

JUNE 2009

STREAMLINES

Awards Season

"Teamwork is the ability to work together toward a common vision. The ability to direct individual accomplishments toward organizational objectives. It is the fuel that allows common people to attain uncommon results." – Andrew Carnegie

Congratulations to Stream Austin and Stream Houston for receiving awards of high recognition!

AUSTIN BUSINESS JOURNAL

Awards for Excellence
Winner of Distinction
2009



The Austin Business Journal named [Stream Austin](#) as one of this year's Best Places to Work in Central Texas. The winners were selected based on a survey conducted by employees, more than 150 companies were nominated this year.

The Better Business Bureau Awards of Excellence named [Stream Houston](#) a Winner of Distinction for the second consecutive year. This award honors BBB Accredited companies that maintain a superior commitment to ethics, overall excellence and quality in the workplace.

Let's keep the Stream wins coming!

[Stream Dallas](#) has the opportunity to be recognized as the Dallas Business Journal's Best Places to Work for the sixth year. This highly notable award recognizes outstanding employers in the Dallas / Fort Worth area, and unlike other awards, the vote is not based on a panel of judges. Instead, it is you, the employee, who has the influence to name your company one of DBJ's Best Places to Work in 2009. Sixty companies will earn the title of, "Best Places to Work in 2009," and will be acknowledged in a special publication that will be released in September 2009. We need your help in making this possible for Stream by voting in a confidential online survey that will be available in July.

We have rallied up a few members of the Dallas Stream Team to give you the "Top Six Reasons to Make the DBJ's Best Places to Work for the Sixth Year."

- 1 "Stream is always striving to improve itself and at the same time giving individuals the motivation and encouragement to attain our personal and professional goals."
– Randy Hart, Vice President of Construction Mgmt. Services
- 2 "During my tenure at Stream, day in and day out, I continue to experience great leadership which provides the framework for each individual in the company to have an endless growth opportunity."
– Chase Sutton, Senior Associate
- 3 "The opportunities within this company are endless. I have never worked in a place where I could basically tell my bosses what I like to do and be given the chance to explore those options."
– Kenya Brooks, Vice President of Accounting
- 4 "Stream offers a challenging and fast paced environment, which makes an interesting work place. I have always enjoyed a challenge, and the combination of a stable, but small company environment, mixed with the fast pace is a very enjoyable combination in my opinion! I have really enjoyed my first year at Stream!"
– Kathy Fuller, Payroll Administrator
- 5 "In the nine years I've been with Stream, there has always been an endless amount of growth opportunity for their employees."
– Tara Elmasri, Property Manager
- 6 "The reason I believe Stream is the best place to work is the family and team spirit that everyone in the company possesses."
– Carlton Redwine, Building Operations Manager

WELLS FARGO TOWER - AUSTIN



BAMMEL BUSINESS PARK - HOUSTON



Atlanta

- Stream Atlanta moved its office to 11695 Johns Creek Parkway, a brand new building and home to Piedmont Office Realty Trust (one of Stream's biggest institutional clients).

Austin

- Matt Frizzell and Rachel Coulter represented PRS Equities in a 3,185 sf, 17th floor lease at Capitol Tower, with Barrett Smith, PLLC. Capitol Tower is now fully leased.
- Matt Frizzell and Rachel Coulter represented AFIAA in a 5,451 sf lease at Wells Fargo Tower, with Ikard & Golden.
- Will Nichols represented Weingarten in a 7,600 sf lease at Southpark A,B,C with HVJ Associates Inc.

Dallas

Office & Leasing Management

- Sarah Payne and Jeff Schweitzer represented AA Ventures in a 30,299 sf full-floor lease transaction at The Tower at Cityplace. Williams Financial Group, a full-service financial services firm, will occupy the entire 29th floor in November 2009.

Industrial

- Bob Hagewood, Blake Kendrick and Chris Jackson signed a 252,000 sf, 10-year, direct lease with Lennox Industries at 2051 McKenzie in Carrollton, Texas. The new location is an expansion and consolidation of Lennox's residential and commercial business units.
- Jason Moser and David Duwe represented Central Engineering in their purchase of Directors Row, a 26,000 sf building. The pair also represented the landlord at 315 Cole Avenue in a 12,000 sf lease to Posh Coutre.
- Justin Robinson, Chris Money and Bob Hagewood represented Solomon Colors, Inc. in their 30,000 sf lease at 1249 Avenue R in Grand Prairie.

Tenant Representation

- Tim O. Terrell represented Mayse and Associates in their 10,817 sf lease at 14850 Quorum Drive. He also represented LTX—Credence Corporation in a 15,470 sf deal at 3321 East Renner Road in Richardson, Texas.
- Parker Handlin and Tim O. Terrell represented Capstone Underwriters Inc. in a 5,152 sf, seven-year renewal at 4144 Uptown Tower.
- Russ Webb represented Complete Credit Solutions in their renewal lease at 2921 Brown Trail in Bedford, Texas.
- Chad Hennings and Kyle Jacobs represented QVL Pharmacy's Corporate headquarters in a 5,000 sf deal.
- Kyle Jacobs represented Collabera's headquarters in a 20,000 sf deal in New Jersey.
- David Cooke completed a 10,000 sf deal with Protection One in Boston.



Houston

- GID awarded Stream the exclusive leasing and management of Bammel Business Park, a two-building assignment totaling 110,400 sf in North Houston.
- Paul Coonrod and Stewart Lyman completed a 3,050 sf deal with Axistrade Inc. at 5600 Northwest Central.
- Kyle Valentine, Justin Robinson and Chris Money leased 85,352 sf to FedEx SmartPost, Inc. at The Hardy Distribution Center, on behalf of ING Clarion.
- Justin Robinson and Chris Money leased 11,750 sf to Industrial Equipment Company at Southport Business Park, owned by Agellan Capital Partners. The team also represented AMB Property Corporation in a lease expansion of AM Worldwide to include an additional 15,688 sf at AMB IAH Airfreight Center.
- Justin Robinson and Chris Money leased 8,400 sf to Viridis Clean Energy at Northgreen Business Center on behalf of Agellan Capital Partners.



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San Antonio

- Jason Adkison and Jason Schnittger picked up an assignment at 9600 IH-35. The property is a 10,000 sf office/flex building for lease or sale located in Northeast San Antonio.
- Jeff Brown has been awarded the exclusive listing assignment for a 4,000 sf office/house located on five acres at 26807 IH-10 West in Boerne, Texas.
- Jason Schnittger has been awarded the exclusive subleasing assignment of River Crossing Professional Building. The project consists of approximately 2,950 sf of office space located in Spring Branch, Texas.
- Jason Adkison and Shannan Schnittger have been hired by L-3 Communications to handle their 10,609 sf sublease at Tower West.
- Jason Adkison and Jason Schnittger completed a 11,000 sf lease with Trinity Title at North Park Corporate Center.
- Jonathan Collins and Jason Adkison renewed 3,910 sf with Loree, Hernandez, and Lipscomb and have also renewed 1,320 sf with Ken Cooper at One Village Park.
- Shannan Schnittger and Jason Adkison completed a 1,586 sf lease with State Representative — Joaquin Castro at Tower West.
- Jeff Brown and Shannan Schnittger completed a 5,888 sf lease with Urban Plumbing Services at O'Connor Road Business Park.
- Christine Kotzur and Shannan Schnittger completed a 1,306 sf lease with Juan Gonzalez Castro at Woodlake Plaza.
- Christine Kotzur renewed 1,565 sf to Andy Chavez and 1,200 sf to National Extra Effort Payphones at Greenridge Business Park.
- Jonathan Collins renewed 2,608 sf to Dallas Rail & Mantel Company, Inc., and 2,260 sf to Commercial Van Interiors at Greenridge Business Park.
- Christine Kotzur and Shannan Schnittger relocated and expanded Elvira Cuellar to an 831 sf space at Woodlake Plaza.
- Jason Adkison and Christine Kotzur renewed 4,512 sf with Howard E. Davis, P.C. at 6655 First Park Ten Boulevard.
- Jonathan Collins completed a 4,200 sf sublease with David Gould at One Village Park.

Getting to Know Maria Higby (Property Manager – San Antonio)

Q: While interviewing, what interested you most about Stream?

A: The friendliness of the San Antonio office. The office just seemed alive and exciting. I had already given notice to my previous employer and accepted another position and was to start in three days. I had to decide quickly if this was the place for me, and I don't regret my decision for a second!

Q: What was your first job?

A: Baskin Robbins — I was a freshman in high school.

Q: If you couldn't say "the people I work with," what would you say is the best part of your job?

A: My tenants. I love getting to know them on a personal level.

Q: Who has impacted your time with Stream the most and how?

A: I can't say any one person, because everyone's been great. I like being in a team environment where you always know you can pick up the phone or e-mail someone with a question, and they will help you. San Antonio is a great office to be in.

Q: What three adjectives best describe you?

A: Adventurous, resourceful and spontaneous.

Q: What is the best advice you ever received?

A: To accept everyone for who they are and love them.

Q: What books are currently on your nightstand?

A: Trashy romance! I call them my "mindless entertainment."

Q: What has been your best business decision?

A: It was a personal business decision, but to move our family from cold Michigan (bad economy) down to warm weather (and a much better economy). We should have done this 20 years ago!

Q: Describe an interesting possession of yours.

A: My koala bear blanket. My older brother gave me this when he left for college; I was 11 years old (I am number five of seven). It has gone everywhere with me, it has been mended back together many times, and it is the one thing I don't share. Even my children know they aren't allowed to use it.

Q: On the weekends, where could people find you?

A: Anywhere there is sun and water!

Q: What activities do you enjoy outside of work?

A: Running, playing tennis or anything that keeps me active.

Q: Who inspires you the most?

A: My little sister Angie, she has Down's Syndrome and faces challenges every day, but everyday she wakes up with a smile on her face and a heart full of love.



Announcements



Frederick James Miller V was born on April 27th to Fred and Erin Miller, Stream Dallas Accounting Manager.



John Pope, Stream Dallas Associate, married Ashley Parker in Houston on May 9th.



Stevie Milam and Daniel Thompson, Stream Dallas Staff Accountant, got married in San Antonio April 4th.



Beth Dyar, Stream Dallas Senior Accountant, and Joe Emmanuel tied the knot on April 18th.

- Stream Realty Partners – Dallas is pleased to announce the promotion of [Kevin Faust](#) to Accounting Manager.
- [Kristen Jones](#), Stream Dallas Staff Accountant, has received a Master of Business Administration degree from Texas A&M University – Commerce. Congratulations, Kristen!

Attitude

"The longer I live, the more I realize the impact of attitude on life. Attitude, to me, is more important than facts.

It is more important than the past, than education, than money, than circumstances, than failures, than successes, than what other people think or say or do. It is more important than appearance, giftedness, or skill. It will make or break a company... a church... a home.

The remarkable thing is we have a choice every day regarding the attitude we will embrace for that day. We cannot change our past... we cannot change the fact that people will act in a certain way. We cannot change the inevitable. The only thing we can do is play on the one string we have. And that is our attitude...

I am convinced that life is 10% what happens to me and 90% how I react to it. And so it is with you... we are in charge of our attitudes."

- Charles R. Swindoll

*This poem was given to Stream by Jack Vineyard, an avid reader of Streamlines, as well as Mike McVean's father-in-law.

Hire Anniversaries

Name	Position	Hire Date	Years
Todd Noonan	Senior Transaction Manager	06/02/1997	12
Allan Young	Partner	06/01/1998	11
Tony Ramirez	Building Operations Supervisor	06/07/1999	10
Curtis Waller	Building Technician I	06/26/2000	9
Ben Sumner	Partner	06/28/2002	7
Maria Gaasbeck	Property Manager	06/09/2003	6
Linda Stermer	Property Manager	06/23/2003	6
Ben Hautt	Partner	06/01/2004	5
Dinora Blevins	Senior Accountant	06/08/2005	4
Carrie Farhat	Office Administrator	06/20/2005	4
Ryan Bishop	Associate	06/01/2006	3
Carlton Redwine	Building Operations Manager	06/01/2006	3
Paul Coonrod	Senior Associate	06/05/2006	3
Pablo Bonilla	Maintenance Technician	06/16/2006	3
Tommy Nelson	Associate	06/19/2006	3
Jim Young	Building Technician II	06/21/2006	3
Steve Stover	Building Technician I	06/26/2006	3
Damian Rivera	Vice President	06/04/2007	2
Lacey Walker	Assistant Property Manager	06/11/2007	2
Randy Hart	Vice President of Construction Mgmt.	06/18/2007	2
Ashley Hopkins	Property Administrator	06/25/2007	2
Danita Harmon	Assistant Property Manager	06/01/2008	1
Ashli Perry	Property Administrator	06/01/2008	1
Matt DiLeo	Associate	06/09/2008	1
Wayne Bonlie	Building Technician II	06/15/2008	1
Juan Lopez	Building Operations Supervisor	06/15/2008	1
Rafael Aparicio	Building Technician I	06/16/2008	1
Maude Collins	Assistant Property Manager	06/16/2008	1
Rocio Flores	Property Administrator	06/16/2008	1
Jose Guevara	Building Technician II	06/16/2008	1
Shawn Hill	Maintenance Technician	06/16/2008	1
Gene Holt	Contract Administrator	06/16/2008	1
Bobby Myles	Maintenance Technician	06/16/2008	1
Kenneth Walker	Dock Master	06/16/2008	1
Ryan Evanich	Market Analyst	06/30/2008	1
Jeff Ramirez	Building Technician II	06/30/2008	1

New Hires

Name	Title	Hire Date	Location
Todd Adair	Portfolio Analyst	04/20/2009	Dallas
Shawna Gross	General Manager	05/01/2009	Austin
Odis Richardson	Building Technician II	05/01/2009	Austin
Conner Smith	Building Operations Supervisor	05/01/2009	Austin
Kristi Alley	Office Administrator	05/08/2009	Austin
Trey Clark	Summer Analyst	05/11/2009	Atlanta
Sonja Radovancevic	Marketing Intern	05/14/2009	Houston

June Birthdays

Location	Name	Date
Houston	Steve Cannon	June 3
San Antonio	Jonathan Collins	June 3
Dallas	Anthony Bolner	June 4
Dallas	Mike McVean	June 5
Austin	Pam Moon	June 5
Dallas	Rebecca Smith	June 5
Austin	Jason Wyatt	June 6
Dallas	Aaron Huselton	June 7
San Antonio	Paul Becerra	June 9
Dallas	Julie Corson	June 9
Dallas	Bethany Johnson	June 9
San Antonio	John Hendricks	June 11
Dallas	Debbie Lister	June 12
Dallas	Kathy Fuller	June 12
Dallas	Cannon Green	June 12
Dallas	Tony Gonzalez	June 13
Atlanta	Trey Clark	June 16
Dallas	Lee Belland	June 17
Dallas	John Pope	June 19
Houston	Glensdale Joseph	June 20
Dallas	Bill Forbes	June 21
Dallas	Antoinette Blakeman	June 22
Dallas	Ryan Collier	June 26
Dallas	Carlton Redwine	June 28
Austin	Steve Blight	June 28
Dallas	Mike Alexander	June 29
San Antonio	Allan Young	June 30

Do you have a submission you would like to see in Streamlines?
E-mail Kelly Cutbirth at kcutbirth@streamrealty.com.