsored by the U.S. Green Building Council (USGBC), the nation's leading evaluator for green building.

The 20-story, 410,000-square-foot office tower was pre-certified based on its submission of documented plans to satisfy green performance and systems requirements. Upon building completion in the fourth quarter of 2007, and pending final documentation and review, Tower 333 is poised to become the West Coast's first LEED-CS certified, high-rise office building.

Hines Senior Vice President Colin Shepherd said, "The achievement as the West Coast's first high-rise office project to receive this recognition represents our firm's longstanding commitment as an industry leader in sustainable and high-performance development. Tower 333 is an excellent example of how we can achieve a sustainable, high performance building that, as a result of the green building features incorporated into the design, operates at a lower comparative cost over time, benefiting tenants, owners and the environment alike. While environmentally responsible development costs us more up front, it will save our tenants money, and it is simply the right thing to do."

Designed by LMN Architects ([www.LMNArchitects.com](http://www.LMNArchitects.com)), Tower 333 will be clad in highly transparent glass to maximize the site's views west to Lake Washington and the Olympics, south to Mt. Rainier, and east to the Cascades. Tower 333 will also maximize natural light in tenant spaces with full-height windows and 10' finished ceiling heights, a first for the Bellevue market. Flexible, column-free, 23,500-square-foot floor plates, some of the largest in Bellevue, will provide for efficient space planning. State-of-the art, energy-efficient operating systems will be included. An inviting, half-acre outdoor plaza is planned for the project, as well as a below-grade parking garage capable of offering tenants three stalls per one thousand square feet of rentable space.

Designed to help employers attract and retain high-value, knowledge-based employees, this building will provide tenants with a myriad of employee benefits: easy access, breathtaking views, an abundance of natural light, access to green space, superior air quality, ample parking, and rich nearby amenities – all of which have been linked to increased employee productivity. As a result, tenant

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interest in this project has been extremely positive.

Hines has long been a leader in the development of green, speculative office buildings: 1180 Peachtree in Atlanta was the first high-rise office in the world to receive LEED-CS Silver pre-certification, while One South Dearborn in Chicago was the first high-rise office in Illinois to receive LEED-CS Silver pre-certification. The projects were subsequently certified Gold and Silver, respectively. 300 North LaSalle, Hines' high-rise office under development in Chicago, has also been pre-certified in the LEED-CS program.

The LEED Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. LEED-CS is a USGBC-sponsored program for designers, builders, developers and new building owners who address sustainable design for new core and shell construction. The USGBC is the nation's leading coalition of corporations, builders, universities, government agencies, and nonprofit organizations working together to promote buildings that are environmentally responsible, profitable and healthy places to live and work. For more information visit [www.usgbc.org](http://www.usgbc.org).

Washington Capital Management, Inc., founded in 1978, is an independent, employee-owned investment advisory firm headquartered in Seattle, Washington, with branch offices in Spokane, Portland, San Diego and Anchorage. Starting in 1987 with contributions from several Taft-Hartley pension trusts, an investment strategy was created to invest in construction and permanent mortgages for union-built projects. In 1996, Washington Capital Management initiated investments in real estate equity projects. Washington Capital Management now manages nearly \$1.5 billion in real estate mortgages and equities through pooled funds and separate accounts for Taft-Hartley pension trusts. In 2006 Washington Capital Management was named among the 50 largest US Real Estate investment advisors ranked by institutional tax-exempt real estate assets under management, by Pension & Investments. Total assets under management exceed \$2.7 billion in stocks, fixed-income securities, real estate and cash. More information on Washington Capital Management can be found at [www.wcmadvisors.com](http://www.wcmadvisors.com).

Hines entered the Washington state real estate arena in 1981 with the development of the 1.2 million-square-foot Seafirst Fifth Avenue Plaza in Seattle (now Bank of America Fifth Avenue Plaza), and the 350,000-square-foot Seafirst Financial Center in Spokane. In 1999, Hines opened its first Eastside project, the 430,000-square-foot Cedar Court development in Redmond, followed in 2001 by the 480,000-square-foot One Twelfth at Twelfth project in Bellevue. In 2002, the firm developed the 40-story, 845,000-square-foot IDX Tower at Fourth & Madison in downtown Seattle, and in 2005, developed the five-story, 100,000-square-foot Evergreen Plaza in Kirkland.

Hines is a privately owned, international real estate firm involved in real estate investment, development and property management. The Hines portfolio of projects underway, completed, acquired or managed for third parties includes almost 900 properties representing more than 345 million square feet of office, residential, mixed-use, industrial, hotel, medical and sports facilities, as well as large, master-planned communities and land developments. With offices in 68 U.S. cities and 14 foreign countries, and controlled assets valued at approximately \$12.5 billion, Hines is one of the largest private real estate organizations in the world. Visit

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[www.hines.com](http://www.hines.com) for more information.

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# Hines

## ABOUT HINES

### LEADERSHIP

#### Setting the standard for excellence, integrity and commitment.

Since real estate is by nature a local business, the success of Hines as a global real estate force is contingent upon the quality of its local leadership. Founder Gerald D. Hines established a leadership paradigm that is now maintained by president Jeffrey C. Hines and the executives over the regional business units.

#### Central

##### Gerald D. Hines

Founder and Chairman



Mr. Hines founded his namesake firm in Houston in 1957. Since then, Hines has steadily grown into a global powerhouse in real estate investment, development and management. As a co-owner, along with his son Jeffrey, he leads the firm's Executive Committee, participates in new business and investor relationships and advises the firm's regions on architectural excellence. He is a frequent guest lecturer at major universities

and a sought-after speaker at industry events. He graduated from Purdue University with a BS in Mechanical Engineering and later received an honorary doctorate from the school. Hines is a recipient of the J.C. Nichols Prize for Visionary Urban Development and an honorary Fellow of the American Institute of Architects. Among his proudest accomplishments are the support of the Gerald D. Hines College of Architecture at the University of Houston and the establishment of the ULI/Gerald D. Hines Student Urban Design Competition.

AUGUST 2007

##### Jeffrey C. Hines

President and Chief Executive Officer



Mr. Hines joined the firm in 1981. He is the co-owner, President and Chief Executive Officer of Hines, responsible for overseeing all firm policies and procedures as well as day-to-day operations. He is also a member of Hines' Executive

### CENTRAL

- [Gerald D. Hines](#)
- [Jeffrey C. Hines](#)
- [C. Hastings Johnson](#)
- [Charles M. Baughn](#)
- [Tom Owens](#)
- [Christopher D. Hughes](#)
- [Colin P. Shepherd](#)
- [Jerrold P. Lea](#)
- [Kay P. Forbes](#)
- [Jeanine Hutchens](#)
- [Keith Montgomery](#)
- [David LeVrier](#)
- [Stephanie Fore](#)
- [George C. Lancaster](#)
- [Jesse Carrillo](#)
- [Clayton Ulrich](#)
- [Ilene Allen](#)
- [Rick Vance](#)
- [Gary M. Holtzer](#)
- [Ken Hubbard](#)

### REGIONAL

- [James C. Buie, Jr.](#)
- [Mark A. Cover](#)
- [Christopher D. Hughes](#)
- [E. Staman Ogilvie](#)
- [C. Kevin Shannahan](#)
- [Lee Timmins](#)
- [Michael J. G. Topham](#)

responsible for the development of more than seven million square feet (650,320 square meters) of office and retail space representing approximately US\$ 1.5 billion and has been a member of the Allocation Committee since 2002. Mr. Owens was fund manager for the Hines Suburban Office Venture, L.L.C., Hines 1999 U.S. Office Development Fund, L.P., Hines 1997 U.S. Office Development Fund, L.P. and HMS Office, L.P., all of which have been monetized. In addition to fund management, he has extensive experience in construction and project management, asset and portfolio management, and project acquisition/disposition. He graduated from Texas A & M University with a BS in Building Construction and received his MBA from the University of Texas at Austin.

#### **Christopher D. Hughes**

CEO - Capital Markets Group and East Region



Mr. Hughes joined Hines in 1986. He serves the dual role of CEO of Hines' Capital Markets Group as well as heading the firm's Eastern U.S. region. He is a member of the Hines Executive Committee and the firm's investment committees. He oversees all institutional capital raising activities, structuring of commingled funds and joint ventures. He is also the regional profit

center officer responsible for all development activity, acquisitions and operations in the Eastern United States. In the past, he served as a development officer in the firm's Washington, D.C. office specializing in development and acquisitions of real estate. He graduated from Southern Methodist University with a BA in History.

#### **Colin P. Shepherd**

CEO - Investment Management



Mr. Shepherd joined Hines in 1982. In 2012, he assumed the role of CEO of Investment Management, Hines' Office of Investments. He is a member of the firm's Executive Committee and Investment Committee. Mr. Shepherd chairs the firm's Investments and Performance Committee and oversees the Investment Management and Research groups. Prior to assuming his current

role, Mr. Shepherd was responsible for Hines' regional business in Southern California and the Pacific Northwest where he contributed to the development, acquisitions and operations of more than 23 million square feet of commercial real estate. He graduated from the Massachusetts Institute of Technology (MIT) with a BS in Civil Engineering and received his Master of Science in Management (MBA) from the Sloan School of Management at MIT.

#### **Jerrold P. Lea**

Executive Vice President, Conceptual Construction



Jerry Lea is responsible for preconstruction services including budgeting, design, contractor and consultant contract negotiations, and materials purchase for all Hines projects. Since joining the firm in 1981, Mr. Lea has been