

***MANAGEMENT TEAM***

**JAMES J. JACOB**  
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Most recently, Mr. Jacob oversaw and managed the new development projects, including, due diligence issues, engineering, architectural, construction, zoning and environmental and geotech issues for St. Croix Capital Corp. a commercial real estate developer based in San Diego, with an office in Austin, TX. He was also responsible for the master scheduling of all projects from inception to completion.

Jim spent 10 years specializing in sales and leasing of industrial, retail and office properties, including land sales for CB Richard Ellis, formerly Coldwell Banker Commercial Real Estate. And he has also spent the last 13 years as a Development / Construction Manager

Prior to this, Mr. Jacob spent 6 years in residential and commercial construction and remodeling for the Chart House Corporation/West Coast, VanSickle Designer/Builder and T.J. O'Leary Construction Company. And was a founding partner in Bearing Construction Co. a commercial construction company in 1998.

Mr. Jacob's contribution to the San Diego real estate industry includes over 400 sale and lease transactions. His sales and marketing experience includes such significant projects and clients as Lusk/Mira Mesa Business Center; Eastlake Development; Rancho Del Rey for McMillin Communities; Maxwell Laboratories; Mattel Toys; Grossmont Hospital; Kaiser Permanente; and Scripto/Tokai, among others.

With a thorough knowledge of both Real Estate, Construction and Development, Mr. Jacob represented those companies and projects listed below as their Development / Construction Manager for the last 13 years:

ViaSat – 240,000 s.f. Office Headquarter 4 building campus – Build to Suit  
Buena Park Mall – 400,000 s.f. Retail Mall renovation  
College Grove Towne Center- 600,000 sq. ft. shopping center renovation. Retail  
Maintenance Warehouse – 150,000 s.f. 4 Story Office (Home Depot subsidiary) Build to Suit  
MSC Specialty Films – 25,000 s.f. Manufacturing  
Coastcast – 180,000 s.f. Manufacturing, foundry-Build to Suit  
Solar Turbines – 180,000 s.f. Office / Manufacturing- Build to Suit  
Iris Group / Modern Postcards – 70,000 s.f. Office / Manufacturing Build to Suit  
Menlo Logistics / Haworth Furniture – 350,000 s.f. Distribution Facility – Memphis, TN  
Menlo Logistics/Gaylord Entertainment–240,000 s.f. Distribution Facility, - Nashville, TN  
National Association of Music Merchants- 35,000 sq. ft., Office Build to Suit  
Smith and Nephew / Donjoy – 130,000 s.f. Office and Manufacturing  
North American Communications - 50,000 sq.ft. Manufacturing  
Raychem in Tijuana - 70,000 sq.ft. Headquarters  
Encad Plotters - 50,000 sq.ft. Manufacturing  
RDI Computers - 35,000 sq.ft., Office  
Seltzer Chemicals- 37,000 sq. ft. Office/Warehouse  
Sheico, USA- 21,000 sq. ft., Office/Warehouse  
Trust Investments – 45,000 s.f. Industrial  
CPI Printing – 20,000 s.f. Industrial

#### **St Croix Capital Corp Projects as Development Manager**

Faraday Spectrum – 67,000 sf Carlsbad CA  
Bressi Spectrum - Bressi Ranch, 119,000 sf. Carlsbad, CA  
Spectrum Flex - Bressi Ranch, 77,000 sf. Carlsbad, CA  
Arrowhead Insurance Build to suit –95,000 sf. Bressi Ranch, Carlsbad, CA  
Austin Commons – Retail, 26,435 sf. Austin Texas  
Crystal Park – 81,500 sf. Corporate Office, Round Rock, Texas  
Colorado Crossing – 263,500 Warehouse Distribution, Austin Texas  
Lakes at Techridge – 140 Acre Mixed used Business Park, Austin Texas  
Ladera Business Park – 81,722 Industrial Park, Albuquerque, NM  
Highland Skypark – 57,000 sf. Corporate Office, San Diego, CA  
Airport Gateway-60 acres mixed use land development project, Austin TX  
Cannery Corporate Center-265,000 s.f. warehouse industrial, North Las Vegas, NV  
ViaSat Lot 15 Bressi Ranch – 40,000 s.f. office Build to Suit, Carlsbad, CA