

CRAFTING DEVELOPMENTS AND RELATIONSHIPS THAT EXCEED EXPECTATIONS



BRADLEY D. HENDERSON

Real Estate Development and Business Development Executive Commercial/Industrial Senior Project Manager

20+ years' success developing Construction solutions for major clientele across the United States

INTRODUCTION

BRADLEY D. HENDERSON

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Elbert, CO.

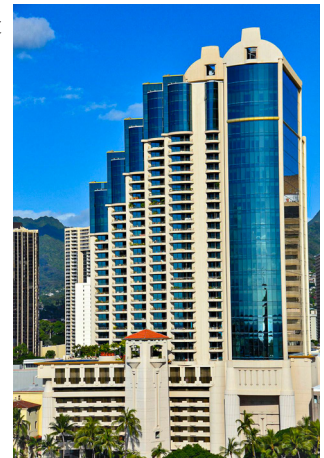
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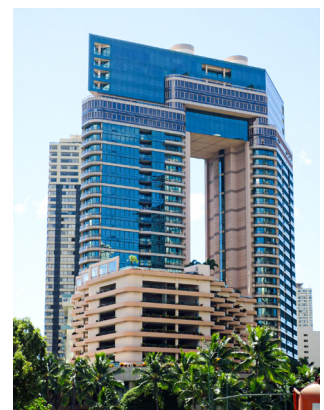
<https://www.linkedin.com/in/westernllc-bradhenderson/>

My name is Brad Henderson. I grew up on our family's cattle ranch – still in operation – with hands-on training from a long line of true Western Cowboys. Horses, cattle, dirt, diesel, concrete, and steel were what I cut my teeth on. My Dad and Grandpa passed on to me what it means to keep your word, be a man of faith, to live with the ethics of hard work, and to believe that people are more important than money. And no matter how rough or steep the road, to keep a can do, no-quit attitude. I learned to swing a hammer, operate heavy equipment, and build things with my hands, as well as to respect and take care of the people I work with from a very young age. The only way to be honestly proud of every project you start — and finish — is to follow the same principles I learned on the ranch and through my upbringing on my Dad's commercial and industrial real estate development and construction projects. My father and grandfather are two genuine Cowboys and truly great men, the best of the West.

I was taught to adhere to these best practices: transparency, careful advance planning, high early effort, attention to detail, and a firm hand on time and cost budget commitments. I have been in the real estate development and construction business my entire life (my father was a commercial design/builder and developer in Colorado Springs, Colorado since the early 1960's). I was raised working with each of my Dad's subcontractors learning their trades and received a degree in Construction Management from Colorado State University in 1990. During my last summer at CSU I completed an internship with MA Mortenson as Field Engineer on the Palmer Center in Colorado Springs and fell in love with large scale commercial building. Upon graduation I was hired by Charles Pankow Builders in Altadena, CA and they moved me to Honolulu, HI as a Field Engineer where I worked on the preconstruction and construction of the majestic 40 story cast in place post tensioned concrete project Waikiki Landmark at the entrance to Waikiki then Assistant Superintendent on the 25 story cast in place post tensioned concrete luxury condominium project Nuuanu Parkside in the Nuuanu Valley, where we perfected a 3 day cycle per floor, which was unherd of at the time. Upon completion of this project, MA Mortenson hired me as General Foreman on their new Harborcourt Project in Honolulu across from Aloha Tower. As General Foreman I was responsible for all of the concrete structure which was self performed by Mortenson, including mat foundation (finish floor of mat over 20 ft below sea level- ocean just 100 feet away), jump forms for multiple elevator shafts, pour down columns, and post-tensioned slabs using fly tables. Upon completion of the structure my wife and family were yearning for us to come back home to Colorado. Where I started my own General Contracting, excavation, and trucking business. After a few years of doing all over lot grading and structural excavation for one developer in particular they hired me to become their Director of Development. I accepted the position due to me missing project management and phased out of my own business. As Director of Development I initiated all client negotiations, handled marketing for the development arm of the firm and managed all design, entitlement, and building of their projects. I learned that I have a passion for marketing and working a project from conception through to handing our clients the keys. SecurCare Development sold its holdings and I began researching the opportunities of Airport Development. I was fascinated by the fact that the Airport Request for Proposal process creates a market barrier for immediate



(Harborcourt)



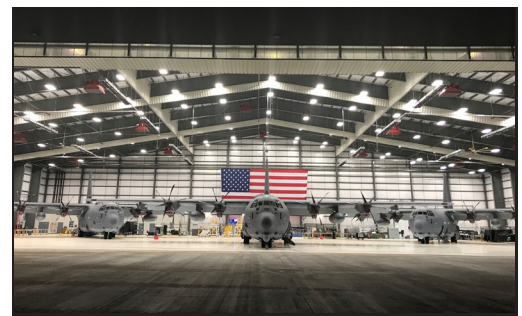
(Waikiki Landmark)

competition for space. I was one of the founding members of Aviation Development Group LLC. Together with my partners we completed aircraft hangar developments in Steamboat Springs, Colorado, Palm Springs, California and in Chino, California before the construction lending environment for commercial leased property became too cumbersome. All of our condominium hangars were sold within a month prior to Certificate of Occupancy. I was responsible for all sales marketing, lead acquisition, design, entitlement (local, state, and federal), and construction. After the Chino project I moved back to Colorado and began work with Lantz-Boggio Architects in Denver, CO as a Project Manager and Director of Field Operations. It was wonderful to get back into the field and work directly on site with superintendents and closely with a varied clientele. I was the Project Manager for the firm on the new Elbert County Public Health facility in Kiowa, Colorado, the new 21,000sf assisted living center Larchwood Inn in Grand Junction, Colorado, and several school and assisted living remodels across Colorado. I managed the superintendents and subcontractors on a new Veterinary Hospital in Denver, a new credit union in Aurora (see CEO's recommendation attached), a new school in Edison, and the remodel of an ice arena in an old B-52 hangar at the old Lowry Air Force Base. Work in Denver was slowing down at that time and the oil field of West Texas called. I restarted my own company and began a journey designing and building facilities for oil and gas companies. I had the ability to work with everyone from the CEO's in their high-rise offices downtown Denver, Houston or Dallas to the roughnecks in the field offices, truck maintenance shops or salt water disposal wells we designed and built for them in record time. We also started serving their corporate flight departments and it wasn't long before we were back in the airport development business. We completed multiple corporate hangars with attached office space at Midland Air & Spaceport and were then called to design and build "The coolest FBO in the country" for Cutter Aviation in Colorado Springs along with their fuel farm and a 60,000 sf hangar sized to house four C-130 gunships or two Boeing 737s. I found the very best subcontractors and vendors in the area, and got everyone from the local Economic Development Group to the Mayor on board to expedite permitting and inspections. I took on the roll of Project Manager and we completed it in record time- we started designs at the beginning of February 2017 and pulled aircraft into the completed hangar and had a grand opening ceremony on September 11, 2017 – 7 months, it was epic. Western LLC continues to grow, nationally and internationally, and provides excellent client experience through our real estate development, design-build, Owners Representative, Construction Management and Business Development services. Let us know how we may serve you.



Please contact me at 720-988-7352 or bhenderson@westernllc.net
Thank you,

-Brad Henderson



RESUME

BRADLEY D. HENDERSON

REAL ESTATE DEVELOPMENT EXECUTIVE / COMMERCIAL-INDUSTRIAL PROJECT MANAGER

CONTACT

- Elbert, CO.
- (720) 988-7352
- bhenderson@westernllc.net

EDUCATION

INSTITUTION:

Colorado State University

DATE OF GRADUATION:

May, 1990

DEGREE:

Bachelor of Science

MAJOR:

Construction Management

MINOR:

Structural Engineering

LICENSES

- State of California, Class B, General Building Contractor as well as various city, county, and state licenses across the country.
- Class A Commercial Drivers License

PROFILE

I grew up on our family's cattle ranch – still in operation – with hands-on training from a long line of true Western Cowboys. Horses, cattle, dirt, diesel, concrete, and steel were what I cut my teeth on. My Dad and Grandpa passed on to me what it means to keep your word, to be a man of faith, to live with the ethics of hard work, and to believe that people are more important than money. And no matter how rough or steep the road, to keep a can do, no-quit attitude. I learned to swing a hammer, operate heavy equipment, and build things with my hands, as well as to respect and take care of the people I work with from a very young age. The only way to be honestly proud of every project you start — and finish — is to follow the same principles I learned on the ranch and through my upbringing on my Dad's commercial and industrial real estate development and construction projects. My father and grandfather are two genuine Cowboys and truly great men, the best of the West.

WORK EXPERIENCE

Western LLC

- 2011-Present
- President / CEO
- Full service real estate development including design build, finance, operate, and manage.
 - Owners Representative Services and Construction Management for large commercial, industrial, multifamily, hospitality, financial, educational, religious, medical, and government facilities
 - Business Development and Marketing services for the commercial and industrial real estate industry.

Strata Design Build / LBA Construction Services

- 2008- 2011
- Director of Operations and Senior Project Manager
- Commercial design build firm based in Denver, CO.
Completed the design build of a Veterinary Clinic in Denver, an Assisted Living Center in Grand Junction, Elementary School in Edison, new Credit Union in Aurora, the remodel of an Ice Arena in Denver, Haxtun School Remodel and new Elbert County Public Health building in Kiowa, CO.

ADG Builders, Inc.

- 2001-2009
- President
- Nationwide Aviation Design Build General Contractor.

(Continued on the following page)

B.H.

ACTIVITIES

- Father of Four Children
- Husband of One Wife
- Club Calf Producer
- Team Roper
- His Outfit Ranch Rodeo Team

Have been or am currently active in the following:

- Fellowship of Christian Cowboys sponsoring team roping youth gymkhana, livestock shows, and youth rodeo
- Member of Elbert County Fair Board
- Member of Colorado State University Elbert County Extension Advisory Committee
- Beef Leader in Elbert Creekside 4-H Club and active at County level as member of 4-H Leaders Council
- Member of Save the Cowboy in Kiowa Colorado

Designed and Built over 230,000sf of Aircraft Hangars and Associated Office Space in California and Colorado.

Aviation Development Group, LLC

- 2001-2009
- Partner
- Nationwide Aviation Facility Development. Hangars, Office, FBOs, etc. Managed all Marketing and Sales for the firm. Sold a total of 73 Condominium Hangars (3 different projects in Colorado and California) before completion of the projects.

SDC Construction - Colorado

- 1999 – 2001
- Vice President and Director of Construction:
- Completed Design and Build, from Concept to Completion, of over 15 Large Warehouse Projects in Colorado, Texas, Oklahoma, and North Carolina

SecurCare Development Corporation - Colorado

- 1998 - 2000
- Director of Development
- Personally Managed all Concept Designs, Preconstruction and Full Entitlement, all phases of Construction, and Post Construction Client Engagement.

Henderson Development LLC - Colorado

- 1994 – 1998
- Owner
- Commercial General Contractor, Overlot / Structural Excavation Company. Completed 10 -30 acre Site Development Projects across the front range of Colorado including all Overlot Grading, Structural Excavation, and Site Utilities . Our specialty was working with our clients to receive the absolute most value for the best cost with Client Service like they have never experienced before.

MA Mortenson - Honolulu Hawaii

- 1992-1994
- Site General Foreman (Assist. Field Supt.)
- Worked on 40 story Luxury Office/Condo Building Harbor Court in Honolulu, Hawaii

Charles Pankow Builders - Honolulu Hawaii

- 1990 -1992
- Field Engineer / Assistant Field Superintendent
- Completed Waikiki Landmark - 40 story Luxury Condominium Project. Completed Nuuanu Parkside - 25 story Luxury Condominium Project.

REFERENCES

BRADLEY D. HENDERSON

LETTERS OF RECOMENDATION

(720) 988-7352
bhenderson@westernllc.net

ALAN M. PERLMAN, P.E.

Strata Design Build

DARCY GARRETSON

Haxtun School District

JAMES E. JENKINS

Director of Airports Administration, San Bernardino County

JAMES BURCHETTA

Managing Director, Oaktree Capital
646.857.8705

JAMIE WALKER

President and CEO, Jetlinx
402.991.8024

KIRK LEE BAILEY

Structural Superintendent, Mortenson

MATTHEW GROW

Airport Director, Ocala International Airport

RICHARD WALSH

Director of Aviation, Palm Springs International Airport

SANDY NEVES

CEO, Fitzsimons Credit Union

STEVE PRIESER

CFO, Cutter Aviation
602.432.8560

(LETTERS AVAILABLE UPON REQUEST)

B.H.

PORTFOLIO

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