



N. IDENTIFICATION AND QUALIFICATIONS OF PROJECT DEVELOPMENT TEAM



DEVELOPER: AFFILIATED DEVELOPMENT

With an emphasis on high-density development in urban markets across the United States, AFFILIATED Development strives to create dynamic environments that promote vitality within a city's urban core. AFFILIATED Development is currently involved in the development of over 2 million square feet of real estate with a combined cost of roughly \$378 million.

RINKA|CHUNG

ARCHITECT: RINKA CHUNG ARCHITECTURE

Rinka Chung Architecture is an award-winning full service architecture firm existing to serve progressive and visionary clients. RCA maintains a broad based architectural practice, intentionally avoiding project categorizations or narrow areas of expertise. RCA specializes in complex, collaborative projects that require a unique approach, thoughtful design, and creative problem solving. This approach allows RCA to devise tailored design solutions to each project rather than applying off the shelf techniques. RCA clients are also friends and partners, and share a joint interest and responsibility for each project's success.



LOCAL ARCHITECT: PASQUALE KURITZKY

Established in 1994 by partners Joseph Pasquale and Harlan Kuritzky, Pasquale Kuritzky Architecture, Inc., has established a reputation for excellence in residential and commercial architecture. The firm is recognized as one of the top outstanding architectural firms in Broward County. PK Architecture was the architect for one of the most recent affordable housing projects in Fort Lauderdale, Pinnacle at Tarpon River.

By applying our professional skills, knowledge, and consistent personal attention to each project, we strive to create more than just a functional structure for our clients. We pledge to look beyond the obvious and produce an end result that is both marketable in form and remarkable in design. Our goal is to create value for the client which invites loyalty and establishes a relationship for the future. We adhere to the premise that delighting the client is better than satisfying the client, and commit ourselves to excellence in providing quality architectural services.



cadence

LANDSCAPE ARCHITECT: CADENCE

Cadence is a Fort Lauderdale-based landscape architecture practice focused on connecting physical and social landscapes. Cadence's projects span the realms of design, science, art and community. Their motivation stems from a shared desire to bring forward thinking design to their clients. Cadence crafts spaces and orchestrate experience - canvas is the outdoors. Cadence designs with a conscious regard for nature, our clients and our community.

Founded in 2010, Cadence provides Landscape Architecture, Urban Design and Site Planning services to government and private organizations throughout South Florida and the Gulf South Region. Managing Principals, Rebecca Bradley and Gage Couch, have a combined 25 years of experience working on large-scale resorts, educational campus master plans and waterfront environments throughout the United States, China, UAE and the Caribbean Islands. Prior to the launch of Cadence, both partners spent their early careers with the internationally acclaimed design firm EDSA. At Cadence, design solutions are measured based on a triple-bottom-line model, successfully balancing environmental, economic and social implications to every project.



CIVIL ENGINEER: FLYNN ENGINEERING SERVICES

Flynn Engineering Services, P.A. (FES), is a Ft. Lauderdale based consulting engineering firm which offers a full range of civil engineering services for all types of land development projects in the public and private sectors. FES provides services totaling approximately \$10 million of civil construction annually. The firm currently has ten employees, including five engineers, a surveyor, one engineering technician and three clerical. FES maintains a constant workload due to the capabilities and reputation of the firm.

FES's experience includes varied sites, terrains, and regulatory processes throughout the Southeast and Caribbean regions. Within the framework of the client's interdisciplinary project team, FES specializes in the engineering, governmental, and practical problems of civil engineering.

FES utilizes its professional staff, computer aided design and drafting system, and advancing technologies to provide timely, cost effective solutions to sensitive, complex, and unusual projects without sacrificing the client's development goals.



LAND USE: LOCHRIE & CHAKAS, P.A.

Lochrie & Chakas, P.A. is a Florida law firm, recognized for its experience and knowledge in land use, zoning, environmental, and government law. The firm represents property owners, developers and lenders seeking a wide range of development entitlements and due diligence assessments.



Cole, Scott
& Kissane, P.A.

CRA DEVELOPMENT AGREEMENT & CONSTRUCTION CONTRACT: COLE, SCOTT & KISSANE, P.A.

Cole, Scott & Kissane, P.A. represents major construction interests in cost-effective investigation, defense and disposition of commercial and residential building construction-related risks and civil claims. CSK routinely handles issues involving personal injury, property damage, project delay, contractual indemnity, defects, engineering aspects and OSHA penalty proceedings, both directly and through their insurers. Additionally, CSK represents litigants in surety disputes that often arise during the course of both public and private construction projects. We also understand the industry from finance, development and design through implementation, construction and close-out.

GreenspoonMarder

GENERAL COUNCIL: GREENSPOON MARDER, SCOTT FUERST

Scott J. Fuerst has a diverse legal real estate background which has evolved over the years into a broad based transactional commercial real estate practice from an early concentration in residential, zoning, condominium and land use matters. Mr. Fuerst has developed several sub-specialties within this commercial real estate practice including the representation of landlords and tenants in office building, shopping center and warehouse leasing, the acquisition and sale of apartment complexes, office buildings, hotels and retail centers, negotiation of contracts with contractors and architects, the financing through industrial development bonds of manufacturing facilities for such varied uses as graphic printing, textured concrete blocks, chemicals and motion picture production and the financing of multifamily residential projects through county and state housing authorities.

Mr. Fuerst regularly serves as Florida counsel for out of state based lenders and represents national retailers and investors in acquisition, leasing and development opportunities throughout Florida. He has also had extensive experience representing developers and lenders in restructuring problem loans, deeds in lieu of foreclosure and real estate based financial planning. These transactions have included multiple lender simultaneous negotiation involving diverse client assets such as yacht basins, apartment complexes, hotels, office buildings and self-storage warehouse facilities.



GRYCON

GENERAL CONTRACTOR: GRYCON

For nearly five decades, Larry Kibler's philosophy has been to build long-term ongoing relationships with clients, subcontractors and vendors. We prioritize exceptional personal service, build a superior project, deliver it on time and stay within budget.



PROPERTY MANAGEMENT: ROYAL AMERICAN PROPERTY MANAGEMENT

With over 40 years of experience in managing multifamily housing, Royal American Management, Inc. (RAM) is able to effectively balance the needs of clients, residents, and staff members while optimizing the performance of both established and newly constructed assets. RAM, an award winning Accredited Management Organization (AMO), is headquartered in Panama City, Florida with regional offices strategically located throughout the Southeast to include Miami, Orlando, and Tallahassee Florida, the Carolinas, Atlanta Georgia, and Arkansas. RAM is widely recognized not only for its large, diverse portfolio of neatly manicured and high performing communities; it is also recognized for its warm, friendly, knowledgeable, and highly responsive staff. RAM's professional team is truly passionate about marketing, maintenance, and management of market-rate, luxury, senior, and all types of affordable residential communities. RAM's extensive experience with all types of affordable programs such as HUD, RD, HOME, CBDG, Hope VI, Tax- Exempt Bonds, and LIHTC is invaluable. RAM takes pride in its strong working relationships with third-party clients, monitoring agents, and government agencies.

RAM's mission is to enrich the lives of our residents by providing them with superior, multifamily housing and services while implementing new and innovative management techniques uniquely designed to add value to each property we manage.