



Bulletin

MAY/JUNE 2007

www.bomasf.org

BOMA San Francisco advances the commercial real estate industry through advocacy, professional development, and information exchange

President's Message BOMA Membership: An Investment in Local, State and National Advocacy for Commercial Real Estate

Kirsten Walraven Young, RPA, FMA
CB Richard Ellis at PG&E

On the Inside

BOMA-SF-PAC
CONTRIBUTION UPDATE

... 4 ...

2ND ANNUAL PAC
DOUBLE SCRAMBLE
GOLF TOURNEY

... 6 ...

CALENDAR
... 8 ...

1ST ANNUAL
EARTH AWARDS
... 10 ...

SILVERADO GOLF &
WINE TOUR
... 12 ...

EXPERT IT ADVICE
... 14 ...

MEMBERS ON THE MOVE
... 15 ...

I would like to take this opportunity to thank you for renewing your membership in **BOMA San Francisco** for 2007. Your dues investment provides our members with a variety of benefits and services to network with professional colleagues and expand your knowledge base. Most importantly, your investment and participation ensures political advocacy on issues affecting the regulations governing our industry.

When assessing the value of a BOMA membership, we should not overlook the portion of your dues that funds the activities of **BOMA California** and **BOMA International**. The efforts of each of these organizations are vital to our industry.

BOMA California, a federation of the eight local associations in the state, focuses solely on the legislative and regulatory issues emanating from Sacramento that impact the business conditions of our members. BOMA is an

active voice in debates and discussions on such issues as energy, forced telecommunications provider access, AED liability, and split roll taxation. At the state level, BOMA participates in the initial discussion and consideration of many issues, when the opportunity to influence decisions is greatest. Our local staff and many members work closely with the paid BOMA lobbyist in Sacramento.



Kirsten Walraven, RPA, FMA
CB Richard Ellis at
Pacific Gas & Electric

BOMA International is a full-service trade association that advocates on behalf of our industry in Washington DC, and provides a wide array of educational programming for commercial property practitioners. It is the only national real estate organization with a consistent and pro-active presence in the various code making bodies protecting your interests. BOMA International is also very active in the standard-setting process and in bench-marking best practices, through vehicles like the Experience and Exchange Report (EER), the annual income and operating expense reference

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BOMA Releases 2007 Industry Compensation Report

Order Your Copy at www.bomasf.org

BOMA San Francisco has just released results from its latest Industry Compensation survey, covering professional and administrative positions in commercial real estate throughout the San Francisco Bay Area. The data is current as of April 2007. A free copy of the survey was provided to all participants. Members may purchase the 15-page report for \$49 plus tax and shipping. To order a copy visit www.bomasf.org.

Employees from 48 Bay Area commercial real estate firms participated in the survey, which reports on various benefits, bonus compensation by job title, and base compensation by job title, county (San Francisco, San Mateo, Marin and Sonoma), years with present company, and square footage managed.

Positions covered include Senior/Executive Vice President, Director of Property Management, Facility Manager, Property Manager, Building Manager, Assistant Building/Property Manager, Leasing Specialist, Administrative Assistant, Accountant, and Bookkeeper.

1-Hour Parking Validation Available for Meetings in BOMA Office

Participation Just Got Even Easier!

We all know that parking downtown during the day can be difficult, and pricey. In an effort to help facilitate member participation in our meetings, **Michael Murphy, General Manager of California Center at 345 California Street**, has donated a book of hourly parking validation stickers for the convenience of our members who must drive downtown to attend a BOMA meeting. We can now offer "1st hour free" parking at his garage (entrance on Battery Street).

The validation stickers will be available at BOMA's reception desk. Simply request one on the way into (or when leaving) the meeting, and take it with you to the garage. Thanks Michael and Cushman & Wakefield.

345
CALIFORNIA
CENTER

Continued from page 1—[President's Message](#)

guide for properties throughout North America. BOMA International contributes directly and meaningfully to the debate surrounding national issues such as depreciation schedules for tenant improvements, forced access, insurance, and energy deregulation.

BOMA's participation and activities provides many benefits for members, and for the buildings and companies they represent. The annual **BOMA International North American Commercial Real Estate Congress and The Office Building Show** represents the hub where local, state and international BOMAs come together, with three days of educational sessions and a major product and service exhibition. It's an opportunity to share ideas with and learn from your peers from all over the world. I hope you'll attend the convention in New York City, July 21 - 24. See www.bomaconvention.org for more information.

Again, thank you for your continued support of and participation in our local, state and national association, and being a part of the most influential trade group representing commercial real estate.

The BOMA Bulletin

is published bi-monthly.
Scheduled 2007 issues are January, March,
May, July, September
and November.

Contact Tory Brubaker at
415/362-2662 x15 for information on

- Advertising Opportunities
- Article Submissions
- Press Releases for
Members on the Move

Ads are due by the 10th of the month
prior to publication.

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We thank these Leading Companies
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BOMA-SF-PAC

SERVING SAN FRANCISCO

Supporting BOMA-SF-PAC Helps BOMA Accomplish Its Public Policy Objectives for the Local Commercial Real Estate Industry

Why BOMA-SF-PAC Exists

BOMA's political action committee was formed in 1987 to enhance the efforts of staff and volunteers to shape the issues affecting member companies. BOMA has always monitored and commented upon relevant legislation, but political reality demands more direct involvement in order to be truly effective. We must actively and visibly engage in the political process that underpins public policy development. We must maintain dialogue with all public policy makers. *We must educate elected officials about our business, and why a healthy commercial property industry is vital to our city and our state's tax base and its ability to provide services to all.*

BOMA-SF-PAC Objectives

- ★ Initiate and support ballot measures that will help the office building industry, its property owners and managers;
- ★ Modify or defeat legislation that could adversely impact the business climate in San Francisco and lead to tenant loss;
- ★ Regularly meet and communicate with elected officials, key city department heads, and others to forward our BOMA objectives.
- ★ Support candidates for public office who believe economic development and job creation are the top priorities for San Francisco.
- ★ Build coalitions with other business, citizen, or political groups who support a smaller, more accountable city government, increased home ownership opportunities for residents, better schools, and a safer, cleaner environment for all.

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How You Can Help BOMA-SF-PAC

To invest in your economic future, and the future value of your substantial property assets, please budget for an annual contribution to BOMA-SF-PAC.

Your continued support will provide us with the means to fight for your interests and win the many battles yet to come being waged against property owners in San Francisco, and throughout the Bay Area and California.

Collectively, we have a much stronger voice than any of us would have on our own. The cumulative impact of many voices speaking as one gives us superior leverage when we talk with legislators considering proposals with a bottom-line impact on your business.

For more information on BOMA-SF-PAC, please contact Government and Public Affairs Director Ken Cleveland at kenc@boma.com.

Thank You to the Member Companies Who Contributed to BOMA-SF-PAC Through the 2007 Dues Solicitation

- | | | |
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2nd Annual PAC Double Scramble Golf Tournament

Special Golf Tournament Raises Funds for BOMA's Advocacy Efforts

BOMA San Francisco held its 2nd Annual BOMA CAL and BOMA SF PAC Double Scramble Golf Tournament at Harding Park Golf Course in San Francisco on April 25, 2007. Event chairs **Margot Crosman (Unico Properties)** and **Bruce Schilling (August Supply)**, with the help of **Howard Fish (Skyline Construction)**, **Michael Murphy (Cushman & Wakefield)**, **Siobhan Vignoles (The Swig Company)** and **Mitch Juricich (Tournament Event Enterprises)**, organized the event. They literally put the FUN in FUND-raising and raised \$9,000 for BOMA's State and Local PACs.

BOMA's PACs are not adequately funded to address the critical issues facing our industry. By way of comparison, The California Teachers Association had a \$2.6 million PAC in 2004, and the California Chamber of Commerce had a \$389,000 PAC the same year. The BOMA CAL PAC for the same year was \$22,000. If we want to foster a business friendly climate, it is critical that we have the funds to back the policy makers who understand our industry and the issues that matter most.

Last year our creative event chairs came up with the idea of joining industry leaders together in a "Double Scramble" format – each twosome was comprised of one building member randomly paired with one associate member. This format allowed players exposure to others in their industry that they may not otherwise have the opportunity to meet. Mixing up players in this fashion proved to be the critical draw for the event and feedback was extremely positive.

Thank you to the aforementioned event organizers for their hard work and dedication, in addition to the assistance of the members of BOMA-SF-PAC. We look forward to continued success in our PAC fundraising efforts on the local, state and federal levels. PAC contributions are a small financial commitment compared to the cost of defending your property or business against ordinances that impose new taxes or limit the ability to use our commercial spaces as the market dictates.



Michael Hinz, OneSource; Mark Kendall, Kenmark Commercial; and Jose Gomez, Cushman & Wakefield.



Hal Brownstone, Jones Lang LaSalle; Willard Lund, Interland Corporation; Bob Mengarelli, Russell Hinton Co.; and Mike Greenberg, Sanitors, Inc.



Rod Howery, Ampco System Parking; Paul Grafft, Shorenstein Realty Services; Bob Spicker, Colliers International, and Bruce Schilling, August Supply.



Event Chairs Margot Crosman, Bruce Schilling and Mitch Juricich

Central Sprinkler O-Ring Voluntary Replacement Program to End August 31, 2007

The six year fire sprinkler replacement program will end August 31, 2007. In 2001, the U.S. Consumer Product Safety Commission (CPSC), and Central Sprinkler Company, an affiliate of Tyco Fire Products, L.P. announced a voluntary replacement program of Central fire sprinklers with O-ring seals. Central/Tyco discovered the performance of the O-ring sprinklers can degrade and corrode over time. As part of the sprinkler replacement program, Central/Tyco will provide free of charge replacement sprinkler heads and the labor needed to replace the sprinklers. The CPSC recently reported that it will conclude the six-year recall

of the defective sprinkler systems and claimants must submit "Proof of Claim" and "Waiver and Release of Claims" forms to Central Sprinkler Company **postmarked by August 31, 2007.**

For more information on how to identify sprinklers subject to the voluntary replacement program, and to learn how to participate in the program, call the Notice Packet Request Line at 1-800-871-3492, 24 hours a day, 7 days a week, or access the program's website at www.SprinklerReplacement.com.

BOMA Building Tour— Post Montgomery Center

Providing "Real-life" Knowledge of Systems in Use

On May 10, twenty BOMA members got an intimate look at Post Montgomery Center, managed by Cushman & Wakefield, in the first building tour of 2007.

The tour, led by Property Manager Jose Guevara, began at 1 p.m. in the lobby and lasted approximately 1.5 hours. Other members of the management, engineering and leasing staff provided input. The tour included a brief introduction and history of the project, tour of major systems, a visit to the rooftop, and a discussion of elements unique to the property.

BOMA thanks Cushman & Wakefield and the entire management team for their participation in the program, and the "goodie bags" provided to all attendees. BOMA plans on holding two more building tours this year, and will announce the buildings and dates upon confirmation.



POST MONTGOMERY CENTER



Jose Guevara begins the building tour in the lobby of Post Montgomery Center.

Calendar of Events

For detailed information please visit our website at www.bomasf.org.

date		time	location
5	Member Benefit Review	11:45 am–1 pm	BOMA Conference Room
7	Environment Committee	12–1 pm	PG & E (77 Beale Street)
11	GAPAC	12–1:30 pm	BOMA Conference Room
12	Education Committee	12–1 pm	BOMA Conference Room
13	Member Services Committee	12–1 pm	BOMA Conference Room
13-16	Design, Operation and Maintenance of Building Systems, Part 2	8 am–5 pm	Lower Level Conference Center 44 Montgomery Street
18	BEEP Seminar 2 — How to Benchmark Energy Performance	11 am–1 pm	PG & E Pacific Energy Center 851 Howard Street
21	Associates Committee	4–5 pm	TBD
22	PAC — Giants vs Yankees Ball Game	7 pm	AT&T Park
25	BOMA-SF-PAC	12–1:30 pm	BOMA Conference Room
26	Emergency Preparedness Committee	9:30–10:30 am	BOMA Conference Room
27	Building Codes Committee	12–1 pm	BOMA Conference Room
28	June Membership Luncheon	11:30 am–1:30 pm	The City Club, 155 Sansome St, 11th Floor

date		time	location
3	GAPAC	12–1:30 pm	BOMA Conference Room
5	Environment Committee	11:30 am–1:30 pm	Tour of Transfer Station (Trans. provided)
9	BEEP Seminar 3 — Energy Efficient Audit Concepts and Economic Benefits	11 am–1 pm	PG & E Pacific Energy Center 851 Howard Street
10	Education Committee	12–1 pm	BOMA Conference Room
11	Member Services Committee	12–1 pm	BOMA Conference Room
25	Building Codes Committee	12–1 pm	BOMA Conference Room
26	Associates Committee	4–5 pm	TBD
30	BOMA-SF-PAC	12–1:30 pm	BOMA Conference Room

Membership Campaign Update: Lieutenant BOMA says "We RECRUIT!"

Membership Services Committee Chair Justin Riordan, Peacock Construction, aka Lt. BOMA, Reminds Members of Their Recruitment Duty



Lt. BOMA addresses members at Earth Awards Luncheon.

BOMA members were treated to a hilarious skit at the Earth Awards luncheon presented by BOMA's 2007 Membership Services Committee Chair, Justin Riordan of Peacock Construction. Justin, aka Lt. BOMA, dressed in BOMA camouflage, to stress the importance of membership recruitment. To quote Lt. BOMA, "as functioning members of BOMA it is their duty, their right, their obligation, to recruit new members!" He reminded the audience that in return, they will receive \$200 cash for any new member that joins – and a chance to win some great R&R.

To date, the campaign has awarded 22 gift cards and brought in over \$29,000 in dues revenue.

The campaign has been extended through June. Remember, all gift card recipients are included in the Grand Prize drawing to be held at our June 28 luncheon at the City Club.

Since the last update in the Bulletin, the following members recruited new members, and earned a \$200 AmEx gift card. BOMA extends its congratulations and thanks to these members for helping our association grow.

The prizes include:

- 3rd Prize: \$100.00 gift certificate for a dinner at Perbaco
- 2nd Prize: \$500.00 American Express gift card
- Grand Prize
 - A night at the Ritz Carlton, Half Moon Bay
 - Dinner for two
 - Golf or spa treatments for two (your choice)

Referring Member

Jess Myres, City of San Francisco
 Bruce Schilling, August Supply
 Gale Grunert, Shorestein Realty Services
 Dave Hewett, CB Richard Ellis
 Kathy Freer, Leo Epp Company
 Warren Mead, Patson Development
 Lisa Vogel, RREEF

New Member

Black Bear Security
 Sanitors, Inc.
 Matrix HG
 Recurrent Energy
 Bayline Mechanical, Inc.
 The Cannery
 Merrcon, Inc.

Incentives for Retrocommissioning (RCx) Now Available to Commercial Property Owners in California.

Emily Moore, Program Director, Portland Energy Conservation, Inc.

New RCx Programs offer opportunities for building owners to identify and implement energy savings measures that realize immediate results – in improved operations and comfort levels, and reduced energy expenses. RCx is a systematic process for investigating an existing building's operations and identifying operational improvements. A typical RCx project can yield savings of 5-20% of total building energy cost, with payback periods averaging less than two years.

The RCx Programs are administered under separate contracts with Southern California Edison (SCE), San Diego Gas & Electric Company (SDG&E), and Pacific Gas & Electric (PG&E). Customers of each of these utilities may be eligible to participate.

To find out if your building qualifies to save time and money through RCx, visit: www.rcx-program.com (PG&E), www.sce-rcx.com (SCE), or www.sandiegorcx.com (SDG&E). Hurry, the program is effective through December 31, 2008, or until the funds are spent, whichever comes first.

This program is funded by the California utility ratepayers and individually administered by the California utilities under the auspices of the California Public Utilities Commission. California customers who choose to participate in this program are not obligated to purchase any additional services offered by the contractor.

PECI is a non-profit energy consulting organization under contract with the utilities to administer program and the funds, and a member of BOMA SF.



1st Annual Earth Awards Honor

Innovation & Dedication to Overall Resource Conservation

City's Top Commercial Resource Conservation Programs Receive Accolades and Cash Incentives

For six years, BOMA San Francisco has recognized its members for their exemplary recycling efforts through our Commercial Recycler of the Year awards, or, the CoRYs. BOMA members who won the top awards were given “Golden Dumpsters” to showcase their efforts to owners, tenants and the general public.

In 2007, this award program was expanded to review and reward BOMA members with the best commercial recycling programs, and also to include an evaluation of a building’s energy and water conservation efforts, air quality and toxics reduction programs, support for public transportation, and effective use of tenant education programs geared to promoting sustainability practices in commercial office buildings. The BOMA San Francisco Environment Committee developed this new EARTH AWARD as an opportunity for BOMA members to consider the entire spectrum of programs and

practices that constitute an effective “sustainability program” for office buildings including what policies and procedures should be adopted that can help move a property toward becoming “green”.

The 2007 Earth Awards are sponsored by **BOMA San Francisco**, with generous support from the **San Francisco Department of the Environment, Golden Gate Disposal and Recycling**, and **PG & E**. Winners were recognized at the April 2007 luncheon and \$21,000 in cash prizes was distributed to the top achievers. The cash awards were provided by both **PG&E** and the **Department of the Environment**. Special thanks to **Golden Gate Disposal & Recycling** for providing the 1st place crystal Earth Awards and the 2nd place recycled glass plaques. BOMA thanks the members of the Environment Committee, who spent countless hours promoting the program and evaluating the entries.

1st Annual Earth Awards Winners	
Post Montgomery Center	1st Place, Large Building
Pacific Gas & Electric Company Office Complex	2nd Place, Large Building
303 Second Street	3rd Place, Large Building
McKesson Plaza Building	1st Place, Medium Building
455 Market Street	2nd Place Medium Building
100 Pine Street	3rd Place, Medium Building
The Ferry Building	1st Place, Small Building
Thoreau Center	2nd Place, Small Building
United States Mint at San Francisco	3rd Place, Small Building

**1st Place Large Building Winner,
Post Montgomery Center.**



David Starkey congratulates Cushman & Wakefield management team members, Rick Klagstad, Jenny Junginger and Robert McLaughlin.

**1st Place Medium Building Winner,
McKesson Plaza Building.**



David Starkey congratulates Christine Cruz, Asst. Property Manager, Crocker Plaza Company.

1st Place Small Building Winner, The Ferry Building.



Jane Connors, Zachary Brown, and Christine Mann of Equity Office's management team pose with their Earth Award.



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21st Annual Spring Golf Tournament & Wine Tour

Simply a Great Way to Spend Time with BOMA Colleagues

by Fred West, Marble West

While the golfers set about their environmental destruction of the course at Silverado Country Club, twenty-three members commenced their research of the local “industry”. After a pre-boarding glass of champagne, the wine tour stopped at Monticello Cellars. Visiting a scaled-down version of Jefferson’s Monticello was a great start to a most perfect day. The next stop included a barrel tasting and a gourmet picnic lunch at St. Clement, followed by the final destination at the historic Beringer Winery.

At the same time, the golfers enjoyed almost perfect Napa Valley weather and the magnificent surroundings of Silverado. Happy hour, hosted by **Standard Parking**, gave everyone a chance to boast about their golfing prowess, or their newly found favorite libation. The dinner that followed was a fitting end to a great day.

The tournament winners were:

1st place with a score of 60

Paul Cenni (ABM); Harout Hagopian (EOP); Michael Murphy (Cushman & Wakefield); Hal Brownstone (Jones Lang LaSalle).

2nd place with a score of 63 (29 on the back 9!)

Debbie Westerlund & Brad Collins (CAC); and Derek Schulze & Mark Kelly (Able).

3rd Place with a score of 63 (31 on the back 9!)

Ken Perry & Bojo Ring (The Swig Company), and Dan Cushing (Brandywine). The trio played as a foursome, with rotating shot.

Many thanks to **Standard Parking** for the generous sponsorship of the happy hour bar and the Wine Tour shuttle bus. And a big thank you to the **Associates Committee**, Golf Tournament Event Chairs **Bruce Schilling (August Supply) & Fred West (Marble West)**, and Wine Tour Chair, **Sandie Krutz (Baskets to Banquets)**.



Members of BOMA's Property Inspection Team, aka, the Wine Tour.



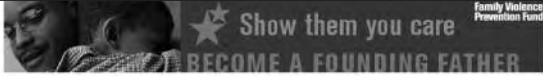
Ron Kane, Securitas Security Services; Valeria McLean, Cushman & Wakefield; Tom McCamy, Securitas Security Services; and Gail Ringer, Jones Lang LaSalle.



A glass of champagne before boarding the Standard Parking Shuttle.



The Golden Gate Disposal & Recycling Gang: Paul Giusti, John Ratto, Greg Smith and Mike Crossetti.



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Expert IT Advice...

**Technology/IT Tips for
Property Management Professionals**
by Steve Boullianne
IPSOFACTO, IT Services

Part 3 of a 6-part series in 2007

THE MOBILE WORKFORCE

A Mobile Working Team

As major banks roll out mobile tools to their managers and directors, they are seeing a rise in productivity. Employees can send and receive messages and get phone calls early in the morning, during lunch and breaks, after work hours, while on vacations, and any time away from their desk. Employees everywhere are jumping at the chance to be given a loaded handheld device that their employer will pay for!

Employees are also using computers anywhere in the world to log into their work. From a hotel business lounge in Singapore, they use a computer like a 'dumb terminal', and access all their work applications (like Quickbooks, or Yardi) and print all the same reports (to the printer on their desk) as if they were sitting at their desk.

The degree of mobility an employer wants will guide what kind of technologies an employee will use.

Remote Connectivity

GoToMyPC

GoToMyPC is a fast, easy and secure way to access your PC from any Web browser (or wireless device) as if you were sitting in front of it.

Terminal Services

Returning are the days of the Dumb Terminal. Grab a windows XP session in Bahrain that's coming from a server in Miami at lightening fast speeds; where you can access your applications and store all your data on that same server in Miami. When you're done, click on the X and the session is gone.

Log in any other time at any other computer and you'll see exactly what you saw when you last clicked on the X. Unfortunately, planes aren't internet ready yet, so you'll still need a laptop on a plane.

Windows Mobile

Pocket PC's, Treo's and other windows ready devices are giving people the ability to use Windows applications on their handhelds. Blackberry's are moving the way of the dinosaur (unless they become as smart and as cheap (free connectivity) as Pocket PC's). Still the blackberry pearl or 8550 are still popular as a low-tech handheld device.

Web Meetings

How can your 5 offices across the country or planet get together for a meeting? Citrix and WebX make meetings possible, especially for on-line demos. Though face to face is best, getting all the invitees together at the same time may only be possible with an on line meeting.

Teleconferencing

As the Internet (with a capital I) improves, we will see more and more teleconferencing. What our present Internet lacks to make Teleconferencing a pleasure is affordable speed and bandwidth.

A Mobile Solutions Resource

Please contact us with any questions about this article. We're happy to serve as a resource for any fellow BOMA members who want to learn more about efficient and productive mobile network solutions.

IPSOFACTO, IT Services

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Members on the Move

Gardeners' Guild, Inc., a 100% employee owned company with a 35 year history in Marin, announced that it will be relocating its headquarters to the City of Richmond, California in the spring of 2008. Gardeners' Guild President, **John Ossa** stated "we cherish our roots in Marin, but we have outgrown our present facility." The move is a key step in their Long Range Plan to create efficiencies to better serve customers and manage their cost basis.

Todd Robinette, CPM, RPA, a 28-year veteran of the real estate industry with extensive expertise in commercial property management, has joined **Jones Lang LaSalle** as Senior Vice President and Regional Manager for the firm's 38 million square foot property management portfolio in Northern California. Mr. Robinette joins the firm from Equity Office Properties Trust where he was responsible for the property management and operations at 15 Class A office buildings totaling 5.7 million square feet.

CB Richard Ellis is pleased to announce its appointment as managing and leasing agent for **One Maritime Plaza** and **150 California Street** in San Francisco by Morgan Stanley. As part of the 750,000 square foot assignment, **Stacia Keisner** has joined CBRE and will oversee operations as Senior Real Estate Manager. In addition, **Jennifer Marks, Angelina Gonzalez, Robin Lambert** and **Rene Santiago** have all joined CBRE to support this assignment.

CB Richard Ellis was also named managing and leasing agent for the **Hitachi Campus**, 456,000 square foot property located in Santa Clara by Behringer Harvard. **Ernie Hughes** will handle operations for CBRE.

After seven years at 475 Sansome, **Susan Court, RPA**, has been named General Manager/Portfolio Manager for **Post Montgomery Center**. The property is managed by Cushman & Wakefield.

Cushman & Wakefield has hired **Pauline E. Aasen, RPA**, as the Property Manager of 475 Sansome Street. Ms. Aasen joins the firm from Shorenstein Realty Services where she was the Assistant Property Manager of 555 California Street.

Mike Cashion, Property Manager of the Russ Building for **Shorenstein Realty Services**, has been appointed as the property representative on the Mayor's Graffiti

Advisory Board. He replaces BOMA's Director of Government and Public Affairs, Ken Cleaveland, CAE, who served for the previous four years. The board meets monthly to discuss the city's graffiti and vandalism problems and how to more effectively combat them.

Kathy Mattes, CPM, CCIM, Director of Real Estate for **Flynn Properties, Inc.** has been elected to the BOMA San Francisco PAC Board of Directors. The BOMA-SF-PAC is the political action arm of the association. The Committee is governed by a board of directors whose members are elected for a 2 year term.

The **Pyramid Center** is pleased to announce the addition of **Philip Rapoport** to general manager and promotion of **Dana Stall** to property manager. Owned by AEGON U.S.A. and managed by **Cushman & Wakefield**, The Pyramid Center is comprised of the internationally prominent Transamerica Pyramid, 505 and 545 Sansome, located at the gateway to the financial district of San Francisco. As general manager, Rapoport will oversee all tenant relations and retention for the Pyramid Center, including lease analysis, project planning, management of building staff and budgetary oversight. Stall's promotion is in recognition of her leadership role and exemplary service to tenants and staff of The Transamerica Pyramid. She will continue to manage this world-class business address, as well as all other buildings in the AEGON U.S.A. Northern California portfolio, overseeing day-to-day general building operations and tenant satisfaction efforts.

Burr, Pilger & Mayer (BPM), a full service accounting and consulting firm, has promoted **Carl Saba** and **Margaret Booth** to Senior Managers in the Consulting Department. Additionally, **Brian Finnegan** has been promoted to Senior Tax Manager. All three will continue to serve in the Burr, Pilger & Mayer San Francisco office.

*Been Promoted? Received an Award?
Appointed to a Leadership Position?*

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