

Harold Shwiff

Mr. Shwiff is responsible for the overall property management for office, industrial and retail properties. He has over 30 years of property management, facilities management and construction management experience. His varied and extensive background includes:

- Super regional mall management with the Rouse Company and Melvin Simon & Associates as regional manager with over 9.5 million square feet and operating budgets in excess of \$80 million.
- Senior Property manager for Trammell Crow Company in San Antonio overseeing the office, industrial and retail portfolios totaling 4.5 million square feet. Prepared and administered operating budgets of over \$30 million.
- Regional Vice president for Asset Management with Bonnet Resources Corporation in Dallas, Texas with management responsibility for an FDIC portfolio value at over \$500,000,000, managed staff of 25, administered \$18 million annual capital improvements budgets.
- Vice President/Facilities Management for East Texas Medical Center in Tyler, Texas with management and real estate management responsibility for 15 hospitals, 1.3 million square feet of medical office space, handled real estate acquisitions, construction supervision for new medical office space and hospital renovations and expansions with more than \$135 million in capital improvements budgets.
- System Director/Facilities Management for the Baptist Healthcare System in San Antonio, Texas. Directed facilities operations for 5 hospitals in the system including capital improvements, daily operations and maintenance of facilities, regulatory compliance, upgrades, expansions and renovations. Capital expenditure budget was \$125 million.
- Director of Property Management, Cavender & Hill Properties, San Antonio, Texas. Responsible for an industrial portfolio of 8.2 million square feet in San Antonio, Laredo, El Paso and the Rio Grande Valley. Produced all operating budgets totaling more than \$65 million, maintained rental collection procedures, owner reporting and owner relations, oversaw capital improvement programs with total expenditures equaling in excess of \$3.5 million, responsible for effective tenant retention processes, controlled all vendor bidding procedures and contract awards and handled all lease administration activities.

- Director of Property Management, Birnbaum Property Company, San Antonio, Texas. Management of retail property portfolio consisting of 1.5 million square feet of properties. Prepared all operating budgets, handled lease administration, managed rent collection processes, prepared annual triple net charges reconciliation billings, produced all monthly and annual owner operating reports and directly handled all tenant relations issues.

Mr. Shwiff has a degree in Management and Marketing and holds the designation of Certified Shopping Center Manager (CSM) from the International Council of Shopping Centers. Throughout his career he has been active in the International Council of Shopping Centers (ICSC), International Facilities Management Association (IFMA), American Society of Healthcare Engineering (ASHE), American Society of Healthcare Environmental Services (ASHES), Institute of Real Estate Management (IREM), Building Owners and Managers Association (BOMA), the American Management Association (AMA).