



PRESIDENT (Since the company's formation in 2002)

Jeff D. Behrana, PE

Mr. Behrana has 37 years of civil engineering and project management experience and his background includes all types of site development projects.

Mr. Behrana has 37 years of experience with general site civil engineering, including public works, and has been practicing civil engineering in the state of Arizona for 31 years. In 2002 Mr. Behrana formed Optimus Civil Design Group with the help of his partners – David K. Lu, Devan F. Wastchak and Robert C.G. Kerwin. Today the firm has a portfolio of high profile projects and a reputation that has resulted in a respected list of repeat clientele.

Mr. Behrana's primary focus since the companies inception has been the success and growth of Optimus Civil Design Group. In addition to collaborating with the other partners on long term strategic and financial planning matters, Mr. Behrana manages all aspects of company operations, marketing, employee recruitment, project oversight and client relations.

After completing his high school education in a well respected private school in Karachi, Pakistan, Mr. Behrana moved to Fort Wayne, Indiana to pursue an engineering degree at Indiana Institute of Technology. While attending university, Mr. Behrana worked on several public works projects as an engineer in training with the State Highway Department. His experience in the public sector led to a job with the City of Fort Wayne in their water pollution control engineering department. During his eight year tenure with the City, Mr. Behrana worked as both a design and project engineer on multi-million dollar sewer interceptor projects in conjunction with the Environmental Protection Agency.

EDUCATION

BS, Civil Engineering, Indiana Institute of Technology, Fort Wayne, Indiana - 1977

PROFESSIONAL AFFILIATIONS

Registered Professional Engineer (PE) Indiana - 1984

Registered Professional Engineer (PE) Arizona - 1985

Registered Professional Engineer (PE) California - 1990

OTHER AFFILIATIONS

National Society of Professional Engineers

American Society of Civil Engineers

Arizona Consulting Engineers Association

Valley Partnership

PRIOR WORK EXPERIENCE

Jeff D. Behrana, PE

2002-Present **OPTIMUS CIVIL DESIGN GROUP** – Phoenix, Arizona

President / Founding Partner

See biography on previous page for a description of Mr. Behrana's responsibilities.

The following selected projects highlight the capabilities of Mr. Behrana and the Optimus team.

Mixed Use / Retail **CityNorth®; Phoenix, Arizona**

This is a unique city-within-a-city comprising 144-acres of mixed-use development with retail, restaurant, residential, office and hotel. CityNorth® is situated in the affluent area of Northeast Phoenix and is the commercial core of the Desert Ridge® master-planned community. Phase I, which has been constructed and opened to business, consists of nearly 1 M SF. Total build out is expected to be 5.5 to 6 M SF. Optimus has provided all facets of site civil engineering services since 2002. Specifically, Optimus' design services include, but are not limited to, master plan feasibility analysis, mass grading, off and on-site drainage facilities, sewer and water systems, as well as all internal vehicular driveways and at-grade parking fields.

Mixed Use / Retail **Tempe Marketplace; Tempe, Arizona**

Tempe Marketplace, which opened in September 2007, is home to Harkins Theatres, Dave & Buster's, Best Buy, JC Penny's, Super Target and Sam's Club. This 120-acre retail lifestyle center consists of 1.4 M SF of retail, dining and entertainment venues, and is particularly unique because it was constructed on what used to be a "brownfield" site. The majority of the center was built on a non-organic landfill which had to be compacted by means of "deep dynamic compaction." The remainder of the development was located above an organic landfill that had to be removed and backfilled prior to construction. Optimus worked closely with the Client's construction team and other consultants to develop a strategy to address these sub-surface issues and estimate the associated cost. To further complicate the development process, the project was developed on what were once 150 separate parcels owned by multiple property owners. In addition to providing all facets of the civil design for the on and off-site infrastructure improvements, Optimus provided the survey data and parcel exhibits necessary for its Client to complete the negotiation and assemblage of these parcels. In addition, Optimus helped facilitate the abandonment of over 200 public and private easements and prepared all of the related legal descriptions and exhibits associated with these efforts.

Retail **Sundance Towne Center; Buckeye, Arizona**

A 70 acre shopping center consisting of ~ 0.5 M SF of retail/dining and shops located ~ 35 miles west of phoenix in the growing community of Buckeye. Currently under construction, major anchors consist of a Super Wal-Mart, Lowe's, PetSmart, Office Max, etc. It is the first major shopping center in Buckeye to fill the needs of the residents who had to commute for miles previously. Grand opening was July 2007.

Retail **Old Spanish Trail Crossing; Tucson, Arizona**

This project offered an opportunity for Optimus to apply our grading expertise as there were many unique aspects to accommodate. This retail project is anchored by a Target Store and had topography relief of approximately 60 feet across the Target Store, overlooking the Rincon Mountains. Optimus provided extensive civil engineering services including the design and relocation of a historic trail and also the design of a pedestrian underpass. The shopping center opened in summer of 2004.

Multi-Family

Toscana at Desert Ridge; Phoenix, Arizona

This is an upscale 1568 unit residential development situated within the Desert Ridge® master plan and is located directly north of the CityNorth® project. While the majority of the units are individually owned condominiums, a portion of this development will be constructed and operated as an assisted living community. In order to achieve a blended density of 31.72 units per acre while preserving meaningful areas of open space, the project design incorporated 4-story buildings with elevators and subterranean parking structures. A series of connected retention basins and storm water conveyance improvements were utilized to maximize the landscape aesthetic of the project while accommodating easements for the vast network of underground utilities necessary to service the large number of residential units.

Optimus provided all necessary preliminary due diligence, entitlement, site surveying and civil engineering services for this multi-phased project. The initial phase of construction was completed in fall 2005, with future phases to start based upon market demand.

Office

VIVO Building; Phoenix, Arizona

This award winning Class A office building opened for business in The Cotton Center in February of 2008 and is home to Optimus' corporate office. The building features a cyber café and lounge, fitness center, a meditation and massage room, second story balcony with barbeque, and shared conference room with smart displays and video conferencing capabilities. By integrating work, fitness and social interaction, occupants are rejuvenated and elevated to a new level of corporate brand awareness. Thoughtful details throughout the building like waterless plumbing features, low-e glass, automated window coverings, and automated lighting and temperature controls, add to the sustainable qualities of the building. Optimus provided all due diligence, survey and civil engineering associated with the development of The VIVO Building.

Office

Desert Ridge Corporate Center; Phoenix, Arizona

This multi-phased, 530,000 SF, 60-acre office and medical use campus, located within the Desert Ridge® community in Northeast Phoenix, is strategically positioned along the Loop 101 freeway immediately west of Desert Ridge Marketplace and CityNorth®. Since the projects inception in 2002, Optimus has provided all site civil engineering services. Phases I and II exist today at 136,000 SF each with adjacent parking garages and a commanding four-story presence. The remaining two (2) phases are slated for completion by spring of 2012.

1985-2002

**STANTEC CONSULTING – Tucson/Phoenix, Arizona
Manager/Principal**

Mr. Behrana joined Cella Barr Associates (subsequently purchased by Stantec Consulting) and moved to Tucson, Arizona in 1985 after being recruited for his extensive design experience with large water pollution related projects. Stantec leveraged Mr. Behrana's experience to pursue and secure municipal water pollution engineering projects. While in Tucson, Mr. Behrana was also responsible for the design and management of both private and public civil engineering projects, and later served as a manager in the private land development division.

After 12 years operating out of the Tucson office, Mr. Behrana relocated to the Phoenix office in order to start and manage a land development division. Since this was a new division of the company, Mr. Behrana was responsible for hiring new staff, procuring new projects and supervising design production within a very short period of time. At the time he decided to leave Stantec to start Optimus, he had grown the division to ten full time employees including five engineers and gross annual revenues of \$3,000,000.

The following selected projects highlight Mr. Behrana experience while employed by Cella Barr Associates / Stantec Consulting.

Public Works

South Rillito Interceptor Sewer; Tucson, AZ

Project engineer responsible for providing design services to Pima County Wastewater Management for approximately four miles of 54" to 66" sanitary sewer interceptor within urbanized Tucson. Preliminary planning included a comprehensive alignment evaluation report addressing construction costs and non-cost factors. The final design also included plans, specification and technical design report. A special design feature is 1.5 miles of underground tunnel installation of the sewer to minimize construction disruptions and overcome adverse soil conditions.

Public Works

Columbus Wash Drainage Relief Project; Tucson, AZ

Senior project engineer responsible for conducting a study and designing plans for the Columbus Wash watershed. Due to significant flooding of streets, property and structures, the project determined potential alternatives to resolve flooding issues and selected one alternative through a combination of technical analyses and public involvement. Construction documents were ultimately prepared for over two (2) miles of large diameter cast in place arched pipe and culverts.

Public Works

Sonora Desert Grasslands Exhibit; Tucson, AZ

Project engineer for the design of a desert grassland habitat for prairie dogs and other grasslands species. Provided civil, and engineering services, and hydrology.

Public Works

Hi Corbett Field Renovation/Expansion; Tucson, AZ

For spring training use by the new major league team, the Colorado Rockies. Provided civil engineering, surveying and landscape architectural services for the expansion and renovation of this minor league baseball park. The project added 21,470-square foot of new space to the minor league Tucson Toro stadium including a new stadium entrance, major league clubhouse, minor league clubhouse, a concession building, a press box, a restroom facility, upgraded pitching/hitting facilities and a coaching observation structure. Services included grading, paving and site utilities.

Public Works

SCS-7; Tucson, AZ

Project Manager responsible for various projects under an open-end contract for miscellaneous sewer conveyance systems design with Pima County Wastewater Management.

Education

Sahuarita High School; Sahuarita, AZ

Project Manager responsible for providing site civil services, and the supervision and design of a new high school campus along with the expansion of the existing campus on an 80-acre site. This includes a wetlands project to handle sewage disposal from a new high school which tied into existing septic systems on this seven-building campus. The wetlands will also include construction of a 200,000-gallon storage pond for reclaimed water to use for fire protection requirements and irrigation of the entire campus.

Education

Picture Rock Elementary School; Marana, AZ

Project Manager responsible for the supervision of site civil engineering, including hydrology, grading and paving plans, site sewer and water, utility coordination, and cost estimates. Also provided assistance to the School District in site selection. A unique feature of this site included the design of onsite sewage disposal system for over 1,000 students and staff.

Education

Coyote Trail Elementary School; Marana, AZ

Project Manager responsible for the supervision of site civil engineering, including hydrology, grading and paving plans, site sewer and water, utility coordination, and cost estimates located on Silverbell Road within the Continental Ranch Master Community.

Medical

Tucson Rehabilitation Hospital; Tucson, AZ

Project engineer responsible for preparation of development plans and site civil engineering including grading, paving, water and sewer for this 80,000-square foot, 80-bed hospital located on 7.5 acres. The hospital accommodates trauma, stroke and orthopedic patients.

Medical

The Forum - Assisted Living Facility Addition Design/Build; Tucson, AZ

Provided site civil engineering services including survey, hydrology, grading, drainage, and site utilities for a two-phased 100-unit addition to a 360-unit assisted living facility.

Mixed Use / Retail

Desert Ridge Marketplace; Phoenix, AZ

A unique high profile retail shopping center in North Phoenix ranked as #1 in recent real estate valley news developed by a highly respected Phoenix developer. It comprises a site area of 110 acres consisting of 1.2 million square feet of retail which includes majors such as Target Greatland, AMC Theatres, Office Max, Barnes & Noble, Jillian's, Jo-Ann, Marshalls, Ross, Ultimate Electronics, Albertson's etc. The site comprises of 4 distinct districts consisting of a Hard Goods District, Soft Goods District, Lifestyle Entertainment District and a neighborhood Center.

Mr. Behrana and his team provided a comprehensive set of site civil engineering services inclusive of initial due diligence, cost studies, site civil construction documents, construction administration, staking and day to day development coordination with several other developer consultants. The entire site was designed and constructed all at once as one (1) project. Constant coordination was a key factor in this project especially with several tenants, architects and sub-consultants. Construction documents included complete storm water drainage analysis and

retention basin design, site grading, water distribution system, wastewater collection system, and parking.

Retail **Four Peaks Plaza; Fountain Hills, AZ**

Project Manager responsible for providing complete site engineering services for this 50-acre retail center consisting of 300,000 square feet of space with one of the majors being a Target Greatland Store. Extensive offsite road and rechannelization of existing wash improvements characterize the site. This project was one of the first major commercial developments in the Town of Fountain Hills and went through extensive rezoning and public participating process.

Multi-Family **The Retreat at the Raven; Phoenix, AZ**

Project Manager responsible for providing complete site engineering services for this 200-unit apartment complex located on 36th Street and Baseline in the vicinity of the Raven Golf Course.

Multi-Family **Mission De Oro Apartments; Tucson, AZ**

Project Manager responsible for providing complete site engineering services for this 304-unit apartment complex located on 18 acres. The project presented challenging grading design with a key component being the preservation of an entire natural wash, which bisects the property in half.

Industrial **Butterfield Business Park; Tucson, AZ**

Project Manager responsible for providing master planning, site engineering plans, and platting of a 200 acre Industrial Park located at I-10 and Irvington Roads in Tucson. Involved with several major tenants such as Airborne Express, Federal Express, Hughes Supply, RV Facilities and Several Motels, etc.

Residential **Pima Canyon Estates; Tucson, AZ**

Project Manager responsible for the design and supervision of this unique 296-lot high-end custom-lot subdivision on 450 acres. Gently rolling to steep slopes characterizes this highly vegetated site at the foothills of the Coronado Forest. Lots sizes ranged from 1-5 acres in size. A unique planning process prior to plat submission included several days in the field on the layout of roads and utilities to minimize disruption to the desert environment. Field information was then finalized in the office prior to proceeding with the platting and construction documents. Riparian mitigation plans were also a part of this very unique subdivision along with the preservation of every jurisdictional wash.

**1977-1985 CITY OF FORT WAYNE – Fort Wayne, Indiana
Project Engineer**

See page one of his biography for a description of Mr. Behrana's responsibilities.