

Grand Oak

BUSINESS PARK

Where work comes to life

Volume 1 – Spring 2010

TAKE NOTE OF THE UPCOMING DATES:

Earth Day

Thursday, April 22

Memorial Day

Monday, May 31
(Building Holiday)

Ice Cream Social

Thursday, June 24

Independence Day

Sunday, July 4

Take Advantage of Outdoor Amenities

One of the most appealing aspects of Grand Oak Business Park is the attractive, natural setting and the numerous outdoor amenities, such as the walking trail, putting green, etc. As we enter the warm weather months in Minnesota, several amenity upgrades will be made to enhance outdoor enjoyment at Grand Oak Business Park.



In May, three permanent charcoal grills will be installed along the walking trail in locations convenient to the various buildings in the park. The grills will be available to all tenants on a first come, first served basis—just bring your own charcoal. The installation of these permanent grills does mean, however, that tenants will no longer be permitted to use their own grills on the property.

For those tenants walking and/or jogging around the pond, quarter-mile markers will be installed along the trail to help gauge distance traveled. Note that the full distance around O'Neill Pond is approximately one mile.

There are also two on-site fitness centers for use when the weather isn't suitable for an outdoor workout. The 2805 Dodd Road fitness center is focused on cardio and outfitted with treadmills, ellipticals, etc., whereas the 860 Blue Gentian facility features strength training machines, free weights, etc. Both fitness centers are equipped with lockers and showers and are available to tenants at no charge. Simply contact the management office to sign a liability waiver and obtain an access card good for both facilities. Fitness center hours are 6:00am to 7:00pm Monday thru Friday and 7:00am to 1:00pm on Saturdays. Tenants located in the respective fitness center buildings, however, have 24-hour access in conjunction with their building security card access.

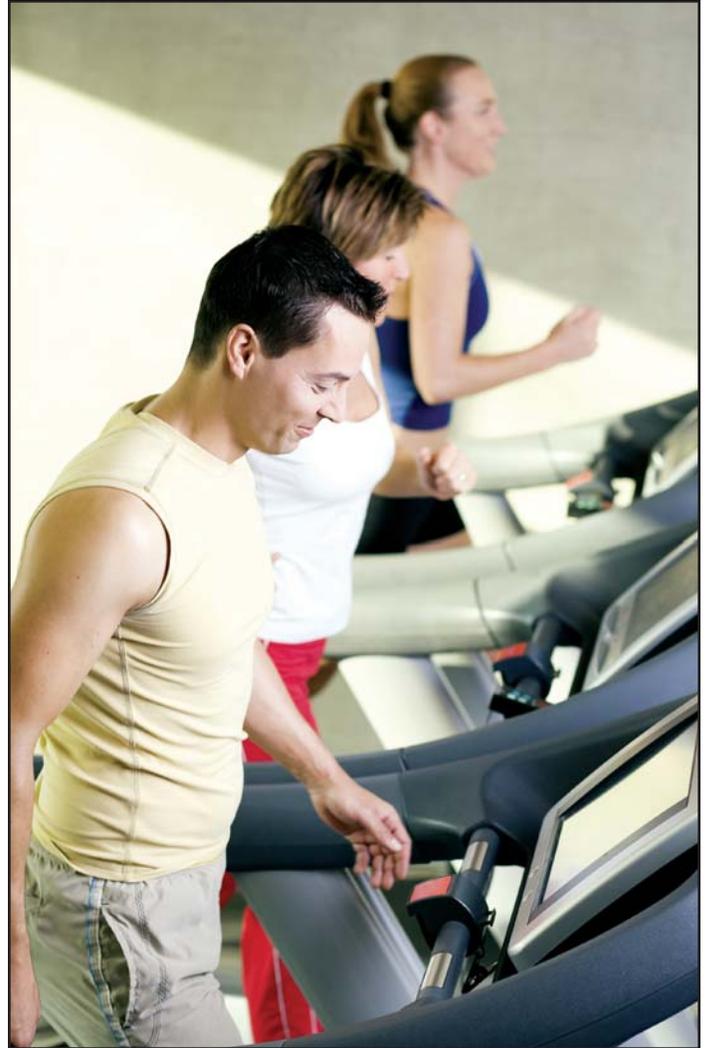
Get Moving for Good Health

Did you know that May is National Physical Fitness and Sports Month? This year, join the President's Council on Physical Fitness and Sports (PCPFS) to challenge yourself to get active and fit during the month of May.

It's not easy being active in today's world. But studies show that you're most likely to get and stay fit if you pick a convenient activity that you enjoy, set realistic goals, record your progress, and seek out recognition when you meet your goals. That's why the PCPFS initiated the President's Challenge—to help Americans of all ages, with and without disabilities, set and reach their health and fitness goals.

Use the President's Challenge to keep a log of your physical activities and you'll qualify for a Presidential Active Lifestyle Award. The award is a wonderful goal to achieve, and something you can do with your family, friends and co-workers. And remember to take advantage of the on-site fitness centers while you're at work to pursue your fitness goals!

For more information about the PCPFS, visit www.fitness.gov. To start a fitness program, log on to www.presidentschallenge.org and sign up to participate in the President's Challenge.



Pay Tribute This Memorial Day

America would not be the country it is today without the commitment, capability, and dedication of our armed forces. In 1868, in the wake of the Civil War, a holiday called Decoration Day was created to honor patriots that had died. On Decoration Day, graves of fallen soldiers were remembered with flowers and other tokens. In 1882, Decoration Day became Memorial Day, but the purpose remained the same—to pay tribute to the brave men and women that gave their lives in service to our country.

For many, Memorial Day has become the unofficial beginning of summer and the day isn't always observed as intended—for actively remembering those who have given the ultimate sacrifice. This Memorial Day, Monday, May 31, participate in your community's local memorial observance or visit a cemetery to remember ancestors, family members, and loved ones. Also pause for a national moment of remembrance which takes place at 3:00 p.m. local time.



Fight Global Warming Without Leaving Your Desk

The First Earth Day in 1970 saw 20 million Americans rally in support of a sustainable environment. Forty years later more than one billion people in 190 countries are expected to take part in Earth Day.

In honor of the 40th anniversary of Earth Day on Thursday, April 22, learn how you can make many of the same green choices at work as you make at home to save energy and help fight global warming:

- **Give It a Rest**

Use the ENERGY STAR power management settings on your computer and monitor so they go into power save mode when not in use. Also use a power strip as a central "turn off" point when you are using equipment to completely disconnect the power supply.

- **Unplug It**

Unplug electronics such as cell phones and laptops once they are charged. Adapters plugged into outlets use energy even if they are not charging.

- **Light Up Your Work Life**

Replace the light bulb in your desk lamp with an ENERGY STAR qualified bulb. It will last up to 10 times longer and use about 75 percent less energy. Turn off the lights when you leave, especially at the end of the day.

- **Let It Flow**

Keep air vents clear of paper, files, and office supplies. It takes as much as 25 percent more energy to pump air into the workspace if the vents are blocked.

- **Team Up**

Create a Green Team with your co-workers, help build support for energy efficiency in your workplace, and reduce office waste. Set a goal to make your building an ENERGY STAR qualified building.

High utility costs are often a result of paying for energy that is wasted by lights, equipment, and heating/air conditioning systems that are left on for long

periods while not in use. Office buildings, for example, waste up to one-third of the energy they consume.

The energy saving actions we take as individuals in the workplace can make a big difference in the overall energy performance of a building and can help in the fight against climate change. From changing a desk lamp bulb to unplugging a power charger, the EPA's animated tool – ENERGY STAR@Work (illustrated in the below poster) – shows how we can all do our part.

Visit www.energystar.gov/work to explore the animated workstation and a wealth of other information available on how to promote energy efficiency while at work.

Bring Your GREEN TO WORK
ENERGY STAR with ENERGY STAR®

The small steps you take at work to save energy can make a big difference in the fight against global warming.

desk lamp
Replace the bulbs in desk lamps with ENERGY STAR qualified bulbs.

monitor/computer
Enable power management settings so they automatically enter a low-power mode when not in use.

power strip
Use a power strip as a central "turn off" point when you are done using office equipment to completely disconnect the power supply.

cellphone
Unplug electronics when not in use.

you
Create a green team with your co-workers to help save energy and reduce office waste.

Take a virtual tour at energystar.gov/work and see what else you can do.

ENERGY STAR® is a U.S. Environmental Protection Agency program helping businesses and individuals fight global warming through superior energy efficiency.

EPA

Grand Oak Extends Appreciation

BPG Properties and Cassidy Turley extend special recognition to those tenants entering into new leases at Grand Oak Business Park over the winter months as well as tenants that renewed existing lease agreements at the property:

Affiliated Computer Services
860 Blue Gentian Building

Rehabilitation Consultants
880 Blue Gentian Building

Berkley Specialty Underwriting
860 Blue Gentian Building

ReyHan PGF
930 Blue Gentian Building

Blue Atlantic Reinsurance Corp.
860 Blue Gentian Building

Scottsdale Insurance
860 Blue Gentian Building

Land Title
860 Blue Gentian Building

Silicon Graphics
2750 Blue Water Road Building

Learning Rx
Retail Building

New Name, Same Dedicated Team

The management and leasing team at Grand Oak Business Park recently underwent an identity change. For strategic purposes, Colliers Turley Martin Tucker (CTMT) elected to break off its affiliation with Colliers International and start a new firm called Cassidy Turley. The new entity, which was officially launched March 1, positions Cassidy Turley as one of the largest commercial real estate service providers in the U.S. Grand Oak tenants can expect to receive communications from the management staff under the new Cassidy Turley brand.



About BPG Properties, Ltd.

BPG Properties, Ltd. is one of the nation's leading private equity real estate fund managers. BPG's portfolio consists of over 20 million square feet of office, retail, student housing, and industrial properties and more than 24,000 apartment units in more than 100 communities located throughout the United States. The firm is headquartered in the Philadelphia area with regional offices in Los Angeles, Chicago, Washington DC, Boston, Atlanta and Raleigh-Durham. For additional information, please visit the company's website at www.bpgltd.com.



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