



Donald G. Provost

Principal

Donald G. Provost is the founding principal of Alberta Development Partners, LLC. Mr. Provost has more than 15 years of real estate experience with his efforts focused on retail, mixed-use land development and master-planned communities. Mr. Provost leads the team focused on the execution of current projects and the creation of new opportunities. He focuses primarily on capital formation, entitlements, anchor tenant leasing, acquisition and disposition, and financial and market analysis for real estate investments. He has secured debt and equity financing from both institutional and private equity sources for retail, office and land development transactions.

Under his leadership, Alberta Development Partners has completed in excess of 220 projects with a completed value of \$1.5 billion. In combination with the projects currently underway, Alberta has developed more than twelve million square feet of retail and residential space. Alberta's recent grand opening of Southlands created Colorado's largest retail destination that provides shopping, dining and entertainment in a completely outdoor town center community atmosphere anchored by a four block, modern Main Street. The company has a number of retail, mixed-use and residential projects under development in the Denver-metro area including Northlands, The Streets at SouthGlenn, Cornerstar and Wheatlands. In addition, Mr. Provost led the team on the expansion into additional markets in the western United States including Kansas City.

Mr. Provost is actively involved in the International Council of Shopping Centers as well as the Urban Land Institute and the National Association of Industrial and Office Properties. He is also an enthusiastic community leader serving on the board of the Children's Hospital Research Institute for the past two years. Mr. Provost also served as the 2006 co-chair for the Beaux Arts Ball annual fundraiser that benefits National Jewish Medical Center and served as the 2007 Grand Marshall.

David J. Goldberg

Principal

David J. Goldberg is a principal with Alberta Development Partners, LLC. Mr. Goldberg is primarily responsible for entitlements, public finance, leasing and project management. Throughout his career, he has been responsible for the development of more than eight million square feet of retail, office and industrial space. Prior to joining Alberta, Mr. Goldberg served as vice president of development and leasing for Shea Properties in Colorado where he was responsible for all leasing and asset management as well as the development of more than two million square feet of office, industrial and retail projects including build-to-suits for Visa USA, TRW Inc., Qwest Communications, Frontier Airlines, several King Soopers-anchored neighborhood shopping centers and The Highlands Ranch Town Center (a 400,000 square-foot retail development anchored by Home Depot, Bed Bath & Beyond and The Tattered Cover Bookstore).

Prior to joining Shea, Mr. Goldberg was asset manager for Pacifica Holding Company and leased an office portfolio consisting of more than two million square feet. He also served as project manager for several speculative and build-to-suit developments totaling two million square feet including projects for First Tennessee Bank, ConferTech International and T-Netix. Additionally, he served as director of development and leasing for Mack-Cali Realty Corporation.

Mr. Goldberg is a Denver native who graduated from the University of Pennsylvania with degrees in entrepreneurial management and U.S. History. He is a member of National Association of Industrial and Office Properties (NAIOP), Society of Industrial and Office Realtors (SIOR), International Council of Shopping Centers (ICSC) and Denver Metro Commercial Association of Realtors (DMCAR).

Bryan C. McFarland

Principal

Bryan C. McFarland is a principal in charge of development for Alberta Development Partners, LLC and brings more than 20 years of construction experience to the firm. His current responsibilities include management of all design and construction of Alberta's retail and mixed-use developments.

During the course of his career, Mr. McFarland has developed more than seven million square feet of retail, office and commercial space. Prior to joining Alberta, he was vice president of capital services for The Mills Corporation, where he was responsible for managing design and construction at four super regional shopping centers including Arizona Mills, The Block at Orange in California, Katy Mills in Texas and Colorado Mills. In that role, Mr. McFarland oversaw the development of 4.8 million square feet of retail space in the greater western United States, including build-to-suit anchor stores such as United Artists Cinemas, AMC Theaters, Sak's Off Fifth, Neiman Marcus, Borders Books, Jillian's, Segaameworks, Dave and Busters, Van's Skatepark, ESPN X Games Skatepark and Virgin Megastore. Prior to his tenure with Mills, he served as project manager for Hapsmith Development on the 1.2 million-square-foot super regional "SuperMall of the Great Northwest" in Seattle. Additionally, Mr. McFarland oversaw design and construction of one million square feet of hospital, medical office, retail and tourism-related development projects in Alaska.

Mr. McFarland is a native of Anchorage, Alaska, and received a degree in construction management from California State University, Chico. He is a member of the International Council of Shopping Centers.

Laura Carstenson

Principal – Leasing

Laura Carstenson is a principal with Alberta Development Partners, LLC and oversees the team responsible for retail leasing of more than six million square feet.

She has more than 13 years of experience in the real estate industry. Prior to joining Alberta, Mrs. Carstenson held positions with some of the industry's leading companies including Trammell Crow and Miller Weingarten. At Trammell Crow her primary focus was the retail leasing for 28 individual landlords – both national and private. During her time with Trammell Crow she completed more than 400 transactions and was consistently ranked in the top ten of leasing brokers in the Denver Business Journal. At Miller Weingarten she was solely responsible for the retail leasing for the development company. In 2002 and 2003, Mrs. Carstenson was awarded top leasing executive for the most transactions and highest revenue generated for the company. Over the course of her career, she has leased more than four million square feet of retail space.

Mrs. Carstenson is an active member of the International Council of Shopping Centers and supports many charitable organizations including the Humane Society, the Wild Animal Sanctuary and the Vital Ground Foundation.

Jerry B. Richmond III

Principal – Residential

Jerry B. Richmond is a principal with Alberta Development Partners, LLC with primary responsibility for residential properties. Mr. Richmond has more than 18 years of senior-level experience in land acquisition, entitlement, development and related fields. Prior to joining Alberta, he served as regional vice president of acquisitions for Richmond American Homes of Colorado, Inc. In this role, Mr. Richmond managed the acquisition and development of more than 2,000 home sites throughout metro Denver and Northern Colorado with a finished lot value in excess of \$120 million. During his tenure, he was also instrumental in leading Richmond American Homes' nation-wide environmental compliance programs, which have been recognized by the International Erosion Control Association as some of the best programs in the home building industry.

Prior to his tenure at Richmond American Homes, Mr. Richmond was with Neumann Homes of Colorado, a Chicago-based single family builder new to Denver. In helping to open Neumann's operations, he was able to acquire, entitle and develop four new communities with more than 1,200 home sites. Additionally, Mr. Richmond served as development superintendent for the Mountain Operations Land Development Group of US Home. In five years, he was promoted to vice president/project manager and was responsible for land acquisition, entitlement and development of more than 3,700 home sites in the Denver, Douglas, Adams, Weld, Larimer and Boulder County areas.

Mr. Richmond is a native of Colorado and graduated from the University of Northern Colorado in 1987 with a bachelor of science in social psychology.

Joseph M. Bellio

Principal – Operations

Joseph M. Bellio is a principal with Alberta Development Partners, LLC. Mr. Bellio is responsible for all operations and property management. He has more than 13 years of experience in real estate and retail property management. Prior to joining Alberta, Mr. Bellio served as senior general manager for Westfield Corp., a real estate investment trust. In this role, Mr. Bellio was responsible for overall asset management and operations at Old Orchard (1.8 million square feet) and Northbridge (800,000 square feet), which are two of the top 10 regional shopping centers operated by Westfield. Previously, he was responsible for management and operations at several Westfield properties across the country including locations in Annapolis, Los Angeles and San Diego.

Prior to Westfield, Mr. Bellio was employed, both domestically and internationally, with TrizecHahn Inc., a commercial management and development firm. In these roles, his primary responsibilities included operational and leasing activities that involved working closely with all types of retail organizations. Early in his career, Mr. Bellio helped Kinko's Inc. during its growth phase in the 1990's to increase its West Coast outlets by more than 100 locations.

Mr. Bellio is a member of the International Council of Shopping Centers and is actively involved with many non-profit organizations, including the Oki Foundation and The Children's Hospital.

Gary Ellermann

Principal – Design

Gary Ellermann is a principal with Alberta Development Partners, LLC and is responsible for managing the collaborative design process on a firm-wide basis for all of Alberta's projects.

A licensed architect in many states, Mr. Ellermann has nearly 30 years of experience in designing retail, office and mixed-use projects. Prior to joining Alberta, Mr. Ellermann was with SEM Architects in Denver, Colo. for more than 25 years. At SEM Architects, he collaborated with Alberta on the design and construction of Southlands, The Streets at SouthGlenn and Cornerstar. In addition, Mr. Ellermann most recently oversaw the design of Crown Point, Arapahoe Lima Center, Lincoln Meadows, Dove Valley Business Park and Church Ranch Office Park. Prior to SEM Architects, Mr. Ellermann worked at Marvin E. Knedler & Associates Architects, P.C. and Jack Gilliland Associates Architects.

Mr. Ellermann is an active member in numerous professional organizations, including the American Institute of Architects, the National Association of Industry and Office Professionals, the National Council of Architectural Registration Boards, the International Council of Shopping Centers and the Urban Land Institute. He holds a Master of Architecture degree from Tulane University.