#### TCPH BROWARD, LLC

#### 1700 W. Higgins Rd, St 280, Des Plaines, IL 60018-3888

November 21, 2018

Via email (Rjames@fortlauderdale.gov) and Overnight Mail

Rufus James Fort Lauderdale Executive Airport 6000 NW 21st Ave. Fort Lauderdale, FL 33309

Re: Executive Airport Business Center, Fort Lauderdale, Florida (5101 N.W. 21st

Avenue)

Dear Mr. James:

As you are aware, TCPH Broward, LLC ("TCPH") is currently the tenant under that certain Lease Agreement (Parcel 21A) dated January 15, 1985 with the City of Fort Lauderdale (as amended and assigned, the "Ground Lease"). TCPH is under contract to sell its interest under the Ground Lease to FXE Business Center, LLC. In connection with that sale, the Ground Lease requires the written consent of the Ground Lessor.

The purpose of this letter is to advise the City of Fort Lauderdale of the upcoming sale and request written approval of the transfer of the Ground Lease. The sale is scheduled to close mid-January, so your assistance is appreciated in setting this on the Airport Board agenda for its December 6<sup>th</sup> meeting, with subsequent approval by the City in early January.

Our attorneys are Glenn Taxman and Max Kanter of Much Shelist, P.C., and are copied on this letter. Please work with them to coordinate any information or documents needed, in particular the Ground Lessor Estoppel, and Approval of Transfer. Max Kanter previously sent a copy of the proposed forms to Carlton Harrison. Counsel is authorized to act on our behalf and you may rely on their representations of our interests.

Thank you for your assistance with this matter. Adam and I appreciate all of your counsel over the years and hope that you would agree that we are leaving the property in much better condition than we acquired it. Happy Thanksgiving to you and yours,

Randy D. Podolsky, Manager TCPH Broward, LLC

cc: Glenn Taxman, Max Kanter, Adam Tarantur, Legal File (via email)

#### Electronic Articles of Organization For Florida Limited Liability Company

L18000250759 FILED 8:00 AM October 24, 2018 Sec. Of State kbrumbley

#### **Article I**

The name of the Limited Liability Company is:

FXE BUSINESS CENTER, LLC

#### **Article II**

The street address of the principal office of the Limited Liability Company is:

9050 PINES BLVD SUITE 101 PEMBROKE PINES, FL. US 33024

The mailing address of the Limited Liability Company is:

9050 PINES BLVD SUITE 101 PEMBROKE PINES, FL. US 33024

#### **Article III**

The name and Florida street address of the registered agent is:

ADLER RA, LLC 9050 PINES BLVD SUITE 101 PEMBROKE PINES, FL. 33024

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: TINA M SPANO

#### **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: PRES

MICHAEL ADLER 9050 PINES BLVD

PEMBROKE PINES, FL. 33024 US

Title: VP

DAVID ADLER 9050 PINES BLVD

PEMBROKE PINES, FL. 33024 US

Title: VP

JONATHAN RAIFFE 9050 PINES BLVD

PEMBROKE PINES, FL. 33024 US

Title: S/T TINA SPANO 9050 PINES BLVD

PEMBROKE PINES, FL. 33024 US

#### **Article V**

The effective date for this Limited Liability Company shall be:

10/24/2018

Signature of member or an authorized representative

Electronic Signature: TINA SPANO

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

L18000250759 FILED 8:00 AM October 24, 2018 Sec. Of State kbrumbley

Date of this notice: 10-30-2018

Employer Identification Number:

83-2374933

Form: SS-4

Number of this notice: CP 575 B

FXE BUSINESS CENTER LLC MICHAEL M ADLER MBR 9050 PINES BLVD STE 101 PEMBROKE PNES, FL 33024

For assistance you may call us at: 1-800-829-4933

IF YOU WRITE, ATTACH THE STUB AT THE END OF THIS NOTICE.

#### WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 83-2374933. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065 03/15/2019

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

#### IMPORTANT REMINDERS:

- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is FXEB. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

Your Telephone Number Best Time to Call DATE OF THIS NOTICE: 10-30-2018 EMPLOYER IDENTIFICATION NUMBER: 83-2374933

\_\_ FORM: SS-4

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

FXE BUSINESS CENTER LLC MICHAEL M ADLER MBR 9050 PINES BLVD STE 101 PEMBROKE PNES, FL 33024

NOBOD







## Adler Realty Services Offered 9050 Pines Boulevard | Suite 101 | Pembroke Pines, FL 33024



### **ADLER REALTY SERVICES**

Creating Value Through Best-in-Class Service

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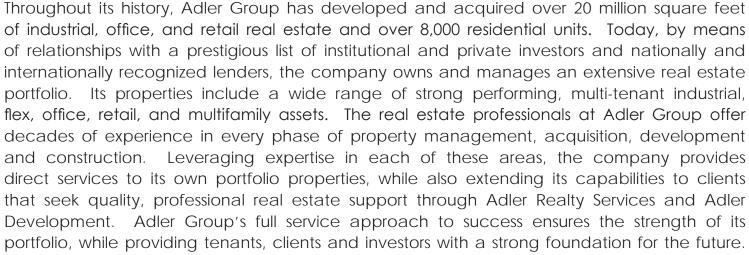






### ABOUT THE ADLER GROUP

Adler Group is a multigenerational full-service real estate company, headquartered in Miami, Florida, with an impeccable reputation and a deep understanding of the real estate industry. With over 50 years of leasing, property management, acquisitions, investment, development and construction experience, Adler Group and its affiliates offer a seamless network of services designed to maximize the value and strength of real estate assets.



Today, Adler Group owns and manages over two million square feet of commercial properties located strategically throughout the major markets of the Southeastern United States, and has approximately 2,000 multifamily units in various stages of development.





For more information, please visit www.adlergroup.com.



### THE ADLER ADVANTAGE

We are tenants of Adler Realty Services for over a year and are very please with the company. Adler Realty Services distinguished itself as a leader in the management industry. Their find group of professionals provide outstanding day to day support to our organizations' needs. Thank you!"

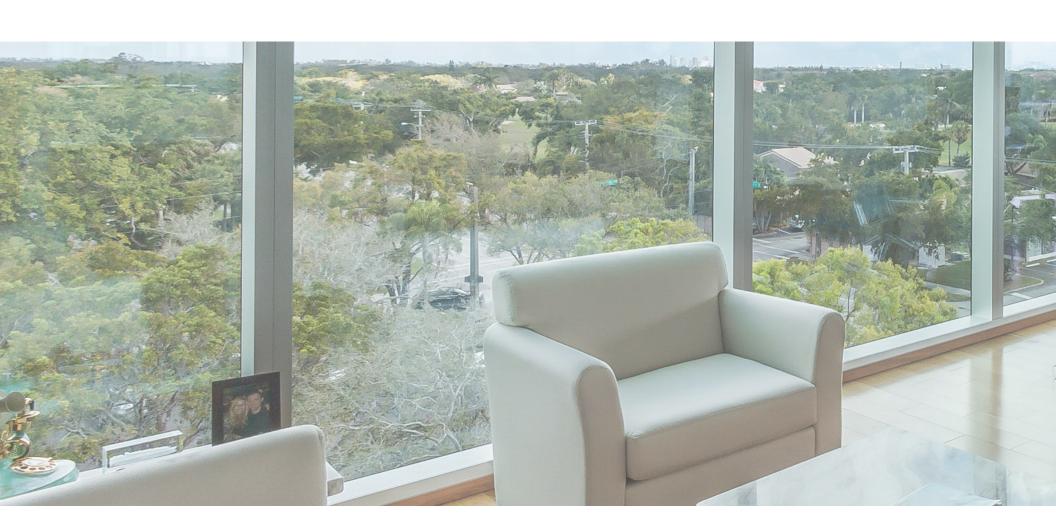
-Rose A. Guerra | Area Administrative Assistant | American Cancer Society, Dade Unit

With more than 50 years in real estate, experience has proven property management is one of the most significant ways you can add value to an asset. Regardless of your ownership scenario – whether you're interested in selling, leasing up or simply maintaining occupancy and cash flow – Adler Realty Services ("ARS") can ensure you maximize the return on your real estate investment.

At Adler Group, we are long-term holders of real estate and approach each management project from an ownership perspective. Adler Realty Services is a property management business, applying our full-scale real estate services to third-party property owners as well as Adler Group portfolio properties. We seek out ways we can add value to our managed properties by increasing the useful life of our buildings, improving the tenant experience and enhancing marketability to potential buyers.

Headquartered in South Florida, Adler Realty Services leases and/or manages approximately two million square feet of commercial property in the Southeast. Each member of our seasoned property management team averages over 15 years of experience. Adler's employees are proven leaders in their field, with professional designations in a number of real estate organizations, such as IREM, CCIM, and BOMA.

We've managed every type of building, from metal to brick structures, from single-story structures to high-rises, from Class A office towers towarehouses. ARS' experience intenant representation, landlord representation, investments ales, property management and project management allows you to address all of your realest at eneeds with a single solution. We are ready to handle any situation.







### PROPERTY MANAGEMENT

We believe that the success of a real estate asset begins with good management. Adler's ownership perspective ensures that each managed property -- regardless of owner -- is treated as if it were in the Adler Group portfolio. Our goal is to preserve and add value to properties and generate tenant satisfaction through fulfillment of expectations, timely handling of tenant requests, capital improvements and highly-trained, dedicated professionals.

Our focus is to extend the expected useful life of a property with preventative maintenance programs, efficiency installations/modifications and green measures, such as retrofitting buildings with eco-friendly building materials enhancing productivity. We deliver solutions that meet today's needs while preparing for the demands of tomorrow.





### PROPERTY MANAGEMENT

Our hands-on approach to property management couples widespread experience managing industrial, flex, office and retail properties with a service and amenity-based concept. Services offered include:

- Building maintenance & engineering management
- Accounting & financial reporting
- Market research
- Leasing & tenant retention
- Sustainability consulting
- Project & development services
- Contract & vendor management
- Lease compliance & administration
- Budget preparation & updates
- Operations assessments & cost-savings opportunities
- Tenant service with timely responses & satisfaction guarantees
- Rent collection & rent roll maintenance
- Hurricane response team
- Supervision of on-site & off-site staff
- Physical property inspections / annual assessments
- Energy efficiency / LEED certified products & Energy Star improvements
- Natural disaster planning

Adler Realty Services simplifies property management with in-house real estate experts, established relationships with reputable vendors and the manpower to manage multiple properties at once. We enable you to get the most out of the current marketplace, without the hassle of calling upon multiple resources or adding to your own responsibilities. Once you partner with Adler Realty Services, you have access to everything you need to manage day-to-day operations from a single source. A well-managed and maintained property leads to long-term value creation.

Our property management solution addresses the following:

#### 1) PREVENTATIVE MAINTENANCE PROGRAM

Adler begins each property management relationship with an overall assessment of the building(s). Our Director of Operations inspects each asset from top to bottom, from the roof down to the mechanical equipment. We also incorporate nondestructive testing technologies – such as infrared scans, Eddy-current tests, oil analysis, etc. – to get a complete "state of the building" report. Based on the initial assessment, we create a custom program which outlines:

- What needs immediate upgrading?
- How often to perform maintenance and equipment checks?
- Where we can reduce inconveniences?
- How we can improve efficiencies?

By taking this first step to determine preventative measures, Adler Realty Services can add valuable, revenue generating years to a building's useful life

#### 2) UPGRADES/ OPERATIONAL EFFICIENCIES

One of the best ways to get more revenue out of a building is to spendless money maintaining it. ARS identifies efficiency improvements owners can employ at very little cost to implement. Whether it's phasing out old refrigerants in air conditioning units or integrating occupancy sensors to manage lighting, we can pin point are as where you can lower operating costs and enhance your margins. We seek out ways to provide you with relief from monthly bills, as well as look for opportunities to qualify you for government incentives.

Additionally, we are also able to help owners take advantage of price breaks for products and services from outside vendors, including carpeting, tile, office furniture and more, thanks to established relationships and quantity discounts. We also do all the background and reference work with vendors, ensuring they are reliable and have valid insurance and up-to-date licenses.



#### 3) DISASTER PLANNING

Adler Realty Services plans for the unplanned. As a long-time property owner in the state of Florida, we are uniquely prepared for the impact of hurricanes, flooding, blackouts and other disaster scenarios. We have property management locations throughout Florida, so support is available no matter where disaster strikes, with backup personnel and solutions available as needed.

Adler Realty Services allows businesses to run unimpeded with disaster-ready support such as:

- 24-hours a day, 7 days a week emergency staffing support
- Temporary office set-up
- On-site and mobile generators
- · Labor available for debris removal and security of the building
- Contractors and vendor support

#### 4) 40 YEAR RECERTIFICATION

As a multigenerational family business, Adler has extensive experience with bringing aging structures through the 40 year recertification process. ARS will provide the following services to help recertify your building(s):

- Perform preliminary property assessment and site visit for code compliance and property conditions
- Schedule engineer inspection for 40 year recertification
- Repair and correct any deficient for code compliance
- Submit engineer report to municipality for compliance

#### 5) PROJECT MANAGEMENT

In the event that renovations or capital improvements are needed, Adler Realty Services can lead your project to ensure it meets overall goals and enhances your property's value. ARS offers a variety of solutions including project management, interior build outs, ground-updevelopment, facility expansion, capital improvements and building renovations as well as tenant improvements.

We have licensed, experienced project managers on staff who can administer construction projects on existing and ground-up buildings, including interiors, exteriors and tenant buildouts. Whether it's your vision or a tenant request, Adler Realty Services can oversee your real estate development projects, from obtaining permits through to project completion.

Examples of ARS' extensive renovation projects include: the revitalization of the Kendall Market Place shopping center; the Energy Star qualifying improvements of the Office Park at MICC; and the expansion of the Deerfield Commons Shopping Center.





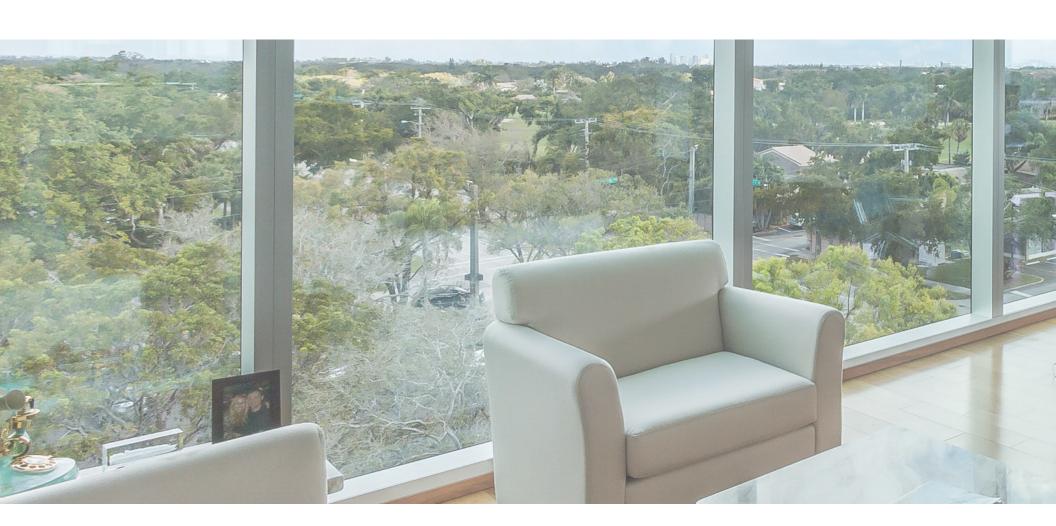
The key to retaining tenants as well as sustaining – and increasing – revenue is offering a quality product at a competitive value. ARS's innovative and comprehensive property management strategies help real estate owners reduce their operating costs and enhance property values while maintaining a superior environment for tenants.

ARS strives to create value for an owner's real estate investment. Owners can expect an institutionally managed property, with all implementation, monitoring, reporting, maintenance and annual re-evaluation handled by Adler professionals.

dler succeeds at timely facilities improvements so we can continue our day-to-day operations uninterrupted

- Robert J. Murphy | Manager, Real Estate Department, University oi Miami









### **ACQUISITION & DISPOSITION SERVICE:**

In the event that renovations or capital improvements are needed, Adler Realty Services can lead your project to ensure it meets overall goals and enhances your property's value. ARS offers a variety of solutions including project management, interior build outs, ground-up development, facility expansion, capital improvements and building renovations as well as tenant improvements.

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### **ACCOUNTING SERVICE:**

Our accounting department will provide comprehensive accounting services. The performance of each property is closely monitored using the Yardi Voyager System. Detailed financial statements and property and leasing reports are prepared and delivered in a timely fashion with performance tracking and analysis. ARS maintains accounting records in accordance with generally accepted accounting principles. Our accounting services strive to be fully transparent, providing owners or their designees with access to all reports and schedules upon request.

We handle the following:

- Income statements with budget variations
- General ledgers
- Accounts receivable and payable aging statements
- Detailed check/expense registers
- Bank reconciliations
- Payment of all invoices from owners' accounts
- Maintenance of financial transaction records and providing owners with monthly itemized income and expense statements, including copies of all paid invoices
- All deposits are made into and out of a separate trust/escrow account to be established with a federally insured bank
- Review and analyze existing operations and operating budgets and make recommendations as needed
- Analyze client's current on-site accounting systems and controls
- Detailed cash receipt journals
- Monthly distribution of funds
- Property cost allocations
- Preparation of financial statements
- Payment of invoices

### **LEASING SERVICES:**

Abuildings, warehouses, flex space, retail, and multifamily. The team is supported by professionals with decades of experience on the financial, physical and legal side of the business. We are able to identify prospective tenants, review market conditions and research competitors to create a targeted leasing strategy specific to your needs. ARS serves business owners by finding the ideal real estate solution for their needs – whether it's a lease, sublease or a purchase.

Adler Realty Services can help ensure you achieve the maximum value and the best tenant mix for your property. As a commercial real estate brokerage firm, ARS interacts with the buyer/seller and leasing community, soliciting listings, negotiating, writing contracts, performing due diligence/compliance, posting listings to a number of real estate websites and databases, assisting with locating financing options, conducting property tours and attending closings.

The Adler team has extensive experience and possesses unparalleled knowledge of the commercial real estate market. Multiple regional offices allow ARS to function as a strategic partner for clients, whether it's an expansion, contraction, relocation or renewal. ARS assists clients with critical evaluation data, including: market survey, site selection, space planning, area demographics and comparative analysis. Adler's in-house transaction team will manage the entire process, from the letter of intent through contract or lease signing – ensuring clients receive the best value for their real estate dollar.

ARS' breadth of regional market knowledge and significant transaction volume also provides increased exposure to leasing opportunities. Associates utilize an expanded property database of prime office, warehouse, industrial, retail and flex space. This is bolstered by ARS's network of industry connections and real estate owner relationships, providing access to both on- and off-market opportunities. The result is a comprehensive list of availabilities based on geography, size, accessibility, amenities and more. We can also take steps to help you increase your building's rental rates, making improvements and re-positioning an asset to merit a higher asking rate.

Thanks to unparalleled knowledge and broad market saturation, ARS is best qualified to negotiate on their clients' behalf. Adler's sheer volume of transaction experience – in excess of \$1 billion – means that clients work with a partner who can provide true insight and guidance into complex real estate transactions and negotiation.



### LANDLORD REPRESENTATION:

ARS serves as a trusted advisor with a true owner's perspective, due to vast experience in landlord representation – in excess of 20 million square feet. The landlord representation services provided by ARS are highly specialized, and focus primarily on aggressive and effective marketing strategies specifically designed to meet a client's individual needs and objectives.

The goal is to achieve maximum value through increasing occupancy at competitive lease rates for client properties. This objective is reached by implementing individual marketing plans designed to meet client requirements. A complete property marketing plan provides owners with the following: market surveys of competing properties and comparable market rents, lease criteria selections as well as target tenant profiles. ARS can also help tenants during negotiations and conduct a review of all lease documents.

Adler Realty Services will help ensure the maximum value and the best tenant mix for every property. Our leasing and marketing team handles multiple asset types across Florida and will provide the following services:

- Reviews of property attributes
- Creation of quality marketing materials
- Market surveys of competing properties
- Summaries of comparable market rents
- Lease criteria selections
- Target tenant profiles
- Comprehensive lease-up marketing plans

- Tenant retention programs
- Technology-based marketing services
- Review of lease documents
- Comparative lease financial analyses
- Lease sensitivity analyses
- Tenant qualifications and selections

Beyond attracting new tenants, ARS also strives to keep existing tenants in place. Tenant satisfaction leads to increased renewal rates, which is why Adler institutes a tenant amenity program from the beginning of a lease to its close. This includes:

- On-site leasing offices & welcome kits
- · Weekly interaction with property managers & staff
- Community intranet website: service requests, notifications & resolution log

### CREATIVE MARKETING SOLUTIONS:

ARS utilizes creative ways to reach target audiences. In addition to traditional media tactics, ARS incorporates innovative technologies, search engine optimization, product positioning, and marketing strategies and tools to help market properties. Listed below are just a few of the marketing solutions that enhance our overall leasing and marketing plan to promote your property.





#### **SOCIAL NETWORKING**

- Post promotion of the partnership, with description of property and photos of specific spaces available on Adler's Facebook Page
- Utilize LinkedIn profile to promote the partnership and the property, and identify key prospective tenants

#### **ONLINE MARKETING**

- Post property and specific space available, with photos and imbedded code appropriate sites, ensuring your property comes up when keywords like "industrial office space" are entered in Google
- Position property page on Adlergroup.com website
- Announce partnership on Adlergroup.com homepage
- CoStar & Loopnet database listings

#### **PUBLIC RELATIONS**

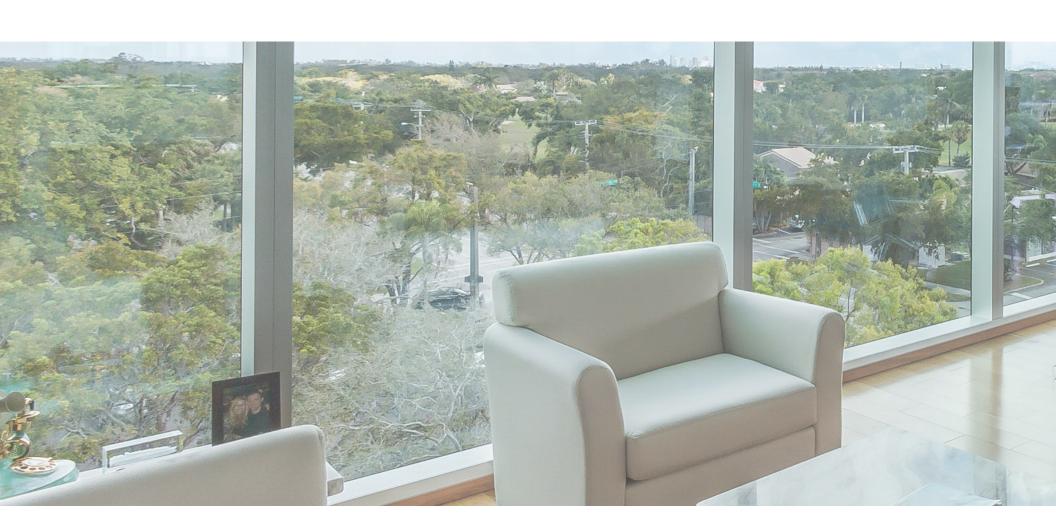
- Write and distribute press release about the partnership, focusing on the benefits of the property
- Follow up with media contacts to secure placement in local, regional, state, trade and industry publications
- Link and tag with key industry words a press release to all Adler's social media platforms and Adlergroup.com

#### **DIRECT MAIL/LIST ACQUISITION**

- Identify key optimal tenants and purchase a list (with addresses, names and phone numbers for follow up) of those SIC codes within a radius of the property
- Once list is acquired, create and execute a solid (and repeated) direct mail campaign, with incentives, to increase awareness, target your optimal tenant and communicate the benefits of the property to ideal prospects
- Work with local trade organizations and chambers to secure local lists of small business to include on all mailings

#### **BROCHURE/ EMAIL BLASTS/ ADVERTISING**

- Create property brochures (print, PDF and on-line version) to use to canvas the area and mail/email to prospects (will also be included on your property's "page" on Adlergroup.com)
- Experiment with classified advertisements in the business section of the local newspapers
- · Create and distribute email blasts to prospects, brokers and acquired lists







### MICHAEL M. ADLER Chairman and Chief Executive Officer-Adler Group

Michael M. Adler serves as the chairman and chief executive officer of Adler Group, Inc., one of South Florida's largest and most successful real estate companies. With over 40 years of real estate related experience, Michael has played a significant role in the growth and development of South Florida as a major center for international trade.

Adler serves as Chairman of the Board and Investment Committee member for Adler Kawa Real Estate Advisors, a joint venture between Adler Group, Kawa Capital Partners, and Ganot Capital. Adler Kawa manages funds that invest and provide asset management services for multi-tenant commercial real estate focusing on office, flex, and industrial properties in the Southern and Eastern United States.

Adler graduated from the University of Miami with a bachelor's degree in business administration in 1973. He is a member of the National Association of Industrial & Office Properties (NAIOP), the Beacon Council and Greater Miami Chamber. A devoted member of Miami's philanthropic community, he is the Vice Chairman of Florida International University Board of Trustees, and is a past Chair of the Florida International University Foundation, Inc. Development Committee. Adler is the Immediate Past Chairman of Mount Sinai Medical Center and Board Member of Mount Sinai Board of Trustees.



### DAVID S. ADLER **President-Adler Development**

David S. Adler is the president of Adler Development, the development and project management division of Adler Group, Inc. In this position, he is responsible for contributing to the development and acquisition of high-rise multifamily, industrial, office and retail properties. Additionally, he oversees business development of third-party development projects, project management services and capital expenditure and facilities management programs for properties owned and managed by Adler Group.

Since joining Adler Group in 1997, Adler, a licensed general contractor, has been involved in all development and construction projects. Currently, he is working on high-rise multifamily commercial and retail projects, primarily in the South East.

Committed to community service and education initiatives, Adler is a member of the Florida International University Foundation Board of Directors; is a dedicated member of the Young Founders Club at Mount Sinai Medical Center; and is the Treasurer of the Jewish Museum of Florida. Additionally, he is actively involved with the Greater Miami Jewish Federation, the Miami Beach Jewish Community Center, and the American Jewish Committee of Greater Miami and Broward.



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### JONATHAN RAIFFE Chief Operating Officer- Adler Group

Jonathan Raiffe is the Chief Operating Officer of Adler Group. In this position, he is responsible for all day to day activities of the company including acquisition, investment, property management, leasing, predevelopment, construction, and financial management of all assets under management. Jonathan formerly served as Adler Group's Chief Investment Officer and prior to that as Director of Finance, where his responsibilities included oversight of financing activities, treasury functions, corporate reporting, financial analysis, structuring new investments, and sourcing new opportunities. Prior to taking the position of Director of Finance, Jonathan served as Director of Business Opportunities for the Adler Group, where he focused on acquisition analysis and new business development.

Before joining the Adler Group, Jonathan worked at Ronin Capital Management, a global macro hedge fund, where he fulfilled a variety of functions including trade support and administration, research analyst, marketing coordinator, and trade execution. Jonathan earned a Bachelor of Arts, majoring in anthropology, and a Bachelor of Science in Business Administration, with an emphasis in Marketing from Washington University (St. Louis). He also received a Master of Science in Finance and a Master of Science in International Real Estate from Florida International University. Additionally, Jonathan is licensed as both a Florida Real Estate Sales Associate and Florida Mortgage Loan Originator.



### TINA SPANO Chief Financial Officer- Adler Group

Tina Spano joined Adler Group in January 2014 as Controller with a wealth of property management experience, including Yardi, Argus, investor reporting, acquisitions and cash management. Tina was promoted to Chief Financial Officer in June 2015 and is responsible for Adler Group and its affiliates accounting department, financial reporting, income taxes, treasury, banking and lender relations as well as human resources and information technology. Tina is accountable for the accounting operations of the company, which includes the production of periodic financial reports, maintenance of an adequate system of accounting records and a comprehensive set of controls and budgets designed to mitigate risk, enhance the accuracy of the company's reported financial results, and ensure that reported results comply with generally accepted accounting principles or international financial reporting standards.

Prior to joining Adler, Tina served as Controller for Avison Young Florida. Tina became the Controller for Avison Young following its merger with Flagler Real Estate Services. She previously served for more than 12 years as Controller of Flagler Real Estate Services and its predecessor, DBR & Associates, a \$1-billion asset and property management company. Spano was responsible for the financial reporting for 200 properties located throughout the Southeast U.S., including retail, office, industrial and residential.

Tina holds a Bachelor of Science degree in Accounting and Business Administration from the University of North Carolina-Greensboro and a Master of Science in Accounting from Stetson University (Deland, FL). Due to her academic excellence, she became a lifetime member of the International Honor Society at Beta Gamma Sigma, is a Certified Public Accountant licensed in the State of Florida, is a Charted Global Management Accountant, and a member of AIPCA.



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### MORGAN SIRLIN Senior Financial Analyst-Adler Group

Morgan joined Adler Group in June 2015 as an analyst and works with the development and accounting departments where his responsibilities include analysis of current properties under management, acquisitions, dispositions, financing, and ongoing development projects.

Before coming to Adler Group, Morgan worked at a boutique development group where he was the lead acquisitions analyst and assistant project manager. He also served as a commercial real estate mortgage broker in previous years, assisting with the financing and refinancing of a wide variety of asset types and loan products.

Morgan Sirlin graduated from the University of George Washington with a Bachelor of Arts in Finance and brings with him over 8 years of finance related experience.



### MICHELLE PICHARDO Marketing Coordinator- Adler Group

Michelle Pichardo is the Marketing Cooridnator for Adler Group, she is responsible for executing and overseeing all marketing strategies and initiatives. She supports all brokers portfolio wide to ensure consistent branding throughout.

Prior to joing Adler Group she worked as part of the finance team at Marcus and Millichap as a Transaction and Marketing Coordinator where she got further experience in retail, office and multifamily. She was a part of the entire due diligence process along with marketing the properties to financial institutions. She got her start working for Advenir Real Estate Management as a Training and Marketing Coordinator where she was able to gain knowledge on multifamily and leasing. While with Advenir she oversaw the marketing needs for over forty multifamily properties and ensured resident retention.

Pichardo is fluent in both English and Spanish and focused her studies on Pyshcology and Marketing at Florida International University.



CAM 19-0063 Exhibit 2 Page 33 of 43



### DANIEL HEISLER Vice President of Brokerage- Adler Realty Services

Daniel Heisler, CCIM, CPM®, is responsible for the Sales, Leasing and Brokerage for Adler Realty Services' Florida market. Through his 20 year career Daniel has overseen the signing of leases totaling over 9 million square feet and over \$30 million dollars in sales of office, flex, land and retail properties.

Before joining Adler, Heisler worked seven years for Houston developer Hines Interests. While there, Heisler managed their portfolio of Class A office buildings in Broward County - which included the tallest building in Florida - overseeing all building operations and services, managing capital improvements and controlling operating expenses.

Heisler began his real estate career in college, purchasing, repositioning and selling distressed real estate and leasing residential property for various local firms, such as Coldwell Banker. He also served four years as a senior internal auditor for American Express.

Heisler is a licensed Florida real estate broker. He received his Certified Property Manager (CPM) designation and is a Certified Commercial Investment Member (CCIM). He is an active member of the Institute of Real Estate Management, CCIM Institute and the Miami-Dade Board of Realtors. He received his Bachelor's Degree in Business Administration from the University of Miami, with a major in finance.



### ELLIOT ANKER Senior Director- Adler Realty Services

Elliot Anker joined ARS in 2014 to assist the third-party brokerage division with sales and leasing. As a Senior Director, Anker has over 29 years of commercial real estate experience in South Florida.

Prior to Adler, Anker was a Landlord and Tenant Rep Leasing Specialist for Coldwell Banker Commercial where he was responsible for building a comprehensive database of tenant profiles seeking space, creating an inclusive Landlord marketing strategy and successfully completing several large lease transactions in South Florida for clients like Sherwin Williams. Additionally, Anker worked for Streamline Properties as their Senior Vice President and for Wimbish Riteway as their Commercial Real Estate Director. At Streamline, Anker created and implemented a new business and marketing plan that resulted in 100 percent increase in commercial agents and a 33 percent increase in gross sales in one year. At Wimbish Riteway, he created a new commercial real estate sales division, where he recruited and trained 50 agents, generated over \$160 million in additional gross revenues and managed agents in six different offices.

During his career, Anker has received the Wimbish Riteway Rookie of the Year Award, Director of the NAIOP Dade County Bus Tour and Office Leasing Achievement Award by the Board of Realtors. He received his Bachelor of Arts degree in Business Administration and a Marketing minor from Monmouth University in New Jersey.



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### VAN L. ANTLE Director Of Operations-Adler Group

Van L. Antle, RPA, CGC oversees the asset operations of Adler Group. Van is responsible for directing how each asset is managed while continually improving properties to consistently raise efficiencies, operations and increasing their value.

With more than 24 years of real estate experience, Van's responsibilities as the Director of Operations include evaluating properties and building systems to maintain quality standards and best practices, maximizing efficiencies, achieving cost-effective improvements and extending the useful life of building infrastructure. He performs site inspections and subsequent reviews, blueprints assessments, evaluates and approves work proposals and coordinates with property managers, vendors, contractors and consultants to optimize sequencing of work.

Previously, Van served as property manager for Adler Realty Services. He was responsible for managing and directing 800,000 square feet of Adler Group's commercial properties in the Miami market. He specialized in facility operations, property and construction management, preventative maintenance, budgeting, cost analysis, appraisals and tenant relations. Throughout his career, Van has received several awards, including BOMA's Office Building of the Year (TOBY), Broward County's Beautification Special Recognition, the American Institute of Architects Gold Medal awards, City of Fort Lauderdale Community Appearance awards and special accolades from the Florida Landscape Critics Council.



### AMANDA MILLER Leasing Director- Adler Realty Services

Amanda Miller is the Leasing Director for Adler Realty Services, where she is responsible for the sales and leasing of the South Florida portfolio.

Miller oversees both Landlord and Tenant representation.

Prior to this position, she was the Marketing and Public Relations Coordinator for Adler Realty Services, where she was responsible for executing and overseeing the portfolio's marketing strategies.

Miller became a licensed real estate agent after earning her Bachelor of Arts in Communication and Spanish from Hiram College in Hiram, Ohio. She is fluent in both English and Spanish.





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### PHIL GREENBAUM Portfolio Manager-Adler Realty Services

Phil Greenbaum is the Portfolio Manager for ARS, where he oversees approximately 750,000 square feet of property in North Miami Dade and Broward County. In addition to managing this portfolio, Greenbaum supervises the leasing of his properties and all marketing activities.

Phil joined Adler Group in 1998 after eight years with International Fisheries where he exercised his leadership and negotiation skills to develop and grow business initiatives throughout Europe, Asia and South America. In fact, he successfully tripled the company's profits.

After graduating from Marietta College in Ohio with a Bachelor in Accounting and Finance, Greenbaum began his career at Harborside Terminal in Jersey City, New Jersey. He was hired as a controller of a 2.5 million-square-foot facility and rose through the ranks to the President and Chief Executive Office after less than ten years of demonstrating his admirable work ethic and aptitude. After leaving Harborside and moving to Florida, Greenbaum pursued restaurant ventures and owned two very successful restaurants in South Florida.



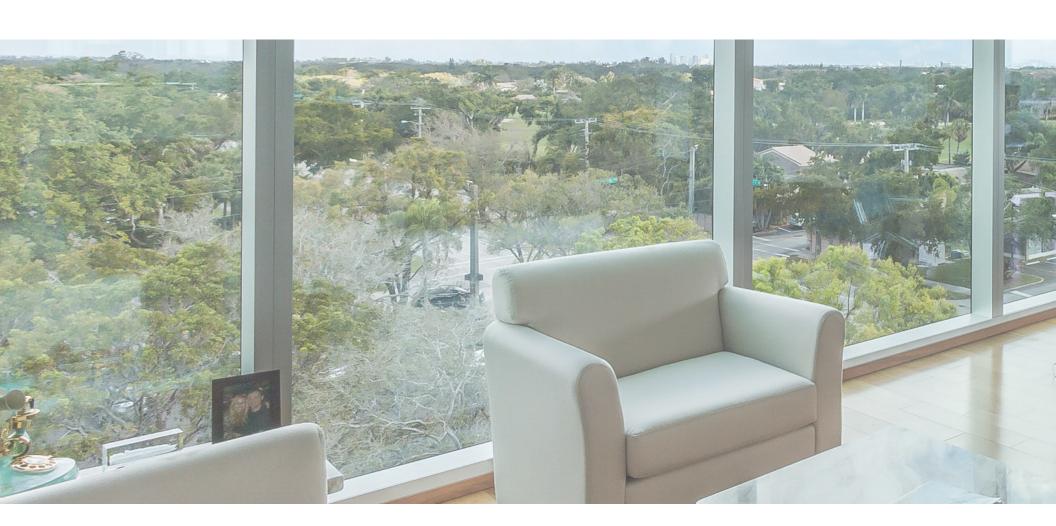
#### JOEY BARNES Leasing/ Property Manager- Adler Realty Services

Joey Barnes is responsible for the Leasing and Management of the Central Florida Portfolio for Adler Realty Services. Barnes oversees all daily operations of this portfolio including leasing, renewals, budgets, preventative maintenance, construction, and interior improvements. His vast experience in this market and relationships with local vendors in the area help him to serve the best interest of not only ownership but the tenants as well.

Prior to joining Adler, Barnes was the Regional property manager for Coldwell Banker Commercial, managing their 3rd party commercial assets as well as leading their association management department. Previous to that, he managed multi-family units for the University of Central Florida's off campus housing for over 7 years.

Barnes is a licensed Florida real estate agent as well as a licensed Community Association Manager. He received his Bachelor's Degree in Interpersonal Communications from the University of Central Florida. He is active in his community with mentoring programs as well as an active member of the local alumni chapter of Alpha Phi Alpha Fraternity Inc.









#### 1400 Building

Location: Miami, FL Square Feet: 39,079

A five-story, Class-A office building located just east of Dolphin Mall and west of International Mall on NW 107th Street.



#### **Pembroke Pines Professional Center**

Location: Pembroke, FL Square Feet: 96,996

PPPC consists of twin, 4-story office towers with one corner of each section abutting the common atrium and offers a total of 96,996 square-feet of Class A office space.



#### Miami Lakes Office Center

Location: Hialieah, FL Square Feet: 50,026

Two two-story office buildings located in the heart of Miami Lakes business community.





#### **Business Center I & II at MICC**

Location: Doral, FL

Square Feet: 62,000 & 133,435

Two one-story flex buildings, comprised of office, showroom and street-level warehouse space fronting NW 82nd Avenue.



#### **Adler Oakes**

Location: Davie, FL Square Feet: 9.3 Acres

Oakes, also known as New Town, is comprised of five buildings – four of which were built in 2000 – and the fifth at an earlier date. The property is 152,657 sq. ft.



#### **Kendall Market Place**

Location: Miami, FL Square Feet: 54,757

The shopping center is located in the submarket of Kendall, within the city of Miami, Florida. Built in 1980 and renovated in 2008, the shopping center benefits from great visibility along one of South Florida's busiest roads, North Kendall Drive.



#### **Donegan-Smith Warehouse**

Location: Kissimmee, FL Square Feet: 105,480

Built between 1999 and 2007, the property consist of three separate warehouse/showroom buildings.



#### **Ganot Plaza**

Location: Hollywood, FL Square Feet: 105,480

Ganot Plaza is a class A completely renovated building with new floor to ceiling impact glass, state of the art Daikin HVAC, generator new elevators and ADA bathrooms that is professionally managed by ARS.



#### The Office Park at MICC

Location: Kissimmee, FL Square Feet: 105,480

The Office Park at MICC consists of a total of eight buildings ranging from two to four stories, including ground level showroom type space. Tenants have access to amenities such as conference and





#### **Colliers Park of Commerce**

Location: Naples, FL Square Feet: 189,182

A 112 acre industrial and office development with a variety of well known owners and users. Helios Colliers LLC owns seven buildings in the master planned park, which are a mix of light industrial, flex and Class Bgarden office built between 1982 and 1990.



#### **Interstate Corporate Center**

Location: Norfolk, VA Square Feet: 49,508

An office complex consiting of 2 buildings under ARS management. Built between 1968 and 1975,



#### **Sawgrass Association**

Location: Sunrise, FL Square Feet: 76,596

An office complex consisting of 4 buildings under ARS management and located near the Sawgrass Mills Mall.





Adler Realty Services will customize a menu of property management services specific to your needs. Contact us today to discuss how we can start adding value to your building or portfolio of properties.

## **Contact Us:**

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