

May 31, 2013

Ms. Sarah Medary  
Assistant City Manager  
City of Eugene  
125 E. 8<sup>th</sup> Ave.  
Eugene, OR 97401

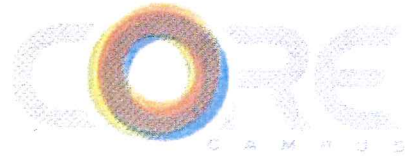
Dear Ms. Medary,

As the Eugene City Council and staff review the Core Campus application for a Multi-Unit Property Tax Exemption (MUPTE), I would like to provide you with information about our company's track record for local hire.

Core Campus insists that its General Contractors (GC) hire local Subcontractors for as much of the work on its projects as is possible. Our past history hiring General Contractors has proven that we hire locally, as all four projects under the Core Campus umbrella have been with local GC's. Our goal to hire a local GC who understands the local market, as we feel it's paramount to our success as it drives our success within the field work. The properties listed below are the (4) projects within the Core Campus portfolio and the corresponding GC's within each project.

- The Hub at Tucson; UEB – Local General Contractor
- The Hub in Oxford; RJ Allen – Local General Contractor
- The Hub at Columbia; Mashburn Construction (Mashburn Christman LLC.) - Local General Contractor. Core Campus hired a local contractor, Mashburn Construction, for the project. Due to the size of the project, Mashburn had to partner with a group that they have Joint Ventured previous developments with, Christman Construction. Mashburn Construction has been a General Contractor within the community for over 35 years.
- The Hub on Campus, Tempe AZ; Beal Derkenne – Local General Contractor. Members within Core Campus met the owners of Beal Derkenne when developing a previous job in Arizona. Beal Derkenne had since moved their headquarters to Iowa, yet maintains a regional office in Tempe, Arizona, as well as a very strong presence within the local market.

Attached are letters from the General Contractors described above. For example, as you will read, Mashburn/Christman, LLC, a national company headquartered in South Carolina, reports they have attained 85% local hire on the Core Campus project in Columbia, South Carolina. In Tempe, Arizona, Beal/Derkenne Construction, has hired 95.5% of its workforce from the local area.



Core Campus takes local hire seriously. We will interview local General Contractors to lead the construction of The Hub. It is anticipated the project will have approximately 250 workers on site during construction. Core Campus expects the General Contractor in Eugene to achieve similar local hire results as accomplished in Arizona, South Carolina, Tucson, and Oxford.

If you have any questions about the Core Campus commitment to local hire in Eugene, do not hesitate to contact me. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Lifshin", with a long, sweeping underline that extends to the right.

Marc Lifshin  
Core Campus



DALLAS  
TEL 214 613 5020  
FAX 214 613 5021  
5207 MCKINNEY AVE. SUITE 22  
DALLAS TX 75205

SCOTTSDALE  
TEL 480 222 9103  
FAX 480 222 9104  
6750 E CAMELBACK RD SUITE 103  
SCOTTSDALE AZ 85251

June 3, 2013

Mr. Marc Lifshin  
Core Campus  
2234 W North Ave  
Chicago, IL 60647

Re: Hub Tucson Student Housing Workforce

Dear Marc:

This letter serves to document the amount of local workers we have on our Tucson project.

The on-site workforce averages over 400 workers per day, of which, more than 90% are local forces. More difficult to measure are the many other jobs that are required to support the on-site workers (delivery, warehousing, consulting, manufacturing etc) but there is little doubt that the ripple effect on the local economy extends far beyond just the on-site jobs.

Please feel free to call me if you have any questions.

Tom Keilty

A handwritten signature in black ink that reads "Tom Keilty". The signature is written in a cursive, slightly slanted style.

Principal

Mobile: 602.290.1633  
E-mail: tomk@uebuilders.com

April 24, 2013

Mr. Marc Lifshin  
Core Campus  
2234 W. North Ave.  
Chicago, IL 60647

Re: Labor Force for the Hub at Oxford

Dear Marc:

We estimate that 75% of the labor force used on the Hub at Oxford construction project is local to the North Mississippi area which would include Jackson, MS and Memphis, TN.

Sincerely,



David B. Blackburn  
President



April 24, 2013.

Mr. Marc Lifshin  
Core Campus  
2234 W North Ave  
Chicago, IL 60647

Re: 323 Veterans Way, Tempe AZ

Dear Marc,

Pursuant to your request, this letter serves as confirmation that the percentage of local labor on the job is approximately 99.5%. There have been approximately 600 workers at the site from ground breaking in January 2012 to present working at different stages during the course of the project.

Please do not hesitate to contact me in the event you have any questions.

Regards,

Andy Beal  
Co-Owner / Project Executive  
Beal | Derkenne Construction, LLC

Cc: Mike Derkenne



April 24, 2013

Mr. Marc Lifshin  
Core Campus Columbia I, LLC  
c/o Core Campus, LLC  
2234 West North Ave.  
Chicago, IL 60647

Re: Hub on Main, Local subcontractor participation

Mr. Lifshin,

At this time we are projecting that eighty five percent of construction cost will be awarded to contractors located in the City of Columbia. We will continue to update you on this percentage as subcontracts are finalized. Please let me know if you need any additional information.

Respectfully,  
Mashburn/Christman, LLC.

Matt Brownell  
Senior Project Manager