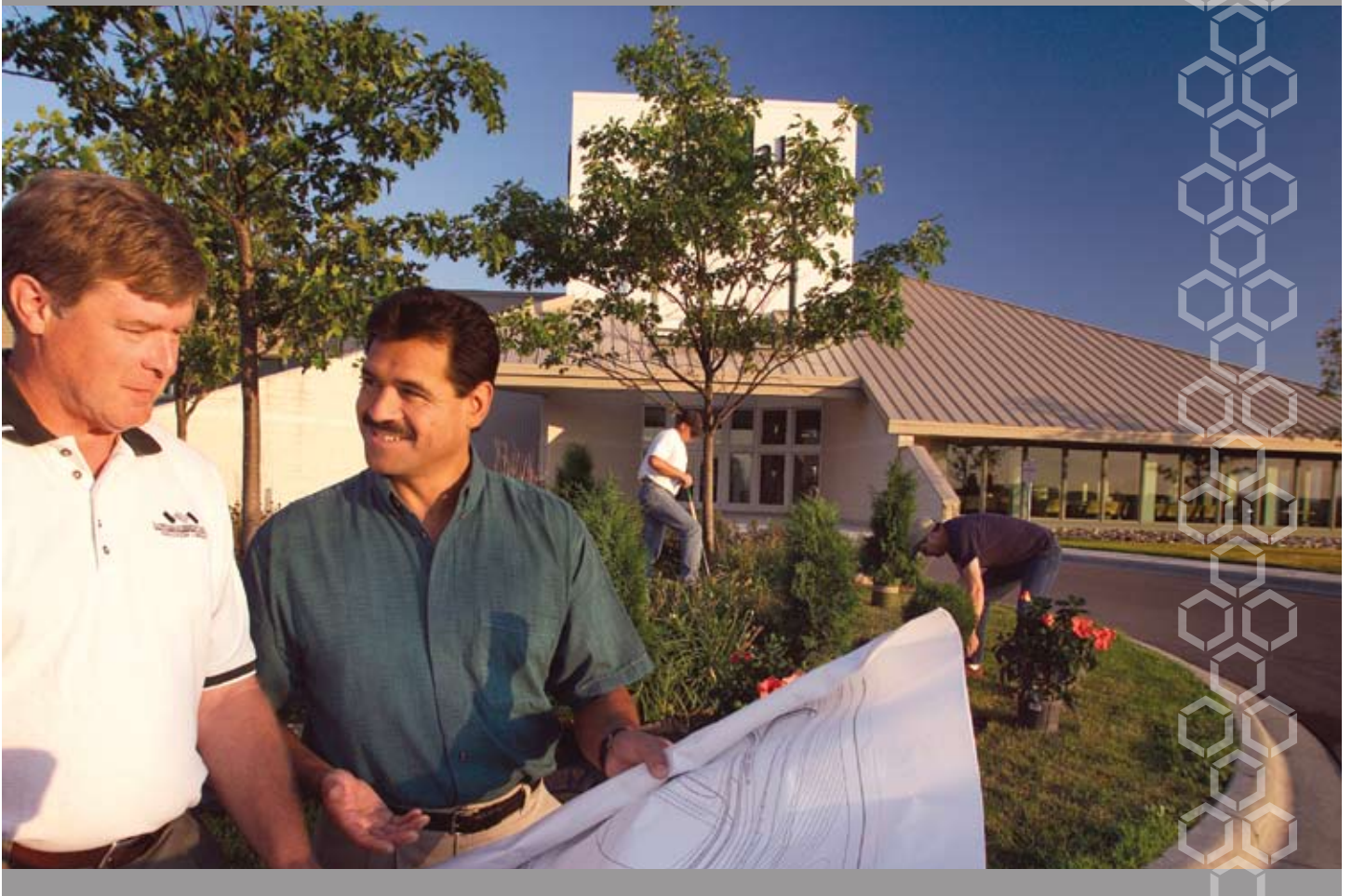




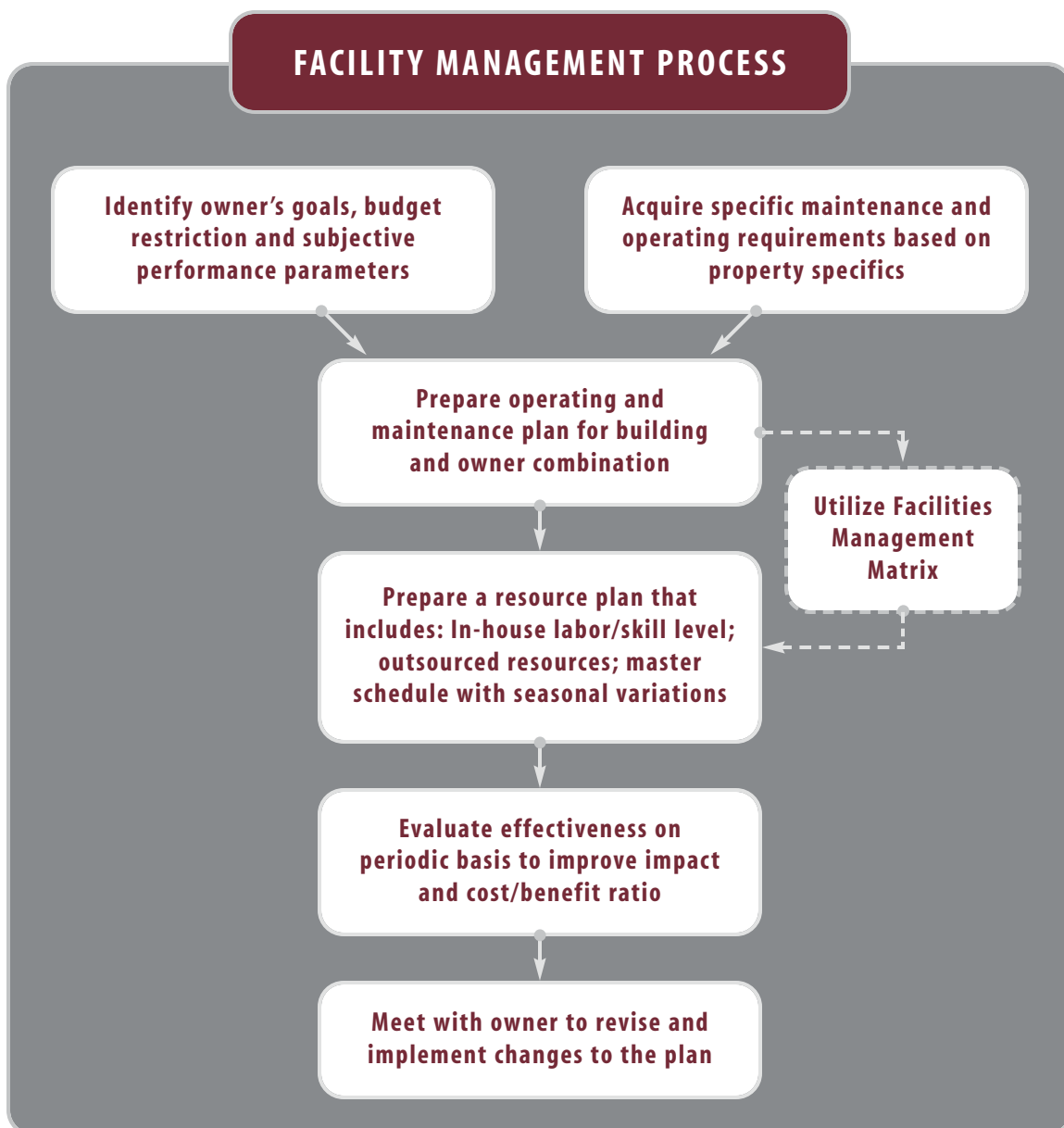
McGOUGH
Facility Management

**Introduction to
McGough Facility Management**



MCGOUGH FACILITY MANAGEMENT currently manages more than four million square feet of space, including office, computer, manufacturing, office medical, retail, showroom, government, corporate headquarters, multi-tenant and non-profit facilities.

We know the importance of managing our clients' most valuable assets. We also know that operating building systems efficiently saves money for our clients while boosting their employees' productivity. It's our job to preserve and enhance these valuable real estate assets throughout their lifecycle. McGough Facility Management provides peace of mind for our customers: *They know that their buildings are being well taken care of, so that they can focus on their core business operations.*



MCGOUGH FACILITY MANAGEMENT PROVIDES THE FOLLOWING FACILITY MANAGEMENT SERVICES:

Yearly budgeting support for expense and capital improvement items.

Monthly budget reports, utilizing MRI, a property management software. Reports may be generated in BOMA Experience Exchange format or customized to fit clients' specific needs.

NorthWrite, an internet-based work order system, allows owners and building tenants to request services utilizing MFM's on-line work order system. Work orders provide user feedback and simplify tenant billing.

Building operations. MFM's experienced building operations team can operate our clients' buildings, including HVAC; we'll perform important preventive maintenance on building equipment.

Sustainability Consulting. MFM's environmental expertise, as it relates to existing buildings, is a seamless extension of our green construction skill set. We know how to manage the process and have successfully delivered several LEED-EB certifications.

Outsourced functions. MFM manages our clients' outside services, such as janitorial, elevator maintenance, snow removal and landscaping.

Parking management. MFM supports parking ramp and lot management requirements. Services include staffing, managing monthly contracts and daily users, and overseeing ramp equipment repairs.

Space planning and move management. MFM's move management team assists with space planning drawings, performs workstation teardown and set-up, as well as overall move management.

24/7 On-call support. Our field service team provides our clients with building support, even during non-business hours.

Facility assessments. MFM's facility assessments range from general building overviews to detailed analysis of maintenance and capital improvement budgets.

Warranty and close-out management. MFM manages and tracks new construction warranty work and ensures that necessary documentation is prepared for project close-out.



MCGOUGH FACILITY MANAGEMENT PROVIDES THE FOLLOWING BENEFITS TO OUR CLIENTS:



- Reduced labor and operating costs.
- A broad range of depth and experience. On average, our managers have more than 22 years of experience.
- Labor based on customers' workloads, from one hour to full-time as needed.
- Improved building conditions.
- Leveraged buying power using McGough Facility Management's vendor and contractor networks.
- Web-based work order and preventive maintenance programs,
- No long-term contract required
- A single monthly invoice with detailed reporting

MCGOUGH FACILITY MANAGEMENT CLIENTS INCLUDE THE FOLLOWING:

Corporate

Andersen Corporation
St. Croix Mall
HealthPartners
Land-O-Lakes
Medtronic
Securian Financial Group

Medical

Delta Dental
Nasseff Heart Clinic
Nasseff Specialty Center
Park Dental
Sleep Disorder Clinic
St. Paul Heart Clinic
St. Paul Lung Clinic
Summit Orthopedic

Government

Blaine City Hall
Blaine Police Department
Hennepin County

Non-Profit

Arcola Mills
St. John the Baptist Church
Nativity Church and School
Faithful Shepherd School
Ordway Center for the Performing Arts
Arcola Mills
Assumption Church
Family Means
Memorial Blood Centers
St. Francis/St. James School and Church
St. Paul Monastery
YMCA of Greater Minneapolis and St. Paul

Production

Andersen Extrusion
Dalsin Industries

Residential

Cobalt Condominiums
Reflections Condominiums
Wacouta Street Properties



HealthPartners



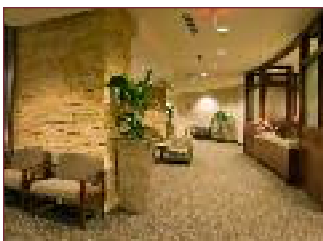
Medtronic



Faithful Shepherd Church / School



Memorial Blood Centers



Nasseff Specialty Center



Securian Financial



Ordway Center



Reflections Condominiums