



**Robert B. Monnat**  
Partner | Chief Operating Officer  
MANDEL GROUP, INC.  
301 East Erie Street  
Milwaukee, WI 53202

Mr. Monnat joined Mandel Group in April, 1999. He was previously affiliated with Mandel Group and its predecessor, Trammell Crow Residential, from May, 1989 through September, 1994. He is responsible for coordinating and overseeing the activities of Mandel Group's three primary disciplines - development, construction and property management. Typical projects for which Mr. Monnat provides oversight and direction include residential and mixed-use developments incorporating residential, commercial and civic uses. Recent developments in which Mr. Monnat has participated include The North End, Marine Terminal Lofts, and Corcoran Lofts in downtown Milwaukee; and LightHorse 4041 (Shorewood) and Beaumont Place (Whitefish Bay) in near-north suburban communities.

Mr. Monnat was Vice President of WISPARK Corporation, the real estate subsidiary of Wisconsin Energy Corporation, from 1994-1999. In his capacity at WISPARK he focused on development of business park, commercial and build-to-suit transactions. During his tenure with WISPARK he completed the development of Westridge Business Park, a 185 acre business park which now houses over 1.4 million square feet of manufacturing and office space; developed speculative and build-to-suit transactions for WISPARK's account totaling over 400,000 square feet; and directed the acquisition and conceptual planning for Pabst Farms, a 1,600 acre planned community being developed in Waukesha County along the I-94 corridor.

Prior to his return to Milwaukee in 1989, Mr. Monnat was the Midwest Director of Development for a national real estate developer. He was responsible for large-scale, mixed-use developments comprised of office, retail, hotel, residential, and recreation components.

Mr. Monnat graduated from the School of Architecture & Urban Planning at the University of Wisconsin-Milwaukee with a BARCH degree in 1979. He attended the MARCH program from 1980-82. Mr. Monnat is active in community affairs in Milwaukee through his involvement with the following organizations: Dean's Advisory Council, School of Architecture and Urban Planning at UW-Milwaukee; Land Development Committee, Milwaukee Economic Development Corporation (vice chairman); Board Member, Girl Scouts of Wisconsin-Southeast; Board Member, BID #2; Member of the Marquette University High School Building and Grounds Committee; and immediate past president, Bavarian Soccer Club.