



THE WISEMAN COMPANY LLC

BROKERAGE DEVELOPMENT INVESTMENT MANAGEMENT



Founded in 1979, The Wiseman Company has become Solano County's leading full service commercial real estate firm. Recognizing the demand for superior quality professional offices, we developed the region's first Class A office building. Today, the firm and its affiliates own, manage and lease the preferred, multi-tenant office buildings in Solano and Napa Counties.

Our business and professional tenants range from NYSE companies to local entrepreneurs. Their one common requirement is a professionally managed, clean, efficient office that provides the optimum environment for their employees and clients.

We lease, operate and maintain our own buildings. Our office is local, our personnel live here and designated individuals are on call 24 hours a day, 7 days a week. In addition, we employ the best landscape, elevator, climate control and janitorial contractors to insure that building systems operate smoothly and that the premises are pristine. Day Porter and after hours security are some of the services we have introduced to this suburban market.

By choosing a building operated by The Wiseman Company, you will join successful businesses at the most desirable addresses in the region and you will enjoy the quality of service and accommodations that your business and clients deserves.

BROKERAGE

The Wiseman Company is the leading commercial brokerage firm in Solano County. Property Owners, Investors and Tenants retain our firm to buy, sell or lease all types of commercial real estate. Our brokers provide expert representation and personalized service. Their clients benefit from our experience as brokers, owners and managers and from our extensive market knowledge.

SYNDICATION AND INVESTMENT

We provide an excellent opportunity for private individuals to invest in commercial real estate, individually or in small groups. Our partnerships acquire existing, well-located buildings and develop new properties in Solano and neighboring counties. The investors benefit from our full service approach - acquisition, development, leasing, management, financing and disposition of the property.

MANAGEMENT

We manage the prominent, landmark properties in Solano and Napa Counties. Because we own most of these properties, we bring a different attitude to property management. We are focused on managing the asset,; and we recognize that the asset is much more than bricks and mortar. These are income-producing properties. The Tenants are our customers and we maximize property values by retaining and satisfying those customers. Because of our portfolio, we are a major customer to most local and regional vendors. Consequently, our properties enjoy preferred better pricing and prompter service. Our property management team works closely with our leasing and development personnel to provide the optimum product to the customers in each market.

DEVELOPMENT

Our Development Division believes in the adage - "find a need and fill it!" In 1986, we recognized the need for a first class office building in Solano County and proceeded to fill that need with Fairfield's first, Class A, professional office building - Corporate Plaza.. Over the years, we have continued that process, creating a variety of prestige buildings in neighboring cities and counties. We bring together a proven team of architects, engineers, contractors and consultants to design and construct each building. Our own leasing, management and financial personnel identify and acquire the appropriate site, secure the financing and attract the tenants. We build for the long term, intending to own, manage and lease these buildings for years to come.

One Harbor Center, Suisun City



Suisun Harbor has recently experienced an amazing transformation. The entire downtown district is the scene of continuing redevelopment. The flagship of the waterfront area is One Harbor Center, a 50,000 square foot, three-story professional office building overlooking the water.

- Excellent visibility and immediate access from Highway 12 and Interstate 80
- Amtrak station directly across the street, with nine daily Capital Corridor commuter train stops
- Breathtaking views of the Harbor, the Delta and Mt. Diablo
- Convenient to nearby shops and restaurants
- Two-story lobby with polished marble floor
- Modern, state-of-the-art building systems providing security and climate control
- Full service bank conveniently located on the ground floor
- Abundant parking for clients and employees
- Ample facilities for boating and water sports



ONE HARBOR CENTER



333 Sunset, Suisun City

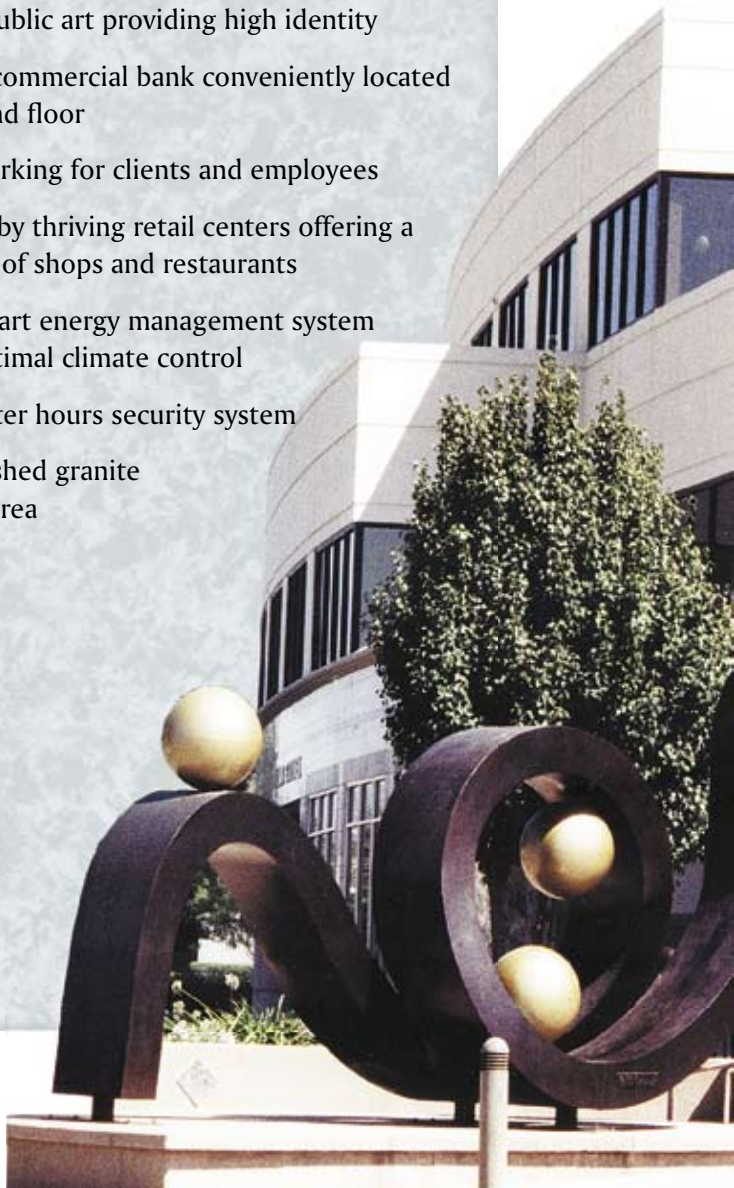


Decidedly a landmark building in Solano County, 333 Sunset is designed to accommodate service and retail businesses on the ground floor and professional offices on the upper levels.

From its beautiful atrium lobby to its unique outdoor urban plaza, this 72,000 square foot, three-story luxury office complex offers an inviting, pleasant environment for both work and quiet reflection.

- Centrally located in Solano County with easy access to Fairfield, Vacaville and Suisun City
- Prestige image and highway visibility
- Prominent public art providing high identity
- Full service commercial bank conveniently located on the ground floor
- Abundant parking for clients and employees
- Surrounded by thriving retail centers offering a wide variety of shops and restaurants
- State-of-the-art energy management system to insure optimal climate control
- Advanced after hours security system
- Elegant polished granite floor lobby area

333 SUNSET





First & Main, Napa



This 21st century, Class A office building meets the diverse needs of cutting-edge professionals, retailers, and restaurateurs. Yet it harmonizes perfectly with its historical surroundings.

Located at First and Main Streets in downtown Napa, this 30,000 square foot, three-story structure is designed with traditional architectural features that echo the look of the adjacent Napa Valley Opera House. But inside, the building offers the latest in technology and functional design.

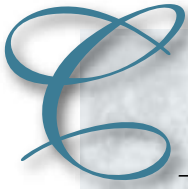
- Ground floor retail services convenient to all tenants
- Dual pane windows to reduce energy costs
- Minimal interior columns to facilitate space planning
- State of the art energy management system to insure maximum climate control
- Unobstructed views of the Napa Valley
- Modern, high-speed data and communication connectivity available to all tenants
- Unique design with numerous corner offices
- Excellent security including controlled, after-hours access



FIRST & MAIN



Corporate Plaza, Fairfield



Corporate Plaza definitely makes a statement – “respectability, security and strength”. Because of this image, a wide variety of local, regional and national firms selected Corporate Plaza as their Solano County headquarters.

This 40,000 square foot, three-story professional office building has an appealing, stable and timeless design. The expansive pedestrian plaza surrounded by lush landscaping leads the way to an impressive, two-story, glass entrance accented by dramatic lighting and polished granite floors.

- Centrally located adjacent to Solano Regional Mall
- Secure, underground parking reserved for Corporate Plaza tenants
- Accessible balconies with flowering perennials on the second and third floors
- Steel moment frame construction permits space plan flexibility with minimal interior columns
- Ceramic tiled men’s and women’s restrooms conveniently located on each floor
- Carnelian granite clad exterior



CORPORATE PLAZA



Martin Plaza, Fairfield



Martin Plaza commands the attention of more than 100,000 people each day, as they travel the Interstate 80 corridor between the San Francisco Bay Area and the Sacramento Valley. Positioned immediately adjacent to the freeway, access to and from Martin Plaza is quick and easy. This three-story, 25,000 square foot building is located in the heart of Solano County, convenient to thriving retail centers, medical offices, financial institutions, child care and Travis Air Force Base.

- Positioned on a hill, Martin Plaza, boasts a panoramic view of the Solano hills, distant mountain ranges, nearby delta and the tranquil valley
- Martin Plaza's unique architectural design includes expansive glass, a spacious lobby and elegant polished granite floors
- Energy efficient amenities such as double pane windows and an advanced energy management system insure maximum climate control and optimal operating efficiencies
- An outdoor courtyard plaza and professionally landscaped grounds provide an enjoyable and relaxing area for employees and clients



MARTIN PLAZA





THE WISEMAN COMPANY LLC

BROKERAGE DEVELOPMENT INVESTMENT MANAGEMENT

MISSION STATEMENT

- To provide superior service to Residents, Commercial Tenants, Principals and Investor Clients;
- To maintain and project a reputation for honesty and ethical behavior;
- To grow as individuals and achieve our personal career goals;
- To maintain a standard of excellence in the development and operation of our properties;
- Which together results in the firm's unique identity and ability to create opportunities and add value to real property through development, syndication, brokerage and aggressive asset management.

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