

MICHAEL S. TALMADGE - PROFESSIONAL PROFILE

Michael Talmadge is Executive Vice President of Echelon Real Estate Services, LLC. He is responsible for property sales and tenant representation services for third party clients as well as leasing Echelon's real estate portfolio. Michael has over 20 years of commercial real estate experience and has leased over 5.5 million RSF of space and has completed over \$30 million in building sales.



I have been providing real estate services in the Tampa Bay area since 1991, and am one of the top producing brokers in this area.

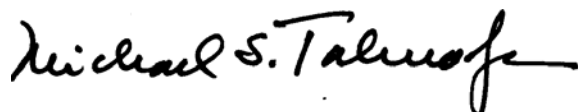
I have recently completed the following major transactions:

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|----------------------------------------------------------------|---------------|
| • AG Edwards | 9,124 RSF |
| • First Advantage Corporation | 20,846 RSF |
| • Women's Tennis Association | 12,343 RSF |
| • Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A. | 56,022 RSF |
| • Progress Telecom, Inc. | 28,500 RSF |
| • Raymond James and Associates | 15,009 RSF |
| • Certegy | 25,068 RSF |
| • Bright House Networks | 165,000 RSF |
| • Merrill Lynch | 22,882 RSF |
| • Seashellbooks.com | 42,500 RSF |
| • Corporate Interiors | 12,225 RSF |
| • Sale of SunTrust Bank Building | \$5.8 Million |

ERES consistently helps companies optimize their office space, location and cost choices. Our long-term experience brings valuable insight to help our clients by organizing and simplifying the vast array of real estate choices in the marketplace.

Our standardized processes help our clients to analyze their choices on both a quantitative and qualitative basis, allowing them to choose the best locations under the best market terms.

Best regards,



Executive Vice President
Echelon Real Estate Services, LLC

Leases Completed By Michael S. Talmadge

Echelon Real Estate Services, LLC

Tenant Name	RSF	Building & Mailing Address
AARP	8,674	450 Carillon Pkwy, Castille-Suite 110, St. Petersburg, FL
Accent Health	8,274	14255 N. 49th St., Airport Exec. Center, Clearwater, FL
Accenture	75,245	1st Ave. S, McNulty Station, St. Petersburg, FL
Accenture	32,607	300 2nd Ave., 3rd & 3rd Bldg.-Suite 123, St. Petersburg, FL
Accenture	37,256	110 Fountain Parkway, Suite 202, St. Petersburg, FL
Accredited Home Lenders	12,000	140 Fountain Parkway, Suite 201, St. Petersburg, FL
Accredited Home Lenders	24,480	140 Fountain Parkway, Suite 201 & 500, St. Petersburg, FL
Advanced Research Corp.	4,878	100 2nd Ave. S, City Center- Suite 1100, St. Petersburg, FL
AG Edwards	9,124	700 Central Ave., 700 Central-Suite 100, St. Petersburg, FL
Allikriste, LLC	4,662	9401 International Court-Suite 9406, St. Petersburg, FL
Allstate	6,626	One Progress Plaza, BoA Tower, St. Petersburg, FL
Allweiss & Allweiss, P.A.	3,050	100 2nd Ave. S, City Center, St. Petersburg, FL
Allweiss & Allweiss, P.A.	2,240	One Progress Plaza, BoA Tower-Suite 810, St. Petersburg, FL
American Strategic Insurance	2,250	9455 Koger Blvd - Suite 114, St. Petersburg, FL
American Strategic Insurance	30,226	805 Executive Center Dr., Pasco Bldg.-Suite 300, St. Petersburg, FL 140 Fountain Pkwy, Franklin Templeton Center-Ste. 200, St. Pete, FL
Amerisure	24,858	FL
AmSouth Bank	6,908	1st Ave. S, McNulty Station II-Suite 200, St. Petersburg, FL
Aspen Marketing Services	5,051	150 2nd Avenue N - Ste 470, St. Petersburg, FL
Aurora	4,157	19321 - 19361 US Hwy 19 N - Ste 100, Clearwater, FL
Bailey & Eckert, P.A.	2,167	One Progress Plaza, BoA Tower-Suite 2200, St. Petersburg, FL
Bank of America	46,716	One Progress Plaza, BoA Tower, St. Petersburg, FL
Baskin & Fleece, P.A.	5,092	13577 Feather Sound Drive-Suite 550, Clearwater, FL
Bayfront Enterprises	4,842	450 Carillon Pkwy, Castille-Suite 130, St. Petersburg, FL
BayView OB/GYN	7,178	700 Central Ave., 700 Central-Suite 700, St. Petersburg, FL
BigGross, Inc.	7,688	9721 Executive Center Dr - Koger Blg - Ste 120, St. Petersburg, FL
Bright House Networks	165,000	700 Carillon Parkway, Carillon Park, St. Petersburg, FL
Byrd Corporation	5,595	100 Carillon Parkway - Suite 100, St. Petersburg, FL
Carlton Fields	15,744	One Progress Plaza, BoA Tower, St. Petersburg, FL
Centrus LLP	7,500	100 2nd Ave. S, City Center, St. Petersburg, FL
Certegy	25,068	100 2nd Ave. S, City Center- Suite 1100, St. Petersburg, FL 9620 Executive Center Dr., Koger Center-Suite 202, St. Petersburg, FL
Choice Point	33,674	FL
CIC-Hirecheck	30,226	805 Executive Center Dr., Pasco Bldg.-Suite 300, St. Petersburg, FL
Cisco Systems	14,075	450 Carillon Pkwy, Castille-Suite 220, St. Petersburg, FL
Cisco Systems	10,691	450 Carillon Pkwy, Castille-Suite 220, St. Petersburg, FL
Clinique Services	2,465	450 Carillon Pkwy, Castille-Suite 140, St. Petersburg, FL 100 Tampa Oaks Blvd., Tampa Oaks One-Suite 350, Temple Terrace, FL
Coca-Cola	27,093	FL
College Entrance Board	3,270	106 E. College St., Highpoint Center-Suite 1010, Tallahassee, FL
College Loans Direct	6,600	8950 Dr. MLK St N - Ste 220, St. Petersburg, FL
Corporate Interiors	5,859	4825 140th Ave., Sunplex Center-Suite C, Clearwater, FL
Corporate Interiors	12,225	1723 Commerce Avenue N, St. Petersburg, FL
Credit Guard	4,908	One Progress Plaza, BoA Tower-Suite 800, St. Petersburg, FL
Criswell Blizzard & Blouin	12,343	One Progress Plaza, BoA Tower-Suite 700, St. Petersburg, FL

Decision PEO	7,376	701 94th Ave N., Suite 100, St. Petersburg
Dencor Management	2,852	450 Carillon Pkwy, Castille-Suite 120, St. Petersburg, FL
Digital Chainsaw	14,925	300 1st Ave. S, SunTrust Bldg., St. Petersburg, FL
Diversified Mortgage	7,898	26133 US Hwy 19 N - Suite 400, Clearwater, FL
Diversified Mortgage	1,500	150 2nd Avenue N - Ste 810, St. Petersburg, FL
Dr. Bryan Oeth	1,425	1st Ave. S, McNulty Station-Suite 100, St. Petersburg, FL
Dr. John Ferullo	1,673	One Progress Plaza, BoA Tower-Suite 830, St. Petersburg, FL
Dream Vacations International	4,908	One Progress Plaza, BoA Tower-Suite 800, St. Petersburg, FL
Dwight Watkins	2,943	1st Ave. S, McNulty Station-Suite 100, St. Petersburg, FL
Edix Corporation	37,900	140 Fountain Pkwy, Franklin Templeton Center, St. Pete, FL
Ed Fund	1,346	One Progress Plaza, BoA Tower-Suite 610, St. Petersburg, FL
Ed Parenteau	3,200	4055 35th Street North, Unit 100, St. Petersburg, FL
Elite Air	2,065	100 2nd Ave. S, City Center, St. Petersburg, FL
Envision	4,670	450 Carillon Pkwy, Castille-Suite 110, St. Petersburg, FL
Envision	3,704	One Progress Plaza, BoA Tower-Suite 2110, St. Petersburg, FL
Evaco, Inc.	4,744	450 Carillon Pkwy, Castille-Suite 170, St. Petersburg, FL
Executive Reporting Service	2,455	501 1st Ave. N, 501 Bldg.-Suite 619, St. Petersburg, FL
Executive Reporting Service	2,639	One Progress Plaza, BoA Tower-Suite 400, St. Petersburg, FL
Fairfield Building Company	1,230	700 Central Avenue-Suite 202, St. Petersburg, FL
Fannie Mae	3,062	106 East College Ave, Highpoint Center, Tallahassee, FL
First Advantage Corp.	20,846	One Progress Plaza, BoA Tower - Suite 2400, St. Petersburg, FL
First Advantage Corp.	74,065	100 Carillon Pkwy, St. Petersburg 140 Fountain Pkwy, Franklin Templeton Center-Portion of 2nd & 5th FL, St. Pete, FL
First American Title	24,475	8950 9th Street North, St. Petersburg, Florida 33702
Florida Institute of Family Medicine	5,448	8950 9th Street North, St. Petersburg, Florida 33702
Florida Power Corp	2,461	106 E. College Ave., Highpoint Center-Suite 770, Tallahassee, FL
Florida Power Corp	27,820	17757 US 19 N, Mangrove Bay-Suite 660, Clearwater, FL
Florida Progress	95,428	One Progress Plaza, BoA Tower, St. Petersburg, FL 106 E. College St., Highpoint Center-Suite 900 & 1000, Tallahassee, FL
Foley & Lardner	14,045	106 E. College St., Highpoint Center-Suite 900 & 1000, Tallahassee, FL
Fry, Hammond, Barr	2,183	400 Carillon Pkwy, Castille-Suite 110, St. Petersburg, FL
Fuji Photo	2,761	450 Carillon Pkwy, Castille-Suite 120, St. Petersburg, FL
General American	2,352	450 Carillon Pkwy, Castille-Suite 210, St. Petersburg, FL
GMAC Mortgage	1,715	100 2nd Ave. S, City Center, St. Petersburg, FL
GSA - Judge Roney	2,399	One Progress Plaza, BoA Tower-Suite 1220, St. Petersburg, FL
Gulf Atlantic Ins.	21,611	450 Carillon, Castille-Suite 300, St. Petersburg, FL
Health Furnishing Solutions	3,660	100 2nd Ave. S, City Center, St. Petersburg, FL
Heflin & Company	2,889	150 2nd Avenue North Suite 920, Saint Petersburg, FL 33701
Holland & Knight	25,030	One Progress Plaza, BoA Tower, St. Petersburg, FL
Hyatt Vacation Ownership	16,645	450 Carillon Pkwy, Castille-Suite 210, St. Petersburg, FL
Intellect Technical Solutions	5,511	13577 Feather Sound Drive - Suite 235, Clearwater, FL
Intermediaries & Consultants	1,134	One Progress Plaza, BoA Tower-Suite 270, St. Petersburg, FL
InVision	13,310	150 2nd Ave. N, Southtrust-Suite 500, St. Petersburg, FL
InVision (renewal)	13,310	150 2nd Ave. N, Southtrust-Suite 500, St. Petersburg, FL
Ithikon Enterprises	995	33 North Garden Ave - Suite 760, Clearwater, FL
JoJo's	3,063	One Progress Plaza, BoA Tower-Suite 100, St. Petersburg, FL
K-1 Technologies	1,831	100 2nd Ave. S, City Center- Suite 7055, St. Petersburg, FL
Katz, Kutter, & Yon	40,161	106 E. College St., Highpoint Center, Tallahassee, FL
KFS Financial	5,710	405 N Reo St., Zurn Bldg.-Suite 320, Tampa, FL
Kobie Marketing	8,606	100 2nd Ave. S, City Center, St. Petersburg, FL
Koly International	1,327	One Progress Plaza, BoA Tower-Suite 640, St. Petersburg, FL

KPMG	16,300	One Progress Plaza, BoA Tower, St. Petersburg, FL
Kravitz Law Group	1,940	2nd Ave. S, City Center-Suite 1210, St. Petersburg, FL
Larry Ladelfa, Architect	1,270	One Progress Plaza, BoA Tower-Suite 105, St. Petersburg, FL
Lawson Financial	2,352	450 Carillon Parkway, Castille-Suite 210, St. Petersburg, FL
Lifestyle Family Fitness	20,315	140 Fountain Parkway, 4th Floor, St. Petersburg, FL
Mahaffey Apartments	3,660	100 2nd Avenue South, Suite 302N, St. Petersburg, Florida 33701
Main St. Mortgage	7,170	100 2nd Ave S, Suite 200 N, St. Petersburg, FL
Main St. Mortgage (renewal)	7,170	100 2nd Ave S, Suite 200 N, St. Petersburg, FL
Mediacentric Group	20,880	2000 Ulmerton Rd., The Tides-Suite 500, St. Petersburg, FL
Mercantile Bank	3,436	1st Ave. S, McNulty Station-Suite 240, St. Petersburg, FL
Merrill Lynch	35,361	One Progress Plaza, BoA Tower, St. Petersburg, FL One Progress Plaza, BoA Tower - Suite 1300, 1340, 1400, St. Petersburg, FL
Merrill Lynch	22,882	One Progress Plaza, BoA Tower, St. Petersburg, FL
Midtown Sundries	8,814	1st Ave. S, McNulty Station-Garage, St. Petersburg, FL
Modern Business Associates	16,439	9455 Koger Blvd - Suite 200, St. Petersburg, FL
Mort. Invest. / Republic Bank	50,000	Republic Bank
N. A. Underwriters, Inc.	3,692	Duhme Rd., Duhme Prof. Center-Suite 305, Seminole, FL
National Dist. Center	119,780	7th Ave., Crown Warehouse-Suite 100, Tampa, FL
Nature's Therapy	10,000	6316 Anderson Rd., Tampa, FL
Oasis Stores	1,980	One Progress Plaza, BoA Tower-Suite 135, St. Petersburg, FL
Olsten Staffing Services	2,164	450 Carillon Pkwy, Castille-Suite 110, St. Petersburg, FL
Omega Insurance	2,636	501 1st Ave. N, 501 Bldg.-Suite 501, St. Petersburg, FL
Open Network Tech.	3,089	13577 Feather Sound Dr., Feather Sound-Suite 500, Clearwater, FL
Ownit Mortgage	11,146	Plaza Tower - Suite 400, St. Petersburg, FL
Panini's	1,249	106 E. College St., Highpoint Center, Tallahassee, FL
PC HowTo	5,619	450 Carillon Parkway, Castille-Suite 150, St. Petersburg, FL
Peter R. Giroux P.A.	1,683	300 1st Ave. S, SunTrust Bank, St. Petersburg, FL
Phillip Taylor, Esquire	2,551	One Progress Plaza, BoA Tower-Suite 710, St. Petersburg, FL
Powell, Carney, & Ramsay	5,628	One Progress Plaza, BoA Tower-Suite 1200, St. Petersburg, FL
Powell, Carney, Hayes	8,509	One Progress Plaza, BoA Tower Suite-1210, St. Petersburg, FL
Practice Management, Inc	9,705	701 94th Avenue N, Suite 220, St. Petersburg, FL
Practice Management, Inc (expansion)	1,415	701 94th Avenue N, Suite 220, St. Petersburg, FL
Presidion Solutions	25,447	Colonial Center Bayside, 17755 U.S. 19 N., Clearwater, FL
Progress Telecom	28,500	100 2nd Ave. S, City Center- Suite 400S & 500S, St. Petersburg, FL
Progressive Insurance	13,100	8950 9th Street North, St. Petersburg, Florida 33702
Quizno's	1,493	One Progress Plaza, BoA Tower-Suite 150, St. Petersburg, FL
R. R. Donnelley	4,744	450 Carillon Pkwy, Castille-Suite 200, St. Petersburg, FL
Raymond James Financial	78,990	100 Carillon Pkwy, 100 Carillon, St. Petersburg
Raymond James Financial	20,707	One Progress Plaza, BoA Tower, St. Petersburg, FL One Progress Plaza, BoA Tower - Suite 165 & 210, St. Petersburg, FL
Raymond James Financial	15,009	One Progress Plaza, BoA Tower, St. Petersburg, FL
RBC Dain Rauscher	23,784	2 nd Ave S., Suites 800S & 1201S, St. Petersburg, FL
Reingruber & Company	7,331	2nd Ave. S, City Center-Suite 200, St. Petersburg, FL
Reingruber & Company	5,513	2nd Ave. S, City Center-Suite 1200, St. Petersburg, FL
Reflectx Staffing	1,287	9800 4th Street N, St. Lucie Blg - Suite 105, St. Petersburg, FL
Riscorp	parking	1390 Main St., Sarasota, FL
RKM Development	1,716	100 Second Ave. S, City Center-Suite 204-N, St. Petersburg, FL
S.P. Richards Company	63,000	4701 E. 7th Ave., Crown Warehouse-Suite 200, Tampa, FL
Sabal Holdings	8,878	One Progress Plaza, BoA Tower - Suite 200, St. Petersburg, FL
Seashellbooks.com	42,500	5355 115th Avenue N, Clearwater, FL
Senior Health	4,683	2nd Ave. S, City Center, St. Petersburg, FL

Senior Health	3,608	100 2nd Ave S., Suite 602SS, St. Petersburg, FL
Sentry Insurance	2,538	Centres @ Feathersound-3001 Executive Center Dr., Clearwater, FL
Sheila Turner, Esq	769	100 2nd Ave S., Suite 104N, St. Petersburg
Smith TV	1,849	700 Central Avenue-Suite 201, St. Petersburg, FL
Spiller Research	3,573	475 Central Ave, Suite 400 Kress Building-St. Pete, FL 33701
SPJC/John Pickford Trust	10,075	14044 Rubin Icot, Clearwater, FL
St. Petersburg Kennel Club	819	106 E. College St., Highpoint Center-Suite 650, Tallahassee, FL
Sterling Holdings	2,240	One Progress Plaza, BoA Tower-Suite 810, St. Petersburg, FL
Student Resources	13,327	805 Executive Dr., Pasco Bldg.-Suite 220, St. Petersburg, FL
Student Resources	24,951	805 Executive Dr., Pasco Bldg.-Suite 220, St. Petersburg, FL
SunCoast Net Solutions, LLC	1,570	1700 66th Street North in St. Petersburg, Florida 33710
Suncare Health	17,016	106 E. College St., Highpoint Center, Tallahassee, FL
SunTrust Bank	15,191	300 1st Ave. S, SunTrust Bank, St. Petersburg, FL
Superior Bank	4,599	100 Carillon Pkwy, 100 Carillon-Suite 190, St. Petersburg, FL
Superior Bank	7,920	450 Carillon Pkwy, Castille-Suite 2-100, St. Petersburg, FL
Tarpon Scurry	4,601	501 1st Ave. N, 501 Bldg., St. Petersburg, FL
Taylor White	1,662	450 Carillon Pkwy, Castille-Suite 110, St. Petersburg, FL
The Able Trust	3,564	106 E. College St., Highpoint Center-Suite 820, Tallahassee, FL
The College Board	3,270	106 E. College St., Highpoint Center-Suite 1010, Tallahassee, FL
The Tampa Bay Cooking Acad.	3,606	700 Central Avenue-Suite 102, St. Petersburg, FL
Thompson Goodis Thompson	15,169	700 Central Avenue-Suite 500, St. Petersburg, FL
Tim Jesatis	1,393	501 1st Ave. N, 501 Bldg.-Suite 803, St. Petersburg, FL
Torres & Nation	819	106 E. College St., Highpoint Center-Suite 650, Tallahassee, FL
Travel Holdings	4129	780 Carillon Parkway, Suite 100, St. Petersburg, FL
Trenam Kemker	5,552	One Progress Plaza, BoA Tower, St. Petersburg, FL
Trenam Kemker, etal	56,022	400 N. Ashley, 400 N. Ashley - Suite 2200 , Tampa, FL
Tucker & Ludin, PA	3,789	13577 Feather Sound Dr., Feather Sound-Suite 300, Clearwater, FL
United Insurance	5,076	700 Central Avenue - Suite 302, St. Petersburg, FL
U.S. Government-GSA	2,399	One Progress Plaza, BoA Tower-Suite 1220, St. Petersburg, FL
Verizon	2,198	106 E. College St., Highpoint Center-Suite 800, Tallahassee, FL
Weber Shandwick Worldwide	1,818	106 E. College St., Highpoint Center-Suite 640, Tallahassee, FL
Weblink Communications	4,800	1360 58th St., Icot Center-Suite, 613, Clearwater, FL
Wedding & Assoc. Arch.	4,100	300 1st Ave. S, SunTrust Bank, St. Petersburg, FL
Westshore Ventures	1,291	260 1st Ave. S, McNulty Station-Suite 110, St. Petersburg, FL
William J Lynch	3,881	One Progress Plaza, BoA Tower-Suite 2210, St. Petersburg, FL
William Short Clothiers	2,387	One Progress Plaza, BoA Tower-Suite 170, St. Petersburg, FL
Women's Tennis Association	12,323	One Progress Plaza, BoA Tower - Suite 1500, St. Petersburg, FL
Wrenthead	2,310	9800 4th Street N, St. Lucie Blg - Suite 310, St. Petersburg, FL
Yale Capital	1,889	Plaza Tower - Suite 470, St. Petersburg, FL
TOTAL		2,322,412

**Sales Completed By Michael S. Talmadge
Echelon Real Estate Services, LLC**

Building Sold	RSF	Sales Price
Centres at Feather Sound	63,500	\$5,000,000
SunTrust Bank Building	53,000	\$5,800,000
WWW Building	17,000	\$1,700,000
United Way	8,000	\$800,000
Duhme Professional Center	4,998	\$1,458,000
Wallace Welch Willingham Building	4,830	\$1,700,000
1607 9 th Street North (Updegraff Bldg)	17,094	\$580,000
TOTAL	168,422	\$17,038,000