

City of Fort Lauderdale Executive Airport Parcel "C" Proposal

Jim Goldstein
Midgard Group, Inc.
1475 West Cypress Creek Road, Suite 202
Fort Lauderdale, Florida 33309
Email: JGoldstein@midgardmanagement.com



From: Luisa Agathon <LAGathon@FortLauderdale.gov>

Sent: Wednesday, September 5, 2018 11:02 AM

To: Courtney Crush <ccrush@crushlaw.com>

Cc: Rufus James <RJJames@fortlauderdale.gov>; Berkowitz, Brooke <Brooke.Berkowitz@colliers.com>

Subject: RE: FXE Parcel C

Thank you for your patience Courtney. I've reach out to our Finance Department and have identified the best steps on how we can move forward. We currently do have \$29,134.20 sitting in one of our subsidiary accounts for the Parcel C Lease bid 275-11844 from Midgard. You may use this amount as a credit in your new bid offer and internally we will take care of moving the funds into the new account. I apologize for the delay and we will smooth the process for the new bids.

Regards,

Luisa Agathon

Assistant to the City Manager | City Manager's Office

100 N. Andrews Avenue. Fort Lauderdale, FL 33301

954.828.5271 | LAGathon@fortlauderdale.gov

29 134. 20
29 12. 80

\$ 32,047.00

CITY OF FORT LAUDERDALE EXECUTIVE AIRPORT PARCEL "C" PROPOSAL

MIDGARD GROUP, INC.

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INTRODUCTION

September 5, 2018

City of Fort Lauderdale Procurement Services Division
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

RE: Fort Lauderdale Executive Airport Parcel C - Folio: 494209010170

We are pleased and excited to be **again** given the opportunity to submit a proposal for the adjacent, City of Fort Lauderdale property known as Parcel "C". As the longest and largest stakeholder in the "Uptown" Market through our Fort Lauderdale Crown Center property, we have continued to work cooperatively with the City, the Executive Airport and other long term stakeholders through collaborative efforts in multiple areas.

Midgard owns and operates the 24-acre Fort Lauderdale Crown Center with almost 475,000 square feet of office space located on Cypress Creek Road. Midgard has continuously improved the campus over the years as the area has transitioned and continues to draw interest from new and exciting businesses. Businesses that will continue to grow the Uptown Urban Area in concert with the area stakeholders' and City's visions. The Campus is currently home to many important business including: Bayview Loan Services, CBS Sportsline, Brown & Brown Insurance, Cruise One, the world's largest cruise travel agency, Broward Sheriff's Office – Child Protective Services, Parkson Corporation, an international water and sewer technology innovator owned by Johnson & Johnson and Nova Southeastern Dental School. 2017 saw us adding Sunbelt Medical in 7,000sf and the Early Learning Center, a Broward County non-profit agency in over 15,000sf. We were also pleased to renew Brown and Brown and renew and expand Cruise One. Thus only emphasizing the strategic location and value of Crown Center within the City of Fort Lauderdale and to the Uptown Market.

As the area begins to transform into the mixed use urban core as set forth in the Envision Uptown plan and widely discussed in the Urban Land Institute TAP report, new employers and users will be needed to support the coming airport uses and surrounding communities. Midgard is hearing a need from future tenants for office space coupled closely with flex warehouse/distribution space and Midgard is the **only** developer that can deliver this product and ensure connectivity from Parcel C to Cypress Creek Road. Midgard's proposal seeks to provide a high end product that will fill these future needs of the area.

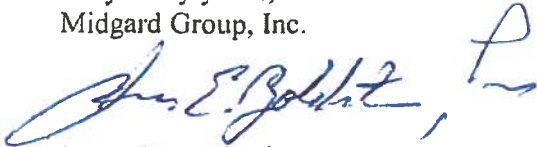
Parcel "C" is located just to the north of Crown Center Campus and ideally situated for incorporation into an expanded campus. Midgard envisions a campus that provides essential uses and services to a growing community. The Crown Center Campus currently provides offices and is planning retail uses to serve its employees and residents. We will connect Parcel "C" to Crown Center via a path across N.W. 64 street and service the two areas with a "trolley" that will ensure seamless movement between the two properties through to Cypress Creek Road and the new Crown Center Retail Plaza. The trolley is already in use on our campus and is widely used by our tenants; thus expanding

service to Parcel "C" to accommodate our new tenant's employees will be a natural progression.

It is clear we are the **only** developer that can bring these synergies and connectivity from Parcel "C" through Crown Center and onto the door stop of Cypress Creek Road and in doing so the City's tax base will be increased; good jobs will be created and retained within Fort Lauderdale Uptown and, clearly, this will be one of the most positive enhancements to the Uptown market. With our attention to architectural and landscape design, we will continue to set the bar for a high quality business environment and with our award winning management company, it will continue to be properly maintained.

Thank you for your consideration of our proposal and we look forward to the prospect of moving forward as the City of Fort Lauderdale's development partner.

Very Truly yours,
Midgard Group, Inc.

A handwritten signature in blue ink, appearing to read "James E. Goldstein", with a stylized flourish to the right.

James E. Goldstein
President

TAB 2

TERM SHEET

TERM SHEET

Respondent agrees to lease Parcel C in accordance with the terms, conditions and specifications contained in this Proposal.

Initial Lease Term:	50 years
Options to Extend:	Five (5) – five (5) year intervals not to exceed 25 years.
Base Rent:	\$320,472.00 for the initial twelve (12) months of the lease term. Thereafter, the rental rate will increase annually by CPI, not to exceed three percent (3%) over the base rate on an annual basis.
Operating Expenses:	Tenant to pay all operating expenses, i.e. taxes, insurance and common area maintenance.
Security Deposit:	\$32,047 with \$29,134.20 already on deposit with The City of Fort Lauderdale.
Contingencies:	<p>Lease Commencement: The lease commencement date shall be the day following approval of the execution of the lease by The City of Fort Lauderdale.</p> <p>Rent Commencement: The Rent Commencement date under the lease shall be immediate with discount monthly payments of \$10,000 – subject to payback over 5 years as approved by FAA. Full rent will begin 9 months from the Lease Commencement date or issuance of a City of Fort Lauderdale Building Permit, whichever date is earlier.</p> <p>Corporate Approval: Not subject to any further internal corporate approval process.</p>
Sublease and Assignment:	<p>Subleasing: The tenant may sublease any portion of the improvements to be constructed on Parcel C to subtenant whose uses comply with the applicable</p>

zoning code and any deed restrictions which may be in effect.

Brokerage Disclosure: It is understood and agreed that Colliers ("Broker") exclusively represents Landlord and no other broker has been involved in the contemplated ground lease. The successful bidder / Lessee will be required to pay a brokerage commission of 4.0% of the appraised land value of the property.

Assignment: Tenant may assign the lease with the prior written consent of The City of Fort Lauderdale, said consent not to be unreasonably withheld. When determining whether to grant consent to a potential assignee, the City shall only consider the financial capacity and reputation of the proposed assignee. Upon the City's approval of any assignment to a party who has purchased Tenant's rights under the Lease, Respondent shall be relieved of all further liability.

Holdover:

In the event of a holdover by Tenant after the Initial Lease Term or the Option Term, as applicable, Tenant shall pay rent at 150% of the Base Rent for the first ninety (90) days and thereafter 200% of the Base Rent.

PROJECT DESCRIPTION AND APPROACH TO SCOPE OF WORK

PROJECT DESCRIPTION AND APPROACH

Midgard proposes to expand the existing-exemplary Uptown office park – the Crown Center Campus – onto Parcel “C” – the (“Crown Center Expansion”). The Crown Center Expansion will consist of two dock-high warehouse/distribution buildings containing approximately 142,000 square feet, at an approximate cost of \$11M together with shipping/receiving areas; truck circulation; ancillary office and employee parking. The facility will have the potential to add additional overflow parking for the existing Crown Center Campus. In operating the office campus, we have observed, as part of a national trend, that our offices, as an employment center, are seeking greater parking to accommodate modern office configurations.

The Crown Center Campus with its Office, Retail and Warehouse/Distribution uses is precisely the type of mixed use envisioned by the ULI Study and will bring greater awareness, viability, competitiveness and excitement to the Uptown Fort Lauderdale market. New employers and users will be needed to support the coming airport uses and surrounding residential communities being planned in Uptown. Importantly, Midgard is hearing a need from future tenants for office space coupled closely with flex warehouse/distribution space and Midgard is the only developer that can deliver this product and ensure connectivity from Parcel C to Cypress Creek Road. Midgard's proposal seeks to provide a high-end in demand product that will fill these future needs of the area.

Further the Crown Center Expansion introduces a component to the campus compatible with the Airport Industrial Park zoning as well as the Employment Center land use. We believe this will be the catalyst for greater things to come and are proud to be on the cutting edge of this development.

The Crown Center Expansion will be a LEED certified state of the art facility to accommodate today's modern warehouse/distribution needs. The structure itself will be tilt wall with attractive architectural features tying this project to the Crown Center Campus. The Crown Center Expansion will feature an energy star rated white roof along with a lush native landscape in keeping with the strides accomplished at the Crown Center Campus. Electric car charging stations will be available in the employee parking lot. We will be following the same award winning, sustainable practices we have implemented at the Crown Center Campus such as recycling; green cleaning; minimal irrigation and LED lighting throughout. Additionally, during the construction phase we will also be incorporating sustainable building practices as outlined in the Current Builder package just as we did with our LEED Silver New Construction building – 1401 Crown Center.

The Crown Center Expansion will have a beautiful façade which will act as an enhanced backdrop to the Crown Center Campus - thus significantly expanding the positive impact at Crown Center to the Uptown Fort Lauderdale market. Lighted pedestrian pathways will bring employees from the Crown Center Expansion to and through the Crown Center Office campus giving them both access to mass transit on the Cypress Creek corridor as well as easy access to the retail additions to the Crown Center Campus in the works now. Crown Center also provides daily tram services throughout our campus. The Crown Center Expansion tenants will have easy access to Crown Center Campus's onsite Bank; fitness center and executive suites with state-of-the-art training and conference rooms.

Specifically, the proposed building will be constructed of concrete, using a "tilt wall" system of construction for all exterior walls. The roofing systems shall be steel bar joist with a metal roof deck covered by a minimum R-19 rigid insulation and topped off with a white, energy star, roofing system.

The exterior surface will have a tex-cote paint system, the windows and exterior storefront systems shall be impact resistant with an energy efficient coating and tint to meet the energy code requirements for the project. The rear large overhead doors shall be impact resistant with a powder coated finish. The air conditioning system will be energy efficient package units mounted on the roof and screened from view by the parapet walls.

The building and entry signage design has been developed to reflect the design characteristics of the adjacent Crown Center Campus. The teal green color, fins, shadow box walls and overhands are all design elements utilized by both campuses. This creates a unifying campus.

The Crown Center Expansion can be configured to accommodate a single use tenant or multiple users. We are uniquely situated to offer warehouse/distribution facilities to companies who will also need to headquarter their offices in close proximity.

The marketing of this project will be primarily toward national and local aviation and aerospace companies. The secondary tier of prospects for the marketing efforts will be directed to those companies that can utilize the free trade zone designation. The Crown Center Expansion design will allow us to accommodate the free trade zone criteria. The final marketing efforts will be to the national; regional and local service industries.

For staffing and workload purposes, Midgard Group's project development team is located on-site at Crown Center. Currently, we are in the final development stages of the Crown Center Retail, an approximate 20,000 square foot retail center. We will be using the identical team for Parcel C. It is estimated that the retail project will take ten months to construct and we will have our team assembled on site and can easily handle the actual construction of this project as well.

The project offers multiple economic benefits to the City of Fort Lauderdale and the Fort Lauderdale Executive Airport. The proposer and its subsidiary have a long, unblemished history of paying its land lease payments. Secondly, a very substantial and beautiful long-term product will be added to the property providing additional real estate and sale tax revenue to the City, County, and State. The Crown Center Campus will become an employment center in its own right and expand the potential for the employment base at the Campus. The project will also pave the way for the addition of the Crown Center retail component which will not only benefit the Crown Center Campus but the entire Uptown area.

Point-by-point Project Description responses:

- a. Type and size of the development program (gross and net square footages).
Response: 142,421 sf of warehouse/distribution- gross and net.
- b. Description of the proposed uses, a list of potential tenants and any letters of interest and/or intent from potential tenants.
Response: warehouse/distribution for national and local aviation and aerospace companies; companies that can utilize the Free Trade Zone designation and national; regional and local service industries.
- c. The total cost to develop the Site.
Response: \$11,000,000.00
- d. Proposer's unconditional Promised Capital Investment in Improvements to the leased parcels of Airport land.
Response: See breakdown attached.
- e. Economic benefit to the City from the Proposer's proposed development and use of that developed land.
Response: Land lease payment; construction of very substantial, attractive long-term product and additional real estate and sales tax revenue. (see attached Parcel C Taxable Value calculation)
- f. Compatibility of proposed land use with aviation at the Airport.
Response: The warehouse/distribution is compatible with and balances the existing AIP and GAA zoning and provides a use that is not adequately represented in the Uptown market.
- g. A set of concept sketches showing the proposed Project and a set of schematic renderings of the proposed Project showing the principal elevations and massing, floor plans for each use, streetscape and landscape plans, entry feature and signage.
Response: See attached.
- h. A description of the proposed exterior materials and other relevant specifications.
Response: See paragraphs 3-6 herein.
- i. A description of sustainable building practices that will be incorporated into the project during construction.
Response: The buildings will be LEED certified.
- j. A description of the number and type of jobs created by the project.
Response: We anticipate adding 450 construction jobs to the area for the construction of the project. However, we anticipate that approximately 600 well paying office jobs will be added at Crown Center along with 200 supporting jobs at the industrial site in that we are in the unique position of being able to offer a Corporate headquarters in conjunction with supporting industrial space.

Crown Center Industrial Park - Fort Lauderdale, FL Summary

Project Description		142,421 SF of Industrial Warehouse with Land Lease 7% of Land Value	
Project Name	Crown Center Industrial Park	Unit Mix	
City, State	Fort Lauderdale, FL	Bays/Units	12
County	Broward	Size	11,868
		Ceiling Hts	32
		TI	10% Office
			0
Construction Type	New Construction		
Total Number of Units / Square Ft.	Industrial Warehouse Space		142,421 SF
Total Number of Buildings	12		
Number of Accessory Buildings	2		
	0		
Project Costs		Total	Per Sq. Ft.
Hard Cost Construction	7,099,179		49.85
Tenant Improvements	712,100		5.00
Hard Cost Contingency	212,975		1.50
Impact Fee & Connection fees	414,311		2.91
Soft Costs	2,476,638		17.39
Total Project Costs	\$ 10,915,203		76.64

Parcel C Taxable Value			
Land Value	\$ 4,595,000	Per City Appraisal	
Building Improvement	\$ 7,800,000	Per Project Costs	
Total Hard Costs	\$ 12,395,000		
Market Value	\$ 10,835,000	Land value + 80% of Project Costs	
	Tax Rate	Proposed Taxes	
County Commision	5.4792	\$ 59,367,132	
Voter Approved Debt Levy	0.1898	\$ 2,056,483	
Broward Public Schools			
By State Law	4.027	\$ 43,632,545	
By Local Board	2.248	\$ 24,357,080	
Voter Approved Debt Levy	0.1279	\$ 1,385,797	
South Florida Water Management	0.2519	\$ 2,729,337	
Everglades Constructin Project	0.0417	\$ 451,820	
Florida Inland Navigation	0.032	\$ 346,720	
Children's services Council	0.4882	\$ 5,289,647	
Municipal			
Fort Lauderdale	4.2648	\$ 46,209,108	
Voter Approved Debt Levy	0.064	\$ 693,440	
Water Management 4C	0.1276	\$ 1,382,546	
Independent			
North Broward Hospital District	1.1774	\$ 12,757,129	
Total Ad Valorem Taxes		\$ 200,658,783	
Total Non-Ad Valorem Assessment			
Fort Lauderdale Fire Assessment Fee		\$ 33,036	
Total Ad Valorem and Non-Ad Valorem Tax Assessment		\$ 200,691,819	



SP-1

DRAWN	CPZ
CHECKED	CPZ
DATE	1.15.18
SCALE	AS NOTED
PROJECT NO.	1004
SHEET	

CPZ ARCHITECTS, INC. PROPOSED DISTRIBUTION CENTER

PARCEL C'

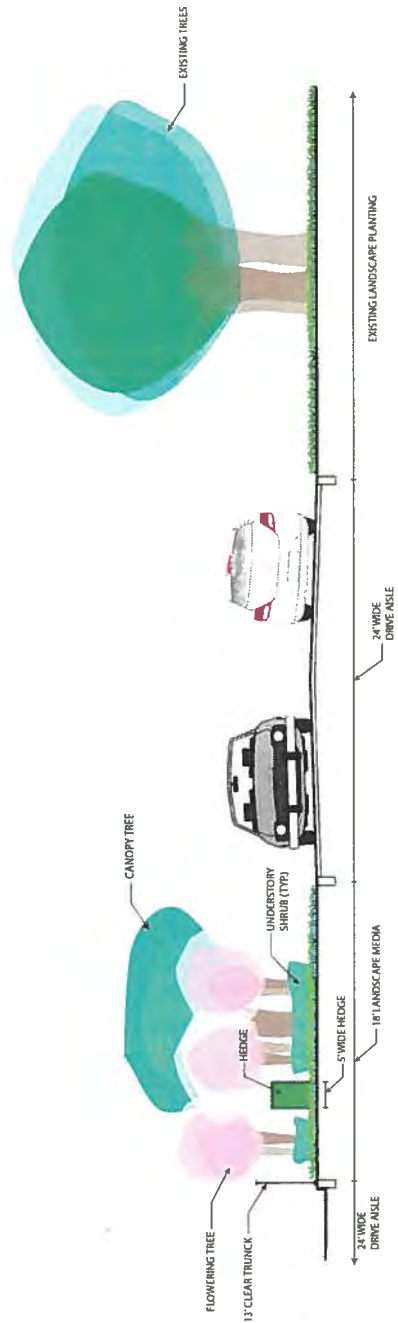
6499 NW 12TH AVE.

FORT LAUDERDALE FL, 33309-0000



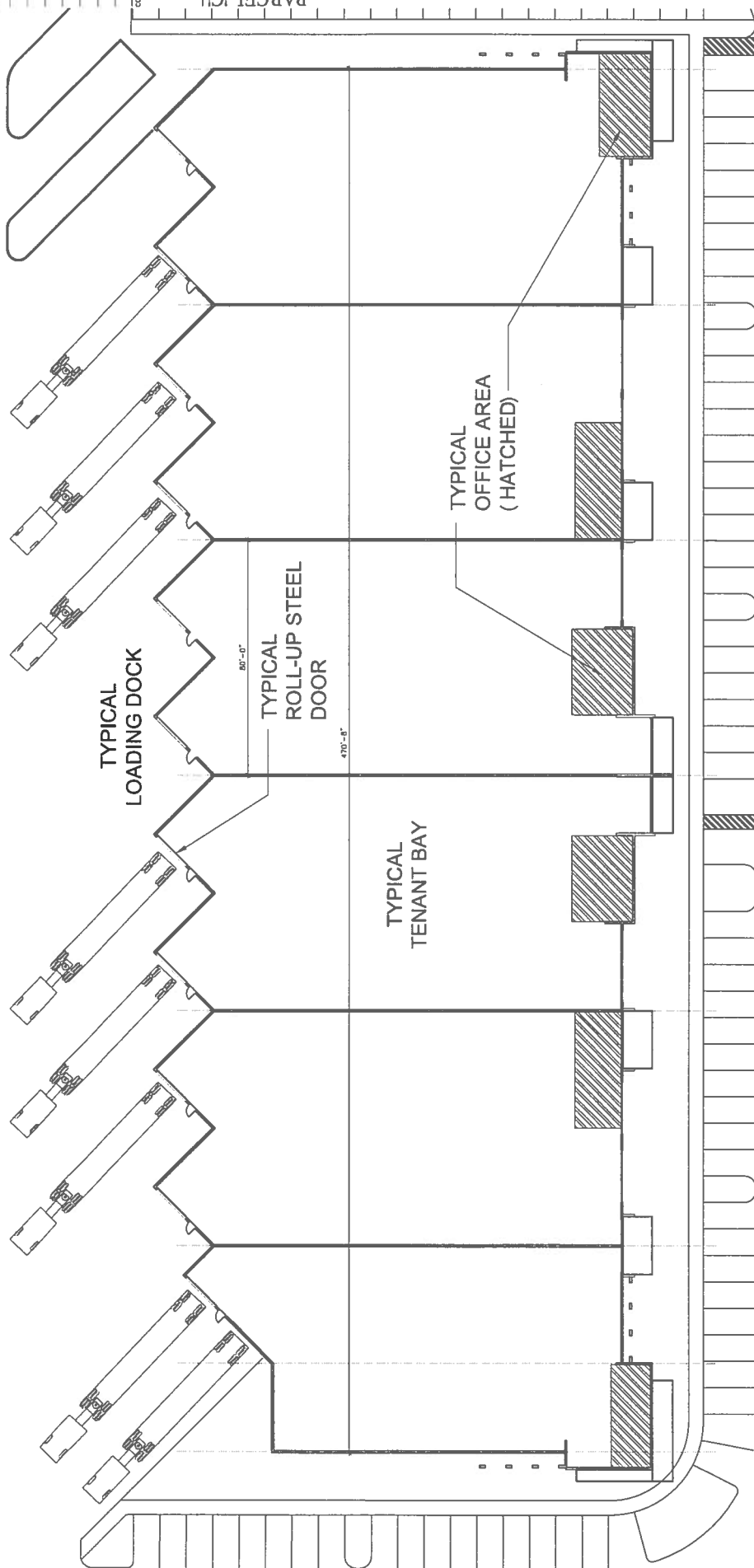


Parking Calculation for 144,724 sq. ft. Total: 1,296 / 250 Offices (5%) = 29 Parking Spaces 137,448 sq. ft. / 800 Warehouse (66%) = 172 Parking Spaces Total Code Required Parking Spaces (includes HO) = 199 Total	Parking Spaces Provided Car Parking (includes HO Spaces) = 203 Spaces Truck Parking = 24 Spaces Total Parking Provided = 227	HC Parking Spaces Required = 7 HC Parking Provided = 7
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EAST BUILDING FLOOR PLAN



PARCEL C
PROPOSED DISTRIBUTION CENTER
6499 NW 12TH AVE
FORT LAUDERDALE FL 33309-0000

PLANTATION, MINIDA 1111
PHONE 1951 FAX 1951 3300
VA 220607 W W 1747A1711111111111111

NO.	REVISION	DATE
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DRAWN	CSP
CHECKED	CPZ
DATE	4/1
SCALE	AS NOTED
PROJECT NO.	1604
SHEET	

DRAWING TITLE.



CPZ ARCHITECT

PARCEL 'C'
ON CENTER
6499 NW 12TH AVE.
DALE FL, 33309-0000

CONSULTANT:

[illegible]

DRAWN: CJP
 CHECKED: CJP
 DATE: 4/11/11
 SCALE: AS NOTED
 PROJECT NO: 1804
 SHEET:

R-1B



DRAWING TITLE

CPZ ARCHITECTS, INC. PROPOSED DISTRIBUTION CENTER
 PARCEL C
 6499 NW 12TH AVE
 FORT LAUDERDALE FL 33309-0000



NO	REVISION	DATE



CPZ ARCHITECT

PARCEL C
DISTRIBUTION CENTER
6499 NW 12TH AVE
FORT LAUDERDALE FL, 33309-0000

CONSUL TANT:



DATE	DATE	DATE
SCALE	SCALE	SCALE
PROJECT NO.	PROJECT NO.	PROJECT NO.
SHEET	SHEET	SHEET

R-3



CPZ ARCHITECTS, INC.
6499 NW 12TH AVE
FORT LAUDERDALE, FL 33309-0000

PARCEL 'C'
PROPOSED DISTRIBUTION CENTER
6499 NW 12TH AVE
FORT LAUDERDALE, FL 33309-0000

NO	REVISION	DATE



DATE	2/1/20
BY	AS
PROJECT NO.	1804
SHEET	

DRAWING TITLE



CPZ ARCHITECTS, INC. PROPOSED DISTRIBUTION CENTER
 4101 WEST BURNHAM ROAD, SUITE 100, YEAH
 FORT LAUDERDALE, FL 33309-0000
 TEL: 954.474.1111
 FAX: 954.474.1112
 WWW.CPZARCHITECTS.COM

PARCEL 'C'
 PROPOSED DISTRIBUTION CENTER
 6499 NW 12TH AVE.
 FORT LAUDERDALE FL, 33309-0000

CONSULTANT:

NO.	REVISION	DATE
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DRAWN	CPZ
CHECKED	CPZ
DATE	4/11/17
SCALE	AS SHOWN
PROJECT NO.	1804
SHEET	

DRAWING TITLE



CPZ ARCHITECTS, INC. PROPOSED DISTRIBUTION CENTER
610 N 75TH STREET SUITE 110
MAYAGUEZ, PUERTO RICO 00959
TEL: (787) 474-1000 FAX: (787) 474-1001
WWW.CPZARCHITECTS.COM

PARCEL 'C'
PROPOSED DISTRIBUTION CENTER
6499 NW 12TH AVE.
FORT LAUDERDALE FL, 33309-0000

CONSULTANT

NO.	REVISION	DATE



SYNOPSIS	CSP
DEVELOPED	CSP
DATE	4/11
SCALE	AS NOTED
PROJECT NO.	1604
SHEET	

DRAWING TITLE:



CPZ ARCHITECT
 410 W 25th Street, Suite 1111
 New York, NY 10011
 Tel: (212) 675-1111
 Fax: (212) 675-1111
 www.cpzarchitect.com

PARCEL C
DISTRIBUTION CENTER
6499 NW 12TH AVE.
FORT LAUDERDALE FL, 33309-0000



DEVELOPMENT TIMELINE

ID	Task Name	Task Mode	Duration	Start	Finish	2019				2020				2021			
						Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
1																	
2	Award Lease		25 days	Wed 9/5/18	Tue 10/9/18												
3	Due Dilligence		30 days	Wed 10/10/18	Tue 11/20/18												
4	FAA Approval		30 days	Wed 10/10/18	Tue 11/20/18												
5	Lease Commencement		1 day	Tue 12/18/18	Tue 12/18/18												
6	Siteplan /DRC Approval		183 days	Wed 12/19/18	Fri 8/30/19												
7	Design and Permit		163 days	Tue 9/3/19	Thu 4/16/20												
8	Construction		220 days	Thu 4/16/20	Wed 2/17/21												
Project: Parcel 'C' Dev. Timeline Date: Mon 9/3/18						<div>Task</div> <div>Split</div> <div>Milestone</div> <div>Summary</div> <div>Project Summary</div> <div>External Tasks</div>											
						<div>External Milestone</div> <div>Inactive Task</div> <div>Inactive Milestone</div> <div>Inactive Summary</div> <div>Manual Task</div> <div>Duration-only</div>											
						<div>Manual Summary Rollup</div> <div>Manual Summary</div> <div>Start-only</div> <div>Finish-only</div> <div>Deadline</div> <div>Progress</div>											
						Page 1											

FIRM BACKGROUND AND PAST EXPERIENCE

Midgard Group, Inc.
1475 West Cypress Creek Road, Suite 202
Fort Lauderdale, Florida 33309

Jim Goldstein, President
Email: JGoldstein@midgardmanagement.com
Website: <http://www.midgardgroup.com>
Phone: 954-771-6714 ext. 223

FORT LAUDERDALE CROWN CENTER INC.

SUMMARY

Midgard Group through its subsidiaries, Fort Lauderdale Crown Center, Inc., Fort Lauderdale Crown Center Land Trust Inc. and Midgard Management, Inc. have been involved for over 15 years in the Uptown Cypress Creek Market. They have owned, developed, leased and managed a 24 acre campus containing over 450,000 sf on both fee titled and Ft. Lauderdale City land lease property. Over the years, they have gained an acute awareness of the needs of the area, assisted in the improvement and planning for the successful future of the area and continue to operate their properties in an exemplary manner. They have through this effort and proactive approach backed up by vision and a substantial investment of over \$20m of improvements to their properties, attracted some of this area's largest and most prestigious national employers.

Part of their success has been adhering to the philosophy that the best fertilizer is the farmer's footprint. To that end, since almost the beginning of their acquisition of the property, they have maintained a corporate office with full staff and onsite management at the property. Midgard Group and subsidiaries' corporate address is Suite 202, 1475 W. Cypress Creek Road where they have maintained this office since 1999. They firmly believe this presence as well as their professionalism of their staff has established them as a real estate industry leader in the Uptown market.

The officers of Midgard Group and subsidiaries, including Fort Lauderdale Crown Center, Inc., are simply titled as James E. Goldstein, President and Martha Elia Silverman, Secretary and Treasurer. The Principals and ultimate owners of Midgard Group and subsidiaries are James E. Goldstein; Anders Schroeder and H. Kruse Peterson.

An affiliate of Crown Center and subsidiary of Midgard Group Inc., Crown Center Retail will be developing a 25,000 square foot retail facility on the "Crown" Campus.

Just as we see the mixed use component benefiting Crown Center, we also know it will have a very positive impact on the uptown real estate market. We believe today's mixed use product is the answer to what corporate America is seeking for their businesses and employees, and this will result in both Crown Center and the Uptown market being more successful than any individual component.

Midgard Group / Fort Lauderdale Crown Center, Inc., has been an innovator and leader in this Nation's sustainability movement. We proudly premiered 1401 Crown Center in 2010 as only South Florida's second Silver LEED Certified New Construction Building. The Crown Center campus now boasts four LEED/Green Globes Certified buildings and we are the only private developer that has multiple LEED certified buildings in Florida and one of only a handful in the country. We have taken our landscape and turned it back to a Florida naturescape creating a beautiful garden for our tenants and their employees. We turned off the faucet to our

landscaping thus saving millions of gallons of water a year as we do not irrigate out of a retention pond.

Additionally, Fort Lauderdale Crown Center has added approximately 32,000 square feet (8th largest in South Florida) of Executive Office space which is also operated by a Midgard subsidiary, Crown Center Executive Suites, Inc. Not only does this add a successful (85%+ occupancy) new dimension to the campus offerings, but also provides other valuable amenities for the longer term campus tenants. There are of course temporary office spaces, conference room and training room rentals by the hour and a great source of networking for all.

Midgard / Crown Center has strategically aligned themselves with third party companies who have exhibited an excellence, high degree of professionalism and real local knowledge. Our architect and contractor have worked with our team for over 15 years and both share our compassion for sustainable development and to deliver a successful project at every level. We have formed strong strategic alliances with financial consultants, institutions and legal council to ensure that we have always gotten the deal done. Additionally, we have since our acquisition of Crown Center, worked with the strongest, most professional real estate brokers in the area. Currently our team is with Colliers International, one of the world's premier brokerage companies. They are experts in the Uptown market.



Your property. Our business.

MIDGARD PROJECTS

Crown Center, Corporate Headquarters
Six Buildings on 23 acres consisting of 475,000sf
Suburban Low Rise
1475 W. Cypress Creek Road, Ft. Lauderdale, FL
TOBY Award Winner for the Inaugural Earth Award
TOBY Award Winner for Low Rise Suburban Office Park (2)
1451 TOBY Award Winner for Renovated
Ft. Lauderdale Recipient for Community Appearance Award – 2010 Renovated Building
Ft. Lauderdale Recipient for Community Appearance Award – 2013 – Sustainable
Landscaping
LEED Certified Silver New Construction
LEED Certified EB&OM (2 buildings)
Three Green Globes Certification for 1201 & 1475 Crown Center

INDUSTRIAL DEVELOPMENT/MANAGEMENT EXPERIENCE

Jupiter Park of Commerce
100 Acre Business Industrial Park on I-95, Jupiter, FL
Delivered over 800,000sf of Industrial Product inclusive of:

Jupiter Park of Commerce
70,000 sf
Office/Warehouse
900 Park of Commerce Blvd., Jupiter, FL

Park Plaza
30,000 sf
Flex Space
Park of Commerce Blvd., Jupiter, FL

Jupiter Industrial Center
34,000 sf
Dock High Industrial
Park of Commerce Blvd., Jupiter, FL

1475 W. Cypress Creek Road, Suite 202
Fort Lauderdale, FL. 33309
954-771-6714

Jupiter Park Self Storage
60,000 sf
1125 Jupiter Park Blvd Drive, Jupiter, FL

Fort Knox Self Storage
56,000 sf
3111 SW 14th Court, Pompano Beach, FL

Bristol Distribution Center
200,000 sf
Industrial Center
16500 NW 15th Avenue, Miami Gardens, FL
Recipient of Miami Gardens Beautification Award

Seneca Industrial Park
1,000,000 sf
Industrial Park
2500 SW 32nd Terrace, Pembroke Park, FL
TOBY Award Winner for Industrial Park

Palmetto Lakes
125,000 sf
Office/Warehouse
4701 & 5125 NW 165th Street, Miami Gardens, FL

The Pointe at Sawgrass
70,000 sf
Office/Warehouse
1669 NW 144th Terrace, Sunrise, FL

High Ridge Commerce Center
70,000 sf
Office/Warehouse
100 Commerce Road, Boynton Beach, FL

High Ridge Commerce Center II
133,000 sf
Office/Warehouse
3445 High Ridge Road, Boynton Beach, FL

1475 W. Cypress Creek Road, Suite 202
Fort Lauderdale, FL. 33309
954-771-6714

Monarch Commerce Center
135,000 sf
Industrial Park
2201 SW 145th Avenue, Miramar, FL
TOBY Award Winner for Industrial Park

Park Centre
130,000 sf
Office/Warehouse
900 Park Centre Drive, Miami Gardens, FL

1475 W. Cypress Creek Road, Suite 202
Fort Lauderdale, FL. 33309
954-771-6714

Property Management Services

Our goal is to preserve and enhance the value of your property and to develop a custom property management plan that addresses each property's needs. We are a "best practices" property management firm committed to being the best such firm in South Florida. Here is what you can expect from us:

Tenant Relations

- Reachable 24/7, quick resolution of service requests, continuous follow up and communication, quarterly customer feedback surveys, always seeking to understand tenants' needs

Safety and Compliance

- Proactively eliminate exposure to injury and liability
- Schedule regular inspections of life and safety equipment and conduct periodic fire drills and include the area Fire House
- Annual review of compliance to EPA, ADA, building code and other regulatory issues

Building Maintenance and Operations

- Preventive maintenance for every facet of buildings (roof, HVAC, elevators, fire/life safety equipment, generators)
- Prompt repairs by maintenance personnel

Cost Containment and Vendor Management

- Continuous evaluation, bidding and screening of vendors
- Negotiate standard contracts with vendors
- Advantageous prices and terms through our purchasing power
- Maintain current vendor certificates of insurance

Hurricane and Emergency Planning

- Customized hurricane manual for your property
- Emergency team in place to respond immediately to an emergency
- Immediate assessment and clean-up of damage

Insurance

- Give necessary property information to agents
- Assign insurance markets to several top agents to obtain quotes
- Manage the quoting process and set deadlines
- Evaluate quotes and make recommendations

Lease Administration

- Abstract leases and track key dates and amounts for renewal and termination options and rent and CAM increases

Construction Management

- Our construction manager with a B.S. in Building Construction from University of Florida will oversee your building and tenant improvement projects

THE MIDGARD TEAM, Biographies attached

James E. Goldstein, President



Elia Sanchez Silverman, CFO



1475 W. Cypress Creek Road, Suite 202
Fort Lauderdale, FL. 33309
954-771-6714

Manny Hadad, Vice President, Development



Lynn-Ann Ierna, Director of Real Estate



1475 W. Cypress Creek Road, Suite 202
Fort Lauderdale, FL. 33309
954-771-6714

JAMES E. GOLDSTEIN

President:

James Goldstein is a South Florida native. Born on Miami Beach, he graduated from Miami Beach High and graduated in 1974 from the University of Miami with a Bachelor of Sciences degree. He then lived, traveled and attended graduate school in Europe, after which time he returned to South Florida and obtained his real estate Salesman and Broker's licenses in 1977.

Mr. Goldstein began work with The Miller Group where he traveled the State overseeing land development, including roads, water, sewer, golf courses as well as land and home sales on over 100,000 acres located in over 15 Counties. His responsibilities also included coordinating with engineers, attorneys, land planners, architects and local, State and Federal Governments to obtain approvals for subdividing, platting and improving raw land and constructing planned communities. He has built houses, business and industrial parks, offices and warehouses (including self-storage) condominiums and hotels. As a developer of those projects he was also responsible for marketing, sales, leasing and finance.

Since the beginning of his real estate development career, he continued his activities as he was developing multiple projects. In 1995 formed the predecessor to Midgard Group with his partner, Anders Schroeder. Midgard Group originated in 2006 and they continued to invest in and develop property with a concentration in South Florida. In 1999 they moved Midgard's corporate headquarters to Fort Lauderdale at Fort Lauderdale Crown Center where it remains today. Mr. Goldstein is a Director and President of Midgard Group. There are currently 24 subsidiaries under Midgard Group, Inc. including Midgard Management Inc., Fort Lauderdale Land Trust, Inc., and Fort Lauderdale Crown Center, Inc. and Mr. Goldstein is the President and Director of all subsidiaries.

James Goldstein continues to reside in South Florida with his wife. He has five children and, as of this date, 4 grandchildren.



MANNY HADAD

Vice President – Construction and Development: LEED Accredited Professional

Mr. Hadad directs Midgard Group's construction activities, including designing, bidding, selecting third party professionals, and administering overall project performance. He is at the forefront of Green Construction and has overseen the construction of LEED Registered hurricane resistant buildings. In addition, he is part of MGI's acquisition and development team, using 22 years of contacts throughout Florida and 17 years of commercial development experience to perform deal analysis, site assessment, and feasibility studies for acquisition of properties.

As a construction management consultant prior to joining Midgard, Mr. Hadad represented developers in the management of their general contractors and construction related activities, ensuring that projects were done to specifications, on time and on budget. Formerly, he served as Vice President of Construction Management for Carlisle Group Inc., an affordable housing developer in Miami.

Mr. Hadad is a lifelong resident of South Florida, bilingual and has earned a bachelor's degree in Industrial Engineering from the University of Florida, a master's degree in Construction Management from Florida International University, a State of Florida Certified General Contractor's license and LEED AP accreditation from the United States Green Building Council.



LYNN-ANN IERNA

Director, Property Management:

Mrs. Ierna joined MGI in 2008 and is responsible for the oversight of all property management services throughout the Midgard portfolio. She also is the liaison for all leasing agents retained within the portfolio and performs all acquisition and due diligence for new projects. During Lynn-Ann's 25 year career within Commercial Real Estate, she has worked for CBRE, Cushman & Wakefield, Trammell Crowne and P.S. Business Parks. While with these Agencies, she has had the distinction to work with Met Life; The Orange Fund; Invesco; The Hartford Insurance Group; Prudential and Teachers providing her with a strong institutional background that demanded Wall Street reporting. Also while with PS Business Parks, Lynn-Ann managed the B&O Railroad Building in downtown Baltimore, MD. This 14 story historical building was encumbered by a 99 year land lease. She oversaw the entire gut renovation of this building which brought back CSX to its original penthouse at the B&O.

In 2007, Lynn-Ann was named the Ft. Lauderdale BOMA Property Manager of the Year. She has also won more than 10 TOBY (The Office Building of the Year Award) Awards throughout her career including Ft. Lauderdale's inaugural Earth Award. She is a past President of the Ft. Lauderdale Chapter of CREW (Commercial Real Estate Women). She has held numerous Board and Committee positions with BOMA, CREW, NAIOP, Riverwalk Trust and Ft. Lauderdale Chamber of Commerce and is on the founding Board of the Ft. Lauderdale Uptown.

Lynn-Ann began the sustainability movement at Crown Center and continues to drive the property's every aspect towards this goal. With Lynn-Ann's guidance, Crown Center boasts four LEED/Green Globe Certified buildings. Crown Center has been awarded two Ft. Lauderdale Community Appearance Awards and the Broward County Emerald and Naturscape Award. She was instrumental in returning Crown Center's landscape back to a Florida natural environment. Her next goal is to plant a community garden.

Mrs. Ierna also drives the Midgard Community spirit. Twice annual electronics drives are held at Crown Center to benefit the ARC of Broward. Midgard also sponsors Holiday Toy drives and Back to School programs within our community.



ELIA SILVERMAN

Chief Financial Officer:

Ms. Silverman has led our Accounting Department since 2009 and has valued experience with both government regulated and private companies. Ms. Silverman has over 25 years of experience in public accounting and the private sector where she provided a wide array of services to clients in various industries including construction, real estate development, government, hospitality, software and finance. Ms. Silverman obtained her Bachelor's Degree in Public Administration from the University of Hawaii – West Oahu and her Masters of Science in Administration from Central Michigan University.

Ms. Silverman oversaw the accounting of 30 properties including 22 third party managed properties. She also oversaw the construction accounting of One Flagler Development from due diligence through acquisition. She continued to manage the accounting for the property throughout the development and sale of each unit.

Ms. Silverman served as Honorary Consul of Mexico to Hawaii for five years and as treasurer of the Hawaii Consular Corps.

SABRINA ARNOLD

Senior Accountant:

Ms. Arnold is an accounting professional with 4+ years of widely varied accounting practice and knowledge. She has demonstrated a well proven ability to handle substantial workloads while maintaining the integrity, ethics and standards of the work required. She possesses strong communication and interpersonal skills that contribute to a cohesive work environment.

Ms. Arnold was a vital member of accounting team who oversaw the One Flagler Development Condo Conversion and Sale of that commercial entity. She is employed in a supervisory capacity and performs her daily accounting duties with the high standard that she has set for herself as well as for the staff members she supervises.

In 2011, Ms. Arnold earned a BBA International Finance and Marketing Degree with a Minor in Political Science from the University of Miami.



LOUISE JAFFE

Executive Assistant / Assistant Property Manager:

Louise Jaffe has 25+ years of work experience in Property Management, beginning when she secured her first employment position after moving to South Florida in 1990. This year will mark her 11th year as a valued employee of Midgard Management. During her tenure, Ms. Jaffe has taken on the role of Executive Assistant in addition to Assistant Property Manager as she has continued to absorb a wide field of responsibilities. Her experience over the years is varied and includes positions in administrative and management capacities of Condominiums, Office Buildings, Shopping Centers, as well as Professional Centers.

Ms. Jaffe can be counted upon to provide a high level of administrative support in all of Midgard's projects. She is an outgoing person with exceptional interpersonal skills, a trait that makes her the perfect first point of contact for our Tenants and Vendors at Fort Lauderdale Crown Center.



03/29/2017

City of Fort Lauderdale
Procurement Services
100 North Andrews Avenue, #619
Fort Lauderdale, FL 33301

Re: CB Constructors, Inc. - Evidence of Bonding Capacity
Project: Solicitation 275-11844
Ground Lease and Development of Parcel C (Property ID #494209010170)
Proposed by Midgard Management

To whom it may concern,

CB Constructors, Inc. is a highly regarded and valued client of American Global and Travelers Casualty and Surety Company of America ("Travelers"). CB Constructors, Inc. is capable of providing Bid, Performance and Payment bonds in excess of \$100MM for any single contract and in excess of \$200MM in the aggregate. Travelers is rated by AM Best as A++ (Superior), Class XV and is licensed to do business in all 50 States.

Travelers anticipates no difficulty in providing final bonds on behalf of CB Constructors, Inc. Naturally, we would expect that the execution of any final bonds would be subject to our normal underwriting review of the final contract terms and conditions by our client and ourselves.

This letter does not constitute an assumption of liability, and we assume no liability to you or to any third parties by the issuance of this letter. If we can provide any further assurances or assistance, please do not hesitate to call upon us. We trust that the above information will enable you to consider CB Constructors, Inc. for your construction project(s).

Sincerely,
Travelers Casualty and Surety Company of America

William Griffin
Attorney-in-Fact



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No.

231011

Certificate No. 007065076

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Michael Marino, and William Griffin

of the City of Miami, State of Florida, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 7th day of December, 2016.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By:

Robert L. Raney, Senior Vice President

On this the 7th day of December, 2016, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2021.



Marie C. Tetreault
Marie C. Tetreault, Notary Public



INTRODUCTION

INDUSTRIAL/WAREHOUSE QUALIFICATIONS:

A proven construction team with the longevity and resources to deliver projects on time and within budget, Current Builders brings 45 years of building success to this endeavor. With annual volume in excess of \$150,000,000, we are consistently ranked for construction volume in the state of Florida and Southeast Region by Engineering News Record and the South Florida Business Journal. We are presently ranked as the 8th largest contractor in South Florida and 18th largest in the State of Florida. In addition, please consider the following:

Our related building experience is second to none. We offer 30 related industrial and office projects totaling 15MM square feet and \$100MM in construction dollars. Current Builders is uniquely suited by way of an extensive résumé of similar projects. Our clients include the major players in the secure storage and warehousing of property including IDI Gazeley, Federal Express, Coca Cola and Prologis.

Technology is at the cornerstone of our organization. To that end, we employ Building Information Modeling on every project undertaking. We are one of the few contractors to adopt this interactive 3D model approach to enhance and improve communication and collaboration by all stakeholders beginning at the design development phase. As a result, our projects and clients benefit through the reduction of RFIs, change orders and expedited construction time lines.

We guarantee our projects the talent of a seasoned staff of construction industry veterans. Partner and Senior Project Manager, Aaron Buttress leads the CB team in the industrial/warehouse market. Aaron brings 15 years of relevant project experience to bear including more than 2,000,000 square feet of warehouse/distribution projects for Federal Express and Prologis. Aaron is joined by a highly competent pre-construction team with an average of +30 years of hands-on estimating and construction experience.

With a single bond capacity of \$85,000,000 and an aggregate program of \$150,000,000 provided through Travelers Casualty and Surety Company of America, Current Builders is prepared to meet the bonding requirements for this development.

A selection of our relevant industrial/warehouse project experience follows.

EXPERIENCE



Prologis Sawgrass A & B

Coral Springs, Florida

The Prologis Sawgrass Building A and Building B are each a 99,250 sqft tilt wall warehouse structures with site utilities, asphalt paving and landscaping.

Each building was constructed according to LEED requirements with Building A achieving LEED Silver Certification and Building B achieving LEED Gold Certification.



FIRM'S RESPONSIBILITY

General Contractor

OWNER

Prologis
2791 Pererson Place
Norcross, GA 30017
Drew Carney
770-246-6600
acarney@prologis.com

ARCHITECT

Corrales Group Architects
2300 Corporate Blvd
Suite 145
Boca Raton, FL 33431
Peter Corrales
561-995-6700

PROJECT SIZE

Building A - 99,250 sqft
Building B - 99,250 sqft

FINAL COST

\$9,115,924

KEY CB PROFESSIONALS

Aaron Buttress, SPM

PROJECT RELEVANCY

Tilt-panel Warehouses • LEED Certified • Building A Silver • Building B Gold

EXPERIENCE



Prologis Buildings 1, 2 & 3

Pompano Beach, Florida

The Prologis construction project consisted of three separate concrete tilt wall warehouse structures totaling 243,000 square feet located in Pompano Beach, FL.

The rear elevation of each building has multiple loading docks ready for future tenant occupancy.

FIRM'S RESPONSIBILITY

General Contractor

OWNER

Prologis
207-D Kelsey Lane
Tampa, FL 33619
Steve Allen
813-612-4014
sallen@prologis.com

ARCHITECT

Corrales Group Architects
2300 Corporate Blvd
Boca Raton, FL 33431
David Rolling
561-995-6700

PROJECT SIZE

Three Tilt Wall Buildings
243,900 sqft

FINAL COST

\$9,115,924

KEY CB PROFESSIONALS

Michael Taylor, President

PROJECT RELEVANCY

Tilt-panel Warehouses

EXPERIENCE



FedEx Express Facility

Pompano Beach, Florida

FedEx Express Distribution Facility is a 68,000 square foot tilt wall warehouse structure with interior build out.

The contract also included site utilities, asphalt paving and landscaping.

FIRM'S RESPONSIBILITY

General Contractor

OWNER

Federal Express Corporation

ARCHITECT

Horton, Harley & Carter
715 South Howard Ave
Suite 200
Tamp, FL 33606
Katie McKay
813-258-5775

PROJECT SIZE

68,000 square feet

FINAL COST

\$2,615,457.00

KEY CB PROFESSIONALS

Michael Taylor, President

PROJECT RELEVANCY

Tilt-panel Construction • Distribution Facility • FedEx

EXPERIENCE



FedEx Expansion

Medley, Florida

The Federal Express warehouse in Medley, Florida addressed a 78,000 square foot expansion of an existing and occupied complex. Current Builders' sensitivity to maintain operations throughout the construction process ensured that there was no impact or interruption to Fed Ex's day to day operations. The expansion required the removal of existing exterior tilt wall panels and addition of wind frames to support the existing lateral load of the structure, all while pouring new foundations to support the same. New tilt wall panels were erected. Additional trades included roofing and associated MEFP. The project's site work program included new paved parking areas and construction of a new gatehouse building.

FIRM'S RESPONSIBILITY

General Contractor

OWNER

Levine Properties
8514 McAlpine Park Drive,
Charlotte, NC 28211
Shannon Harris
704-366-1981
sharris@levineproperties.com

ARCHITECT

Kenneth Carlson Architects
1002 E Newport Center Dr
Ste 101
Deerfield Beach, FL 33442
Kenneth Carlson, AIA
954-427-8848

PROJECT SIZE

78,000 square feet

FINAL COST

\$8,111,724.00

KEY CB PROFESSIONALS

Aaron Buttress, SPM

PROJECT RELEVANCY

Renovation • Structural Renovations

EXPERIENCE



LEVINE PROPERTIES

December 12, 2016

Mr. Aaron Buttress, Partner
Current Builders
2251 Blount Road
Pompano Beach, FL 33069

Dear Aaron:

Although we have only done one project together, I wanted to take a moment to let you know how much I enjoyed working with you and appreciated the excellent service and superior construction product that resulted from your efforts.

The Federal Express Ground warehouse in Medley, Florida addressed a 78,000 square foot expansion of an existing and occupied complex. Your team's sensitivity to ensure that there was no impact or interruption to Fed Ex's day to day operations was amazing and I realize how challenging that task was. So, in the end, the project was completed without issue and as a developer, that's all Levine Properties can ask of our contractor. Thanks to you and Current Builders for a job well done!

I wish you continued success and hope to have an opportunity to work with you again in the near future.

Sincerely yours,
Levine Properties

Shannon Harris
Senior Project Manager

PO Box 2439 Matthews, North Carolina 28106 704.366.1981 www.LevineProperties.com

EXPERIENCE



Miramar Centre Buildings C & D

Miramar, Florida

The Miramar Centre Building C and D project consists of two separate tilt wall warehouse structures.

Both buildings include site utility construction, paving and landscaping and were permitted separately.

FIRM'S RESPONSIBILITY

General Contractor

OWNER

Industrial Developments Int
515 East Las Olas Blvd.
Suite 960
Ft. Lauderdale, FL 33301
Greg Toepp
954-678-2114
gtoepp@idi.com

ARCHITECT

Horton, Harley & Carter
715 South Howard Ave
Suite 200
Tamp, FL 33606
Katie McKay
813-258-5775

PROJECT SIZE

Building C - 238,000 sqft
Building D - 124,000 sqft

FINAL COST

Building C - \$9,477,253
Building D - \$5,611,629

KEY CB PROFESSIONALS

Michael Taylor, President

PROJECT RELEVANCY

Tilt-panel Warehouses

EXPERIENCE



Coca Cola Distribution Warehouse

Orlando, Florida

The Coca Cola Distribution Warehouse is a new 138,000 square foot tilt-wall warehouse located in Orlando, Florida.

Construction included site preparation with underground utility connections and new asphalt paving with landscaping.

FIRM'S RESPONSIBILITY
General Contractor

OWNER
Coca Cola Enterprises

ARCHITECT
Horton, Harley & Carter
715 South Howard Ave
Suite 200
Tampa, FL 33606
813-258-5775

PROJECT SIZE
138,000 square feet

FINAL COST
\$7,454,833

KEY CB PROFESSIONALS
Michael Taylor, President

PROJECT RELEVANCY

Tilt-panel Construction • Distribution Facility

EXPERIENCE



Fort Lauderdale Crown Center

Ft. Lauderdale, Florida

The Fort Lauderdale Crown Center project included major exterior and interior renovations to revitalize the property after it was purchased by Midgard Group.

The exterior renovations included opening up the tilt wall structure to add impact glass windows and new roof along with landscaping and signage.

The interior renovations included the addition of a 25,000 square foot second floor with structural enhancements, new central restrooms, two elevators and stairwells and two new atrium lobbies.

The renovation was performed under LEED standards, resulting in a LEED Silver Certification.

FIRM'S RESPONSIBILITY

General Contractor

OWNER

Ft. Lauderdale Crown Center, Inc.
1475 W. Cypress Creek Road
Suite 202
Ft. Lauderdale, FL 33309
Manny Hadad
954-771-6714
manny@midgardgroup.com

ARCHITECT

Beilinson Gomez Architects, PA
8101 Biscayne Blvd
Suite 309-310
Miami, FL 33138
305-559-1250

PROJECT SIZE

75,348 sqft

FINAL COST

\$2,517,416.00

KEY CB PROFESSIONALS

Michael Taylor, President
Aaron Buttress, SPM
Jon Gluck, Superintendent

PROJECT RELEVANCY

Renovation • Structural Renovations

EXPERIENCE



December 13, 2016

Mr. Eric Herlihy, Vice President of Preconstruction
Current Builders
2251 Blount Road
Pompano Beach, FL 33069

Dear Eric:

We are pleased to take this opportunity to acknowledge the excellent service Current Builders has provided Midgard Development Group for more than a decade. Together, our firms have completed challenging and complex projects from the expansion of the 1401 Office Building, to the high tech CBS Interactive interior office build-out both located in Fort Lauderdale to the historic restoration of the Villa 221 Special Events Venue in Downtown Miami.

As developers, we rely heavily and understand the importance of a professional multi-service contracting firm. Regardless of the project's size and complexity, Current Builders delivers dependable and consistent contracting services necessary to help develop the highest quality real estate product.

On behalf of Midgard Development Group, we value Current Builders as a go to contractor and look forward to working together on upcoming projects.

Sincerely yours,
Midgard Development Group

A handwritten signature in blue ink, appearing to read 'Manny Hadad', is written over the typed name.

Manny Hadad
Vice President, Construction and Development

EXPERIENCE



Liberty Center at Monarch Lakes

Miramar, Florida

The Liberty Center project is a Class A, four story office building constructed as a core and shell tilt wall structure. The project was LEED Gold Certified and has a lake with two dock overlooking piers and surface parking for 395 vehicles.

Subsequent to the project's completion, CB Constructors was awarded a tenant improvement contract to build out 50,000 sqft of office space for United Health Care. While fast tracking the building design and construction to condense the overall project construction duration, a plan was developed to design a smart lighting system to harvest natural daylight that ultimately reduces the building's energy costs.

FIRM'S RESPONSIBILITY

General Contractor

OWNER

Liberty Property Trust
750 Commerce Blvd
Suite 105
Boca Raton, FL 33487
Andy Petry
561-999-0310
apetry@libertyproperty.com

ARCHITECT

RLC Architects
137 W Royal Palm Road
Boca Raton, FL 33432
Bruce Retzsch
561-395-0007

PROJECT SIZE

109,724 sqft

FINAL COST

\$11,182,292

KEY CB PROFESSIONALS

Eric Herlihy, SPM
Jon Gluck, Superintendent

PROJECT RELEVANCY

Tilt-panel Construction • LEED Certified GOLD

EXPERIENCE



Boca Colonnade

Boca Raton, Florida

The Boca Colonnade project is a four story Class A office building that was certified LEED Gold. The building is a core and shell tilt wall structure that allows fast track construction. The project was constructed within 20' of a nature preserve and combined with an existing roadway on the other side of the building construction was proved to be challenging. The project also included a four story parking garage structure for 363 vehicles.

Boca Colonnade was the first LEED Gold core and shell office structure in the City of Boca Raton. Components include Carrier water chilled central cooling system, DVL Building Automation Package to control interior and exterior lighting. Low flow plumbing fixtures, Carlisle White TPO Heat Island Effect Compliant Roofing and No VOC paint material.

FIRM'S RESPONSIBILITY

General Contractor

OWNER

Liberty Property Trust
750 Commerce Blvd. Suite 105
Boca Raton, FL 33487
Andy Petry
561-999-0310
apetry@libertyproperty.com

ARCHITECT

RLC Architects
137 W Royal Palm Road
Boca Raton, FL 33432
Bruce Retzsch
561-395-0007

PROJECT SIZE

Offices 84,315 sqft
477 Space Parking Garage

FINAL COST

Offices \$14,589,330
Garage \$5,900,000

KEY CB PROFESSIONALS

Michael Taylor, President
Jon Gluck, Superintendent

PROJECT RELEVANCY

Tilt-panel Construction • LEED Certified GOLD

EXPERIENCE



Mr. Michael Taylor
Current Builders
2251 Blount Road
Pompano Beach, FL 3306

12/8/16

Dear Mike,

It is my pleasure to recommend Current Builders for their quality execution and breadth of knowledge. We have engaged Current to construct 2 office buildings here in South Florida. In addition, they have consulted on numerous other projects and without exception, their work has been terrific.

Their long experience in the marketplace has given them a wide base of knowledge and provides deep relationships with subcontractors and municipal authorities.

They have been a great partner for Liberty Property Trust and we expect our relationship to continue long into the future.

Sincerely,

Andy Petry
VP, City Manager
Liberty Property Trust
O 561.981.4849 D 561.981.4850 M 561.703.7674
750 Park of Commerce Blvd, Suite 220, Boca Raton, FL 33487
apetry@libertyproperty.com

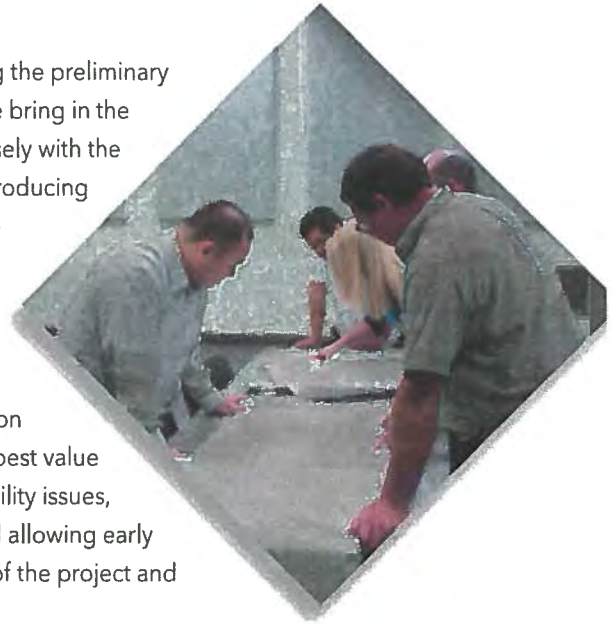
750 Park of Commerce Boulevard, Suite 220, Boca Raton, FL 33487 | 561.999.0310 | libertyproperty.com

SUMMARY OF SERVICES

Preconstruction

CB Constructors, Inc. preconstruction department provides assistance during the preliminary and design phase by providing input on constructability and cost impact. We bring in the key subcontractors early to provide input on the project design, working closely with the design team to provide value engineering and constructability input while producing the final construction documents. By introducing the subcontractors early we avoid any unknown costs due to the inherent issues that come up with the design coordination process.

Many of our clients prefer early contractor/subcontractor involvement. The advantages include early GMP prior to completion of the design, collaboration between the Owner and CB Constructors, Inc. to select subcontractors on a best value basis, minimizing exposure to contractor claims over design and constructability issues, a stronger relationship due to early team building between stakeholders and allowing early Building Information Modeling to take place enhancing the constructability of the project and advancing coordination issues, thus reducing cost and time.

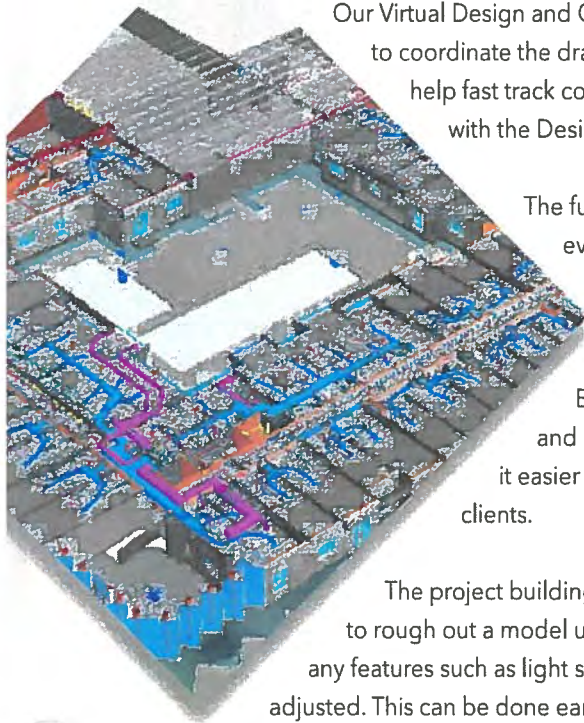


Building Information Modeling (BIM)

- CB was a pioneer on the adoption of BIM by General Contractors back in 2007, realizing that our proactive measures to reduce costs and time on a project were vital to our continued success in the industry. Our Virtual Design and Construction (VDC) department utilizes Building Information Technology (BIM) to coordinate the drawings, find and resolve conflicts and produce construction drawings that will help fast track construction in the field. We include VDC and BIM on all of our projects, working with the Design Team to produce the drawings in Autodesk Revit.

The fully coordinated building information model includes all specified components; every aspect of the model is based on reality from the walls and doors to the washer/dryer units and fixtures. CB then produces layout drawings for the subcontractors who provide input on placement for their components during the development of the model. CB brings the model to the field via BIM 360 Glue, an Autodesk application for iPads. This allows Superintendents and Project Managers to view the project via a three-dimensional view, making it easier to communicate changes or to work through issues with subcontractors or clients.

The project building information model is also a great visual tool for our clients. Instead of waiting to rough out a model unit in the field, we can virtually review a unit on the computer and determine if any features such as light switches, electrical or plumbing fixtures or HVAC grills need to be relocated or adjusted. This can be done early before the rough stage of construction, thus saving time and the costs from potential change orders that may result from drastic changes.



SUMMARY OF SERVICES

Estimating

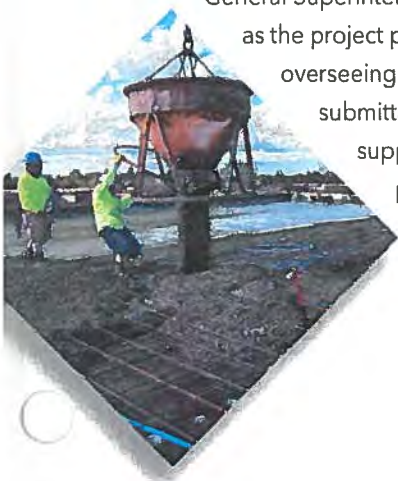
Our estimating department works as a team reviewing the project documents and obtaining proposals from prequalified subcontractors in order to provide the budget that encompasses quality subcontractors and suppliers. CB utilizes SmartBidNet for all bids, an online platform which gives all subcontractors access to the project plans and specifications. It allows CB to qualify and classify subcontractors and track their participation. SmartBidNet allows the team to quickly distribute information to subcontractors during bids to ensure all proposals encompass all client changes that may arise during the process. After CB is awarded a project, the department compiles an electronic bid book with the proposals for each trade, designating the lowest qualified subcontractor for each. This book is used by the Construction Team to buy out and issue contracts for the project.



Construction

CB assigns a dedicated project team to every project in order to provide the required attention desired by our clients. Each team is led by a company principal as the Principal in Charge who will oversee the Team to ensure the project is planned and executed in a timely and cost effective manner. Prior to construction, the project team will meet with the Preconstruction and Estimating team to review the project details and the team will plan the best means to execute the project using their collective knowledge. Utilizing our project portal in SharePoint and sharing documents with the field via Autodesk BIM 360 Field, all project documentation is categorized, saved and easily accessible to guarantee that all individuals on the project team have the most up to date information. The project teams also use SmartBidNet to distribute plans, specifications, Requests for Information, submittals and other relevant project information to the subcontractors.

The project management team typically includes a Senior Project Manager, Assistant Project Manager and General Superintendent who will be onsite throughout the project, with additional field personnel added as the project progresses, such as finish and punch superintendents - all solely dedicated to the project, overseeing and executing the major tasks required to construct the project. All correspondence, submittals, requests for information, plans and permits are handled by the project team with support from the office as needed. The schedule is also reviewed and updated by the project team with input from the Principal in Charge. The team meets on a weekly basis to review the schedule and discuss upcoming activities and resolve issues. In turn, the Senior Superintendent will hold weekly jobsite meetings with the subcontractors to coordinate activities and address any issues that may inhibit progress.



SUMMARY OF SERVICES

Scheduling

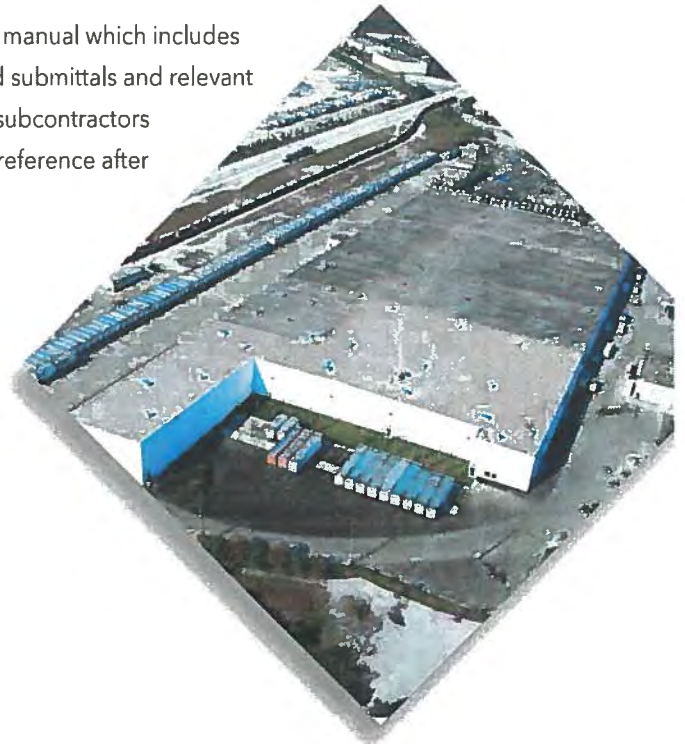
CB Constructors, Inc. uses Oracle's Primavera P6 Professional R8.2 for developing the overall project schedule. We include input from all entities involved in the project including the client, Architect, key Subcontractors, suppliers and fabricators which gives all parties ownership and results in a commitment to maintain the schedule. All activities, approvals, material fabrication and delivery, permitting, decisions on alternates, etc. that could impact the completion of the project is included. The schedule is updated and reviewed weekly to forecast and plan, incorporating any unforeseen issues or changes to the overall project, to keep the team focused on completion of the project within the schedule time frame. The schedule is simplified in an overview version for the General Superintendent to convey to the subcontractors the timeline for their scope of work.

Quality Control & Safety

Quality Control is a team effort and is held to the highest standard throughout construction. CB Constructors, Inc. utilizes Autodesk BIM 360 Field which allows the office staff to make all important project documents easily accessible by the field using an iPad. All Superintendents will have all project and field drawings, specifications, submittals and answers for Requests for Information at their fingertips to ensure all subcontractors build a quality project for the client. Our Director of Quality Control and Safety performs site visits to inspect the project focusing on quality and safety issues. The Superintendents also perform inspections daily to confirm the project is being built to the highest standard and the field crews are working safely.

Project Close-out

At the end of the project, the Project Team will compile an electronic manual which includes certificates of completion and occupancy, as built plans, all approved submittals and relevant shop drawings, maintenance and operation manuals and a list of all subcontractors and their warranty letters. This is provided to the Owner on a CD for reference after completion of the project.



SAFETY

CURRENT BUILDERS TAKES JOBSITE SAFETY VERY SERIOUSLY!

Our Safety Program starts before day one of any project. All subcontractors are required to provide a Site specific Safety plan, which is reviewed by Current Builders Safety Director, to insure specific safety elements of the project including their safety plans. All of our Project management teams are OSHA 30 hour certified. The Project teams are responsible for maintaining Safety of the Project. Current Builders' Safety Director will visit the project site each week, walk with a team member to observe the status of the projects safety elements, and provide feedback and recommendations as needed. A written report will be generated of this visit and distributed to the project team.

Current Builders prepares an Activity Hazard Analysis for each project, focusing on job tasks as a way to identify hazards before they occur, identifying the relationship between the worker, the task, the tools, and the work environment.

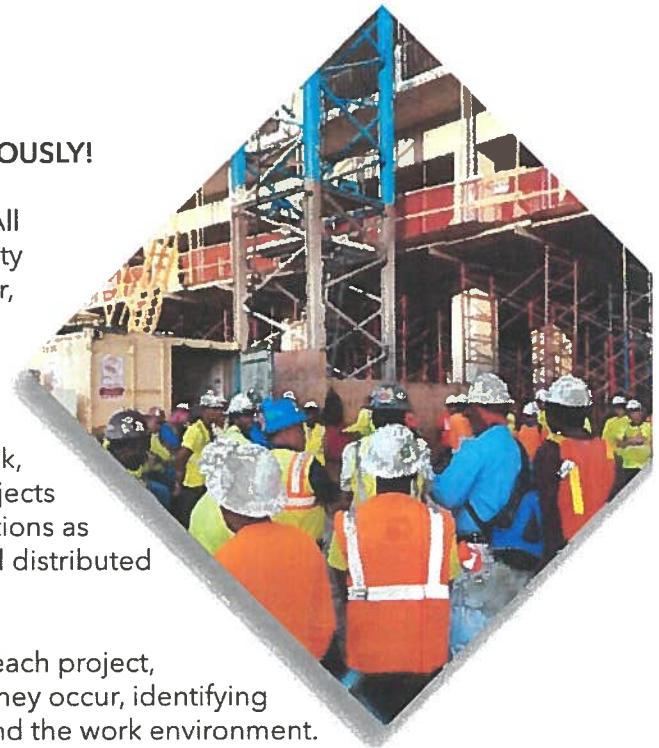
A Site Orientation takes place with all sub-contractors prior to starting work on the project site, reviewing general safety items, fall protection, PPE, and specific Activity Hazards that have been identified. Safety is always a topic during the weekly subcontractor project meetings.

Training is made available to both employees of Current Builders, as well as the sub-contractors. Current Builders has a training room that mirrors many of the typical activities that you will see at a construction site, i.e. jobsite built ladders, scaffolding, various guardrails and warning systems used on site. This room is used for employee orientation as well as classes on rigging, traffic control, and proper use of fall protection equipment. At the start of each project and throughout the duration of the project as necessary fall protection, forklift, high-lift training classes take place.

As the project progresses, we identify specific project milestones and conduct a Stand Down from the work activity. The Safety Stand Down includes all project site personnel for the purpose of discussing topics including but not limited to fall protection, OSHA'S focus four, as well as site specific topics. We have found this method of a Stand Down to be very useful in refocusing workers on the critical need to maintain project safety from the start of the project to the final close-out.

Safety performance metrics

EMR .73
RIR 3.87
DART .77



2.16 Safety

The Contractor(s) shall adhere to the Florida Department of Transportation's Uniform Manual on Traffic Control for construction and maintenance work zones when working on or near a roadway. It will be the sole responsibility of the Contractor to make themselves and their employees fully aware of these provisions, especially those applicable to safety.

Current Builders commits to adhere to FDOT's Uniform Manual on Traffic Control. In Alan Stocker, our Director of Safety's review of the subcontractors' safety plans, any subcontractor that will be doing work in or near a roadway will be required to provide Current Builders with their safety procedures. Their plan should include the methods of controlling traffic and the training procedures used to educate their employees.

Work in roadways require a Maintenance of Traffic (MOT) plan to be submitted by the subcontractor and approved by the governing agency prior to initiating work. When traffic control is temporary, flagmen are to be provided by the subcontractors to control traffic. Flagmen are to be trained and will be required to show proof of training to Current Builders.

At the start of the project Current Builders' employees will be provided flagmen training. Training will also be offered to subcontractors who will be involved with MOT. To ensure that our employees and our subcontractors are familiar and current with all necessary and relevant safety procedures, this training is required for each new project regardless of whether training has been previously provided.

STAFFING

MICHAEL C. TAYLOR

President/Project Executive

Mike Taylor has been with Current Builders since 1982. He is a senior level executive professional with 32 years' experience in the management of large-scale construction projects. As President of the Company, Mike has extraordinary competence in working with clients and design professionals from the project's inception through to its completion and close out. His vast experience and understanding in project estimating complements the design and construction of a project by helping bring about the realization of client desires within a realistic budget pro forma.

Along with his vast residential multifamily background, Mike has been the Principal In Charge for much of the 12 million plus square feet of commercial, retail and industrial projects that have been constructed. He possesses a thorough and comprehensive understanding of client goals, market trends and the construction industry at large. Mike orchestrates and maintains the company's global strategic plan while managing the firm's day-to-day operations.



CAREER EXPERIENCE

Current Builders

President
2003 - Present

Vice President
1996 - 2003

Project Manager
1985 - 1996

Estimator
1982 - 1985

LICENSURES CERTIFICATIONS AFFILIATIONS

State Certified
General Contractor
Florida
Georgia
Mississippi
North Carolina
South Carolina

National Association of
Industrial & Office Properties
Member

Associated General Contractors
of South Florida
President

EDUCATION

University of Florida
Bachelor of Science
Building Construction

PROJECT HIGHLIGHTS



Sherbondy Village Groundbreaking



OSHA "Sharp" Presentation



Marine Corp Toys for Tots



Habitat for Humanity



Four Forty Flagler Village
Topping Off



University of Florida Career Fair

NOTABLES

- President of Associated General Contractors of South Florida
- Member of Construction Association of South Florida
- Member of ME Rinker School of Building Construction Advisory Council
- Member of Associated Builders and Contractors
- Society of Professional Estimators

STAFFING

ERIC HERLIHY, LEED AP

Vice President of Preconstruction - PARTNER

Eric is a diligent and detail oriented professional with over 18 years managerial experience ranging from student centers, campus style garden apartments, assisted living facilities, commercial office buildings to high rise residential construction projects. His career has included the management of project from initial conception to project close out.

Eric is conscious of budgets and scheduling throughout the construction process. He has a track record of successful projects that meet or exceed cost and time forecasts. Field experience and ambition has earned Eric the position of Director of Preconstruction/ Estimating where he manage and guides his estimating team through the challenges of preconstruction and estimating with a keen expectation of results. As Director of Preconstruction/Estimating, Eric has direct involvement with all incoming projects.



PROJECT HIGHLIGHTS



Devonshire Phase II



Radius Condominiums



Archstone Hibiscus

Liberty Center	109,724 SF tilt-wall office building	\$11,100,000
Overlook Pointe	249 Multi-family Rental Units	\$28,100,000
Radius Condominiums	311 luxury condo units	\$46,850,000
Radius Parking Garage	Seven story, 752 space cast in place garage	\$9,410,000
Archstone at Hibiscus	304 luxury apartment units	\$29,600,000
Devonshire Phase II	Four story building with 100 luxury units	\$13,630,000
Hacienda Cove	(21) 3-story buildings, 421 apartment units	\$22,000,000
Archstone at Woodbine	(15) 3-story buildings, 402 apartment units	\$19,000,000

CAREER EXPERIENCE

Current Builders

Vice President of Preconstruction
2015 - Present

Director of Preconstruction
Estimating
2010 - 2015

Senior Project Manager
2008 - 2010

Project Manager
2002 - 2008

Assistant Project Manager
1998 - 2002

LICENSURES CERTIFICATIONS AFFILIATIONS

State of Florida
Licensed General Contractor

LEED Accredited Professional

US Army Corp
Construction Quality
Management Certification

OSHA 30 Hour Certified

Associated Builders & Contractors
of South Florida Member

EDUCATION

University of Florida
Bachelor of Science
Building Construction

STAFFING

AARON BUTTRESS, LEED AP

Vice President of Construction

Aaron is a result driven professional with over 12 years of experience in the management of large-scale construction projects. He has a history of directing projects through all phases from initial conception to final closeout. Aaron is a diligent leader with solid business planning, negotiation, problem solving, and communication skills. With his thorough working knowledge of building codes and regulations including OSHA, Aaron is adept in managing general building trades and technical elements of architectural maintenance and construction. He also exhibits proficient PC skills including construction specific and general applications. Aaron's recent projects have been on the commercial front with extensive interior renovation work. He has successfully managed projects ranging from 1 million to 15 million dollars.



PROJECT HIGHLIGHTS



Palmetto Bay Village Hall



Moorings at Lantana



Boca Colonnade

FedEx Distribution Center Expansion	78,000 SF expansion to existing ground distribution facility in Medley, FL	\$8,120,000
Blu at Marina Blvd	138 multifamily residential units with clubhouse	\$13,280,000
900 Broken Sound Chiller Replacement	Removal and relocation of existing chiller, fire pump and generator in occupied office building	\$1,350,000
Midtown Delray Apartments	117 Townhome Apartments	\$15,000,000
Groves of Delray Apartments	158 unit Apartment Renovation	\$4,000,000
Golden Acres Development	178 apartment unit renovation	\$1,450,000
Pine Terrace	63 apartment unit renovation	\$2,400,000
Meadows Apartments	87 apartment unit and clubhouse renovation	\$2,790,000
Sherbondy Village Community Center	Two story 29,000 SF community center	\$3,980,000
Palmetto Bay Village Hall	New LEED Platinum 24,405 SF City Hall	\$4,880,000
Metro Professional Building	12,310 SF Office Building	\$1,670,000
Brown and Brown TI	29,144 SF Tenant Improvement	\$1,490,000
CBS Interactive	33,256 SF Tenant Improvement	\$1,410,000
Inn @ Out	1930 House Rehabilitation & Commercial Renovation	\$1,500,000
Prologis Sawgrass A & B	Two 99,250 SF Tilt Wall Warehouses	\$9,370,000
Parkson Corporation	44,755 SF Tenant Improvement	\$1,410,000
1401 Crown Center	Parkson TI & Office Building Renovation	\$3,900,000
Boca Colonnade	100,000 SF Office Building and Parking Garage	\$14,550,000
Block 69 Garage	5 story precast Parking Garage with 205 spaces	\$7,500,000
Moorings at Lantana	378 Condominiums with 585 space Garage	\$50,300,000
Boca Grand Apartments	9 story 164 unit building and 5 story parking garage	\$25,000,000
Marina West Business Center	Two Tilt Wall Warehouses totaling 150,000 SF	\$10,000,000
Weston Business Center Bldg E	Tilt Wall Warehouse	\$6,000,000
Harwood /Sara Lee	150,000 SF Warehouse Office Tenant Improvement	\$3,000,000

CAREER EXPERIENCE

Current Builders

Vice President of Construction

2009 - Present

Project Manager
2004 - 2009

Assistant Project Manager
2001 - 2004

Teirnan & Patrylo
Summer 2000

Harden Fraser Construction
Summer 1999

The Adams Group
Summer 1998

LICENSURES CERTIFICATIONS AFFILIATIONS

Certified Renovator (EPA-RRP)

LEED Accredited Professional

US Army Corp
Construction Quality
Management Certification

EDUCATION

University of Florida
Bachelor of Science
Building Construction



CURRENT BUILDERS

STAFFING

KAR HO, LEED AP

Virtual Design and Construction/BIM Manager

A uniquely qualified individual in an emerging new technology in the construction industry, Kar employs Virtual Design and Construction (VDC), a transformative process for the design, planning, and construction of all CB projects. One of the tool-sets utilized by the VDC process is Building Information Modeling (BIM). In simple terms, BIM is a computer based system that allows the user to literally construct the proposed building in virtual space.

Kar's analytical approach to new projects ensures that the client's design goals are achieved through a step-by-step process that shows results on the bottom line. Having coordinated many projects with this technological process, Kar has a thorough understanding of how to apply BIM/VDC processes to the real world from concept drawings to built reality in a seamless transition.

Kar has an educational background in Architecture and Construction with an emphasis in computer based design systems. His expertise is in applying BIM and VDC to the construction design process and then ensuring the application is applied to the real world in a seamless transition.



PROJECT HIGHLIGHTS

University Park Student Housing	194 unit, 599 bed student housing for Florida Atlantic University.	\$28,154,000
Overlook Pointe	249 Multi-family Rental Units & Garage	\$28,100,000
Aviva Gables	276 Multi-family Rental Units & Garage	\$34,797,000
The Hamptons at PBG	224 Luxury Rental Units with Clubhouse	\$23,940,000
Alta Mira	240 Multi-family Rental Units with Clubhouse	\$18,710,000
Residences at Lakehouse	270 Multi-family Rental Units with Clubhouse	\$21,750,000
Midtown at Delray	116 Multi-family Rental Units with Clubhouse	\$16,430,000
Nexus Sawgrass	501 Multi-family Rental Units with Clubhouse & Garage	\$44,320,000
Pinnacle at Hammock Square	10 Multi-family Rental Units with Clubhouse	\$9,520,000
Village at Delray	144 Multi-family Rental Units with Clubhouse	\$14,540,000



CAREER EXPERIENCE

Current Builders
BIM/VDC Manager
2012 - Present

BIM/VDC Assistant Manager
2010 - 2012

Yoshino Architects
2006 - Intern

Architects Design Group
2005 - Intern

LICENSURES CERTIFICATIONS AFFILIATIONS

State of Florida
Licensed General Contractor

LEED Accredited Professional

OSHA 30 Hour Certified

ACE Mentor Program
Team Leader

EDUCATION

University of Florida

Master of Design
with a Major in Architecture

Bachelor of Design
with a Major in Architecture

Master of Science
Building Construction

STAFFING

ROLF SEVERTSON

Executive Vice President of Structures - PARTNER

Rolf is a seasoned professional who specializes in the design-assist and design-build delivery system for concrete structures. He has 37 years of experience in the construction industry with the last 12 years as a member of the Current Builders team. Over the course of his career, Rolf has focused on developing and constructing low, medium, and high-rise tunnel formed structures including the Allan Parkway project which was a 30 story tunnel form project in Houston, Texas.

Rolf consistently maintains a positive and professional attitude with his team members providing his management insight into making concrete structures both cost effective and expedient. The end result is exceeding the client's goals while maintaining consistent results.



PROJECT HIGHLIGHTS



Green Cay Village



Marina Village



Village at Delray

Aviva Gables	278 unit rental community	\$32,790,000
Overlook Pointe	249 unit rental community	\$28,100,000
Nexus Sawgrass	501 unit luxury rental community, tunnel form	\$44,320,000
Villages at Delray	144 affordable rental units & clubhouse, tunnel form	\$15,150,000
Pinnacle at Hammock Square	100 affordable rental units	\$9,090,000
Four Forty Flagler Village	218 luxury units with cast in place parking garage	\$46,470,000
Las Ventanas Shell	408 unit shell with parking garage	\$9,870,000
Green Cay Village	160 rental units, 160 condos and 100 townhomes, tunnel form	\$39,120,000
Bay Club 1 & 2	Two mid-rise, 80 unit structures, tunnel form	\$31,850,000
Marina Village Condos	349 luxury condo units with parking garage	\$50,900,000
Bellagio Apartments	330 garden style rental units	\$23,270,000

CAREER EXPERIENCE

Current Builders

Executive Vice President of Structures
2004 - Present

Highrise Concrete Systems
Vice President
2000 - 2004

Dymle Construction
Vice President
1977 - 2000

LICENSURES CERTIFICATIONS AFFILIATIONS

Associated
General Contractors
South Florida Member

Associated Builders
and Contractors Member

OSHA 10 Hour Certified

EDUCATION

Wartburg College
Waverly, Iowa

STAFFING

ALAN STOCKER

Director of Quality Control/Safety - Partner

Alan is a construction professional with over 39 years of experience including all facets of construction. He has built his resume with Current Builders where he has held positions from a laborer and field supervisor to project management and now Director of Quality Control and Safety. His building experience encompasses commercial and residential projects on new construction and renovation assignments. In his role as Director of Quality Control and Safety, Alan is integral to the success of every project.



CAREER EXPERIENCE

Current Builders

Director of Quality Control/Safety
2015 - Present

Senior Project Manager
2000 - 2015

Project Manager
1997 - 2000

Assistant Project Manager
1992 - 1997

Superintendent
1989 - 1992

Foreman
1982 - 1989

Carpenter
1979 - 1982

Laborer
1977 - 1979

LICENSURES CERTIFICATIONS AFFILIATIONS

State of Florida Licensed
General Contractor

NCCER Master Trainer
Certification

Broward County School Board
Teacher Certificate

Associated Builders & Contractors
Apprentice Teacher

Associated General Contractors
Supervisory Training Program

Methane Gas
Monitoring Certification

OSHA 30 Hour Certified

EDUCATION

Palm Beach Community College
Residential Building
Contractor Course



Casa Palma Apartments

PROJECT HIGHLIGHTS



Residences at Lakehouse



Cityplace Tower, Phase 1 & 2



Carlisle at Lantana

Casa Palma Apartments	350 rental units and clubhouse under construction	\$32,160,000
Residences at Lakehouse	270 luxury units and clubhouse	\$21,750,000
Villages at Delray	144 affordable rental units and clubhouse	\$14,540,000
Golden Square	182 rental units and clubhouse	\$17,120,000
Golden Villas	120 rental units and clubhouse	\$11,060,000
Green Cay Village	160 rental units, 160 condo units, 100 townhomes	\$39,120,000
Gables Court	159 affordable rental units	\$9,260,000
Pineapple Cove	260 affordable rental units	\$12,470,000
Residences at Miramar	348 luxury rental units	\$17,640,000
City Place Tower, Phase 1 & 2	470 mix use units and parking garage	\$32,480,000
Carlisle at Lantana	310 luxury assisted living units with amenities	\$21,273,000
Jacaranda Trails	50 affordable rental units	\$2,700,000

STAFFING

JON GLUCK, LEED AP

Project Superintendent

Jon has over 27 years' of experience in the management of large-scale construction projects, including industrial warehouse, commercial build-outs, tenant improvements, and commercial office building renovations. He has successfully guided numerous projects from post-shell completion, through interior build and finish work to developer turnover.

Jon coordinates all phases of municipal inspections and certificate of occupancy efforts to ensure timely delivery of the finished product. Jon's goal for each project is the achievement of total end-user satisfaction (owner/tenant) while successfully adhering to the letter and the spirit of the client's wishes and goals.



CAREER EXPERIENCE

Current Builders

General Superintendent
2001 - Present
1999 - 2000

Housing Trust Group
2000 - 2001

Clinton International Group
1995 - 1999

Terranova Corporation
1989 - 1995

PROJECT HIGHLIGHTS



Palmetto Bay Village Hall



Boca Colonnade



Brown & Brown Tenant Improvement

LICENSURES CERTIFICATIONS AFFILIATIONS

OSHA 30 Hour Certified

EDUCATION

Boston University
Master of Science Coursework

City University of New York
Bachelors of Science
Chemistry

Hamptons at Palm Beach Gardens	224 luxury rental units with clubhouse	\$23,940,000
900 Broken Sound Chiller Replacement	Removal and relocation of existing chiller, fire pump and generator office building	\$1,350,000
Groves of Delray Apartments	158 unit Apartment Renovation	\$4,000,000
Golden Acres Development	178 apartment unit renovation	\$1,450,000
Sherbondy Village Community Center	Two story 29,000 SF community center	\$3,980,000
Palmetto Bay Village Hall	New LEED Platinum 24,405 SF City Hall	\$4,880,000
Brown and Brown TI	29,144 SF Tenant Improvement	\$1,490,000
CBS Interactive	33,256 SF Tenant Improvement	\$1,410,000
Parkson Corporation	44,755 SF Tenant Improvement	\$1,410,000
Boca Colonnade	100,000 SF Office Building & Garage	\$14,550,000
Moorings at Lantana	378 Condominiums & 585 space Garage	\$50,300,000
Brisas Del Mar	160 residential units	\$11,460,000



CHRIS P. ZIMMERMAN, AIA

PRESIDENT / PRINCIPAL-IN-CHARGE



YEARS EXPERIENCE - 31

REGISTRATION

Architect:

Florida, #10,995, 1985

North Carolina #9716,

2004

Louisiana #6826,

2008

NCARB Certification, 1986

Licensed General

Contractor-Florida,

#CGC1507035, 1986

EDUCATION

Carnegie-Mellon University-
Bachelor of Architecture,
1983

AFFILIATIONS

American Institute of Architects

AIA Chapter President, 2014

2013 Citizen Architect

Boy Scouts of America

Eagle Scout

City of Plantation

2013-2017 Councilman



PROFESSIONAL PROFILE

The founder of CPZ Architects, Inc., Mr. Zimmerman serves as principal-in-charge of all projects undertaken by the firm, ensuring quality delivery of services and client satisfaction. In addition, he serves as lead architect/project manager on designated projects, providing day-to-day leadership of multidisciplinary project teams.

Mr. Zimmerman's client-focused commitment to project success – from precise documentation of measurable client goals and objectives, building code verification and project planning, to fully detailed construction documents, through final punch list – has earned him the reputation as a quality architect in the south Florida community. To his design work, Mr. Zimmerman also brings in-depth constructability knowledge and application to projects through his certification as a general contractor, a faculty that assures his clients that his designs have been developed to be economically buildable.

Mr. Zimmerman brought to his own firm the unique perspective of both architect and client. In his prior position as vice president of Scharf & Associates, he designed and managed more than \$50 million of new and renovation projects for both public and private sector clients. Earlier, he served in the owner's capacity, as Senior Project Architect for the City of Fort Lauderdale, creating award-winning designs on City projects. Through this combination of experience, Mr. Zimmerman brings a distinctly client point of view, coupled with architectural expertise and management efficiency, to each CPZ project.

PROJECT PROFILE

A record of meeting his clients' objectives for their projects underscores Mr. Zimmerman's commitment to quality architecture, personalized service, and effective project management. His broad project experience ranges from governmental, commercial/office, cultural, healthcare, and public safety facilities, to parks and recreation, resorts, and private residences. Notable among them:

Shenandoah Fire Station #86 and Community Center, Town of Davie, Florida

This new fire station will provide a home for Davie's northwest fire unit as well as bring a new 5000 square foot community center to the existing Shenandoah Park. The park will be improved to provide new state of the art play area equipment, new basketball and tennis courts, and additional walking paths. The Fire Station and Community Center will be designed for LEED certification

Estimated Cost: \$8 million

Scheduled Completion:

2018

Coconut Creek Fire Station #50, City of Coconut Creek, Florida

Developed the floor & site plans with various Architectural elevation styles for the City to choose from. New 11,000 sf 2-story building. Includes 2 apparatus bays with 8 dormitories on the second floor. Exterior design to be sensitive to the prevalent residential character. LEED Silver certification is planned.

Cost: \$4.9 million

Completion:

2017

Coral Springs Public Safety Complex, City of Coral Springs, Florida

Comprehensive 3-phase renovation, expansion and hurricane hardening of existing 60,000 sf facility, including new 2-story, 11,000 sf addition for state-of-the-art Emergency Management and Fire Department operations. Project involved complete reconfiguration of the complex's 7-acre site to expand parking space and provide new site security and emergency generator system. Phase III involved 3 floors of tenant improvements and upgrading building with new automatic sprinkler system and new HVAC system. New facilities also include a 9,800 square foot LEED Certified Gold Fire Station, the only one of its kind in Broward County.

Cost: \$8 million.

Completed:

2010

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD PLANTATION, FLORIDA 33317

200 N EL MAR DRIVE, SUITE 200, JENSEN BEACH, FLORIDA 34957

TEL (954) 792-8525

AA# 26000685

WWW.CPZARCHITECTS.COM

CAM 18-0934

Exhibit 4

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CHRIS P. ZIMMERMAN, AIA

PRESIDENT / PRINCIPAL-IN-CHARGE



City of West Palm Beach Fire Station #4

New 11,000 sf 2-story fire rescue station. Includes 3 full apparatus bays with 7 dormitories on the second floor. Architectural style of Spanish Mission Revival was selected to be cohesive with the surrounding context of a neighboring residential historic district. LEED Silver certification is planned for this facility.

Cost: \$3.5 million

Completion: 2018



Coral Springs Westside Maintenance Facility

As Vice President of Scharf and Associates, Chris P. Zimmerman managed the design and construction administration of the metal building addition to the Public Works Facility for the City of Coral Springs. The facility included large equipment repair bays, Public Works offices and conference room

Cost: \$1 million

Completed



Town of Davie Fire Administration and Public Works

New 14,000 sq ft. 2-story Fire administration and Public Works building with a separate shop and storage building. Designed to blend with existing facilities on site and included Directors Office, Capital Projects offices, file and plan storage, locker rooms and a break room with Fire Chief's office and Fire Marshal's office and administrative staff along with plan review staff.

Cost: 2.4 million

Completed 2008



Boy Scouts of America, South Florida Council, Davie, Florida

Master Plan for premier 120-acre Boy Scout Camp and Phase I development projects including dining hall, pool building and signature main entry all designed to a national park ambience. The Park development included all new drainage, sewer, water and fire services. New facilities included multiple restroom facilities, Ranger Residence, Dining Hall, various pavilions. The site was further enhanced with a deeper lake, boating pavilion, outdoor amphitheater, recreational field, and 12 campsites.

Cost: \$6 Million

Completed: 2011



595 Truck Stop, Davie, Florida

This facility was designed to support Semi-Trucks and their drivers. The facility was designed as 4 separate metal buildings. A fueling station, drive-thru truck wash, service bays & retail were part of this campus.

Cost: \$1.5 million

Completion: 2011



Parkson Corporation Offices, Fort Lauderdale, Florida

New Tenant Improvement Build-out of 35,000 sf corporate offices as part of the overall renovation and LEED certification of Midgard Management's Crown Center 1401 office building. The Parkson Tenant space improves the work experience by allowing natural light to penetrate deep into open work areas, transom glass and shaded glazing. LEED Silver certification received.

Cost: \$1.8 million

Completed: March 2009

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD PLANTATION, FLORIDA 33317

200 N EL MAR DRIVE, SUITE 200, JENSEN BEACH, FLORIDA 34957

TEL (954) 792-8525

AA# 26000685

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CAM 18-0934

Exhibit 4

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CHRISTIAN PENA

PROJECT MANAGER



PROFESSIONAL PROFILE

Mr. Peña has over 15 years of professional architectural experience in South Florida. His extensive background includes a vast variety of work including Commercial, Corporate, Education, Religious, Industrial, Banking, Residential and Municipal Structures and Parks.

Prior to starting with CPZ Architects Inc., Mr. Peña was a Lead Designer for a local Architectural firm. While with the firm Mr. Peña completely remodeled the main lobby for the Corporate Headquarters of Volvo Aero. In addition to his commercial work, Mr. Peña has completed several Multi-million dollar waterfront residences.

YEARS EXPERIENCE

16

EDUCATION

Florida A&M University-

Master of Architecture,
1998

Bachelors of Architecture
1996

Florida State University-

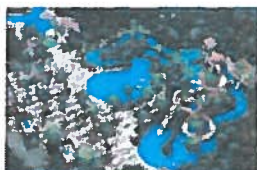
Minor in Interior Design,
1996

At CPZ Architects Mr. Peña has worked on countless projects including a first in its kind 15+ Acre Eco-Resort Complex in Big Cypress, New Fire Stations for the City of Coral Springs, Davie and Coconut Creek, several Park Complex for the City of Hollywood and Davie, additions for the Federal Reserve Bank and, new vehicular entry features and perimeter enclosure for the Betty T. Ferguson Recreational Center in City of Miami Gardens and many LEED projects. Currently he is working on the complete renovation of the Historical Claremont Hotel located within the Deco District in South Beach, Miami & the brand new LEED Fire Station #50 for the City of Coconut Creek.

Mr. Peña brings to all his projects his passion for design which he draws from his extensive travels and sensibility to Historical and Regional elements. He believes any structure or facility should be memorable as well as functional. Most importantly, he believes in satisfying the needs of the client while striving to achieve all these goals.

PROJECT PROFILE

The following are a few projects Mr. Peña has been involved in at CPZ Architects Inc.:



Hyatt Water Park, Bonita Springs, Florida

Design and prepare construction documents for a water park at the Hyatt Hotel to include a water slide tower building, a 300 sq. ft. shade canopy area and open pavilion. We will also be providing construction administration.

Phase: Contract Documents

Scheduled Completion 2016



Coral Springs Main Fire Station #80, Coral Springs Public Safety Complex, Florida

9,800 square foot, 4-Bay LEED Certified Gold Fire Station, the only one of its kind in Broward County, and site design for the complete complex.

Fire Station Cost: \$6 million

Completed: February 2010



Fire Station #86, Town of Davie, Florida

Conceptual design and site plan of proposed new 12,000 sf fire station, including renderings and site plans to be used by town representatives in presentations to the Shenandoah community.

Estimated Cost: \$2 million

Concept completed: 2010



CBS Sports Interactive, Fort Lauderdale, Florida

New 34,000 square foot office headquarters incorporating the latest "Hub and Spoke" design concept. LEED-certified "green" project, one of the firsts for CBS Corporation. By the design of office with glass walls and the low cubical partitions natural outside light penetrates the entire space.

Cost: \$1.2 million

Completed: 2010

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CHRISTIAN PENA
PROJECT MANAGER



Miami Gardens Community Center New Security Enclosure, City of Miami Gardens, Florida

This project includes two main Vehicular Entry Features, new Landscape, Security Gates and decorative steel fencing with masonry piers along the whole perimeter of the site.
Cost: \$600,000.00 Completion: 2013



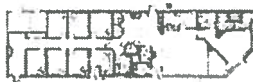
The Claremont Hotel, Miami Beach, Florida

Full remodel of a Historical Hotel in the heart of the Deco District in South Beach. Work included following the strict historical guidelines set by the City of Miami Beach, a brand new pool addition on the roof level, updating of all building systems and room finishes for the Hilton/Hampton Inn Brand guidelines.
Cost: \$4 Million Projected Completion: 2014



Fire Station #50, Coconut Creek, Florida

Proposed new 11,000 sf, 2-Story Fire Station for the City of Coconut Creek. Plans include Two Apparatus Bays (100 ft. long each), 8 Dormitories on the Second Floor, Living areas on the First Floor & the exterior design to be sensitive to the prevalent Residential Character. LEED certification is planned for this structure.
Estimated Cost: \$4 million Projected Completion: 2016



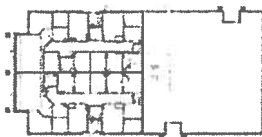
Fire Station #94, Coconut Creek, Florida

Currently under the permitting process for the renovation & remodeling of the entire living quarters and reception area wing for Fire Station 94 personnel. Renovations include providing 6 new dormitories, larger day room and kitchen, new dispatch office, new a/c system throughout, conference area, Triage/HC bathroom and lobby/reception space. The new design allows for a better flow between spaces, more privacy for the personnel and a much more efficient response time.
Cost: \$350,000.00 Projected Completion: 2014



Beverly Park Community Center Renovation, Hollywood, Florida

The existing community center was renovated and a 1,600 sf restroom and classroom addition was constructed plus exterior amenities added to the site. A new exterior entry structure and additional accent features were designed to enhance the neighborhood aesthetic.
Cost: \$850,000.00 Completed 2008



Meridian Professional Building, Plantation, Florida

This new medical building will provide for four separate doctor tenant spaces. The site is an existing foundation and structure which will be demolished and modified to meet new industry and design standards. A total area of 8,000 square feet will be designed to accompany the doctors and their professional needs.
Estimated Cost: \$1.5 million Scheduled Completion: 2014



Washington Park, Hollywood, Florida

A new 2,500 sf Community meeting room, concession stand and restrooms were designed for Washington Park. The new facility was design to blend and match the architecture of the original building constructed in the 70's. In addition to the new structure, new pathways and Sport Field amenities where added to the site.
Cost: \$750,000.00 Completed 2008

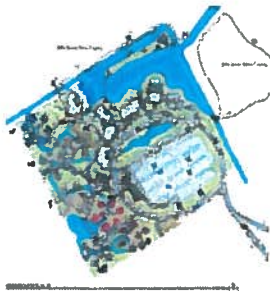
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CHRISTIAN PENA

PROJECT MANAGER



Florida Everglades Resort, Big Cypress Seminole Reservation, Florida

A Full-service Eco-Resort combining historical Florida architecture with most current environmental building technology to reflect the natural and cultural heritage of the region.

Cost: \$27 million

Completion Date: 2012

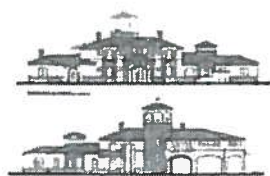


Fire Rescue Station #86 & E.O.C. Complex, Town of Davie, Florida

This ongoing project is a brand new 15,000 sf Fire Station and Community Center / Emergency Operations Center. The 10,000 sf Fire Rescue Station portion includes two Apparatus Bays plus Support Rooms, 10 Dormitories, Exercise Room, and a Full professional Kitchen. This facility is LEED registered. Included in this project will be an additional 5,000 S.F. Structure and Community Center with meeting rooms, kitchen, and showers along with major Park Renovations.

Cost: \$5 Million

Projected Completion: 2015



Roman Gate Compound, Big Cypress, Florida

Residential Design and Land Planning Services for a 15,000+ sq. ft. residential 30+ acre compound sited on Big Cypress, Florida. Residence included a Tower, Indoor Pool with water fall, Six-Car Garage, Two Master Bedrooms among other amenities. Compound included Basketball and Tennis complex with bleachers, 2,000 sq. ft. Guest house, Helicopter Pad & 12 Horse Stable and Rink.



Kaiser Residence, Delray Beach, Florida

This 7,600 square foot home is currently under construction. It was designed in the style of Florida Keys Architecture with interior courtyard and cool bright tropical colors of white, green and blue. Key features of the house include look-out terrace with optimal ocean views, separate wings for guests, and centralized kitchen/courtyard for easy entertaining. The house is designed with Delray Beach City Ordinances in mind by meeting all required site setbacks. Furthermore, second and Third Floors are pulled back to be less obtrusive to the surrounding site/neighbors

Cost: \$10 Million

Scheduled Completion: 2014



Crown Center 1401 Office Building, Fort Lauderdale, Florida

CPZ Architects has had an ongoing continuing services agreement with Midgard Management since 2009. New tenant improvement Build outs for their corporate offices. CPZ works with the client and tenant to accommodate the tenant's wishes.

Cost: Varies

Completed: Ongoing

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JAYSON A. HALL

PROJECT MANAGER



YEARS EXPERIENCE

10

EDUCATION

Florida Atlantic University
School of Architecture
Five-Year Bachelor of
Architecture, 2006

AFFILIATIONS

NCARB(IDP)

PROFESSIONAL PROFILE

Mr. Hall has served as project manager on a number of CPZ Architects' most significant projects. He brings to his management role the commitment to not only meet, but anticipate and exceed, his client's needs. Mr. Hall's record of meeting client goals for on time, in budget performance, combined with responsive aesthetic and functional design solutions, has resulted in valued long-term relationships with both public and private sector clients.

As project manager, Mr. Hall performs initial concept design, site planning, develops construction documents, construction administration and final project close-out. His capabilities in all aspects of architectural design include the creation of project concepts to detailing and coordinating construction documents. Mr. Hall's particular skill in the project's construction phase ensures timely response to contractor queries, resolution of any issues, and completion of the facility in accordance with the plans and specifications.

PROJECT PROFILE

Mr. Hall's project experience includes both new construction and existing facility renovations, as well as tenant interior improvements and building upgrades. He has served as project manager on such diverse project types as parks and recreational complexes, commercial facilities, community centers, and office and public safety buildings, with particular experience working with municipal government clients.



Coral Springs Fire Stations #43, & #95

Demolish and replace with new identical fire stations on 2 different sites. The phasing of construction will allow for the installation of a temporary trailer for continued operations. Both stations to be built simultaneously.

Cost: \$ 5 million

Completed: 2016



Coral Springs Public Safety Complex, City of Coral Springs, Florida

Comprehensive 3-phase renovation, expansion and hurricane hardening of existing 60,000 SF facility, including new 2-story, 11,000 SF addition for state-of-the-art Emergency Management and Fire Department operations. Project involved complete reconfiguration of the complex's 7-acre site to expand parking space and provide new site security and emergency generator system. Phase III involved 3 floors of tenant improvements and upgrading the building with new automatic sprinkler and HVAC systems. New facilities also include a 9,800 square foot LEED Certified Gold Fire Station, the only one of its kind in Broward County.

Cost: \$8 million.

Completed: February 2010



City of Miramar Community and Cultural Amphitheater, Florida

CPZ Architects is currently providing architectural services for a new amphitheater building and 3,000 fixed seating and 2,000 lawn seating capacity. Site consists of two restroom/concession buildings and ticket booth. Site also consists of a promenade area for food and beverage sales for local vendors. Mediterranean style Architecture was maintained throughout the complex to match adjacent buildings throughout the park.

Cost: \$8 Million

Completion: 2015

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JAYSON A. HALL

PROJECT MANAGER



Miami Gardens Community Center, City of Miami Gardens, Florida

Owner retained CPZ Architects to replace the original architect at start of project construction of this 60,000 square foot complex. Project was successfully put back on track, meeting City's goals for completion.

Cost: \$12 million.

Completed: 2010



Miami Gardens Amphitheater, City of Miami Gardens, Florida

Owner retained CPZ Architects to design a 300 seat Amphitheater. Amphitheater facility is 2,500 square feet and seats 300 people on the retaining wall seating system with additional lawn seating. Project is currently under construction.

Cost: \$700,000.

Completed: 2011



Miami Gardens Community Center New Security Enclosure, City of Miami Gardens, Florida

This project includes two main Vehicular Entry Features, new Landscape, Security Gates and decorative steel fencing with masonry piers along the whole perimeter of the site.

Cost: \$600,000.00

Completion: 2013



Boy Scouts of America, South Florida Council, Davie, Florida

Master Plan for premier 120-acre Boy Scout Camp and Phase I development projects including dining hall, pool building and signature main entry all designed to a national park ambience. The Park development included all new drainage, sewer, water and fire services. New facilities included multiple restroom facilities, Ranger Residence, Dining Hall, various pavilions. The site was further enhanced with a deeper lake, boating pavilion, outdoor amphitheater, recreational field, and 12 campsites.

Cost: \$6 Million

Completed: 2011



Palms of Deerfield, Deerfield Beach, Florida

The Deerfield Beach Housing Authority selected CPZ Architects to design 42 affordable townhomes on site. CPZ designed the site to provide an additional 14 units providing 52 affordable townhomes.

Cost: \$8 Million

Completion 2008



Lauderhill Housing, Lauderdale, Florida

The Lauderdale Hill Housing Authority awarded CPZ Architect's to design single family homes on a site they are currently negotiating for the property. We have currently designed preliminary site plans to assist the housing authority on their new property purchase.

Cost: TBD Million

Completion TBD



Lauderdale Lakes Bus Shelters, Lauderdale Lakes, Florida

CPZ Architects provided Design and Construction Administration Services to the City of Lauderdale Lakes to develop the prototype Bus Shelters to be utilized throughout the City. There are four shelters located on State Road 441 and others throughout the city.

Cost: \$200,000

Completion 2006

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JAYSON A. HALL

PROJECT MANAGER

PROJECT PROFILE (continued)



Northgate Park, Lauderdale Lakes, Florida

This neighborhood 3 acre park was designed to serve the local community and as a first phase of the areas redevelopment. The park included a Community Pavilion with restrooms, picnic pavilion, basketball court, jogging trail and children's playground.

Cost: \$2 Million

Completion 2006



Summerwood Park, Wellington, Florida

This park was designed as a design-build for the City of Wellington. The park included a new main picnic pavilion, picnic tables, jogging trail and children's playground.

Cost: \$1 Million

Completion 2007



Block Island Park, Wellington, Florida

This park was designed as a design-build for the City of Wellington. The park included a new main picnic pavilion, picnic tables, jogging trail and children's playground.

Cost: \$1 Million

Completion 2007



Washington Park, Hollywood, Florida

A new 2,500 SF Community meeting room, concession stand and restrooms were designed for Washington Park. The new facility was design to blend and match the architecture of the original building constructed in the 70's.

Cost: \$750,000

Completed 2008



Tephford Park Restroom Buildings, Tamarac, Florida

CPZ Architects designed two new 400 square foot restroom buildings on the site. The park consists of a playground, picnic pavilions, concrete pathways and a fishing dock. Tephford Park stretches west of Nob Hill Road to Sawgrass Expressway.

Cost: \$4 Million

Completion 2008



Sunrise Residential Rehabilitation, Sunrise, Florida

CPZ Architects was retained to perform housing inspections on existing homes to assist the City of Sunrise with their Housing Grant Repair Programs for local residents. We inspect the existing homes and develop a report based on our findings during inspection. Housing Grant Programs include Disaster Mitigation, Residential Rehabilitation, Architectural Barrier Free and Roof Replacement.

Cost: \$Varies

Completion: On Going

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JAYSON A. HALL

PROJECT MANAGER

PROJECT PROFILE (continued)



Broward Alliance for Neighborhood Development

Neighborhood Stabilization Program House Renovations, Florida

BAND is in contract with Broward County to purchase single family residences funded by the Federal Government through the Neighborhood Stabilization Program (NSP). Portion of these funds are to make repairs and renovate these residences and eliminate code violations for future sale of these properties. Renovations include new impact windows, hurricane shutters, new finishes, removing illegal additions and enclosures, kitchen renovation, new impact doors, new roofing, new energy star HVAC, new electrical systems, and plumbing.

Cost: \$60,000 - \$120,000

Completion: On Going



Kaiser Residence, Delray Beach, Florida

This 7,600 square foot home is currently under construction. It was designed in the style of Florida Keys Architecture with interior courtyard and cool bright tropical colors of white, green and blue. Key features of the house include look-out terrace with optimal ocean views, separate wings for guests, and centralized kitchen/courtyard for easy entertaining. The house is designed with Delray Beach City Ordinances in mind by meeting all required site setbacks. Furthermore, second and third floors are pulled back to be less obtrusive to the surrounding site/neighbors

Cost: \$10 Million

Completion: 2014



Pompano Beach Lift Station 21, Florida

CPZ Architects was retained by Chen Moore and Associates to design a new Master Pump Station serving the majority of the City's Barrier Island. The building aesthetics was to conform to the new Pompano Beach Beautification Redevelopment Plan. Building consists of masonry structure on piles, all interior finishes are corrosive resistant, generator room, electrical room, restroom with shower, exterior emergency wash, interior gantry crane for pump removal, roll up door for service access, stucco "siding" finish, metal roof, chimney (to conceal exhaust/Intake flues), courtyard with decorative aluminum sliding security gate and high courtyard walls to conceal exterior equipment.

Cost: \$3.3 Million

Completion: 2015



Kings Point Natatorium Pool Renovation, Delray Beach Florida

CPZ Architects was retained by DeRose Design consultants to provide architectural services for Kings Point existing indoor pool renovation. Project consisted of removing their existing indoor pools and providing new lap pool, resistance pool and an exercise pool, new pool pump room, new finishes, new colored concrete deck, new ADA showers and restrooms.

Cost: \$3 Million

Completion: 2014



The Claremont Hotel, Miami Beach, Florida

Full remodel of a Historical Hotel in the heart of the Deco District in South Beach. Work included following the strict historical guidelines set by the City of Miami Beach, a brand new pool addition on the roof level, updating of all building systems and room finishes for the Hilton/Hampton Inn Brand guidelines.

Cost: \$4 Million

Completion: 2014

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Colliers International (NASDAQ: CIGI; TSX: CIGI) is an industry leading global real estate company with more than 15,000 skilled professionals operating in 68 countries. What sets us apart is not what we do, but how we do it. Our enterprising culture encourages Colliers people to think differently, share great ideas and create effective solutions that help clients accelerate their success. Colliers International is the advisor of choice for many of the world's most innovative and successful companies. Colliers delivers a full range of services to real estate occupiers, owners and investors across all sectors worldwide, never competing with clients, preferring instead to remain the ultimate and unbiased choice in global real estate services.

Colliers has enjoyed a long relationship with the Uptown Ft. Lauderdale/ Executive Airport commercial real estate market. We have represented several major industrial parks within the market, i.e. Lockhart Business Park f/n/a Yankee Boulevard Industrial Park and Cypress Creek Industrial Park. Colliers also has been active in the office segment acting as landlord representatives in several significant properties. Since 1999, Colliers has been the exclusive leasing agents for Crown Center's 475,000 square foot office campus on Cypress Creek Road. Within the Fort Lauderdale Commerce Center Colliers has represented various owners of office and industrial properties as well as representing the ownership of the Executive Airport Business Center. Colliers was the leasing agent, and the sale agent for Cypress Creek Business Park on Powerline Road and Lakeside Plaza in the Cypress Creek Business Park.

In each of the properties mentioned, the initial thought was to synergistically bring airport related companies to the greater Executive Airport market. When the airport was able to expand the Free Trade Zone designation, our efforts have been to make business' aware of the tax saving benefits that the Free Trade Zone offers. With the addition of new industrial buildings being built in the Uptown Ft. Lauderdale Market, our efforts will continue to reach out to potential tenants within the aviation industry.

Each of us that will be involved in the leasing of Crown Center Industrial Park (CCIP) have national designations that have been earned as a result of meeting certain criteria within the commercial real estate industry. The Society of Industrial Office Realtors (SIOR) encompasses both office and industrial segments of commercial real estate. Its membership is composed of around 3,000 individuals and organizations in more than 630 cities in 32 countries. Certified Commercial Investment Members (CCIM) are given access to a network of 13,000 members across the U.S. and around the globe. We are able to reach out to these elite real estate professionals and keep them abreast of the opportunities at the CCIP.

Colliers is able to reach out to its Colliers's global network. The local brokerage community and prospective tenants using various methods; internet, intranet, social media. The tentacles of our marketing efforts will continue to reach out in every direction with the intent of providing information of the merits of the City of Fort Lauderdale, the Executive Airport and the tax saving benefits of the Free Trade Zone designation.

Colliers at a Glance	
Revenue	\$2.6 billion*

Countries	68
Professionals	15,000
Square Feet Managed	2 billion
Lease/Sale Transactions	72,000
Total Transaction Value	\$105 billion
*All statistics are for 2016, are in U.S. dollars and include affiliates.	

1. Information on our industrial service line.

Industrial real estate professionals at Colliers International bring specialized knowledge to their area of focus, whether that is in-depth knowledge of a defined geographic area or expertise in a subtype of industrial property. The real estate professionals at Colliers International advise developers, owners and occupiers in the acquisition, disposition, leasing, management and development of industrial space.

In the U.S., with over 500 highly skilled industrial professionals and more SIOR members than any other firm, Colliers International is ranked #2 for industrial volume. As a global organization, Colliers benefits from many more in key international markets in Canada, Europe, Latin America and the AsiaPacific region.

2. Short bios for Ron, Sal and Elias

Ronald Schagrin, SIOR | Senior Vice President

Ron Schagrin is a 28-year commercial real estate veteran in sales and leasing of Downtown and Suburban office and industrial properties. His knowledge and expertise of all real estate industry services is an invaluable asset to the organization in coordinating and implementing marketing proposals, including budgets for institutional and entrepreneurial clients, market research, and investment ventures.

PROFESSIONAL ACCOMPLISHMENTS

- Costar Power Broker – 2002 - 2006; 2008 - 2011
- Chairman's Circle – Prudential Commercial Real Estate – 2007, 2008
- Top Producer – Coldwell Banker Commercial – 1999
- Top 3 Producers – Colliers Lehrer - 1998
- NAIOP Award of Excellence – Design Build Industrial Over 50,000 SF - 1996
- Best Real Estate Deal of the Year – E & Y Kenneth Leventhal – Best New Development - 1995
- South Florida Business Journal "Best Real Estate Deal of the Year" for Best New Development Industrial
- Recipient of the JC Penney "Golden Rule" Award in 1995
- Recognized for his service to the community and ran the Olympic Torch in 1996 as a "Community Hero"

Elias Porras, SIOR | Senior Vice President

Elias Porras has been involved in commercial real estate for more than 30 years. He specializes in the sale and lease of Downtown and Suburban commercial properties in Miami - Dade, Broward and West Palm Beach Counties, FL. He also has extensive experience with build-to-suit projects. Elias has a strong belief in honor and integrity, which has made him a respected leader in this industry. He is an expert at providing brokerage and advisory services to corporate clients for facility relocations, expansions, dispositions and lease restructuring. At Colliers, Elias specializes in site acquisition, leasing, sales and build-to-suits for industrial and office users.

PROFESSIONAL ACCOMPLISHMENTS

- CoStar Power Broker 2002 - 2006, 2008 - 2011
- Top Producer at Coldwell Banker Commercial 1998 & 1999
- Chairman's Circle at Prudential Commercial Real Estate 2007 & 2008
- Top 3 Producers – Colliers Lehrer - 1998
- NAIOP Award of Excellence – Design Build Industrial Over 50,000 SF - 1996
- Best Real Estate Deal of the Year – E & Y Kenneth Leventhal – Best New Development - 1995
- South Florida Business Journal "Best Real Estate Deal of the Year" for Best New Development Industrial

Ronald and Elias Highlighted Industrial Transactions:

- Represented Canadian Investment Development firm in the leasing and disposition of an 800,000-SF multi-tenant industrial/flex space in Fort Lauderdale and Pompano Beach, Florida
- Represented Balcor Company, Chicago, IL in the leasing and disposition of a 250,000-SF multi-tenant Industrial Park in Fort Lauderdale, Florida
- Represented the lease up and disposition of a 125,000-SF multi-tenant warehouse in Sunrise, Florida
- Represented Graebel Movers in a 120,000-SF industrial build-to-suit in Deerfield Beach, a 120,000-SF industrial build-to-suit in Orlando, Florida and in the leasing of 50,000 SF of an industrial building in Pompano Beach, FL

Sal Bonsignore, CCIM | Vice President

Sal Bonsignore specializes in the leasing and acquisition /disposition of Broward and Palm Beach County office and industrial properties, representing both the tenant/buyer and the landlord/seller in transactions. Sal's in-depth knowledge of the market, combined with his creativity in formulating customized real estate strategies; and implementing solutions enable him to add significant value to all his client's transactions. In recent years Sal has participated in the sale and leasing of more than one million square feet of office and industrial product, with an estimated transaction value of over \$125,000,000.

PROFESSIONAL ACCOMPLISHMENTS

- Awarded with the prestigious Certified Commercial Investment Member Designation from the CCIM Institute. This CCIM designation is awarded to candidates who succeed in graduate level curriculum and practical experience.
- Recipient of the CoStar Power Broker Award
- Finalist in the 2012 NAIOP South Florida office deal of the year
- Participant in the 2008 NAIOP South Florida office deal of the year

Crush Law, P.A.
FIRM OVERVIEW

Crush Law, P.A. is a land use and zoning practice with significant experience in urban redevelopment projects throughout Broward County. Several examples of project involvement as permitting attorneys include: PMG Riverfront Fort Lauderdale; 100 Las Olas Fort Lauderdale; Riverside Hotel Fort Lauderdale; Riverhouse Fort Lauderdale RFP; Oasis Cafe RFP; Xceed Learning Centers; Maverick's Charter Schools in Pompano Beach, Palm Springs, Fort Lauderdale and North Miami Beach; Bokamper's Fort Lauderdale; Village Place Affordable Senior Housing Development; Las Olas River House; The Atlantic Hotel; Crowne Plaza Hotel; 1901 Cypress Creek; L'Ambiance condominium; Dania Beach Marriott; Camden Boca Raton Mixed Use; Camden Las Olas Mixed Use; One Financial Plaza; Venezia condominium, and the Fort Lauderdale Hilton.

Crush Law, P.A. focuses exclusively on land use and zoning law; municipal compliance; and development entitlements. The firm provides a broad spectrum of legal services for large and small clients in all aspects of land use and zoning entitlement issues. Crush Law has extensive experience serving developers, property owners, and lenders throughout South Florida in land use planning; zoning due diligence; community outreach, platting; rezoning; site plan approvals; development agreements; City contracts; City CRA awards; and local ordinance compliance.

Crush Law's management of the entitlement process encompasses client representation before municipal and county elected bodies; appointed boards and staff level directors and managers. Further, Crush Law draws on its expertise and governmental relationships to further the goals of clients in matters related to the entitlement of property.

Crush Law, P.A. was founded in 2005 by Courtney Callahan Crush who has over 20 years of experience in land use and zoning law. Jason Crush joined the firm in 2011 bringing development; construction and government relations experience.

COURTNEY C. CRUSH

Land Use practice with with significant experience in urban redevelopment projects throughout Broward County. Several examples of project involvement as permitting attorneys include: PMG Riverfront Fort Lauderdale; 100 Las Olas Fort Lauderdale; Riverside Hotel Fort Lauderdale; Riverhouse Fort Lauderdale RFP; Oasis Cafe RFP; Xceed Learning Centers; Maverick's Charter Schools in Pompano Beach, Palm Springs, Fort Lauderdale and North Miami Beach; Bokamper's Fort Lauderdale; Village Place Affordable Senior Housing Development; Las Olas River House; The Atlantic Hotel; Crowne Plaza Hotel; 1901 Cypress Creek; L'Ambiance condominium; Dania Beach Marriott; Camden Boca Raton Mixed Use; Camden Las Olas Mixed Use; One Financial Plaza; Venezia condominium, and the Fort Lauderdale Hilton.

Professional

Crush Law P.A. 2005 – present Principal

Land use attorney specializing in development approvals for urban renewal projects throughout Broward County. Experience includes platting; rezonings; and site plan permitting for mixed use development projects including hotels; condominium hotels; mixed use development; and commercial office buildings. Represent clients in front of Planning & Zoning Boards; Boards of Adjustment; and City and County Commissions, throughout Broward and Palm Beach County.

Gunster Yoakley & Stewart P.A. 1996-2005 Equity Partner

Land use partner focusing on obtaining development approvals through various governmental agencies for significant development of planned communities and urban projects. Development experience includes obtaining approvals for development permits for mixed use redevelopment projects including hotels; condo hotels; mixed use; commercial office buildings cities throughout Broward County.

Goldberg & Young P.A. 1993-1996

Attorney practicing in commercial litigation, bankruptcy and real estate.

Education

University of Florida College of Law J.D. 1992

Editorial Board International Law Journal. Member Trial Team

University of Pennsylvania B.A. Economics 1988

Chair, Nomination and Elections Committee

Captain, Varsity Track Team

All Ivy League (Outdoor Track) 1984-1988

Civic

GFLCC Downtowner of the Year 2016

City of Fort Lauderdale Citizen of the Year Award 2008

Fort Lauderdale Council of Civic Associations Appreciation Award 2008

GFLCC Chairs Award 2009

Habitat For Humanity of Broward Inc., 1998-2012

Executive Committee (2005-present)

Chair, Land Development Committee (2005-present)

Chair, Legal Committee (2005-present)

Greater Fort Lauderdale Chamber of Commerce 2002- present

Chairman of the Board of Directors (2014)

Executive Committee (2009-2013)

Chair, Government Affairs Committee (2010-2012)

Chair, Downtown Council Board of Governors (2008)

Riverwalk Trust 2008-present

Chair, Board of Directors (2012-present)

Chair, Master Plan and Projects Committee (2009-2010)

Broward Partnership For the Homeless Inc.

Co-Chair, BPHI Breakfast for Champions of the Homeless fundraiser (2009-2013)

Celebrity Waiter (2005-2013)

GFLCC/City of Fort Lauderdale: Business First Initiative

Member, Ordinance Review Committee

Archways Inc. Behavioral Health Center 1998- present

Board Member and legal counsel

JASON S. CRUSH

Land Use practice with significant experience in urban redevelopment projects throughout Broward County. Project involvement as developer, builder or attorney includes; development and construction of 120 affordable single family homes in the Collier City subdivision of Pompano Beach, FL including creation of infrastructure and housing on CRA owned properties; development and construction of 30 affordable home community in Fort Lauderdale, FL; development and construction of 18 affordable home community in Dania Beach, FL; redevelopment of blighted foreclosed affordable homes in partnership with the City of Sunrise, FL through federal grant program (NSP); extensive experience cooperating and partnering with Broward County and Broward Cities in development of affordable housing. Several examples of project involvement as permitting attorney includes: PMG Riverfront Fort Lauderdale; 100 Las Olas Fort Lauderdale; Riverside Hotel Fort Lauderdale; Riverhouse Fort Lauderdale RFP; Oasis Cafe RFP; Xceed Learning Centers; Maverick's Charter Schools in Pompano Beach, Palm Springs, Fort Lauderdale and North Miami Beach; Bokamper's Fort Lauderdale; Village Place Affordable Senior Housing Development; B2 Restaurant on Las Olas; New River Brewing brewery in Fort Lauderdale; North Beach Village Resorts properties; Tsukuru Restaurant Fort Lauderdale Beach.

Professional:

CRUSH LAW, P.A. 2011 - present

Land use attorney specializing in development approvals for urban renewal projects throughout Broward County. Experience includes platting; rezonings; and site plan permitting for development projects including hotels; condominium hotels; mixed use development; and commercial office buildings. Represent clients in front of Planning & Zoning Boards, Boards of Adjustment, and City and County Commissions.

HABITAT FOR HUMANITY OF BROWARD, Inc.

2002 – 2011

- Executive Director: Provides executive leadership to the organization and represents the organization to corporations, individuals, governmental bodies, and civic organizations to maintain working relationships within the community and increase public awareness of the organization. Supervises all administrative and project staff to ensure successful accomplishment of objectives and goals. Oversees all activities of the organization including land acquisition, multi-home project design, construction project implementation contracts, home closings, tax credit programs and serves as an ex-officio member of the Board of Directors.
- Directly responsible for the Development and Construction of 250 affordable housing units through-out Broward County since assuming the position as Executive Director (CEO).

GUNSTER, YOAKLEY & STEWART, P.A. Fort Lauderdale, FL

2000-2002

- Corporate Attorney: Negotiated and drafted trademark licenses and opinions for firm's clients, including real estate development companies. Drafted and negotiated Employment Agreements for corporate clients. Performed risk analysis on client submitted agreements, evaluated the risks against client and negotiated terms with opposing counsel.
- Compliance Attorney: Coordinated with federal and state agencies regarding corporate compliance with regulations, including Food and Drug Administration, U.S. Patent and Trademark Office, Florida Food and Florida Department of State.
- Staff Manager: Trained and coordinated highly technical support staff. Managed staff in conducting docketing and statutory compliance issues.

Education:

- University of New Hampshire - Pierce Law Center, Concord, NH – Juris Doctor 1998
- Florida International University, Miami, FL – Bachelor of Science / Biology 1994

Civic

City of Fort Lauderdale Economic Development Advisory Board

2013-present

Chairman of the Board

City of Fort Lauderdale Affordable Housing Committee.

2010-2013

Member and past chair.

City of Fort Lauderdale Planned Unit Development Committee (Rewrite PUD ordinance)

2012- present

Member

Downtown Council of the Fort Lauderdale Chamber of Commerce

2016- Present

Aerial Videography for the City of Fort Lauderdale and Riverwalk Trust

Project Approach

Design Management Services is a green building solutions provider dedicated to promoting high performance green buildings through measured environmental implementation and education. We are experts in the field of sustainable, integrative green design and construction, focused on methods and processes to help our clients build, operate, and maintain high performance green buildings. Michelle (Cottrell) Raigosa, the firm's president, has over 15 years in the design and construction industry, as a licensed designer, educator, project manager, and a published author. Michelle's calculated organizational skills, passion, and drive are the essence of DMS, as she is the only officer for the company.

SCOPE OF SERVICES – DESIGN SIDE:

DMS will assist the project team establish appropriate environmental project goals and design strategies for the project and work with the project team to integrate these strategies into a coherent building design. DMS will review the design documents at various phases with the project team to make sure that the environmental goals are being met and properly communicated in the contract documents. We will work with each of the team members to make sure that credit requirements are being met by the means of the following:

- DMS will conduct an environmental goal-setting meeting with the full design team, client and major project stakeholders.
- DMS will host design integration conference calls for the project during the design development phase of project documentation.
- We will create task lists for team members that outline individual credit requirements and formats, review them with team members, and we will manage the assembly of project documentation at appropriate times throughout the design phase.
- We will review and contribute to the architectural specifications for compliance with LEED/Green Globes requirements and for clarity in conveying these requirements as part of the contract documents.
- DMS will register the project with GBCI or GBI and manage the documentation of the project for the team, working with individual team members on the confirmation and documentation of specific LEED / Green Globes credits being pursued by the team.
- We will act as the project administrator for the project, assigning tasks to project team members for completion of the submission.
- We will act as the liaison between the project team and the review team helping to resolve and address any clarifications.

SCOPE OF SERVICES – CONSTRUCTION SIDE:

DMS will assist the Contractor and their onsite representatives to meet the construction related LEED/Green Globes requirements found in the contract documents. We will assist in the project

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f 732.289.6246

planning of these requirements, as well as organize and manage the collection and reporting of LEED/Green Globes construction related requirements found in the specifications.

Design Management Services will conduct a Preconstruction meeting with the Contractor and their subs to explain the project's environmental goals and construction reporting requirements, including LEED/Green Globes action plans, submittal requirements, and construction indoor air quality management procedures that are required for the project.

Design Management Services will create a LEED/Green Globes action plan with the Contractor to address the requirements of the project during construction and how they will be met.

Design Management Services will review, coordinate, and otherwise assist the general contractor with submittals that are identified as the responsibility of the contractor to track and report for compliance with the LEED/Green Globes credit requirements, based on an established LEED Scorecard that indicates they are part of the designated credit tally for the project.

Design Management Services will produce monthly progress reports for the construction side credits.

Design Management Services will periodically visit the site during construction to ensure compliance.

Design Management Services will produce final reports at the end of construction for the construction related credits:

At the completion of construction, DMS will coordinate and manage the submission for the project's documentation for LEED/Green Globes certification. We will act as the liaison between the project team and the GBCI/GBI review team to make sure that the project achieves certification.

Firm Profile

Design Management Services is a green building solutions provider dedicated to promoting high performance green buildings through measured environmental implementation and education. We are experts in the field of sustainable, integrative green design and construction, focused on methods and processes to help our clients build, operate, and maintain high performance green buildings. Michelle Cottrell-Raigosa, the firm's president, has over 15 years in the design and construction industry, as a licensed designer, educator, project manager, and a published author. Michelle's calculated organizational skills, passion, and drive are the essence of DMS, as she is the only officer for the company.

Design Management Services (dms) was established in 2005 to provide Interior Design, Project Management, and Green Building Consulting services for clients throughout South Florida and New Jersey. dms' client base includes architectural design firms, property management companies, private developers, government agencies, general contractors and Fortune 100 corporations.

Design Management Services assists project teams to evaluate buildings during all phases of design, construction and building operations. We offer services that help our clients produce high performance green buildings to help them measure the performance against accepted standards such as LEED, WELL, Green Globes, Parksmart, and ENERGY STAR. DMS provides the resources necessary to help clients find cost effective solutions to high performance design, construction, and operations.

The **Design Management Services** portfolio includes various project and building types. This experience allows us to develop effective solutions for a wide range of green building challenges. We work with clients who are designing new buildings, renovating existing properties, or evaluating their existing building operations. DMS also consults with corporations on greenhouse gas emissions benchmarking and Corporate Social Responsibility policies.

In 2015, **Design Management Services** was responsible for developing a prototype under the LEED Core and Shell Rating System for the LEED Volume Program for a national developer. Our experience working with the LEED Volume Program has strengthened our relationship with USGBC and the different GBCI review teams. As part of the endeavor, we have gained a unique perspective of the intricacies of the LEED review and certification processes, as we are the Prototype Administrator and the qualifier for over 7.5 million square feet per year.

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LEED Project Experience (organized by LEED Rating System)

LEED for New Construction

COMMVault HEADQUARTERS

Tinton Falls, NJ
Ground-up Construction
225,000 SF
Rating System: LEED NC Certified

DAVID B. CRABIEL HALL at MIDDLESEX COUNTY COLLEGE

Edison, NJ
Ground-up Construction
36,388 SF
Rating System: LEED NC - Silver Certified

LANDSCAPE AND HORTICULTURE BUILDING at COUNTY COLLEGE OF MORRIS

214 Center Grove Road, Randolph, NJ
Ground-up Construction
7,222 SF
Rating System: LEED NC - Gold Certified

SILVERLINE II

Telluride, CO
Ground-up Construction
Mixed-Use project totaling 165,000 SF
Rating System: used LEED NC

LIVINGSTON HIGH SCHOOL

Livingston, NJ
Addition – new Gymnasium and Science Wing
89,000 SF
Rating System: LEED NC Certified

NORTH WARD ELEMENTARY SCHOOL

Newark, NJ
Ground-up Construction
118,000 SF
Rating System: used LEED NC

KEAN UNIVERSITY

Union, NJ
Ground-up Construction
105,000 SF
Rating System: LEED NC - Gold Certified

ADP

El Paso, TX
Ground-up Construction
149,430 SF
Rating System: LEED NC Certified

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FRANKLIN STREET RESIDENCE HALL at BLOOMFIELD COLLEGE

467 Franklin Street, Bloomfield, NJ
Ground-up Construction
88,078 SF
Rating System: LEED NC – Silver Certified

NEW SOUTH ANIMAL CARE

Fort Lauderdale, FL
Ground-up Construction
40,000 SF
Rating System: *currently pursuing* LEED NC

ADDITION AND ADD TO FIRE STATION

Gabreski Air National Guard Base
Westhampton Beach, NY
Renovation and Addition
14,628 SF
Rating System: *currently pursuing* LEED NC

TUCKER'S WALK

Tuckerton, NJ
Ground-up Construction
Mixed- Use project totaling 20,000 SF
Rating System: used LEED NC

SUGARHOUSE CASINO

Philadelphia, PA
Ground-up Construction
150,000 SF
Rating System: used LEED NC

LEED for Core and Shell

THE GREEN at FLORHAM PARK

100 Park Avenue, Florham Park, NJ
Ground-up Construction
268-acre campus, 830,000 SF
BASF North American Headquarters (Building 3) 300,000 SF
Rating Systems: LEED CS - Platinum Certified and LEED CI - Platinum Certified

GREAT SOUTH BAY SHOPPING CENTER

West Babylon, NJ
Ground-up Construction
11,984 SF
Rating System: LEED CS Certified

BROOKLYN NAVY YARD – New Food Facility

Brooklyn, NY
Renovation to existing facility
270,000 SF
Rating System: used LEED CS

LEED for Core and Shell - Volume Program

**LIBERTY PROPERTY TRUST
Industrial Flex Prototype**

Spring Creek Lot 4
Lower Macungie Township, PA
600,000 SF

Spring Creek Lot 16
Lower Macungie Township, PA
1,100,000 SF

200 Arlington
Logan Township, NJ
300,000 SF

1075 King George Post Road
Edison, NJ
182,000 SF

Liberty Ridge
Hanover, MD
220,000 SF

Prince George's Business Center
Capitol Heights, MD
216,000 SF

MIT D
Miami, FL
159,180 SF

AIPO D
Orlando, FL
122,112 SF

AIPO T39
Orlando, FL
154,440 SF

Bardin Road
Dallas, Texas
172,989 SF

Kann Farms
Carlisle, PA
850,000 SF

Port Crossing – B4
La Porte, TX
415,272 SF

Port Crossing – C6
La Porte, TX
109,200 SF

Charlotte Distribution Center
Charlotte, NC
109,200 SF

Shopton Ridge Lot E
Charlotte, NC
204,120 SF

Caliber North
Greer, SC
171,600 SF

Liberty Logistics Center 2
Phoenix, Arizona
420,000 SF

350 N York Ave
Bensenville, Illinois
97,000 SF

Liberty Distribution Center 1
San Bernardino, CA
153,236 SF

LEED for Commercial Interiors

TIME WARNER CABLE (Expansion)
Herndon, VA
Tenant Improvement
95,150 SF
Rating System: LEED CI Certified

WYNDHAM WORLDWIDE HEADQUARTERS
22 Sylvan Way, Parsippany, NJ
Ground-up Construction/100% Occupancy Corporate Office Building
250,000 SF
Rating Systems: LEED CI - Silver Certified and LEED-EBOM - Silver Certified

WYNDHAM WORLDWIDE HEADQUARTERS
14 Sylvan Way, Parsippany, NJ
Ground-up Construction/100% Occupancy
203,000 SF
Rating System: LEED CI - Gold Certified

THE GREEN at FLORHAM PARK
100 Park Avenue, Florham Park, NJ
Ground-up Construction
268-acre campus, 830,000 SF
BASF North American Headquarters (Building 3) 300,000 SF
Rating Systems: LEED CS - Platinum Certified and LEED CI - Platinum Certified

BANK OF AMERICA

New York, NY

Tenant Improvement

4,000 SF

Rating System: LEED CI - Silver Certified

AVISON YOUNG

1120 Headquarters Plaza, 8th Floor

Morristown, NJ

Tenant Improvement

14,060 SF

Rating System: LEED CI - Gold certified

UNIVISION

4449 North Delsea Drive, Vineland, NJ

Tenant Improvement

25,967 SF

Rating System: LEED CI – Silver Certified

USCIS

Omni, Miami, FL

50,000 SF

Rating System: *currently pursuing* LEED CI

Bureau of Land Management District Office

General Services Administration

Winnemucca, NV

34,050 SF

Rating System: *currently pursuing* LEED CI

LEED for Existing Buildings: Operations & Maintenance (EBOM)

WYNDHAM WORLDWIDE HEADQUARTERS

22 Sylvan Way, Parsippany, NJ
Ground-up Construction/100% Occupancy Corporate Office Building
250,000 SF
Rating Systems: LEED CI - Silver Certified and LEED-EBOM - Silver Certified

WYNDHAM EXCHANGE & RENTALS

9998 North Michigan Road, Carmel, IN
Corporate Office Building, Year Built: 1972
210,000 SF
Rating System: LEED-EBOM Certified

LEFT BANK at K STATION

Chicago, IL
Multi-Family Hi- Rise, Year Built: 2006
572,164 SF
Rating System: LEED EBOM - Silver Certified

SEA HARBOR OFFICE CENTER

Wyndham Vacation Ownership
6277 Sea Harbor Dr, Orlando, FL
Corporate Office Building, Year Built: 1984
369,710 SF
Rating System: *currently pursuing* LEED EBOM v4

COLGATE-PALMOLIVE

Piscataway, NJ
475,000 SF of interconnected buildings
Rating System: LEED EB - Gold Certified (feasibility study)

MUNICH RE AMERICA

Princeton, NJ
Four building campus totaling 400,000 SF
Rating System: LEED EB (feasibility study)

LEED for Homes

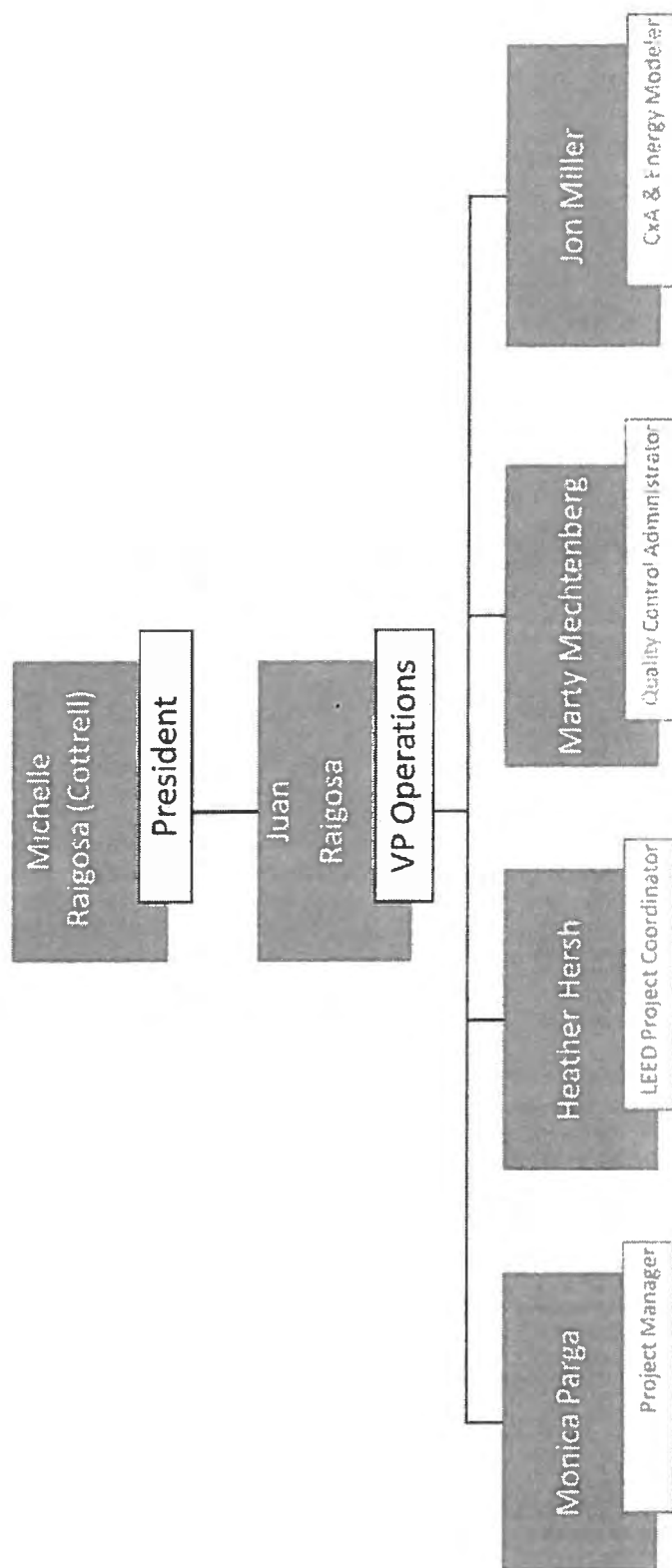
HABITAT for HUMANITY OF BERGEN COUNTY

209 & 211 Westervelt Place, Oradell, NJ
Ground-up Construction
4 Single Family Homes
Rating System: LEED HOMES - Gold Certified 209A, 209B, 211A, 211B

HABITAT for HUMANITY OF BERGEN COUNTY

PARAMUS AFFORDABLE HOUSING CORP

Paramus, NJ
Ground-up Construction
6 Attached Single Family Homes
Rating System: LEED HOMES



Organization Chart

Michelle Raigosa (Cottrell), IIDA, LEED AP BD+C, ID+C, O+M, Homes

As the founding principal of Design Management Services (dms), Michelle is motivated by the quest for quality in every phase of the project and business life cycle process. She is passionate about green building and conscience of implementing a sustainable design approach within every project and business operation. She graduated with highest honors from the University of Florida's College of Architecture where she earned a Bachelor of Design in Interior Design with a minor in Business Administration. She is a LEED Accredited Professional, a licensed interior designer, a published author, and a project manager with more than ten years of experience specializing in commercial projects.

In 2005, Michelle established Design Management Services to provide Interior Design, Project Management, and Green Building Consulting services. dms' client base includes architectural design firms, property management companies, private developers, government agencies, general contractors and Fortune 100 corporations.

In 2008, Michelle was approached by John Wiley & Sons to author a book about the LEED certification process. Michelle accepted the opportunity and *A Guide to the LEED Certification Process, From Concept to Certification* was released in June 2011. With Michelle's in depth knowledge of all of the LEED Rating Systems, Wiley asked Michelle to author the LEED exam prep series. The first book, *Guide to the LEED Green Associate Exam* was released in 2010. *Guide to the LEED AP BD+C Exam* and *Guide to the LEED AP O+M Exam* were both released in 2011. *Guide to the LEED AP ID+C Exam* and *Guide to the LEED AP Homes Exam* were both released in 2012. The second edition of *Guide to the LEED Green Associate v4 Exam* was released in October 2014. All of Michelle's books can be found on Amazon.com.

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Highlighted Projects: The BASF 325,000 square foot North American headquarters project was awarded two LEED Platinum certifications under the LEED for Commercial Interiors Rating System and the LEED for Core and Shell Rating System in 2012. The project was developed by Rockefeller Group Development Corporation as part of the Green at Florham Park campus in Florham Park, New Jersey. The project is not only the largest of its kind, but the first to achieve a double platinum certification in the Northeast. Michelle also helped Wyndham Worldwide earn double LEED certifications for their 250,000 square foot headquarters in Parsippany, New Jersey. Michelle worked on the project during its original design and construction and assisted Wyndham to earn Silver certification under the LEED for Commercial Interiors Rating System. In 2012, Michelle helped them earn Silver certification under the LEED for Existing Buildings; making it the first of its kind as well. The building has been awarded the BOMA's 2013 International Toby Award for its achievements in the Corporate Facility category, earned a 4-star certified Green Restaurant designation for its cafe, and is a finalist for a finalist for USGBC's Best of Building Awards in the following category: Best Project for LEED O+M. Michelle also helped Wyndham earned Gold certification for their sister property on the campus when it was built and is currently working with them to pursue the Existing Building certification for the property as well. More recently, Michelle was charged with the development of a core and shell prototype for the LEED volume program for a nation developer of warehouse project types. Although it was a team effort, Michelle's experience writing books gave her an advantage to deliver a high-quality, versatile product to deploy in a short amount of time. The prototype has been applied to over 30 projects nationwide ranging from 80,000 to 1.1 million square feet.

www.designmanagementservices.com

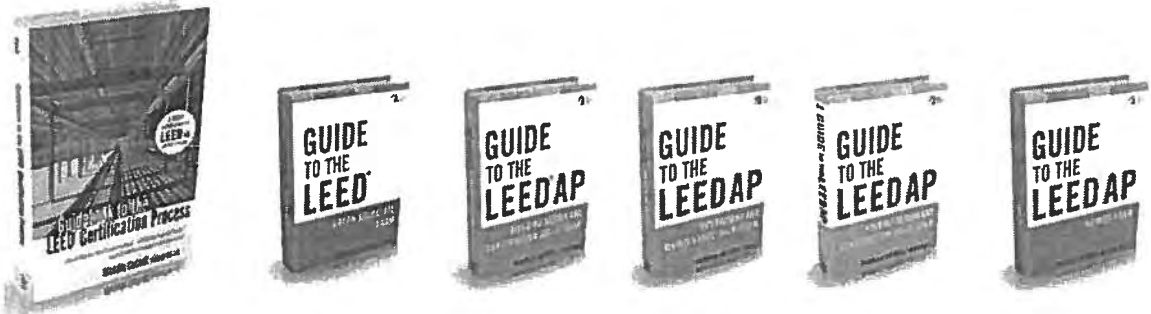
In 2015, Michelle was contacted by the New Jersey Economic Development Authority to assist with the review and approval of the green building portion of the NJ Grow program applications. Michelle worked directly for the Manager of Manager of Design and Construction at the EDA to review design and post construction applications and assisted with the development of the current submittal requirements and application process.

Registrations, Affiliations, and Honors

- Nominated USGBC National Board of Directors, Educator seat, 2011-2013
- Nominated, NJ Biz "Top 40 Under 40", 2010
- CREW National Award, "Top 20 Under 40", 2009
- Real Estate New Jersey, "Women of Influence", December 2009
- USGBC New Jersey Chapter, Board of Director, elected for 2009-2011 term
- ICREW New Jersey Chapter, Star Performer Award, 2008
- Real Estate New Jersey, "Women of Influence", December 2008
- USGBC New Jersey member since 2006, Speakers Bureau, since 2007
- Florida State Licensed Interior Designer #ID5009, since 2005
- NCIDQ Certificate #020217 holder since October 2004
- **LEED Accredited Professional, 2003**

Print & Media

- Published October 2014: **Guide to the LEED Green Associate V4 Exam, 2nd Edition**, John Wiley & Sons, #ISBN-10: 111887031X
- Interview with StoryTrack, January 2014. <http://www.storytrack.com/leed-expert-michelle-cottrell/>
- Published September 2012: **Guide to the LEED AP Homes Exam**, John Wiley & Sons, @ISBN-10: 1118087208
- Published February 2012: **Guide to the LEED AP Interior Design + Construction (ID+C) Exam**, John Wiley & Sons, @ISBN-10: 1118017498
- Published September 2011: **Guide to the LEED AP Operations + Maintenance (O+M) Exam**, John Wiley & Sons, # ISBN-10: 0470608307
- Published June 2011: **Guide to the LEED Certification Process: From Concept to Certification**, John Wiley & Sons, # ISBN-10: 0470524189
- Published January 2011: **Guide to the LEED AP Building Design + Construction (BD+C) Exam**, John Wiley & Sons, #ISBN-10: 9780470890424
- Published September 2010: **Guide to the LEED Green Associate Exam**, John Wiley & Sons, # ISBN-10: 0470608293
- Published: Leagueline, The Quarterly Newsletter for the Architects League of Northern New Jersey, "How to get the most amount of value within your T3 Goals", January 2008
- Small Space, Big Style, HGTV series, January 2005 premier for her Miami loft



Juan Raigosa, BSAE, MPA, CDT, LEED Green Associate

Juan is an accomplished professional administrator with over 23 years of solid experience in administration, construction, project, and financial management. Mr. Raigosa has experience as a Construction Manager at Risk, Project Manager, Owner's Rep, and General Contractor. With a Bachelor of Science in Architectural Engineering and Master of Construction Management from the National University of Colombia, a Master of Public Administration from Nova University, his knowledge base includes the overall management and execution of design and construction projects in the public and private sectors. His experience includes a wide-range of project types and sizes, specializing in project management from both the owner's perspective and from a consultant's view.

Prior to joining dms, Juan was the District Director Facilities Design and Construction at Broward College for over 9 years where he cultivated and maintained excellent relationships with internal and external clients, construction companies, consultants, and vendors. He delivered a multitude of projects on time and under budget with an estimated value of over \$250 million. He participated in selection processes, contracts preparation, contracts negotiation, and led the contract administration of multiple services including maintenance, consultants, vendors, and construction contracting including design-build, construction management at risk, and low bid methods. Juan planned, implemented, and coordinated the deployment of Microsoft Project Server to facilitate project approval process, resource allocation, processes, schedule control, task management, and financial components to successfully manage and control final outcome. He oversaw a number of projects under the LEED for New Construction and Major Renovations Rating System, including a Gold-certified Institute of Public Safety, a Gold-certified Nursing School, and a Gold-certified School of Arts.

Since joining dms, Juan has successfully worked on the planning, development and completion of multiple projects including the analysis of needs, the development of specifications, and budget preparation. He has effectively supervised multiple projects simultaneously ensuring compliance with contract documents, applicable codes and regulations, financial requirements, statutes, and deadlines. He oversaw the fulfillment of contractual obligations of assigned consultants, contractors, and vendors. Juan is focused on the management of project teams to ensure they are successfully delivered on time. He schedules and guides the project managers to effectively help them assist and coordinate the project teams through the design and construction process as related to the LEED, WELL and Parksmart certification processes.

Juan is currently preparing to sit for the WELL AP exam.

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Monica Parga

Monica is an accomplished and highly motivated project manager with 17 years of professional experience and academic training. With a Master of Science in Construction Management and a Bachelor of Architecture, her background includes a focus in construction management, facilities planning and architecture.

Prior to joining dms, Monica was a Facilities Project Manager for Miami Dade College for over 7 years. She worked closely with the appropriate campus representatives in the planning, development and completion of College construction projects at various locations. This includes the analysis of user requests and the development of educational specifications. She managed the design, construction, renovation and remodeling of College buildings, site and utilities systems and ancillary plant. Monica was the liaison between the College and professional architects/engineers and construction management firms, reviewing plans prepared by consultants, and overseeing and managing Facilities Minor & Major Capital Projects. She was responsible for budget management and record keeping; personnel management; contract management; project schedule and meeting all applicable codes, inspections and legal requirements in the construction of educational facilities.

Since joining dms, Monica has worked on multiple projects focused on completing the necessary LEED compliance documentation during the design phase. She has also managed design teams through the certification process ranging in size from 220,000 to 465,000 Square Feet.

Monica just earned her Procore certification and is currently preparing to sit for the LEED AP exam.

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Heather Hersh, LEED AP BD+C

Heather has more than 10 years of experience in Engineering and Construction Management for government, pharmaceutical, healthcare, and urban residential projects.

Prior to joining dms, Heather was a Project Manager for Torcon where she worked on the Commvault Headquarters, a 400,000 SF \$90 million project in Tinton, Falls, New Jersey. DMS and Torcon worked on this project together. Heather was responsible for all cost tracking of change orders from review with subcontractors to client approval. She prepared and submitted weekly cost spreadsheet to update client on new, pending & approved costs. She reviewed monthly payment requisitions with subcontractors, owner and consultants. Heather held weekly subcontractor and owner meetings to review progress, schedule, and coordination. She ensured all subcontractor submittals were submitted in compliance with the contract documents, then submitted to consultants for review & approval. She also verified all lead times in advance to meet project schedule. Heather worked on site to assist project superintendents and subcontractors with questions relating to contract documents. She worked closely with DMS to communicate the required LEED submittal documentation proving compliance with the construction related credits.

Since joining dms, Heather has worked on multiple projects focused on tracking the necessary LEED compliance documentation during the construction phase. She has been instrumental to the submittal review process, communicating with multiple general contractors and their subcontractors, to ensure the proper documentation is collected. She is responsible for tracking compliance with all of the construction related credits for LEED, as well as WELL.

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REFERENCES

REFERENCE LETTERS

Bayview Loan Servicing:

Reference letter attached executed by Kevin Jonas, First Vice President - 305.854.8880; KEVINJONAS@bayviewassetmanagement.com. Bayview Loan Servicing occupies over 60,000 sq. feet at Fort Lauderdale Crown Center Office Park. They employ over 750 people at this location in three shifts.

Client Name	Bayview Loan Services
address	1415 West Cypress Creek Road #200
Description of Work	60,000 SF Interior Office Renovation
Year the project was completed	2016
Total Cost: Estimated	\$1,963,330.00
Total Cost: Actual	\$2,002,596.00

CBS Corporation:

Reference letter attached executed by Jaime Miranda, Director Facilities Operations; 646.478.0892; jaime.miranda@cbs.com. CBS Corporation occupies 35,000 square feet at Fort Lauderdale Crown Center Office Park and employs over 200 people at this location.

Client Name	CBS Corporation
address	1401 West Cypress Creek Road Suite #200 25,000 SF Mezzanine Expansion and 35,000 SF Office
Description of Work	Renovation
Year the project was completed	2010
Total Cost: Estimated	\$5,400,000.00
Total Cost: Actual	\$5,279,440.00

Brown & Brown Insurance:

Reference letter attached executed by Michael L. Keeby, Regional President - 954.776.2222, mkeeby@bbftlaud.com. Brown & Brown occupies 30,000 square feet at Fort Lauderdale Crown Center Office Park and employees 175 people at this location.

Client Name	Brown and Brown Insurance
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address	1201 West Cypress Creek Road Suite #130 30,000 SF Interior Office Renovation, Exterior Building Shell Renovation and Building System upgrades
Description of Work	
Year the project was completed	2010
Total Cost: Estimated	\$1,434,103.21
Total Cost: Actual	\$1,469,769.89

NXT Capital:

Reference letter attached executed by Trever Koek, Director - (312) 450-8052; trever.koek@nxtcapital.com. Lender to Fort Lauderdale Crown Center.

Popular Community Bank:

Reference letter attached, executed by Mark Mattozzi - 786.953.1123; Mmattozzi@BPOP.com, Lender to Midgard Group, Inc.

Broad and Cassel:

Letter of Reference attached executed by Clifford I Hertz – 561.650.1123; chertz@broadandcassel.com, Partner, Counsel to Midgard Management, Inc. and entities for over 30 years. Broad and Cassel has been rated as one of the top 10 Law Firms in South Florida.

****Evidence of work product, ability to meet schedules, cooperation and responsiveness provided upon request.**



March 31, 2017

Mr. James Goldstein
President
Midgard Management
1475 W. Cypress Creek Road
Suite 202
Ft. Lauderdale, FL 33309

Dear Jim,

Bayview Loan Servicing's search for a new Broward County location began in early 2014 to which the Crown Center office complex owned and managed by Midgard Management was a best & final candidate. You and your team from the onset worked tirelessly, as well as, creatively, to give Bayview the lease terms and financial consideration we needed to make Crown Center our new home. From the lease negotiations through completion of the tenant improvements and beyond, the Midgard team was accessible, open-minded and created a partnership rather than your typical Landlord – Tenant relationship that has been sustained to this day. Since our occupancy in early 2015, you and your management team have been pro-active to our needs as a major tenant and more importantly highly responsive and reactionary to when maintenance and repairs are required. Midgard has continued to reach out to Bayview to not only share their ideas for the future of the park, but to learn what is important to us and our employees in an effort create a desired campus-like environment. The management team listens to any challenges we are having and seeks our opinions as to opportunities to where they can further improve. Their performance has been excellent.

We are enjoying our tenancy at Crown Center, looking forward to the continued strategic partnership with Midgard and remaining as a valuable tenant into the foreseeable future.

Regards,

Kevin Jonas
Bayview Loan Servicing, LLC
First Vice President



CBS CORPORATION
28 EAST 28TH STREET
NEW YORK, NEW YORK 10016-7942

March 29, 2017

Midgard Management
Lynn-Ann Ierna
1475 West Cypress Creek Road Suite 202
Fort Lauderdale, FL 33309

To Whom It May Concern,

Please accept this recommendation on behalf of the Midgard Management Team. We found Midgard to be very hands on and attentive to all the necessary details that go into effective property management. In fact, their involvement and coordination was integral to the lease negotiations.

Furthermore, they:

- Acted in good faith with our buildout and delivery of our space.
- They fulfilled our construction criteria's, functionality and quality control.
- Truly are a top tier management company that goes the extra mile.

I fully recommend Midgard Management for any top tier property development, as well as property management.

Sincerely,

Jaime Miranda PMP
Director, Facilities and Operations

Pertaining to site:
CBS Interactive (CBS SPORTS)
1401 W Cypress Creek Road, Suite 200
Fort Lauderdale, FL 33309



Brown & Brown of Florida, Inc.
1201 W. Cypress Creek Road, Suite 130 (Zip: 33309)
P.O. Box 5727
Fort Lauderdale, FL 33310-5727
954/776-2222 • FAX 954/776-4446

March 30th, 2017

To whom it may concern,

We have been tenants of Midgard Management for the past 7 Years and they have always delivered a high level of service. We have found Midgard Management's staff to be professional, knowledgeable, and dedicated. They acted in good faith with our firm during the lease negotiations, the build out, and delivery of our functional space.

They continue to manage our facility in an effective manner and we would highly recommend them to any business owner seeking a new space.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Keeby'.

Michael L. Keeby
Regional President
Brown & Brown of Florida, Inc.



March 30, 2017

VIA EMAIL

The City of Fort Lauderdale
Fort Lauderdale, Florida

Re: Fort Lauderdale Crown Center and Midgard Group Incorporated

To Whom It May Concern:

On February 5, 2015, NXT Capital, LLC ("Lender") provided a \$37,900,000 first mortgage loan to Fort Lauderdale Crown Center, Inc. ("Borrower"), a subsidiary of Midgard Group, to facilitate the refinance of a CMBS loan secured by a 5-building, 349,808 SF office portfolio located at 1401 - 1475 West Cypress Creek Road in Fort Lauderdale (the "Project"). Although only one of a number of factors considered when assessing the merits of the proposed first mortgage loan secured by the Project, the Borrower possessed the requisite financial strength to satisfy the Lender's requirements to qualify for the above-mentioned facility.

Since the loan's closing, the Borrower has remained in good standing with the Lender, has made all required payments in a timely manner and has otherwise complied with the terms of its loan. Although the Lender has not conducted an extensive analysis of the Borrower's current financial condition, the Lender is not aware of any developments with respect to the financial wherewithal of the Borrower or Midgard Group which negatively impacts either party's ability to satisfy its financial obligations.

Regards,

A handwritten signature in blue ink, appearing to read "Trever Koek", written over a light blue horizontal line.

Trever Koek
Director - NXT Capital



March 31, 2017

To Whom It May Concern
The City of Fort Lauderdale

In 2005, Midgard Development Inc., a subsidiary of Midgard Group, Inc., began a redevelopment project in which it converted a former bank building into 84 condominiums residential and office lofts as well as ground floor retail space called "The Bank".

Banco Popular (Popular Community Bank) provided a construction loan of \$16.3 million dollars which was converted into a five-year mini-permanent loan. That loan was satisfied in full in August of 2014.

Banco Popular views our Relationship with Midgard Group as a mutually good opportunity. The Midgard staff exhibited high standards, and a consistent proactive focus on completing the project in best possible efficiency while adding professional insight and value. The project also gave us an opportunity to work with Midgard Group in transforming a somewhat blighted area into what is today a thriving community referred to as MiMo.

Midgard Group is a valued customer and we would welcome the opportunity to work with them again. We also sincerely appreciate the confidence they showed to us.

My contact info is below. It would be my pleasure to speak with you at any time.

Sincerely,

A handwritten signature in blue ink that reads "Mark Mattozzi".

Mark Mattozzi
Vice President
Senior Commercial Relationship Officer
Popular Community Bank

mmattozzi@bpop.com
786-953-1123
954-292-5692 - mobile



ONE NORTH CLEMATIS STREET
SUITE 500
WEST PALM BEACH, FLORIDA 33401
TELEPHONE: 561.832.3300
FACSIMILE: 561.655.1109
www.broadandcassel.com

CLIFFORD I. HERTZ
Direct Facsimile: 561.650.1123
Email: chertz@broadandcassel.com

April 4, 2017

To whom it may concern:

I have known James Goldstein in my professional capacity as a lawyer with the law firm of Broad and Cassel, LLP for over 30 years. I first started working with Mr. Goldstein during his association with the Miller Group. I continued working with him during his long and successful affiliation with Midgard Group and related entities from the beginning of that affiliation through the present time. During that time I have performed services in land use, zoning, entitlements, platting, development, construction contracts, sales contracts for land, housing, and commercial products such as warehouse, self-storage, office and condominiums. I have also handled leases and substantial financing, as well as refinancing. The work has had a very broad range and was often quite sophisticated and complicated. As a body of work it has been quite diverse and substantial. Mr. Goldstein and his partners at Midgard make it their practice to engage top flight professionals to assist them in all of their endeavors.

Throughout this time Mr. Goldstein and his entities have always acted in an honorable and professional manner and have been very successful. Over the period of time I have represented Mr. Goldstein and affiliated entities I have been involved in a multitude of transactions. Despite numerous very challenging markets and facts, I know of no transaction that resulted in failure once a commitment was made to move forward. Mr. Goldstein and his partners have always secured needed capital to complete their obligations. They have demonstrated a thorough understanding of real estate market, procedures and disciplines and the interworking of all these aspects to close transactions and be successful. He and his partners have been tenacious, practical and capable. They are very good people to work with and I and my firm are proud to have them as longstanding clients. Please feel free to contact me if you have any questions.

Very truly yours,

BROAD AND CASSEL LLP

Clifford I. Hertz, P.A.

DOCA RATON • DESTIN • FT. LAUDERDALE • JACKSONVILLE • MIAMI • ORLANDO • TALLAHASSEE • TAMPA • WEST PALM BEACH
BROAD AND CASSEL LLP

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