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Form 990-EZ

Department of the Treasury
Internal Revenue ServiceShort Form
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

Sponsoring organizations of donor advised funds and controlling organizations as defined in section 512(b)(13) must file Form 990. All other organizations with gross receipts less than \$500,000 and total assets less than \$1,250,000 at the end of the year may use this form.

The organization may have to use a copy of this return to satisfy state reporting requirements

OMB No 1545-1150

2009

Open to Public
Inspection

A For the 2009 calendar year, or tax year beginning

and ending

B Check if applicable

- ☐ Address change
☐ Name change
☐ Initial return
☐ Terminated
☐ Amended return
☐ Application pending

Please use IRS label or print or type See

Specific Instructions

C Name of organization

INSTITUTE OF REAL ESTATE MANAGEMENT -
MINNESOTA CHAPTER NO. 45

Number and street (or P.O. box, if mail is not delivered to street address)

4248 PARK GLEN ROAD

City or town, state or country, and ZIP + 4

MINNEAPOLIS, MN 55416

D Employer identification number

51-0204264

E Telephone number

952-928-4670

F Group Exemption

Number 3002

Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach a completed Schedule A (Form 990 or 990-EZ)

G Accounting method: ☐ Cash ☒ Accrual
Other (specify) _____

I Website: HTTP://WWW.IREM.ORG

J Tax-exempt status (check only one) - ☒ 501(c) (6) (insert no.) ☐ 4947(a)(1) or ☐ 527H Check ☒ if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF)K Check ☐ if the organization is not a section 509(a)(3) supporting organization and its gross receipts are normally not more than \$25,000. A Form 990-EZ or Form 990 return is not required, but if the organization chooses to file a return, be sure to file a complete return.

L Add lines 5b, 6b, and 7b, to line 9 to determine gross receipts; if \$500,000 or more, file Form 990 instead of Form 990-EZ \$ 263,610.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (See the instructions for Part I.)

Revenue	1	Contributions, gifts, grants, and similar amounts received	1	61,600.
	2	Program service revenue including government fees and contracts	2	120,340.
	3	Membership dues and assessments	3	53,699.
	4	Investment income	4	621.
	5a	Gross amount from sale of assets other than inventory	5a	
	5b	Less: cost or other basis and sales expenses	5b	
	5c	Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a)	5c	
	6	Special events and activities (complete applicable parts of Schedule G). If any amount is from gaming, check here <input type="checkbox"/>		
	6a	Gross revenue (not including \$ _____ of contributions reported on line 1)	6a	
6b	Less: direct expenses other than fundraising expenses	6b		
6c	Net income or (loss) from special events and activities (Subtract line 6b from line 6a)	6c		
7a	Gross sales of inventory, less returns and allowances	7a		
7b	Less: cost of goods sold	7b		
7c	Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)	7c		
8	Other revenue (describe SEE STATEMENT 4)	8	27,350.	
9	Total revenue. Add lines 1, 2, 3, 4, 5c, 6c, 7c, and 8	9	263,610.	
Expenses	10	Grants and similar amounts paid (attach schedule)	10	
	11	Benefits paid to or for members	11	
	12	Salaries, other compensation, and employee benefits	12	
	13	Professional fees and other payments to independent contractors	13	485.
	14	Occupancy, rent, utilities, and maintenance	14	58.
	15	Printing, publications, postage, and shipping	15	7,204.
	16	Other expenses (describe SEE STATEMENT 5)	16	238,792.
17	Total expenses. Add lines 10 through 16	17	246,539.	
Net Assets	18	Excess or (deficit) for the year (Subtract line 17 from line 9)	18	17,071.
	19	Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19	96,142.
	20	Other changes in net assets or fund balances (attach explanation)	20	
	21	Net assets or fund balances at end of year. Combine lines 18 through 20	21	113,213.

Part II Balance Sheets. If Total assets on line 25, column (B) are \$1,250,000 or more, file Form 990 instead of Form 990-EZ.

(See the instructions for Part II.)

	(A) Beginning of year	(B) End of year
22 Cash, savings, and investments	160,131.	162,077.
23 Land and buildings		
24 Other assets (describe SEE STATEMENT 2)	5,196.	8,578.
25 Total assets	165,327.	170,655.
26 Total liabilities (describe SEE STATEMENT 3)	69,185.	57,442.
27 Net assets or fund balances (line 27 of column (B) must agree with line 21)	96,142.	113,213.

12

Part III	Statement of Program Service Accomplishments (See the instructions for Part III.)
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What is the organization's primary exempt purpose?**EDUCATE INDUSTRY MEMBERS**

Describe what was achieved in carrying out the organization's exempt purposes. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title

Expenses

(Required for section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts, optional for others.)

28 LUNCHEON AND DINNER MEETINGS TO PROMOTE INTERACTION AMONG
MEMBERS AND TO PROMOTE PLANNING/SCHEDULING OF EVENTS AND
SEMINARS FOR MEMBER EDUCATION.

(Grants \$) If this amount includes foreign grants, check here

28a

29 EDUCATION COURSES AND SEMINARS TO EDUCATE MEMBERS AND
PROMOTE A STRONGER AND MORE KNOWLEDGEABLE REAL ESTATE
INDUSTRY.

(Grants \$) If this amount includes foreign grants, check here

29a

30 COMMITTEES TO PLAN EDUCATIONAL MEETINGS AND SEMINARS FOR
THE BENEFIT OF ALL MEMBERS.

(Grants \$) If this amount includes foreign grants, check here

30a

31 Other program services (attach schedule)

(Grants \$) If this amount includes foreign grants, check here

31a

32 **Total program service expenses** (add lines 28a through 31a)

32

Part IV **List of Officers, Directors, Trustees, and Key Employees.** List each one even if not compensated (See the instructions for Part IV.)

[illegible]

Part V Other Information (Note the statement requirements in the instructions for Part V)

	Yes	No
33 Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity		X
34 Were any changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the changes		X
35 If the organization had income from business activities, such as those reported on lines 2, 6a, and 7a (among others), but not reported on Form 990-T, attach a statement explaining why the organization did not report the income on Form 990-T.		
a Did the organization have unrelated business gross income of \$1,000 or more or was it subject to section 6033(e) notice, reporting, and proxy tax requirements?	X	
b If "Yes," has it filed a tax return on Form 990-T for this year?	X	
36 Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes," complete applicable parts of Sch. N		X
37a Enter amount of political expenditures, direct or indirect, as described in the instructions. 0.		
b Did the organization file Form 1120-POL for this year?		X
38a Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still outstanding at the end of the period covered by this return?		X
b If "Yes," complete Schedule L, Part II and enter the total amount involved		
38b		N/A
39 Section 501(c)(7) organizations. Enter:		
a Initiation fees and capital contributions included on line 9		N/A
b Gross receipts, included on line 9, for public use of club facilities		N/A
40a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under:		
section 4911 N/A ; section 4912 N/A ; section 4955 N/A		
b Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year or is it aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I		N/A
c Section 501(c)(3) and 501(c)(4) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958		N/A
d Section 501(c)(3) and 501(c)(4) organizations. Enter amount of tax on line 40c reimbursed by the organization		N/A
e All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T		X
41 List the states with which a copy of this return is filed. NONE		
42a The organization's books are in care of JOHN FRANCIS - THE HARRINGTO Telephone no. 952-928-4670		
Located at 4248 PARK GLEN ROAD, MINNEAPOLIS, MN ZIP + 4 55416		
b At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		X
If "Yes," enter the name of the foreign country: See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts		
c At any time during the calendar year, did the organization maintain an office outside of the U.S.?		X
If "Yes," enter the name of the foreign country: Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041 - Check here		
and enter the amount of tax-exempt interest received or accrued during the tax year 43 N/A		
44 Did the organization maintain any donor advised funds? If "Yes," Form 990 must be completed instead of Form 990-EZ		X
45 Is any related organization a controlled entity of the organization within the meaning of section 512(b)(13)? If "Yes," Form 990 must be completed instead of Form 990-EZ		X

Form 990-EZ (2009)

Part VI **Section 501(c)(3) organizations and section 4947(a)(1) nonexempt charitable trusts only.** All section 501(c)(3) organizations and section 4947(a)(1) nonexempt charitable trusts must answer questions 46-49b and complete the tables for lines 50 and 51

- 46 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I
- 47 Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II
- 48 Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E
- 49a Did the organization make any transfers to an exempt non-charitable related organization?
- b If "Yes," was the related organization a section 527 organization?
- 50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees and key employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

	Yes	No
46		
47		
48		
49a		
49b		

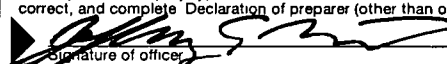
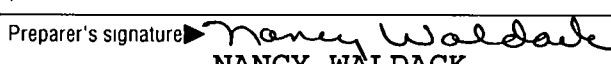
(a) Name and address of each employee paid more than \$100,000	(b) Title and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances
N/A				

f Total number of other employees paid over \$100,000

- 51 Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and address of each independent contractor paid more than \$100,000	(b) Type of service	(c) Compensation
N/A		

d Total number of other independent contractors each receiving over \$100,000

Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.		
	 Signature of officer		05-06-10 Date
	JEFFREY E BORST, Chapter President for 2010 Type or print name and title		
Paid Preparer's Use Only	Preparer's signature	Date	Check if self-employed <input type="checkbox"/>
	 NANCY WALDACK	5-3-10	Preparer's identifying number (See instr.)
	Firm's name (or yours if self-employed), address, and ZIP + 4	EIN	Phone no.
	SMITH, SCHAFER AND ASSOC., LTD. 6800 FRANCE AVE SO., SUITE 555 EDINA, MN 55435-2071		952-920-1455

May the IRS discuss this return with the preparer shown above? See instructions

☒ Yes ☐ No

Form 990-EZ (2009)

Form **4562**Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

Depreciation and Amortization 990-EZ
(Including Information on Listed Property)

▶ See separate instructions.

▶ Attach to your tax return.

OMB No. 1545-0172

2009Attachment
Sequence No 67**INSTITUTE OF REAL ESTATE MANAGEMENT -
MINNESOTA CHAPTER NO. 45****FORM 990-EZ PAGE 1****51-0204264****Part I Election To Expense Certain Property Under Section 179** Note: If you have any listed property, complete Part V before you complete Part I

1	Maximum amount See the instructions for a higher limit for certain businesses	1	250,000.
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation	3	800,000.
4	Reduction in limitation Subtract line 3 from line 2 If zero or less, enter -0-	4	
5	Dollar limitation for tax year Subtract line 4 from line 1 If zero or less, enter -0- If married filing separately, see instructions	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2008 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12	Section 179 expense deduction Add lines 9 and 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2010 Add lines 9 and 10, less line 12	13	

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Do not include listed property.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year	14	
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	

Part III MACRS Depreciation (Do not include listed property) (See instructions)**Section A**

17	MACRS deductions for assets placed in service in tax years beginning before 2009	17	58.
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here		

Section B - Assets Placed in Service During 2009 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs		S/L	
h Residential rental property	/		27 5 yrs	MM	S/L	
	/		27 5 yrs	MM	S/L	
i Nonresidential real property	/		39 yrs.	MM	S/L	
	/			MM	S/L	

Section C - Assets Placed in Service During 2009 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs		S/L	
c 40-year	/		40 yrs	MM	S/L	

Part IV Summary (See instructions)

21	Listed property Enter amount from line 28	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21 Enter here and on the appropriate lines of your return Partnerships and S corporations - see instr	22	58.
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

**INSTITUTE OF REAL ESTATE MANAGEMENT -
MINNESOTA CHAPTER NO. 45**

Form 4562 (2009)

51-0204264 Page 2

Part V Listed Property (Include automobiles, certain other vehicles, cellular telephones, certain computers, and property used for entertainment, recreation, or amusement)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A - Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles)

24a Do you have evidence to support the business/investment use claimed? ☐ Yes ☐ No **24b** If "Yes," is the evidence written? ☐ Yes ☐ No

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
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25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use **25**

26 Property used more than 50% in a qualified business use

		%						
		%						
		%						

27 Property used 50% or less in a qualified business use

		%			S/L -		
		%			S/L -		
		%			S/L -		

28 Add amounts in column (h), lines 25 through 27 Enter here and on line 21, page 1 **28**

29 Add amounts in column (i), line 26 Enter here and on line 7, page 1 **29**

Section B - Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person
If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles

	(a) Vehicle		(b) Vehicle		(c) Vehicle		(d) Vehicle		(e) Vehicle		(f) Vehicle	
30 Total business/investment miles driven during the year (do not include commuting miles)												
31 Total commuting miles driven during the year												
32 Total other personal (noncommuting) miles driven												
33 Total miles driven during the year Add lines 30 through 32												
34 Was the vehicle available for personal use during off-duty hours?	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
35 Was the vehicle used primarily by a more than 5% owner or related person?												
36 Is another vehicle available for personal use?												

Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who are not more than 5% owners or related persons.

37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?	Yes	No
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use?		

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," do not complete Section B for the covered vehicles.

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
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42 Amortization of costs that begins during your 2009 tax year

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43 Amortization of costs that began before your 2009 tax year **43**

44 Total. Add amounts in column (f). See the instructions for where to report **44**

FORM 990-EZ	OTHER EXPENSES	STATEMENT	1
DESCRIPTION	AMOUNT		
MANAGEMENT FEES	83,901.		
TELEPHONE/FAX	437.		
OFFICE SUPPLIES	757.		
REIMBURSEABLE EXPENSES	228.		
BANK CHARGES	2,782.		
INSURANCE	1,974.		
MISC	20.		
EDUCATIONAL PROGRAMS	105,789.		
NATIONAL MEETINGS	23,631.		
IREM BOOTH	510.		
COMMUNICATIONS	677.		
DIRECTORY	8,568.		
PUBLIC RELATIONS	884.		
MEMBERSHIP DEVELOPMENT	1,227.		
NEWSLETTER	363.		
VENDOR RELATIONS	2,181.		
MISC	548.		
WEBSITE	1,350.		
EXECUTIVE COUNCIL MEETING	1,086.		
UBIT TAXES	1,569.		
BAD DEBT	310.		
TOTAL TO FORM 990-EZ, LINE 16	238,792.		

FORM 990-EZ	OTHER ASSETS	STATEMENT	2
DESCRIPTION	BEG. OF YEAR	END OF YEAR	
ACCOUNTS RECEIVABLE	3,770.	3,635.	
PREPAID EXPENSES	1,368.	4,943.	
OTHER DEPRECIABLE ASSETS	58.	0.	
TOTAL TO FORM 990-EZ, LINE 24	5,196.	8,578.	

FORM 990-EZ	OTHER LIABILITIES	STATEMENT	3
DESCRIPTION	BEG. OF YEAR	END OF YEAR	
DEFERRED REVENUE	53,146.	44,095.	
ACCOUNTS PAYABLE	1,415.	549.	
MOLLY SCHOLARSHIP FUND	8,752.	7,752.	
COMMUNITY SERVICE	1,460.	1,540.	
HEARTS & HAMMERS	3,360.	2,989.	
STUDENT SCHOLARSHIPS	1,052.	517.	
TOTAL TO FORM 990-EZ, LINE 26	69,185.	57,442.	

FORM 990-EZ	OTHER REVENUE	STATEMENT	4
DESCRIPTION	AMOUNT		
ACCREDITATION FEES	2,600.		
ADVERTISING	17,500.		
MISC	80.		
TRADE SHOW BOOTH REVENUE	7,170.		
TOTAL TO FORM 990-EZ, LINE 8	27,350.		

FORM 990-EZ	OCCUPANCY, RENT, UTILITIES AND MAINTENANCE	STATEMENT	5
DESCRIPTION	AMOUNT		
DEPRECIATION	58.		
TOTAL TO FORM 990-EZ, LINE 14	58.		

FORM 990-EZ

INFORMATION REGARDING TRANSFERS
ASSOCIATED WITH PERSONAL BENEFIT CONTRACTS

STATEMENT 6

- A) DID THE ORGANIZATION, DURING THE YEAR, RECEIVE ANY FUNDS,
DIRECTLY OR INDIRECTLY, TO PAY PREMIUMS ON A PERSONAL
BENEFIT CONTRACT? [] YES [X] NO
- B) DID THE ORGANIZATION, DURING THE YEAR, PAY PREMIUMS,
DIRECTLY OR INDIRECTLY, ON A PERSONAL BENEFIT CONTRACT? . . [] YES [X] NO



Executive Councillors Roster as of Dec 28, 2009

Page 1

Name/Address		Position	Name/Address		Position
Jeff Borst, CPM, CCIM		President	Edwin F. Chan, CPM, CCIM, RPA		Vice President
Ryan Companies US, Inc. 50 South Tenth Street Suite 300 Minneapolis, MN 55403-2012 Phone: (612) 492-4213 Fax: (612) 492-3213 email: jeff.borst@ryancompanies.com			Welsh Companies, LLC 6750 France Avenue South Suite 162 Edina, MN 55435-1903 Phone: (952) 926-6600 Fax: (952) 926-7734 email: echan@welshco.com		
Stephen J. Perillo, CPM		Treasurer	Mel Schultz, CPM		Secretary
Community Association Group, Inc. 4672 Slater Rd. Eagan, MN 55122 Phone: (651) 882-0400 Fax: (651) 882-0405 email: steve@cagmn.com			New Concepts Management Group, Inc. 5707 Excelsior Blvd. St. Louis Park, MN 55416 Phone: (952) 259-1222 Fax: (952) 922-5400 email: mel@ncmgi.com		
Donna J. Becker, CPM		Executive Councillors	Jennifer Gordon, CPM		Executive Councillors
Colliers Turley Martin Tucker 7301 Ohms Lane Suite 445 Edina, MN 55439 Phone: (952) 943-2385 Fax: (952) 943-2389 email: donna.becker@ctmt.com			Pinnacle Management 5353 Wayzata Boulevard Suite 608 Minneapolis, MN 55416 Phone: (952) 544-1117 Fax: (952) 544-4781 Toll Free: 952-563-1003 direct email: jgordon@prmc.com		
Kim K. Ihle, CPM, CCIM, RPA		Executive Councillors	Krista Kay, CPM		Executive Councillors
CB Richard Ellis, Inc. The Colonnade 5500 Wayzata Blvd., Suite 125 Golden Valley, MN 55416 Phone: (763) 591-2212 Fax: (763) 591-2210 email: kim.ihle@cbre.com			email: dkkay@usfamily.net		
Laura Steffes, CPM, ARM		Executive Councillors	Michael R. Stephens, CPM, CCIM		Executive Councillors
Pinehurst Properties, Inc. 4999 France Ave. S. Suite 245 Minneapolis, MN 55410 Phone: (612) 929-0010 email: lms@pinehurstprops.com			First Industrial Realty Trust Inc. 7625 Golden Triangle Dr. Suite T Eden Prairie, MN 55344 Phone: (952) 943-7493 Fax: (952) 943-8778 email: mstephens@firstindustrial.com		



Executive Councillors Roster as of Dec 28, 2009

Page 2

Name/Address	Position	Name/Address	Position
Connie Wasley, CPM Ryan Companies US, Inc. 50 S. 10th St. Suite 300 Minneapolis, MN 55403 Phone: (612) 492-4658 email: connie.wasley@ryancompanies.com	Executive Councillors	Lynne I. Wyffels, CPM The Shelard Group, Inc. 6385 Old Shady Oak Road Suite 230 Eden Prairie, MN 55344 Phone: (952) 215-3708 Fax: (952) 215-3701 email: wyffelsl@shelardgroup.com	Executive Councillors