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US POSTAGE PAID  
BURLINGTON, VT  
PERMIT NO. 68

Commercial & Investment Real Estate Management

WINTER 2009



# THE ABSTRACT

**Commercial & Investment Real Estate**  
NEVILLE Property & Facilities Management ■ Advisory Services

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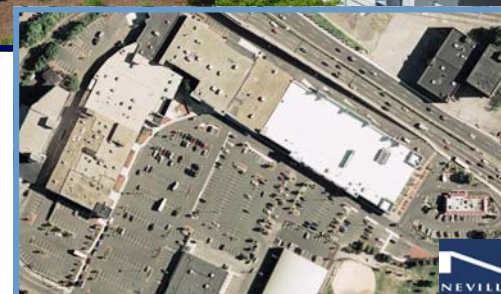
## Regency Centers Signs With Neville

Neville is very pleased to announce the completion of negotiations for the continued management of Twin City Plaza in Cambridge & Somerville, MA. Neville has been involved in the management of this 280,000 sf shopping center for the past five years and with the inking of a new arrangement with Regency Centers this relationship will carry on.



Regency Centers, headquartered in Jacksonville, FL, is a national developer, owner and operator of grocery-anchored and community shopping centers. Regency is currently involved in over 450 properties.

Neville will continue to handle local management concerns for Twin City Plaza, and assist Regency with tenancy, budgeting and long range concerns of the site. For additional information on management services throughout New England, please contact Roger Tyler, VP of Property Management at 617-591-9595 or rtyler@nevilleco.com, or John Wilking, President, at 802-419-6417 or jwilking@nevilleco.com.



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## Neville Selected To Manage Water Tower Hill Portfolio

Neville Companies was selected by Stonewater WTH Funding, LLC of Mount Kisco, NY to manage The Office Park at Water Tower Hill in Colchester, Vermont.

remarkable views of Lake Champlain and the Adirondack mountains to Camel's Hump and Mount Mansfield.

354 Mountain View Drive, pictured below, is a 59,440 sf masonry, glass and steel structure with granite, stainless steel and hardwood common area finishes.

Located on Mountain View Drive, The Office Park consists of three Class A office structures. Water Tower Hill is situated with easy access from Exit 16 off Interstate 89 in a setting that boasts

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## Water Tower Hill Portfolio (from page 1)

354 Mountain View is occupied by businesses such as Competitive Computing, Dr. Daniel Beisiegel DDS, Fletcher Allen Health Care, The Vermont Agency, Mortgage Financial and transmitting facilities for 95XXX and Verizon Wireless.



Located just to the north is sister building, 356 Mountain View Drive. 356 is a touch smaller at 50,722 sf, and several years younger. 356 has some distinctive interior differences, while still proclaiming best in class for its finishes, location and view.



Occupants of 356 Mountain View include KMPG, the United States Department of Agriculture, Linear Technology, Vertek, the Vermont Interventional Spine Center, and Vermont Managed Care.

302 Mountain View is the third building in the portfolio; comprising 23,700 sf and housing Verizon Wireless and Bay State Financial. 302 has the portfolio's only significant availability, with 8,200 sf of Class A office. Similar to its big sisters, 302 has spectacular views of the Vermont and New York mountain ranges, Class A finishes and ample parking.

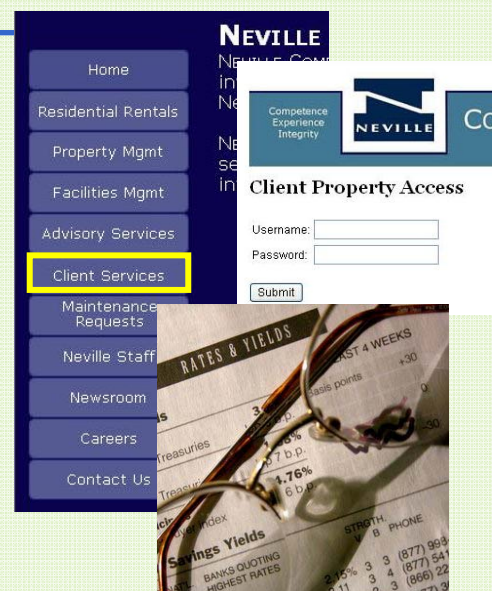


For additional information on property management services provided for this portfolio please contact Jay Morris, Senior Property Manager at 802-419-6411 / jmorris@nevilleco.com, or Kristy Jankowski, Property Manager at 802-419-6426 / kjankowski@nevilleco.com. For leasing information please contact Steve Donahue, Donahue & Associates at 802-862-6880 x11 / steve@donahueassociatesvt.com.

## Clients Accessing Reports On-Line

For the past several years, Neville has provided clients with access to our management reports on-line. The reports which are available include our monthly financial and operational narratives, monthly financial statements such as budget / cash flow statements, general ledger, rent roll and bank statements. Other reports often accessed on-line include annual budgets, quarterly reports and annual reports.

At this point roughly 50 percent of our clients are accessing their reports in this manner - a number which is growing quickly saving a few trees and embracing technology. If you are a client and would like to access your reports on-line please contact Michele Sandquist for access codes at msandquist@nevilleco.com or at 802-419-6415. If you are not a client but would like to learn about this service, please contact John Wilking at jwilking@nevilleco.com or 802-419-6417.



## Neville Promotes From Within

Neville Companies is proud to announce several staffing changes and promotions in our Property and Facilities Management department.



October, 2008 - **Karleigh Hornick** was hired as an **Assistant Property Manager**. Karleigh came to us from the management of vacation rentals in South Carolina, where she rose through the ranks to Director of Management. When hiring her we knew we had found talent beyond the job she was being thrust into, and she has since proved her mettle. In November, Karleigh was **promoted to Property Manager** and is working with our Vice President of Property Management, Roger Tyler, on a mixed retail and office portfolio in Vermont, Massachusetts, Maine and Connecticut.

November, 2008 - **Jay Morris**, Property Manager, has been **promoted to Senior Property Manager**. In this new role Jay will oversee and assist two property managers with a mixed portfolio of commercial, residential, senior housing, and facilities management in Vermont and New Hampshire. Jay earned this promotion through his dedication to his portfolios and clients. Jay is known for promoting "boots on the ground" - a dedication to getting out of the office and onto the sites, for which Neville is proud to be known.



November, 2008 - **Amy Playdon**, Leasing Agent & Maintenance Manager, has been **promoted to Property Manager**. Amy has taken over a Vermont based residential and senior housing portfolio, where our customers have known and enjoyed her calm and happy demeanor for several years. During Amy's tenure at Neville she has worn virtually every hat available, and with these newfound responsibilities, she has come into her own. Amy will continue to handle our residential leasing efforts as well as coordinating our roving maintenance technicians. If you see a blur zipping through one of our properties, its probably Amy.

November, 2008 - **Kristy Jankowski**, Assistant Property Manager, has been **promoted to Property Manager**. Kristy has taken on a very large and complex portfolio of commercial, residential and court receivership property located in Vermont and New Hampshire. We have been watching Kristy for the past two years as she has grabbed every assignment within her reach, reorganizing tasks for efficiency and clarity. Kristy is an absolute dynamo of energy and effort. Once Kristy gets her hands on a project you had best get out of the way because she will be coming through.



December, 2008 - **Roger Tyler, Vice President of Property Management**, was assigned additional employee oversight responsibilities in our Vermont office. Roger, who is based in our Boston office, will be travelling to our Vermont office to direct additional retail and commercial management activities in this region. Roger will now be involved with management activities in Vermont, Massachusetts, Connecticut and Maine.