

CAREERS IN REAL ESTATE ROUNDTABLE – APRIL 26, 2010

MENTORS' BIOGRAPHIES

Heath Charamuga

Commercial Real Estate Broker – Colliers International

As a member of the Investment Sales Group, which is comprised of the most experienced investment sales professionals in Colliers International and during his 14 year tenure at Grubb & Ellis, Mr. Charamuga has facilitated sales of over 7.8 million square feet with a value of over \$1.2 billion. Mr. Charamuga also heads up the Capital Advisory Services Team (CAST) which specializes in the analysis, acquisition and disposition of institutional and private capital investment assets across all property types on a local, national, and global basis.

Mr. Charamuga is a member of ACRE (Association of Commercial Real Estate), ICSC (International Council of Shopping Centers), NAIOP (National Association of Industrial & Office Properties), and ULI (Urban Land Institute).

Betty Diepenbrock

Retired – CB Richard Ellis

Ms. Diepenbrock spent 25 years in the commercial real estate industry, 23 of which were with CBRE, before retiring on December 31, 2008. Her specialty was in office leasing with an emphasis in tenant representation. Ms. Diepenbrock completed approximately 950 transactions including brokering deals for notable clients such as Wells Fargo Bank, IBM, Morgan Stanley, UBS, Merrill Lynch, Lockheed, Citigroup, Hartford and MCI.

Ms. Diepenbrock earned several accolades during her career including Sacramento Business Journal Women Who Mean Business Honoree, Association of Commercial Real Estate (ACRE) Office Broker of the Year 2006, ACRE Office Specialist of the Year Nominee multiple years, CBRE Top 10 Recognition Award in multiple years including Century, Double, Triple, Quadruple, Quintuple, and Million Dollar Clubs, and Rookie of the Year - Schneider Commercial Real Estate. She graduated from Cal Poly San Luis Obispo with a B.S. in Business.

Dan Fenocchio, P.E.

Vice President – Cunningham Engineering Corporation

Dan Fenocchio serves as Vice President of Cunningham Engineering Corporation, a civil engineering, landscape architecture, and project planning firm with offices in Davis and Sacramento. Dan received his Bachelor of Science degree in Civil Engineering from UC Davis and is a licensed civil engineer in California.

Dan has directed numerous teams in the planning, design and development of a diverse range of project types, including large residential subdivisions to small public and private site development projects. He has been instrumental in the company's business planning efforts and has played a key role in the firm's strategic positioning to support the green movement and sustainable site design techniques. With a well rounded understanding of the design and construction process he has successfully integrated several low impact development techniques into many of Cunningham Engineering's projects.

Dan can be reached at dan@cecwest.com. For more information on Cunningham Engineering, visit www.cecwest.com.

David Mogovero, AIA, LEED

Senior Principal – Mogavero Notestine Associates

David Mogavero is the Senior Principal of Mogavero Notestine Associates, a 17-person architecture, urban planning and development firm in Sacramento, California. He began his career designing naturally heated and cooled buildings thirty years ago.

His practice now embraces the full range of progressive community design, such as high density mixed use urban infill and holistic building systems, including daylighting, natural ventilation, passive heating and cooling, orientation, solar shading and water recycling.

His roles as developer and environmental advocate help him conceive projects that are economically viable and sensitive to the community and the environment.

Through his professional practice, his writings and lectures, and as President and board member of the Environmental Council of Sacramento and board member of The Planning and Conservation League, he has promoted the widespread adoption of sustainable building and smart growth practices and policies.

Patrick Molloy

Director of Acquisition & Development – Heller Pacific, Inc.

Patrick Molloy is the Director of Acquisition & Development for Heller Pacific, Inc. an opportunistic real estate development and investment firm. In this role, Patrick is responsible for all acquisition, entitlement, development, construction, leasing, and asset management for the firm. Heller Pacific has developed projects throughout the Sacramento Region, with a high concentration of properties within the Urban Core. Example projects include 2600 Capitol, the Sutter Brownstones, MARRS (20th & J), the East End Lofts (16th & J) and the O1 Building (16th & K).

Prior to joining Heller Pacific, Patrick was Vice President of Land Acquisition and a Project Manager for Fieldstone Communities. In that role Patrick managed the acquisition, entitlement, development, construction and disposition of land development, home building, and commercial development projects throughout Southern California. Prior to Fieldstone, Patrick worked as a project engineer for the engineering consulting firm Black & Veatch managing infrastructure development projects for major municipalities in Southern California.

Patrick holds a B.S. in Environmental Engineering from Cal Poly San Luis Obispo, a M.S.E. in Civil Engineering from Loyola Marymount University, and an MBA from the Stanford University Graduate School of Business. Patrick is a licensed Professional Civil Engineer in the State of California.

Patrick is the Membership Chair for Metro EDGE (the Sacramento Metro Chamber's Young Professional Organization), a member of the Urban Land Institute (ULI), and a member of Stanford Professionals in Real Estate (SPIRE).

He lives in El Dorado Hills with his wife Ashley and their two boys Gavin (4) and Brayden (1).

Jack Ridgeway, CCM

Senior Project Manager – Vanir Construction Management

Mr. Ridgeway has 39 years experience as a project executive and senior project manager of construction projects. He continues to be responsible for programming, planning and construction services working from the corporate offices of Vanir Construction Management, Inc., in Sacramento.

Mr. Ridgeway is a Certified Construction Manager. His professional management services include selection of professional consultants, pre-design and design phases of program and project management, development of program and project budgets, construction delivery strategies, planning and procurement of fixtures, furnishings and equipment; and, startup/commissioning of completed facilities.

Mr. Ridgeway is a seasoned professional experienced with the development of project management and construction management strategies including active management of projects, time, cost, quality, contract administration, safety, and programs. He has experience with the development of office buildings, hotels and conference centers, schools and community centers, hospitals, airports, television broadcast studios, semiconductor chip manufacturing plants, prisons, and public and private infrastructure systems.

Cheryl Sullivan, RCLA, LEED® AP
Senior Landscape Architect and Planner – Cunningham Engineering Corporation

Cheryl Sullivan is a Registered California Landscape Architect with over 20 years experience in land planning and design. Her diverse portfolio of work includes award-winning park and master plan projects, as well as streetscapes, facilities and urban design projects for both the public and private sectors. As a LEED® Accredited Professional, Cheryl is well versed in Stormwater Best Management Practices and sustainable design techniques. She has served as a visiting lecturer teaching courses in landscape design at UC Davis Landscape Architecture Department and Woodland Community College. She continues to present educational programs on Low Impact Development (LID) and was a speaker at the 2008 UC Davis Global Climate Change conference. She is an active member of the American Society of Landscape Architects and was a contributing author of the Sacramento River Friendly Landscape Guidelines. Cheryl received her Bachelor's Degree in Landscape Architecture from the University of California at Davis and is proud to focus her career on sustainable site design, improving the urban forest and returning 'nature' to the built environment.

Julie Young
Regional Manager – Valley Commercial Contractors, L.P.

Julie's affiliation with Valley Commercial Contractors began in 1987. She served as the Operations Manager when the northern California Region office was opened in 1991. Since then, Julie has worked in a variety of project development roles including, entitlement, program review, schematic review, design development, construction management, project management and has served on transition teams, bringing assets to operations. She is trained to seek out added value opportunities in both programming and value engineering.

With an eye on efficiency, Julie leads Valley's northern California Region, manages their resources and assigns the team to each project, insuring the needs of the client are met and the highest and best result is achieved for each project. She also excels as a project facilitator, keeping the team focused on the big picture, keeping meetings on track, insuring communication is managed effectively, and stepping in to resolve any issue that might take the project off course.

Julie is a Real Property Administrator through Building Owners and Managers Association International (BOMA). She is also a Board Member for A Day in the Life, a Founding Member of Alley Activation, a Former Board Member and Past President of the La Couquille Club in Palm Beach, and a Former Board Member and Past President of the South Placer Transportation Management Association (TMA).