

Memorandum



Date: November 12, 2013

To: Honorable Chairwoman Rebecca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Due Diligence Analysis - Carlisle Assignment to Atlantic Pacific

Pursuant to Resolution No. R-716-13, the Board of County Commissioners approved the assignment of four development projects from Carlisle Development Group, LLC and certain affiliates ("Carlisle") to Atlantic Pacific Companies and certain affiliates ("Atlantic Pacific"). The four projects are Lincoln Gardens, Island Living, Northside Transit Village, and Seventh Avenue Transit Village. The assignment of the four projects was made conditional upon approval by Federal Transportation Agency ("FTA") and the United States Department of Housing and Urban Development ("HUD") as well as a due diligence review to be conducted by the Mayor in conformance with Resolution No. R-630-13 to determine whether Atlantic Pacific meets the essential requirements to accept and assume the liabilities associated with the four development projects.

Public Housing and Community Development Department ("PHCD") reviewed all sources set forth in Resolution No. R-630-13. The information provided pursuant to Resolution No. R-630-13 are provided herein as Exhibits 1-22. There were no negative findings as to Atlantic Pacific. PHCD further reviewed voluminous documentation provided by Atlantic Pacific, signed affidavits, financial records and tax returns from the developers, and the proposed assignment and acceptance agreement between Carlisle and Atlantic Pacific attached as Exhibit B to Resolution No. R-716-13. In all the information collected, no derogatory information was found as to Atlantic Pacific.

Atlantic Pacific is a well-established, fourth-generation real estate company with more than 650 employees and over 23,000 units under its management, including affordable housing units. Atlantic Pacific and its principals provided documentation to show financial soundness and the ability to secure financing toward the Northside and Seventh Avenue Transit Village projects. Wells Fargo provided terms and conditions sheets and is prepared to buy the bonds to finance a large portion of the Northside and Seventh Avenue Transit Village projects. Wells Fargo has contacted the County to report that they are preparing documents to close on the financing before the end of this year.

Atlantic Pacific has agreed to acquire fifteen (15) employees from Carlisle with experience not only in developing and constructing affordable housing but on the Northside and Seventh Avenue Transit Village projects specifically. An affidavit has been provided by Atlantic Pacific attesting that Atlantic Pacific will assume all responsibility and control over the 15 employees moving to Atlantic Pacific.

The County has reviewed documents provided by Carlisle related to the Grand Jury investigation of Carlisle and some of its principals. However, there has been no evidence presented to the County that any employee or other person at Atlantic Pacific is under investigation or that any employee or other person moving from Carlisle to Atlantic Pacific is under investigation. In fact, an affidavit has been provided by Atlantic Pacific attesting that they have no knowledge of any criminal investigation targeting any of the fifteen employees.

Honorable Chairwoman Rebecca Sosa
and Members, Board of County Commissioners
Due Diligence Analysis - Carlisle Assignment to Atlantic Pacific

PHCD requested a copy of the Asset Purchase Agreement but was denied based on the position that the document was confidential. PHCD then requested a copy of the agreement in redacted form to protect any sections, clauses or information that contained dollar amounts or proprietary information not relevant to PHCD's concerns over liabilities, responsibilities and personnel. Atlantic Pacific permitted the County Attorney's Office and Mayor's Office an *in camera* review of the agreement. The agreement confirmed that the transaction between Atlantic Pacific and Carlisle was an arm's length transaction; that Atlantic Pacific has acquired the fifteen employees; that Atlantic Pacific acquired Carlisle's development group, including its rights to government consents, leases, materials contracts, office equipment, and documents. Atlantic Pacific is assuming all liability arising from the assets they acquire from Carlisle.

Considering the financial stability of Atlantic Pacific and the substantial financing commitments already in place on the Northside and Seventh Avenue Transit Village projects (pending assignment) as well as the experienced employees moving from Carlisle to Atlantic Pacific, they possess the requirements to accept and assume the liabilities as to contracts, leases, funding commitments and financing documents from Carlisle as to Lincoln Gardens, Island Living, Northside Transit Village, and Seventh Avenue Transit Village.

As previously stated, the Board approved the assignment of the four projects to Atlantic Pacific subject to FTA and HUD approval, where applicable, and a due diligence review. Based upon the results of the due diligence review, there was no legal basis for denying the assignment. The County will now seek approval from the United States Department of Housing and Urban Development, the Federal Transit Administration, and any other applicable government agencies where applicable, as required by Resolution No. R-630-13.

If you have any questions please contact Russell Benford at (305) 375-5141.

Attachment – Exhibits 1 thru 22

c: Robert A. Cuevas, Jr., County Attorney
Patra Liu, Interim Inspector General
Russell Benford, Deputy Mayor
Alina Hudak, Deputy Mayor
Gregg Fortner, Director, PHCD
Ysela Llort, Director, MDT
Terrence A. Smith, Assistant County Attorney
Brenda Neuman, Assistant County Attorney
Bruce Libhaber, Assistant County Attorney
Gerald Heffernan, Assistant County Attorney

Due Dilligence Information & Links

- 1) **Miami-Dade OIG** – <http://www.miamidadeig.org/search.php>
- 2) **Vendor Registration Documents, affidavits, applicable licenses – ADPICS, BTS, FL Dept of Business and Professional Regulation -**
<https://www.myfloridalicense.com/wl11.asp?mode=1&SID=&brd=&typ=>
- 3) **SBD Violations Report - (F/K/A Dept. of Small Business Development=RER)**
<http://www.miamidade.gov/business/library/reports/history-of-violations.pdf>
- 4) **Florida Convicted Vendor List -**
http://www.dms.myflorida.com/business_operations/state_purchasing/vendor_information/convicted_suspended_discriminatory_complaints_vendor_lists
- 5) **Contractor Debarment Report -**
<http://www.miamidade.gov/business/library/reports/debarment.pdf>
- 6) **Delinquent Contractors** – <http://egvsys.miamidade.gov:1608/WWWSERV/ggvt/bnzawbcc.dia>
- 7) **Suspended Contractors -** <http://egvsys.miamidade.gov:1608/WWWSERV/ggvt/bnzawbcc.dia>
- 8) **Goal Deficit Make-Up Report -** <http://www.miamidade.gov/business/library/reports/goal-deficit.pdf>
- 9) **Florida Suspended Contractors -**
http://www.dms.myflorida.com/business_operations/state_purchasing/vendor_information/convicted_suspended_discriminatory_complaints_vendor_lists
- 10) **Federal Excluded Parties List System** – <https://explore.data.gov> or try
[https://www.sam.gov/portal/public/SAM/?portal:componentId=1f834b82-3fed-4eb3-a1f8-
ea1f226a7955&portal:type=action&interactionstate=JBPNS_r00ABXc0ABBfanNmQnJpZGdIVmld0lk
AAAAAQATL2pzZi9uYXZpZ2F0aW9uLmpzcAAHX19FT0ZfXw**](https://www.sam.gov/portal/public/SAM/?portal:componentId=1f834b82-3fed-4eb3-a1f8-
ea1f226a7955&portal:type=action&interactionstate=JBPNS_r00ABXc0ABBfanNmQnJpZGdIVmld0lk
AAAAAQATL2pzZi9uYXZpZ2F0aW9uLmpzcAAHX19FT0ZfXw**)
- 11) **Sudan-Iran Affidavit** – Example of Bid Contract used by Procurement and the language used:
https://www.miamidade.gov/DPMww/ProcurementNAS/pdf_files/6970018/6970-0-18_Invitation_to_Bid.pdf

By executing this proposal through a duly authorized representative, the proposer certifies that the proposer is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, as those terms are used and defined in sections 287.135 and 215.473 of the Florida Statutes. In the event that the proposer is unable to provide such certification but still seeks to be

considered for award of this solicitation, the proposer shall execute the proposal through a duly authorized representative and shall also initial this space: _____. In such event, the proposer shall furnish together with its proposal a duly executed written explanation of the facts supporting any exception to the requirement for certification that it claims under Section 287.135 of the Florida Statutes. The proposer agrees to cooperate fully with the County in any investigation undertaken by the County to determine whether the claimed exception would be applicable. The County shall have the right to terminate any contract resulting from this solicitation for default if the proposer is found to have submitted a false certification or to have been placed on the Scrutinized Companies for Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

12) State of Florida Corporations (Sun Biz) - <http://sunbiz.org/search.html>

13) Capital Improvements Information System (CIIS) database, if applicable – Construction Only

http://intra.miamidade.gov/CIIS/CIIS_Menu_Main.asp

14) A&E Technical Certification Report – Design and Professional Services Only

<http://www.miamidade.gov/internalservices/technical-certification.asp>

15) Pre-Qualification Report - Design and Professional Services Only

<http://www.miamidade.gov/internalservices/library/a-e-pdf/pre-qualification-certification-report.pdf>

16) Web search for compliance and performance record, including Better Business Bureau and other jurisdictions - <http://www.bbb.org/us/Find-Business-Reviews/>

17) Reference checks for contracts similar in scope (including County departments, other agencies, and companies/firms). *If a contractor has performance or compliance issues on another contract, the scope of that contract must be compared with the subject contract.*

18) Tax returns, Financial Statements (Audited), Pro Forma statements, and other financial documents/statements

19) Local public records search, including the Miami-Dade Clerk of Courts - <https://www2.miami-dadeclerk.com/public-records/>

20) Dunn & Bradstreet financial reports – subscription-based service

21) Public Access to Court Electronic Records (PACER) litigation reports - subscription-based service

22) Certificate of Liability Insurance



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Due to popular demand, we have added a new search engine to this site. NEW

Now you can search within our website for published information pertaining to specific topics, departments, vendors, or people.

- To make your search more efficient, avoid common words such as "Office of the Inspector General", "OIG", "department" or "report".
- Note that when you are searching for **several key words**, you have the choice of matching *ANY* search words or matching *ALL* search words.

• **To search for an exact phrase, put the phrase in quotation marks.**
For example, if you search for 2006 ANNUAL REPORT you will get search results for all documents dated in 2006, all documents containing the word annual, and all documents containing the word report in it. If you enter in quotation marks "2006 annual report", the search results will be limited only to that exact phrase.

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[Search our Site](#) NEW

Report Fraud online or call our 24-hour Fraud Hotline: (305) 579-2593

Office Telephone: (305) 375-1946, Fax: (305) 579-2656

Search this site

Enter one or more keywords to search for using the Zoom Search Engine.
Note that '*' and '?' wildcards are supported.

Search for: "Atlantic Pacific Commu" Results per page: 10

Match: any search words all search words

Search results for: "Atlantic Pacific Community Housing Development LLC"

No results found.

Search powered by [Zoom Search Engine](#)

Search this site

Enter one or more keywords to search for using the Zoom Search Engine.
Note that '*' and '?' wildcards are supported.

Search for: Results per page:

Match: any search words all search words

Search results for: Atlantic Pacific Communities LLC

No results found containing all search terms. 223 results found containing some search terms.

23 pages of results.

Sorted by relevance / Sort by date

<http://www.miamidadeig.org/Reports/OWMEASaudit.pdf>

... , 2000. Florida Atlantic University, M.P.A. ... stakeholders (Agricultural and Environmental Community and other key stakeholders ... 2005, LLW Consultants, LLC (LLW), ...
24 Sep 2012

<http://www.miamidadeig.org/annualreports/2009Annualprintable.pdf>

... (ACFE) Interpol Bank Atlantic Corporate Security Institute of ... a proposed model in several communities in response to growing ... managing member of BCJ Development LLC, a Miami-Metro Action ...
8 Mar 2012

<http://www.miamidadeig.org/annualreports/2009Annual.pdf>

... (ACFE) Interpol Bank Atlantic Corporate Security Institute of ... a proposed model in several communities in response to growing ... managing member of BCJ Development LLC, a Miami-Metro Action ...
8 Mar 2012

<http://www.miamidadeig.org/annualreports/2011PrintableAnnual.pdf>

... Security Louisiana State OIG Bank Atlantic Corporate Security MDC Commission ... continue to thank the Miami-Dade community and the County's public ... and MedAssets Supply Chain, LLC (MedAssets) for ...
11 Sep 2012

<http://www.miamidadeig.org/annualreports/2011AnnualReport.pdf>

... Louisiana State OIG Bank Atlantic Corporate Security MDC Commission ... How We Serve the Miami-Dade Community. .3 Operational Structure ... and MedAssets Supply Chain, LLC (MedAssets) for ...
11 Sep 2012

<http://www.miamidadeig.org/Reports2013/ToughChoices.pdf>

... League of Cities and Florida Atlantic University. The members ... silence" policies that limit communications between prospective government contract ... significant interest, including any LLC and all subsidiary entities ...

3 Dec 2012

<http://www.miamidadeig.org/annualreports/2002AnnualReport.pdf>

... on Procurement Practices at Florida Atlantic University and at the ... the diversity of our great community. Among the OIG ... Transplants by Trinity Air Ambulance LLC (Trinity) This ...
7 Dec 2012

<http://www.miamidadeig.org/Reports2013/IG11.34AuditBPLAAAgreemts.pdf>

... area, namely the Bank Atlantic Center which opened prior ... Attachment A). Subsequent communication between the OIG and ... reports provided by PricewaterhouseCoopers, LLC. This topic will ...
31 Oct 2012

<http://www.miamidadeig.org/Reports/BeightolAppenExh.pdf>

... : J&iX Z ZO@ Atlantic Bonding Ca,h~. (I) "Community U a t l ... n Dues, F e, and Aswsrmentst1means all dues ...
8 Mar 2012

<http://www.miamidadeig.org/Reports10/IG10.33ConeofSilenceFinalReport.pdf>

... in the original complaint regarding an unsolicited communication was sUbstantiated. However, whether the ... counsel for Sinapsis Trading U.S.A., LLC, alleging a potential violation of the ...
8 Mar 2012

Result Pages: [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [Next >>](#)

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Miami-Dade County
 Tax Collector
 140 W. Flagler St. Rm 101
 Miami, FL 33130-1575

Transaction # 11926029	
Cashier:	YMD1
Paid By:	ATLANTIC PACIFIC COMMUNITIES, LLC
Date:	10/22/2013 12:44PM
Received Via:	In Person
Num. Items:	1
Total Tended:	\$270.00
Receipt #:	0221-14-000366
Batch:	8879261
Drawer:	0221
Status:	Complete

Receipt				
Item	Details	Effective Date	Due	Paid
Business Tax	Acc# 7161876 Rct# 7439794 Yr: 2014	10/22/2013	\$270.00	\$270.00
	Total:		\$270.00	\$270.00
Payment Details				
Payment	Details			Paid
Check	Chk#904			\$270.00
	Balance:			\$0.00

Local Business Tax Receipt
 Miami-Dade County, State of Florida
 - THIS IS NOT A BILL - DO NOT PAY



7161876
BUSINESS NAME/LOCATION
 ATLANTIC PACIFIC COMMUNITIES, LLC
 2950 SW 27 AVE SUITE 200
 MIAMI, FL 33133

RECEIPT NO.
 NEW BUSINESS 7439794
EXPIRES
SEPTEMBER 30, 2014
 Must be displayed at place of business
 Pursuant to County Code
 Chapter 8A - Art. 9 & 10

OWNER
 ATLANTIC PACIFIC COMMUNITIES, LLC
 C/O APPRECIATION HOLDINGS-MANAGER LLC
 15

SEC. TYPE OF BUSINESS
 218 FINANCE/INVESTMENT/HOLDING CO

PAYMENT RECEIVED BY TAX COLLECTOR
 270.00 10/22/2013
 0221-14-000366

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.
 For more information, visit www.miamidade.gov/taxcollector





City of Miami
...The City of Miami...
Main Cashiering Area 006
1329595-1 10/22/2013 58
Tue, Oct 22, 2013 12:09 PM

Receipt Ref Nbr: R1329595-1/0069

ORA_AR_P - ORACLE AR PAYMENT
Tran Ref Nbr: T1329595-1/0077
Name: PACIFIC COMMUNITIES, ATLANTIC
Cust # 112940
Invoice# 9001771
Amount: 1 @ \$845.00
Item Subtotal: \$845.00
Item Total: \$845.00

1 ITEM(S) TOTAL: \$845.00
Check (Chk# 000003) \$845.00
Total Received: \$845.00

Please visit us at www.miamigov.com

*****CUSTOMER COPY*****



9001771

City of Miami Customer Invoice

Send Payment To:
PO Box 105206
Atlanta GA 30348-5206

Initial - Certificate of Use

Page 1 of 1

INVOICE DATE	INVOICE NUMBER	LIEN NUMBER	NEW CHARGES PAST DUE AFTER	FOLIO NUMBER	DOCUMENT NUMBER												
22-OCT-13	9001771		21-NOV-13	01-4116-065-0001													
DESCRIPTION																	
ICU06 - GENERAL COMMERCIAL - OFFICE																	
IFS06 - GENERAL COMMERCIAL - OFFICE																	
ISX06 - GENERAL COMMERCIAL - OFFICE																	
ICUSC - ADMIN FEE ZONING																	
IFSSC - ADMIN FEE FIRE SAFETY PERMIT																	
<table border="1"> <thead> <tr> <th>BILLING UNITS</th> <th>TRANSACTION AMOUNT</th> </tr> </thead> <tbody> <tr> <td>8,000.00</td> <td>581.00</td> </tr> <tr> <td>8,000.00</td> <td>105.00</td> </tr> <tr> <td>8,000.00</td> <td>152.00</td> </tr> <tr> <td>1.00</td> <td>3.50</td> </tr> <tr> <td>1.00</td> <td>3.50</td> </tr> </tbody> </table>						BILLING UNITS	TRANSACTION AMOUNT	8,000.00	581.00	8,000.00	105.00	8,000.00	152.00	1.00	3.50	1.00	3.50
BILLING UNITS	TRANSACTION AMOUNT																
8,000.00	581.00																
8,000.00	105.00																
8,000.00	152.00																
1.00	3.50																
1.00	3.50																
<p>For online payments, visit: http://miamigov.com/pay.</p> <p>The City Commission has recently passed an ordinance changing the renewal dates for Certificates of Use. Effective Fiscal Year 2014, Certificates of Use and Business Tax Receipt renewals will be due by September 30 of every year. A new invoice for Fiscal Year 2014 will be mailed out in July, 2013. For questions and assistance, please contact Customer Service at (305) 416-1570.</p>																	
SERVICE/PROPERTY ADDRESS		CUSTOMER NUMBER	LEGACY REFERENCE	TOTAL AMOUNT DUE													
2950 SW 27 AV 200		112940	795908	\$845.00													

SEE REVERSE SIDE FOR BILLING INQUIRES

↓ DETACH HERE AND PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT - RETAIN TOP PORTION AS YOUR RECEIPT ↓

City Of Miami

FINANCE DEPARTMENT, 444 SW 2nd Avenue, Miami, FL 33130

CUSTOMER NUMBER 112940	INVOICE NUMBER 9001771	TOTAL AMOUNT DUE \$845.00
SERVICE/PROPERTY ADDRESS 2950 SW 27 AV 200		NEW CHARGES PAST DUE AFTER 21-NOV-13

MAILING ADDRESS CHANGE

PAYMENT AMOUNT ENCLOSED

\$

ATLANTIC PACIFIC COMMUNITIES
2950 SW 27 AV 200
MIAMI FL 33133



9001771

DO NOT WRITE BELOW THIS LINE



- Do NOT send cash. Make Check payable to: City of Miami and send to the address above.
 - Restrictive endorsements will NOT be honored.
 - Include account number on face of check or money order.
 - If there are names and/or accounts status changes, mail corrections to the right of the typed mailing information and mail your payment along with such changes to: City of Miami, Customer Services, 444 SW 2nd Avenue, Room 636-1, Miami, Florida 33130.
- ↓
DETACH BEFORE MAILING
↑

00112940 8 09001771 1 0000084500 2 4



City of Miami CERTIFICATE OF USE

Receipt No: _____

PLAN REVIEW CITY OF
444 SW 2ND AVE FL 4
MIAMI, FL 33130-1910
305-416-1488

Merchant ID: 8020950062
Mera ID: 0010540005020950062001

Sale

XXXXXXXXXXXX266
/IS/

Entry Method: Swiped

Total: \$ 75.00

0/22/13 12:19:10

nv #: 000005 Appr Code: 011912

Approved: OnLine

Customer Copy

THANK YOU!

business until a Certificate of Use, a Business Tax Receipt and, if applicable, a Certificate of Occupancy are issued.

is not refundable.

open to all inspectors.

required inspections have been approved, the applicant must bring this Certificate of Use form to the Office of Zoning.

will be assessed if the inspector is unable to gain access.

required for all signs.

re any major items inspected, but not listed, on the record of inspections, and also rejections.

any delay in processing applications and reinspections, please call when work is completed. Also make sure inspectors gain

recticular place of business.

eight and record of inspection must always be available to the inspectors.

inspections with the City of Miami, please contact 311 or NET at (305) 468-5900.

inspections with D.E.R.M., please contact (305) 372-6899, and or visit 701 NW 1st Court.

12. To schedule all inspections with the Health/Hotel and Restaurant Department, please contact 1 (850) 487-1395.

TO BE COMPLETED BY APPLICANT	1. Business Name: atlantic pacific communities							2. Date 10/22/2013	
	3. Address of Business, Including suite or space number and zip code: 2950 SW 27 AV 200 Miami FL 33133								
	4. Mailing Address: (If Different) 2950 SW 27 AV 200 Miami FL 33133								
	5. Business Telephone No: (305)357-4700			6. Emergency Telephone No: (305)357-4700		7. Business Owner or Agent: Atlantic Pacific Communities		8. E-mail address: msanchez@apcommunities.com	
ZNG	9. Transect Zone: T5		Date:		Insp Initials:		Final Reviewer:		
BLDG	Fire Zone: 0442				Type of Const:				
	Occ. Classification:						# of Stories:		
FPB	Dist. Code: [][][][]		Night Insp. <input type="checkbox"/> Yes <input type="checkbox"/> No	Shell <input type="checkbox"/> Yes <input type="checkbox"/> No	Occ. Load	Bldg. Protection 1 2 3 4	Corridor I/E	C.U. Exempt <input type="checkbox"/> Yes <input type="checkbox"/> No	
ZNG	Proposed/Approved Use: Office						Sq. Ft./ Units, Seat or Floors:		
	Restrictions:								
FPB	Usage Codes:								
	Property Class:								
OFFICE USE ONLY	C.O. Number.			Certificate No.			Date Receipt No.		
	I have read the application and I do freely and voluntarily state that the statements and information contained here is true and correct.								
	Signature of Owner/Agent _____						Date _____		
	CU-App-2516799			10/22/2013					

RECORD OF INSPECTIONS

INSTRUCTIONS:

1. This card must be prominently displayed on the site.
2. When all categories of inspection have been approved for use; the owner, agent or tenant should submit this form to the Office of Zoning located at Miami Riverside Center, 4th Floor, 444 S.W. 2 Ave, Miami, FL 33128

	INSPECTION(S)	DATE	COMMENT(S)	INSPECTOR
CODE ENFORCEMENT				
	FINAL			
BUILDING			DERM	
			PLAN REVIEW	
			FINAL	
			APPROVAL	
	FINAL			2013-02-27 001 Office Dyke
HEALTH/HOTEL RESTAURANT			DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT	
			CORE REVIEWER (PRINT)	
			SIGNATURE	
			DATE	
	FINAL			10/22/13
FIRE PREVENTION				
	FINAL			
DERM				
	FINAL			

I have read the application and I do freely and voluntarily state that the statements and information contained here is true and correct.

Signature of Owner/Agent _____ Date _____

Rodriguez-Porto, Maria (PHCD)

From: Liz Wong <lwong@carlisledevelopmentgroup.com>
Sent: Tuesday, October 22, 2013 3:23 PM
To: Rodriguez-Porto, Maria (PHCD)
Cc: Kenneth Naylor
Subject: FW: Atlantic Pacific Communities, LLC
Attachments: APC Miami Dade County 2013-2014 License_Tax Receipt.pdf; APC City of Miami Receipt-Initial Cert of Use 2013.pdf

Maria, Please see below and attached regarding the County and City licenses. Let me know if you need any further information. Thanks, Liz

From: Marlene Sanchez
Sent: Tuesday, October 22, 2013 2:17 PM
To: Liz Wong
Cc: Kenneth Naylor
Subject: RE: Atlantic Pacific Communities, LLC

Attached are the following:

- Miami Dade County Local Business Tax Receipt (County license)
- City of Miami Certificate of Use application and inspection sheet. I walked it through DERM and have their final approval. Fire and Code Enforcement have inspections scheduled for next week. After the inspections we will go back to Zoning and we will be given a Certificate of Use which will then need to go to Economic Development for the City of Miami Tax Receipt (fka Occupational License). We should have the City's requirements completed by month-end.

Marlene Casar Sanchez
Carlisle Development Group
2950 SW 27th Ave, Suite 200
Miami, FL 33133

Direct: 305-357-4701
Office: 305-476-8118, ext. 4701
Fax: 305-476-1557

www.carlisledevelopmentgroup.com

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From: Liz Wong
Sent: Monday, October 21, 2013 1:36 PM

To: Marlene Sanchez
Subject: Fwd: Atlantic Pacific Communities, LLC

Please advise, see below. Thanks.

Sent via the Samsung Galaxy S™III, an AT&T 4G LTE smartphone

----- Original message -----

From: "Rodriguez-Porto, Maria (PHCD)" <mrp@miamidade.gov>
Date: 10/21/2013 12:48 PM (GMT-05:00)
To: Liz Wong <lwong@carlisledevelopmentgroup.com>
Subject: Atlantic Pacific Communities, LLC

Liz,

Please send me today via e-mail copies of the Florida and Miami-Dade County licenses that Atlantic Pacific Communities, LLC has presently active. I checked on the internet and they do not show any current active licenses.

Thank you.

Maria Rodriguez-Porto

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11:56:11 AM 10/21/2013

Search License by Name 

Name Information

Search By Individual Name

Last Name:

First Name:

Middle Name:

Or Search By Organization/Establishment Name

Organization/Establishment Name:

- Search Names Beginning with Exactly What You Typed
- Include Names With Alternate Spellings To What You Typed

Additional Search Criteria

License Category:

License Type: 

Special Qualification: 

City:

County:

State:

- Include Historic Licenses

Licenses Per Page:

1940 North Monroe Street, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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11:55:37 AM 10/21/2013

There were no records found matching the search criteria. If you suspect unlicensed activity may be occurring, please call 866-532-1440. You may also email ULA@myfloridalicense.com.

Search Results

Please see our [glossary of terms](#) for an explanation of the license status shown in these search results.

For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/ Rank	Status/Expires
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*** denotes**

- Main Address - This address is the Primary Address on file.
- Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).
- License Location Address - This is the address where the place of business is physically located.

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11:58:37 AM 10/21/2013

Search License by Name 

Name Information

Search By Individual Name

Last Name:

First Name:

Middle Name:

Or Search By Organization/Establishment Name

Organization/Establishment Name:

- Search Names Beginning with Exactly What You Typed
- Include Names With Alternate Spellings To What You Typed

Additional Search Criteria

License Category:

License Type: 

Special Qualification: 

City:

County:

State:

- Include Historic Licenses

Licenses Per Page:

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11:58:51 AM 10/21/2013

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11:57:05 AM 10/21/2013

Search License by Name 

Name Information

Search By Individual Name

Last Name:

First Name:

Middle Name:

Or Search By Organization/Establishment Name

Organization/Establishment Name:

- Search Names Beginning with Exactly What You Typed
- Include Names With Alternate Spellings To What You Typed

Additional Search Criteria

License Category:

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Special Qualification:

City:

County:

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- Include Historic Licenses

Licenses Per Page:

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11:57:23 AM 10/21/2013

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Department of Small Business Development
Violations Report as of 10/4/2013

Firm	Date of Violation	Project #	Department	Ord.	Amount Identified	Amount Recovered	Amount Makeup	Reason	Status
ACOSTA TRACTORS INC									
	8/4/2011	20070626	PW	90-143	\$6,147.48	\$6,147.48	\$0.00	Underpayment of Employee	Closed 9/13/2011
	8/4/2011	20060469	PW	90-143	\$5,756.36	\$5,756.36	\$0.00	Underpayment of Employee	Closed 9/13/2011
ADVENTURE ENVIRONMENTAL, INC.									
	9/11/2007	CCDR1	DE	97-52			\$68,829.24	Prime failed to meet CSBE subcontractor goal	Open
	9/11/2007	CCDR3	DE	97-52			\$56,913.06	Prime failed to meet CSBE subcontractor goal	Open
	9/11/2007	CCDR5	DE	97-52			\$72,841.44	Prime failed to meet CSBE subcontractor goal	Open
AMERICAN EARTH MOVERS INC.									
	1/16/2007	CCDR2	DE	97-52			\$337,836.00	Utilization of a non-certified CSBE	Closed 9/30/2013
	5/24/2008	VKRP-06-01	DE	97-52			\$475,556.00	Prime failed to meet CSBE subcontractor goal	Closed
AMERICAN PAN ENTERPRISE CO., INC.									
	11/13/2012	W40114 ESP	GS	90-143	\$176,828.66	\$176,828.66	\$0.00	Underpayment of Employee	Closed 1/31/2013
	11/13/2012	W40114 ESP	GS	90-143			\$17,682.86	Unpaid Penalty	Open
AMERICAN STRUCTURAL CORPORATE, INC.									
	6/19/2013	W40114 ESP	GS	90-143	\$15,718.92			Underpayment of Employee	Open
BANKS ENVIRO CLEANING, INC.									
	9/25/2008	6760-3/10	MT	99-44	\$89,131.92	\$74,469.32	\$0.00	Underpayment of Employee	Closed 9/14/2011
BANNERMAN LANDSCAPING, INC.									

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Firm	Date of Violation	Project #	Department	Ord.	Amount Identified	Amount Recovered	Amount Makeup	Reason	Status
BEST JANITORIAL & SUPPLIES, INC.	5/10/2012	7848-4/12-2	PW	99-44	\$3,415.43	\$3,415.43	\$0.00	Underpayment of Employee	Closed 11/9/2012
	5/10/2012	5066-4/12-2	XX	99-44	\$84.57	\$84.57	\$0.00	Underpayment of Employee (LW)	Closed 11/9/2012
	5/11/2012	7927-3/10-3	PM	99-44	\$912.72	\$912.72	\$0.00	Failure to respond to requests for information.	Closed 12/1/5404
	6/15/2012	8469-4/12-4	PM	99-44	\$0.00		\$0.00	Failure to pay employee by company or cashier's check within bi-weekly period.	Closed
	6/26/2012	9022-3/13-2	XX	99-44			\$0.00	Failure to pay employee by company or cashier's check within bi-weekly period.	8/10/2012 Closed
	6/26/2012	8469-4/12-4	PM	99-44			\$0.00	Failure to pay employee by company or cashier's check within bi-weekly period.	8/10/2012 Closed
BUADE CONSTRUCTION COMPANY, INC.									
	1/9/2001	98016	PR	97-52			\$7,000.00	Prime failed to meet CSBE subcontractor goal	Open
BUDGET CONSTRUCTION CO., INC.									
	6/22/2007	40070103006	PR	97-52			\$748,572.00	Prime failed to meet CSBE subcontractor goal	Open
	7/2/2008	400701-05-004	PR	97-52			\$170,575.40	Prime failed to meet CSBE subcontractor goal	Open
C & W LAWN CARE, INC.	6/25/2012	W40114 ESP	GS	90-143	\$2,834.73		\$0.00	Underpayment of Employee	Closed 5/2/2013
	6/16/2011	7030-4/11-2	FR	99-44	\$1,369.51		\$0.00	Underpayment of Employee (LW)	Closed 6/27/2011
C W CONSTRUCTION, INC.									
	1/5/2011	S-825 (A)	WS	97-52			\$0.00	Deviation from the Schedule of Intent	Closed 2/4/2011
CITY ENGINEERING CONTRACTORS, INC.									
	1/28/2013	W40114 ESP	GS	90-143	\$3,640.19		\$0.00	Underpayment of Employee	Closed 6/10/2013

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Firm	Date of Violation	Project #	Department	Ord.	Amount Identified	Amount Recovered	Amount Makeup	Reason	Status
COASTAL WELDING AND FABRICATIONS, INC.									
	9/29/2003	W-665B	WS	90-143	\$14,093.42	\$0.00		Underpayment of Employee	Closed 10/6/2010
COGNISA SECURITY, INC.									
	7/29/2005	PERMITEE-PC-886	AV	99-44	\$47,260.11	\$0.00		Underpayment of Employee	Closed 10/6/2010
DACA ENVIROMENTAL, INC.									
	1/17/2003	W-799R	WS	97-52			\$171,283.66	Prime failed to meet CSBE subcontractor goal	Open
DATO ELECTRIC, INC.									
	10/31/2006	MIA-737H	AV-AA	97-52			\$996,145.00	Prime failed to meet CSBE subcontractor goal	Open
DESIGNER'S SPECIALTY CABINET COMPANY, INC.									
	3/21/2013	BP NO. 43	NDBASE	90-143	\$55,773.09	\$55,773.09	\$0.00	Underpayment of Employee	Closed 8/15/2013
DEVELOPMENT & COMMUNICATION GROUP OF FL, INC.									
	4/6/2005	POSW0400740	SW	97-52			\$55,000.00	Prime failed to meet CSBE subcontractor goal	Closed
	12/20/2006	POWS0607759 T0708	WS	97-52			\$600,000.00	Utilization of non certified CSBE firm for CSBE/Set Aside work	9/23/2011 Closed
DKG & ASSOCIATES, LTD									
	3/9/2012	BP NO. 11	NDBASE	90-143	\$11,234.51	\$11,234.51	\$0.00	Underpayment of Employee	Closed 6/21/2012
	3/9/2012	BP NO. 11	NDBASE	90-143	\$5,945.20	\$5,945.20	\$0.00	Underpayment of Employee	Closed 6/5/2012
	3/9/2012	BP NO. 07	NDBASE	90-143	\$3,856.77	\$3,856.77	\$0.00	Underpayment of Employee	Closed 6/5/2012
	4/10/2012	BP NO. 11	NDBASE	90-143			\$1,123.45	Unpaid Penalty	Open
	4/10/2012	BP NO. 07	NDBASE	90-143			\$386.57	Unpaid Penalty	Open
	4/10/2012	BP NO. 11	NDBASE	90-143			\$594.52	Unpaid Penalty	Open
	6/9/2012	BP NO. 07	NDBASE	90-143			\$5,243.90	Unpaid Penalty	Open

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Firm	Date of Violation	Project #	Department	Ord.	Amount Identified	Amount Recovered	Amount Makeup	Reason	Status
	7/12/2012	BP NO. 13	NDBASE	90-143	\$11,513.04	\$11,513.04	\$0.00	Underpayment of Employee	Closed 11/8/2012
	8/13/2012	BP NO. 13	NDBASE	90-143			\$1,151.30	Unpaid Penalty	Open
DOMIE ENTERPRISES, INC.									
	9/6/2012	RPQ NO. 87368	PR	97-52			\$0.00	Failed to enter into a written subcontract agreement	Closed 10/22/2012
DOUBLE P. CONSTRUCTION, INC.									
	6/10/2013	W-888R	WS	90-143	\$26,852.00	\$16,836.64	\$0.00	Underpayment of Employee	Open
	7/11/2013	W-888R	WS	90-143			\$2,685.20	Unpaid Penalty	Open
EDWARD THOMPSON LAWN CARE SERVICE, INC.									
	8/8/2012	7634-4/15-1	PM	99-44	\$398.20		\$0.00	Underpayment of Employee (LW)	Closed 1/24/2013
ENGINEER CONTROLS SYSTEMS CORP.									
	4/29/2013	W50247-1R (7360)	GS	97-52			\$0.00	Failure to contract with CSBE firm after listing SOI	Closed 8/2/2013
ERIC' SONS									
	10/31/2012	2007-022 ESP	SP	90-143	\$2,101.28	\$2,101.28	\$0.00	Underpayment of Employee	Closed 7/23/2013
F & F ENGINEERING CONTRACTOR, INC.									
	2/28/2012	S-806 (A)	WS	90-143				Unpaid Penalty	Open
	2/28/2012	S-806 (A)	WS	90-143	\$40,185.90	\$40,185.90	\$0.00	Underpayment of Employee	Closed 5/10/2012
F C E ENGINEERING, INC.									
	1/31/2002	630121Q	PW-Q	97-52			\$281,748.52	Prime failed to meet CSBE subcontractor goal	Closed 10/24/2012
	1/31/2002	662257	PW	97-52			\$135,930.77	Prime failed to meet CSBE subcontractor goal	Closed 10/24/2012
	1/31/2002	662460	PW	97-52			\$455,423.32	Prime failed to meet CSBE subcontractor goal	Closed 10/24/2012

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Firm	Date of Violation	Project #	Department	Ord.	Amount Identified	Amount Recovered	Amount Makeup	Reason	Status
	1/31/2002	671703	PW	97-52			\$99,950.01	Prime failed to meet CSBE subcontractor goal	Closed 10/24/2012
	1/31/2002	693136Q	PW	97-52			\$113,785.07	Prime failed to meet CSBE subcontractor goal	Closed 10/24/2012
	1/31/2002	693203Q	PW	97-52			\$360,538.68	Prime failed to meet CSBE subcontractor goal	Closed 10/24/2012
FSK ELECTRIC COMPANY									
	7/10/2007	MIA-737-R-8 (WS 16.1)	AV-AA	97-52			\$1,363,000.00	Attempting to comply with the CSBE requirements through fraud and/or misrepresentation	Closed 9/29/2011
	7/10/2007	MIA-739C-3 WS 16.1	AV-AA	97-52			\$52,000.00	Attempting to comply with the CSBE requirements through fraud and/or misrepresentation	Closed 9/29/2011
	7/10/2007	MIA-739F (16.1)	AV-AA	97-52			\$1,437,000.00	Attempting to comply with the CSBE requirements through fraud and/or misrepresentation	Closed 9/29/2011
FLORIDA BUILDING & SUPPLY, INC.									
	11/13/2012	RPQ NO. 202140	MT	97-52			\$0.00	Failed to enter into a written subcontract agreement	Closed 12/18/2012
FLORIDA FIRE STOPPING, INC.									
	8/23/2011	BP NO. 16	NDBASE	90-143	\$38,112.05	\$38,112.05	\$0.00	Underpayment of Employee	Closed 2/1/2012
	9/24/2011	BP NO. 16	NDBASE	90-143			\$3,811.20	Unpaid Penalty	Open
FLORIDA SOL SYSTEMS, INC.									
	7/30/2013	BP NO. 67	NDBASE	90-143			\$3,552.78	Unpaid Penalty	Open
FORM WORKS/BAKER JV, LLC									
	6/19/2013	BP NO. 08-C	NDBASE	97-52			\$0.00	Deviation from the Schedule of Intent	Closed 7/25/2013
FOSTER CONSTRUCTION OF SOUTH FLORIDA, INC.									
	2/3/2009	POGS0706361 AD0136-RE-BID	DA	97-52			\$169,251.66	Prime deviated from the Schedule of Participation	Open

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GATE GOURMET									
	6/18/2007	PERMITEE-PC-693	AV	99-44				Failure to respond to requests for information.	Closed 10/26/2010
GATE SAFE, INC.									
	12/14/2006	PERMITEE-PX-843	AV	99-44			\$0.00	Failure to respond to requests for information.	Closed 10/26/2010
	4/26/2007	PERMITEE-PX-000843	AV	99-44				Failure to respond to requests for information.	Closed 10/26/2010
GLOBALMAX ENTERPRISES, INC.									
	7/30/2010	PERMITEE-PC-740	AV	99-44			\$0.00	Failure to respond to requests for information.	Closed 10/11/2011
GLOBETEC CONSTRUCTION, LLC									
	10/26/2010	W-847R (A)	WS	97-52			\$1,514,416.96	Deviation from the Schedule of Intent	Open
GROUP II, INC.									
	5/6/2002	6123-2/03- POAPGS0109436	GS	90-143	\$556.96	\$0.00	\$0.00	Underpayment of Employee	Closed 10/6/2010
HARRY PEPPER & ASSOCIATES, INC.									
	1/5/2011	S-825 (A)	WS	97-52			\$3,853,852.00	Prime failed to meet CSBE subcontractor goal	Open
HORSEPOWER ELECTRIC, INC.									
	10/19/2010	20070587	PW	03-1			\$0.00	Failure to submit a workforce plan.	Closed 1/18/2011
J.R. ALVAREZ LANDCLEANING									
	12/13/2000	621464	PW	99-44				Submittal of inaccurate payrolls (LW)	Open
L A W CONSTRUCTION GROUP, INC.									
	8/24/2012	BP NO. 28	NDBASE	90-143			\$1,067.12	Unpaid Penalty	Open
	10/11/2012	BP NO. 28	NDBASE	90-143	\$10,671.16	\$10,671.16	\$0.00	Underpayment of Employee	Closed 10/11/2012
M E V CONSTRUCTION, INC.									

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	2/21/2002	6123-2/03- POAPGS0101963	GS	97-52			\$17,470.00	Prime failed to meet CSBE subcontractor goal	Closed 9/23/2011
M. VILA & ASSOCIATES, INC.									
	8/10/2001	CDQNP 1	CD	97-52			\$203,912.67	Prime failed to meet CSBE subcontractor goal	Open
M.C.O. CONSTRUCTION AND SERVICES, INC.									
	10/26/2010	W-847R (A)	WS	97-52			\$0.00	Deviation from the Schedule of Intent	Closed 11/30/2010
MAR'S CONTRACTORS, INC.									
	8/15/2000	S-681	WS	90-143	\$1,669.95	\$0.00		Underpayment of Employee	Closed 10/6/2010
MERKURY CORPORATION D/B/A MERKURY DEVELOPMENT									
	10/16/2012	MIA-B761A2	AV	90-143	\$243,114.05		\$0.00	Underpayment of Employee	Open
METRO EXPRESS INC.									
	1/4/2006	630022	DE	97-52			\$398,840.90	Prime failed to meet CSBE subcontractor goal	Open
O. R. DEAN CONSTRUCTION, INC.									
	10/25/2010	S-811 (A)	WS	90-143	\$26,678.60	\$26,678.60	\$0.00	Underpayment of Employee	Closed 7/19/2012
OAC ACTION CONSTRUCTION, CORP.									
	9/2/2009	RPQ NO. 2008- 136.09C	SP	97-52			\$0.00	Failed to enter into a written subcontract agreement	Closed 5/26/2011
ONE CHOICE PROPERTY MAINTENANCE SERVICES, INC.									
	7/27/2011	6869-0/14	HD	99-44	\$2,074.36	\$1,701.95	\$0.00	Underpayment of Employee	Open
	2/16/2012	6869-0/14	HD	99-44	\$6,752.48	\$5,097.40	\$0.00	Underpayment of Employee	Open
	8/4/2013	6869-0/14	HD	99-44			\$1,556.64	Unpaid Penalty	Open
PABON ENGINEERING, INC.									
	5/24/2008	VKRP-06-01	DE	97-52			\$0.00	Attempting to comply with the CSBE requirements through fraud and/or misrepresentation	Closed 9/16/2011

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FIRMS WITH OPEN VIOLATIONS MAY BE PROHIBITED FROM BIDDING OR OTHERWISE PARTICIPATING ON COUNTY CONSTRUCTION CONTRACTS FOR A PERIOD OF 3 YEARS. PRIOR TO AWARDED TO FIRMS PARTICIPATING AS PRIME OR SUBCONTRACTOR THAT ARE LISTED ON THIS REPORT, CONTACT ALICE HIDALGO-GATO 305-375-3153 OR SBD REPRESENTATIVE AT 305-375-3111 FOR MORE INFORMATION.

Firm	Date of Violation	Project #	Department	Ord.	Amount Identified	Amount Recovered	Amount Makeup	Reason	Status
PETERSENDEAN ROOFING AND SOLAR SYSTEMS, INC.									
	7/30/2013	BP NO. 27	NDBASE	97-52				Prime failed to meet CSBE subcontractor goal	Closed 9/17/2013
PROJECT 1 CONSTRUCTION, INC.									
	1/21/2011	RPQ NO. Z00003	GS	97-52			\$6,178.00	Prime failed to meet CSBE subcontractor goal	Open
QUEST SECURITY SERVICES									
	8/26/2004	PERMITEE-PC-486	AV	99-44	\$23,100.28	\$0.00		Underpayment of Employee	Closed 10/6/2010
R & D ELECTRIC, INC.									
	9/29/2010	RPQ NO. 2007.017	SP	90-143	\$22,135.67	\$22,135.67	\$0.00	Underpayment of Employee	Closed 4/8/2013
R & G ENGINEERING, INC.									
	9/27/2011	RPQ NO. T1198-R	WS	97-52			\$67,560.00	Utilization of non certified CSBE firm for CSBE/Set Aside work	Open
RAYDAN ELECTRIC, INC.									
	1/26/2007	20030015	PW	97-52			\$16,632.00	Prime failed to meet CSBE subcontractor goal	Closed 11/1/5404
SIGNAL TECHNOLOGY, INC.									
	12/20/2002	610040	PW	90-143	\$61.07	\$0.00		Underpayment of Employee	Closed 10/6/2010
SOLO CONSTRUCTION CORP.									
	2/4/2008	95087M11	AV	97-52			\$2,451,556.00	Prime failed to meet CSBE subcontractor goal	Closed 9/23/2011
SOLUTION CONSTRUCTION, INC.									
	9/28/2007	POPR0701050 46440	PR	97-52			\$175,935.10	Utilization of non certified CSBE firm for CSBE/Set Aside work	Open
SOUTH CLEAN, CORP.									
	5/13/2010	PERMITEE-PC-003455	AV	99-44	\$16,382.68		\$0.00	Underpayment of Employee	Closed 10/11/2011
SOUTHEASTERN ENGINEERING CONTR., INC.									

This report includes open violations and those resolved in the last three years

FIRMS WITH OPEN VIOLATIONS MAY BE PROHIBITED FROM BIDDING OR OTHERWISE PARTICIPATING ON COUNTY CONSTRUCTION CONTRACTS FOR A PERIOD OF 3 YEARS. PRIOR TO AWARDDING TO FIRMS PARTICIPATING AS PRIME OR SUBCONTRACTOR THAT ARE LISTED ON THIS REPORT, CONTACT ALICE HIDALGO-GATO 305-375-3153 OR SBD REPRESENTATIVE AT 305-375-3111 FOR MORE INFORMATION.

Firm	Date of Violation	Project #	Department	Ord.	Amount Identified	Amount Recovered	Amount Makeup	Reason	Status
SUN-TECH PLUMBING CONTRACTORS, INC.	7/25/2013	BP NO. 88	NDBASE	97-52				Prime failed to meet CSBE subcontractor goal	Closed 8/27/2013
	5/30/2007	9722A/9722B	CU	90-143	\$116,909.50	\$102,718.55		Underpayment of Employee	Closed 12/7/2011
SUPERIOR RIGGING AND ERECTING CO.	11/30/2011	BP NO. 10	NDBASE	90-143	\$9,184.01	\$9,184.01	\$0.00	Underpayment of Employee	Closed 12/6/2012
	6/16/2011	MDFRD-T-29	FR	90-143	\$1,014.80	\$690.90	\$0.00	Underpayment of Employee	Open
TASCO ELECTRICAL CONTRACTORS, INC.	6/16/2011	MDFRD-T-23	FR	90-143	\$3,501.60	\$3,501.60	\$0.00	Underpayment of Employee	Closed 8/2/2011
	8/16/2013	BP NO. 61	NDBASE	05-29				Failure to meet SBE subcontractor goal	Closed 9/18/2013
THE PARKER COMPANY, LLC									
WEEKLEY ASPHALT PAVING, INC.	7/16/2002	671908	PW	97-52			\$40,015.76	Prime failed to meet CSBE subcontractor goal	Open
	7/5/2005	629904-1Q	PW-Q	97-52			\$49,992.12	Prime failed to meet CSBE subcontractor goal	Open
WINMAR COMMERCIAL, INC.	5/23/2013	320801-06-002 ESP	PR	97-52			\$75,779.78	Deviation from the Schedule of Intent	Open
WORKERS TEMPORARY STAFFING, INC.	2/27/2007	5164-4/08	SW	99-44	\$6,443.21	\$0.00		Underpayment of Employee	Closed 10/6/2010
					Grand Total	\$1,053,416.44	\$643,397.29	\$17,140,176.66	

This report includes open violations and those resolved in the last three years

FIRMS WITH OPEN VIOLATIONS MAY BE PROHIBITED FROM BIDDING OR OTHERWISE PARTICIPATING ON COUNTY CONSTRUCTION CONTRACTS FOR A PERIOD OF 3 YEARS. PRIOR TO AWARDDING TO FIRMS PARTICIPATING AS PRIME OR SUBCONTRACTOR THAT ARE LISTED ON THIS REPORT, CONTACT ALICE HIDALGO-GATO 305-375-3153 OR SBD REPRESENTATIVE AT 305-375-3111 FOR MORE INFORMATION.

Department of Management Services > Business Operations > State Purchasing > Vendor Information > Convicted / Suspended / Discriminatory / Complaints Vendor Lists > Convicted Vendor List

Convicted Vendor List

Section 287.133(3)(d), Florida Statutes, provides that the Department of Management Services shall maintain a list of the names and addresses of those who have been disqualified from participating in the public contracting process under this section.

The list includes:

Vendor Number	Vendor Name/ Address	Date Suspended	Agency
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[PO Search](#)

To search for Vendors doing Business with the State of Florida.

Vendor Name:	<input type="text" value="Atlantic Pacific Community Housing Devel"/>
<input checked="" type="radio"/> Begins With (fastest)	
<input type="radio"/> Ends With	
<input type="radio"/> Contains (slowest)	
State:	<input type="text" value="Florida"/>
Credit Card / P-Card Vendor:	<input checked="" type="radio"/> (Any) <input type="radio"/> Must Accept
Registered:	<input checked="" type="radio"/> (Any) <input type="radio"/> DMS Registered
County:	<input type="text" value="(Any)"/>
Input Type:	<input checked="" type="radio"/> (Any) <input type="radio"/> MFMP <input type="radio"/> FLAIR
Commodity Class-Group:	<input type="text"/>
Sort by:	<input type="text" value="City"/>
and then by:	<input type="text" value="Vendor Name"/>

For assistance please contact the
 MyFloridaMarketPlace Customer Service Desk
 M - F 8:00 a.m. - 5:30 p.m. EST
 Phone 1-866-352-3776 (toll free)
 Vendor email assistance: vendorhelp@myfloridamarketplace.com
 Agency email assistance: buverhelp@myfloridamarketplace.com

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No Matching Vendors

Vendor	City	County	Address	ST	OSD	Status	Source
Displaying rows 1 through 0 of 0.							
<input type="button" value="Previous"/>		<input type="button" value="1"/>	<input type="button" value="Next"/>				
Search Again Main Menu							

Ordered by: [City] [Vendor Name]

Execution Time: seconds

For assistance please contact the
 MyFloridaMarketPlace Customer Service Desk
 M - F 8:00 a.m. - 5:30 p.m. EST
 Phone 1-866-352-3776 (toll free)
 Vendor email assistance: vendorhelp@myfloridamarketplace.com
 Agency email assistance: buyerhelp@myfloridamarketplace.com

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Convicted Vendor List

Section 287.133(3)(d), Florida Statutes, provides that the Department of Management Services shall maintain a list of the names and addresses of those who have been disqualified from participating in the public contracting process under this section.

The list includes:

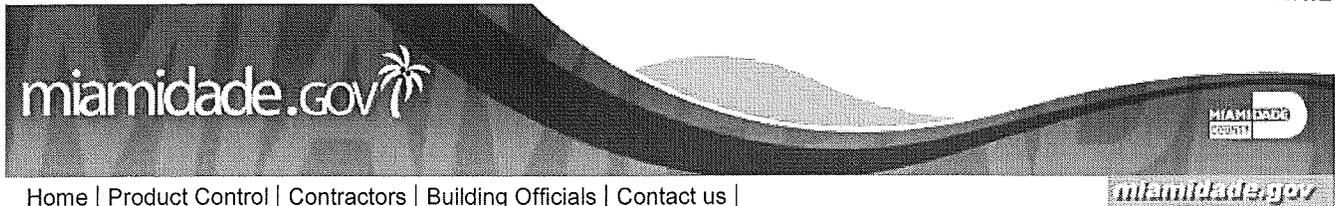
Vendor Number	Vendor Name/ Address	Date Suspended	Agency
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**DEBARRED CONTRACTORS LIST
(MONTHLY REPORT)
Report Period: October 2013**



Name	Position	Company Name	Address	Initiating Dept. and Contact Person	Cause of Debarment	Effect of Debarment	Termination Date	Compliance/Settlement Agreement
After Hours Cleaning Services, Inc	After Hours Cleaning Services, Inc	After Hours Cleaning Services, Inc	1282 NW 119th Street Miami, FL 33167	Miami-Dade County DPM & OIG	Violation of Section 10-38	Excluded from Contracting w/ Miami-Dade County	04/16/2009 - 04/16/2014	Yes
Eddy Joe Allen, Sr.	President	After Hours Cleaning Services, Inc	1282 NW 119th Street Miami, FL 33167	Miami-Dade County DPM & OIG	Violation of Section 10-38	Excluded from Contracting w/ Miami-Dade County	04/16/2009 - 04/16/2014	Yes
Association of Community Organizations for Reform Now (ACORN)		ACORN		U.S. Congress	Section 163 of the Continuing Appropriations Resolution, 2010, Division B of Public Law #111-68	Excluded from Contracting w/ Miami-Dade County	10/07/2009 - Indefinite	No
Prestige Contracting Services, LLC	Prestige Contracting Services, LLC	Prestige Contracting Services, LLC	601 NE 39 Street Unit #321 Miami, FL 33137	Miami Dade Housing Agency	Violation of Section 10-38	Excluded from Contracting w/ Miami-Dade County	05/24/2012 - 05/24/2017	No
Salvado Casado	President/Owner	Prestige Contracting Services, LLC	820 NW 20 Avenue Miami, FL 33125	Miami Dade Housing Agency	Violation of Section 10-38	Excluded from Contracting w/ Miami-Dade County	05/24/2012 - 04/24/2017	No
Abdallah Masoud Mustafah aka Aby Masoud	President	Rezkitna Corp.		Circuit court for the 11th Judicial Circuit in and for Miami-Dade County. Case #F09-22125AB	Fraud IG08-13	Excluded from Contracting w/ Miami-Dade County	06/30/2010 - 06/29/2015	No
Rezkitna Corp.	Rezkitna Corp.	Rezkitna Corp.		Circuit court for the 11th Judicial Circuit in and for Miami-Dade County Case #F09-22125AB	Fraud IG08-13	Excluded from Contracting w/ Miami-Dade County	06/30/2010 - 06/29/2015	No
Jorge Eduardo Guinovart	Co-Owner	Makeovers Unlimited Developers, Inc.	16242 SW 52 Terrace Miami, FL 33185	OIG	Fraud F12-12686 Div F003	Excluded from Contracting w/ Miami-Dade County	05/30/2012 - 04/29/2017	No
Makeovers Unlimited Developers, Inc.	Makeovers Unlimited Developers, Inc.	Makeovers Unlimited Developers, Inc.	16242 SW 52 Terrace Miami, FL 33185	OIG	Fraud F12-12686 Div F003	Excluded from Contracting w/ Miami-Dade County	05/30/2012 - 04/29/2017	No
Jesus Tamargo	Office Manager	Statewide Maintenance/Striping, Inc.	14425 SW 293 Ave Homestead, FL 33033	OIG	Forgery F12-117816	Excluded from Contracting w/ Miami-Dade County	07/25/2012 - 07/24/2017	No
TCB systems, Inc.	TCB systems, Inc.	TCB systems, Inc.	11861 SW 144 Court Miami, FL 33186	Miami-Dade County Internal Services	Violation of Section 10-38	Excluded from Contracting w/ Miami-Dade County	11/14/2012- 11/14/2017	No
Robert Orue	President	TCB systems, Inc.	11861 SW 144 Court Miami, FL 33186	Miami-Dade County Internal Services	Violation of Section 10-38	Excluded from Contracting w/ Miami-Dade County	11/14/2012- 11/14/2017	No
Zoila Orue	Secretary/Treasurer	TCB systems, Inc.	11861 SW 144 Court Miami, FL 33186	Miami-Dade County Internal Services	Violation of Section 10-38	Excluded from Contracting w/ Miami-Dade County	11/14/2012- 11/14/2017	No
Eduardo Maestri	Vice-President	TCB systems, Inc.	11861 SW 144 Court Miami, FL 33186	Miami-Dade County Internal Services	Violation of Section 10-38	Excluded from Contracting w/ Miami-Dade County	11/14/2012- 11/14/2017	No



BCCO Contractor Inquiry and Complaint Search

You can search our database for contractors that have been issued a Miami-Dade County Certificate of Competency. The results will display the contractor information, status and complaints, if any.

Contractor Information Search

- License Number.
- Company Name.

Contractor Complaint Search

- Complaint Number or Contractor License Number.
- Company Name.

Enter the required information:

Atlantic Pacific Commu

This search page is only for Miami-Dade Contractors. To search for a Florida State Licensed Contractor, click on the [State of Florida Contractor License Search](#).

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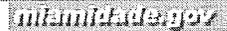
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NAME/NUMBER ENTERED NOT FOUND, PLEASE RE-ENTER

Reset

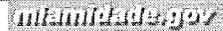
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Contractor search by Company name

Name	Type	Number	Status
ATLANTIC PAINTING INC	C	06BS01202	A
ATLANTIC PAVING CO INC	C	E97102	A
ATLANTIC PROTECTION SYSTEMS	C	000017658	N
ATLANTIDA PAINTING & WALLCO	C	000016370	E
ATLANTIDA POOL SERVICE & WA	C	12P000438	E

Types: C = contractor T = tradesman

Status: A = active R = restricted S = suspended

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
SMALL BUSINESS DEVELOPMENT
GOAL DEFICIT MAKE-UP REPORT as of: October 1, 2013

This report lists firms that DID NOT fulfill a small business goal on a contract and must make-up double the value of the small business goal deficit on an existing or future contract. To address the deficit, these firms are required to submit a make-up plan as part of any future bid or proposal for future County contract until the goal deficit is resolved/satisfied.

For ANY new bid/proposal, the following firms must submit a Make-Up Plan and corresponding Schedule of Intent Affidavit (SOI) or Letter of Agreement (SBD Form 105, 400 or 504), as appropriate, addressing ALL or a PORTION of the Make-up Balance Amount listed. If a firm fails to include the SOI with any new bid/proposal it will result in the bid/proposal being deemed NONRESPONSIVE.

FIRM NAME	DATE OF VIOLATION	PROJECT NUMBER	DEPT	PROGRAM	* MAKE-UP AMOUNT	APPROVED PLANS		** MAKE-UP BALANCE	
						Date	Amount		Status
Adventure Environmental, Inc	9/11/2007	CDDR5	Derm	CSBE	\$ 72,841.44	5/10/2012	\$ 42,687.40	Complete	\$ 30,154.04
	9/11/2007	CDDR1	Derm	CSBE	\$ 68,829.24				\$ 68,829.24
	9/11/2007	CDDR3	Derm	CSBE	\$ 56,913.06				\$ 56,913.06
Buade Construction Company, Inc.	1/19/2001	98016	Parks	CSBE	\$ 7,000.00				\$ 7,000.00
DACA Environmental, Inc.	1/17/2003	W-799R	WASD	CSBE	\$ 171,283.66				\$ 171,283.66
Dato Electric, Inc.	10/31/2006	MIA 737H	MIA	CSBE	\$ 996,145.00				\$ 996,145.00
Foster Construction of South Florida, Inc.	2/3/2009	AD0136	PWD	CSBE	\$ 169,251.66				\$ 169,251.66
Globetec Construction LLC	10/26/2010	W-847R (A)	WASD	CSBE	\$ 1,514,416.96				\$ 1,514,416.96
Harry Pepper & Associates, Inc.	1/5/2011	S-825 (A)	WASD	CSBE	\$ 3,853,852.00				\$ 3,853,852.00
M. Vila & Associates, Inc.	8/10/2001	CDQNP 1	CD	CSBE	\$ 203,912.68				\$ 203,912.68
Metro Express, Inc.	1/4/2006	630022	PWD	CSBE	\$ 398,840.90	11/9/2007	320,080.85	Complete	\$ -
Project 1 Construction, Inc.	1/21/2011	RPQ NO. Z00003	GSA	CSBE	\$ 6,178.00	7/3/2013	78,760.05	Ongoing	\$ 6,178.00
R & G Engineers, Inc.	9/27/2011	RPQ NO. T1198-R	WASD	CSBE	\$ 67,560.00	12/24/2012	67,560.00	Ongoing	\$ -
Solution Construction, Inc.	9/28/2007	POP0701050 46440	Parks	CSBE	\$ 175,935.10	8/1/2012	75,000.00	Ongoing	\$ 11,618.69
						9/26/2012	43,510.00	Complete	
						10/11/2012	34,934.41	Complete	
						10/11/2012	10,872.00	Complete	
Weekley Asphalt Paving, Inc.	7/16/2002	671908	PWD	CSBE	\$ 40,015.76	1/31/2013	3,997.26	Complete	\$ 10,801.29
	7/5/2005	629804-1Q	PWD	CSBE	\$ 49,992.12	9/13/2013	75,209.33	Ongoing	
Winmar Commerical, Inc.	5/23/2013	320801-06-002 ESP	Parks	CSBE	\$ 75,779.78				
TOTAL					\$ 7,928,747.36		\$ 752,611.30		\$ 7,100,356.28

FOR QUESTIONS REGARDING THIS REPORT, PLEASE CONTACT ALICE HIDALGO-GATO AT (305) 375-3111

* Make-up Amount is double the CSBE, SBE or CBE Deficit Amount.

** Make-up Balance is Make-up Amount less any approved and/or completed Make Plans.

[Department of Management Services](#) > [Business Operations](#) > [State Purchasing](#) > [Vendor Information](#) > [Convicted / Suspended / Discriminatory / Complaints Vendor Lists](#) > Discriminatory Vendor List

Discriminatory Vendor List

There are no entities currently on this list.

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Suspended Vendor List

The following vendors have been removed from the Vendor List pursuant to Rule 60A-1.006, F.A.C.

Revised February 27, 2012

Vendor Number	Vendor Name/Address	Date Suspended	Agency	Contact Name	Number
F953278704	9008 Group, Inc. dba Act-1 Group 1999 West 190th Street Torrance, CA 90504				
F351778876 001	A & M Distributing 2008 W. Lincoln Highway, Suite 499 Merryville, IN 46410-5337				
F581209815 001	AAE Office Machines & Supplies 553 2nd Avenue Daytona Beach, FL 32114-3174				
F650268537	ABC Computers, Inc. 1901 N.W. 82 Ave. Miami, FL 33126				
F59207683 011	Advanced Data Products 48 Miracle Mile Miami, FL 33134-5404				
F592570833 001	Alex Distributors, Inc. 4360 E 10th Lane Hialeah, FL 33013-2527				
F592731140 001	All Florida Contract Carpets, Inc. 3702 Northwest Passage				
F592731140 002	Tallahassee, Florida 32303				
F592731140 003					
F592731140 004					
F592731140 005					
F592731140 006					
F383055757 001	American Bid Consultants P.O. Box 251054 W. Bloomfield, MI 48325				
F592630367	American Telecommunications Services Corp. 2812 Kelly Park Rd. Apopka, FL 32712				
F590471160 001	Anderson Surgical Supply P.O. Box 1228 Tampa, FL 33601-1228				
F720825843 001	Annette's Set 2640 Hodges Street Lake Charles, LA 70601-7312				
F650750100	Answerthink 1001 Brickell Bay Drive, Suite 3000 Miami, FL 33131				

F592908324 001	Bill Bryan Jeep Eagle, Inc. 4800 N Highway 19A Mt. Dora, FL 32757			
F592236217 001	Bill Thomas Chevrolet, Inc. P.O. Box 5708 Tallahassee, FL 32314			
XXXXXX9444 001	B & J Supplies 502 NW 57th Street #243 Gainesville, FL 32607-1608			
F221901316 001	Bori Enterprises 463 Main Street Crosswicks, NJ 08515			
F591766966 001	Bratton Machinery Supply 1015 Commercial Street Tallahassee, FL 32304			
F943184303	Broadvision, Inc. Five Concourse Parkway Atlanta, GA 30328			
F592217925 001	C & S Dist. of America, Inc. P.O. Box 1056 Orange Park, FL 32067-1056			
F381263910 001	Canton China & Equipment Co. 6309 Mack Avenue Detroit, MI 48207-2399			
XXXXXX6961	CEC PC Consulting 22846 Cypress Trail Drive Lutz, FL 33549			
F501779929 001	Columbia Press P.O. Box 5756 Orlando, FL 32805			
F541945793	Digital Paper Corporation 201 N. Union Street, Suite 140 Alexandria, VA 22314			
F591353708 001	Dimmit Chevrolet, Inc. P.O. Box 14759 Clearwater, FL 34629-4759			
F592418890 001	Diversified Distributors, Jax 1241 Haines Street			
F221900211 001	D R L Associates Broad Street Yardville, NJ 08620			
F650143937 001	Ebonys Food Co., Inc. 1260 NE 159th Street North Miami Beach, FL 33162			
F133954395	Enterprise Training Solutions 410 Saw Mill River Road Ardsley, NY 10502			
F590941263 001	Federal Pharamacal Corp. 16600 NW 54th Avenue Miami Lakes, FL 33014-6115			
F591620522 001	Florida Printing Services, Inc. 3541 Fowler Street Fort Myers, FL 33901-0997			
F591708508 001	Florida Specialty Paint Co. 4517 Appleton Avenue Jacksonville, FL 32210-2031			
XXXXXX4887				

	Forever Lawn & Landscaping Service P.O. Box 93161 Lakeland, FL33804			
F592336186 001	Godwin's Business Machines, Inc. 213 E Brevard Street Tallahassee, FL 32301-1223			
F592843153 001	Government Services Ind., Inc. 5565 W Flagler Street Miami, FL 33134-1065			
F221914532 001	Hamilton Uniforms, Inc Main Street & Chesterfield Road Crosswicks, NJ 08515			
F591885810 001	Hernandez Office Supp. & Equip. Corp. 300 NW 27th Avenue Miami, FL 33125-3031			
F591377357 001	Hill Engineering Co. P.O. Box 2517 Pensacola, FL 32513-2517			
F592203557 001	Hose Products, Inc. 1411 SW 12th Avenue Pompano Beach, FL 33069-4725			
392068928	I Color Printing & Mailing, Inc. 22873 Lockness Avenue Torrance, CA 90501			
F570468351 001	International Plastics, Inc. 8 Tulip Street Greenville, SC 29609-3723			
F411845368	International Technology Consultants 14900 North Road Loxahatchee, FL 33470			
F592639976 001	International Trade & Barter, Inc. 2876 NW 72nd Avenue Miami, FL 33122-1310			
F943221352	Interwoven Inc. 3525 Piedmont Road Atlanta, GA 30305-1530			
F590308175 001	Jefferies Food Company 1100 Talleyrand Avenue Jacksonville, FL 32206-6048			
XXXXXX5567 001	Jensen Fire Protection Co.1 1432-2 Parkshore Circle Fort Meyers, FL 33901			
F592416853 001	Johnny Jones Smoke House P.O. Box 581321 Miami, FL 33136			
F361306952 001	Karroll's, Inc. 1410 South Clinton Street Chicago, IL 60607			
XXXXXX9083 001	Kirkland Meat Packing Co. 1101 Bulls Bay Road Jacksonville, FL 32220-2500			
F650032156 001	KMT Sales, Inc. 2655 W 76th Street Hialeah, FL 33016			
F362952689 001	Leta Laboratories, Inc. 6 Regent Lane Deerfield, IL 60015			

F650089236 001	Long Office Supply Co. P.O. Box 012021 Miami, FL 33101			
F590336431 001	Long Office Supply Co. P.O. Box 012021 Miami, FL 33136-4191			
F650419893	M Johnson & Associate 445 NE 94th Street Miami, FL 33138			
F592045422 001	Mackall Printing Service, Inc. 5558 Spring Park Rd. Jacksonville, FL 32216-5549			
F592018093 001	Merrick International, Inc. 18120 NW 16th Street Miami, FL 33169-4115			
F592518865 001	Mid South Telecom, Inc. 414 N. Brevard Avenue Arcadia, FL 33821-4504			
F550333452 001	Midwest Communications Corp. 8875 NW 23rd Street Miami, FL 33172-2490			
F592218537 002	Mitchell Printing 1184B Capital CircleNE Tallahassee, FL 32301-3519			
F210721356 001	National Elec. Computer Supplies 3034 Winter Lake Road Lakeland, FL 33803-9707			
F650380627 001	N & M Export 8010 SW 152nd Avenue #210 Miami, FL 33193			
XXXXXX5689 001	Omnitek Mechanical Serv., Inc. 739 California Street Tallahassee, FL 32304-2019			
F133429155	PharmChem, Inc. 4600 N. Beach Street Haltom City, TX 76180			
F592295498 001	Philips Consumer Electronics 64 Perimeter Center East Atlanta, GA 30346			
F591313977 001	Phone World, Inc. 1952 Congress AvenueSouth West Palm Beach, FL 33406-6674			
F591313977 001	Roger Whitley Chevrolet, Inc. 12300 North Florida Avenue Tampa, FL 33612			
F583472488	RR Donnelley Logistics (Momentum Logistics)			
F592818091 001	Saint Andrew Industries, Ind. P.O. Box 1311 Panama City, FL. 32402-1311			
F593053930 001	Shelbys Gourmet Foods P.O. Box 1173 Orange Park, FL 32067			
F591549387 001	Southeastern Bus Sales 4357 Phillips Highway Jacksonville, FL 32207-6731			

F590951783 001	Southern Gun Distributors, Inc. 13490 NW 45th Avenue Opa Locka, FL 33054-4492
F630800063 001	Southern Bio Systems Dev. Corp. P.O. Box 9070 Prattville, AL 36067-0870
F592686769 002	Southern Communication 275 North Jefferson Street, Suite 208 Monticello, FL 32344-1936
F590802448 001	Stewart Warner Alemite Sales Co. 5281 Edgewood Court Jacksonville, FL 32205-3601
F541217835 001	Summit Textile 10910H Southlake Court Richmond, VA 23236-3914
F592686769 001	Tabco Enterprises 275 North Jefferson Street #213 Monticello, FL 32344-1936
F591462592 001	Tab of Tallahassee St et al, Inc. ** 1408 Capital Circle NE #1 Tallahassee, FL 32308-6258
F592336378 001	The Shoe Affair 107 West College Avenue Tallahassee, FL 32301-7707
F591481749 001	Tracy Lane Stationers, Inc. 4208 West Cypress Street Tampa, FL 33607-4133
F592232117 001	Tropabest, Inc. 12300 Automobile Boulevard Clearwater, FL 34622-4437
F591109490 002	Tropicana Business Forms 2801 NW 35th Street Miami, FL 33142-5270
F592584335 001	USR/Solutions, Inc. 1622 Talpeco Road Tallahassee, FL 32303-2944
F752559785	VCon, Inc. 207 West Jules Verne Way Cary, NC 27511
XXXXXX9066 F593642031	Velocity Express Southeast, Inc. WeTrain Technologies 1650 Summit Lake Dr. Tallahassee, FL 32317
F590517380 001	Wright & Seaton, Inc. 251 Royal Calm Way Palm Beach, FL 33480

**** (Note) ****

Not to be confused with:
 Tab Products of NE Florida
 1019 Rosselle Street
 Jacksonville, FL 32204
 (904)355-3300
 Manager/Owner: Candy Boebeck

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Search Results

Current Search Terms: atlantic* pacific* community* housing* development* LLC*

No records found for current search.

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Search Results

Current Search Terms: atlantic* pacific* communities* LLC*

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No records found for current search.

SAM | System for Award Management 1.0

IBM v1.1278.20131018-1401

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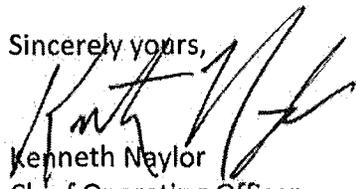
October 21, 2013

Miami-Dade County
Public Housing & Community Development
701 NW 1st Court, 14th Floor
Miami, Florida 33136

To Whom It May Concern:

By executing this proposal through a duly authorized representative, the proposer certifies that the proposer is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, as those terms are used and defined in sections 287.135 and 215.473 of the Florida Statutes. In the event that the proposer is unable to provide such certification but still seeks to be considered for award of this solicitation, the proposer shall execute the proposal through a duly authorized representative and shall also initial this space: KN. In such event, the proposer shall furnish together with its proposal a duly executed written explanation of the facts supporting any exception to the requirement for certification that it claims under Section 287.135 of the Florida Statutes. The proposer agrees to cooperate fully with the County in any investigation undertaken by the County to determine whether the claimed exception would be applicable. The County shall have the right to terminate any contract resulting from this solicitation for default if the proposer is found to have submitted a false certification or to have been placed on the Scrutinized Companies for Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Sincerely yours,


Kenneth Naylor
Chief Operating Officer



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Entity Name Search

Entity Name List

Corporate Name	Document Number	Status
ATLANTIC PACIFIC COMMUNITES V, LTD.	A13000000544	Active
ATLANTIC PACIFIC COMMUNITIES, LLC	M13000005906	Active
ATLANTIC PACIFIC COMMUNITIES I, LTD.	A13000000547	Active
ATLANTIC PACIFIC COMMUNITIES II, LTD.	A13000000543	Active
ATLANTIC PACIFIC COMMUNITIES III, LTD.	A13000000541	Active
ATLANTIC PACIFIC COMMUNITIES IV, LTD.	A13000000548	Active
ATLANTIC PACIFIC COMMUNITIES IX, LTD.	A13000000646	Active
ATLANTIC PACIFIC COMMUNITIES VI, LTD.	A13000000642	Active
ATLANTIC PACIFIC COMMUNITIES VIII, LTD.	A13000000644	Active
ATLANTIC PACIFIC COMMUNITIES X, LTD.	A13000000641	Active
ATLANTIC PACIFIC COMMUNITY BUILDERS, LLC	M13000005908	Active
ATLANTIC PACIFIC COMMUNITY MANAGEMENT, LLC	M13000005898	Active
ATLANTIC & PACIFIC COMPUTER SUPPLY, INC.	J20716	INACT
ATLANTIC & PACIFIC CONSTRUCTION CORPORATION	477550	INACT
ATLANTIC PACIFIC CONSTRUCTION & DEVELOPMENT, INC.	P96000038229	INACT
ATLANTIC PACIFIC CONSULTING, INC.	P06000073423	INACT
ATLANTIC PACIFIC CONTRACTING, INC.	P01000112870	INACT
ATLANTIC PACIFIC CORES, INC.	P07000004801	Active
ATLANTIC PACIFIC CORES PLUS, INC.	P13000084319	Active
ATLANTIC PACIFIC DESIGNS, INC.	G33454	INACT

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Foreign Limited Liability Company**

ATLANTIC PACIFIC COMMUNITIES, LLC

Filing Information

Document Number M13000005906
FEI/EIN Number 463600584
Date Filed 09/18/2013
State DE
Status ACTIVE

Principal Address

1025 KANE CONCOURSE, STE. 215
BAY HARBOR ISLANDS, FL 33154

Mailing Address

1025 KANE CONCOURSE, STE. 215
BAY HARBOR ISLANDS, FL 33154

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Manager/Member Detail**Name & Address**

Title MGR

APPRECIATION HOLDINGS-MANAGER, LLC
1025 KANE CONCOURSE, STE. 215
BAY HARBOR ISLANDS, FL 33154

Annual Reports**No Annual Reports Filed****Document Images**

09/18/2013 -- Foreign Limited

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ALL Contractors PTCR

7040 7040 Status.. Exit 7360 Status.. 7360



**INTERNAL SERVICE DEPARTMENT
CAPITAL IMPROVEMENTS INFORMATION SYSTEM**

**Construction Contractors
Monday, October 21, 2013**

Construction Contractors

FEIN	CON	PSA	EDP	7040	7360	Ev	Name	Address
205668702	Y-0	N	N	Y-4	Y-0	0	A-1 All Florida Painting Inc.	8511 SW 12 Terrace Miami, FL 33144
593031718	Y-4	N	N	Y-7	Y-2	11	Aarya Construction & Design, Inc.	7657 NW 50th Street Miami, FL 33166
650234721	Y-10	N	N	Y-8	Y-8	28	ABC CONSTRUCTION INC.	7215 N.W. 7 Street Miami, FL 33126
650190895	Y-0	N	N	Y-13	Y-0	3	Accura Electrical Contractors Inc.	6187 NW 167 STREET UNIT H-3 Miami Lakes, FL 33015
591454861	Y-9	N	N	N-0	N-0	11	Acosta Tractors Inc.	2419 W 3 Ct Hialeah, 33010
592561674	Y-1	N	N	Y-11	Y-3	9	ACT SERVICES INC	6157 N.W. 167th Street Unit F-1 Hialeah, FL 33015
650768539	Y-9	N	N	N-1	Y-1	9	ADVENTURE ENVIRONMENTAL INC	12935 SW 87th Ave. Miami, FL 33176
650128864	Y-1	N	N	N-0	N-0	0	AFCO Constructors, Inc.	, FL
208280311	Y-0	N	N	Y-11	Y-0	5	Ajil Construction Inc.	5503 SW 138 Court Miami, FL 33175
592418764	Y-1	N	N	N-0	Y-0	0	ALL WEBBS ENTERPRISES INC	309 Commerce Way Jupiter, FL 33458
650271339	Y-1	N	N	Y-5	Y-1	2	ALLIED CONTRACTORS INC	2302 W. 79 Street Hialeah, FL 33016
650927403	Y-1	N	N	N-13	Y-0	9	Alumma-Tech ElectroPainting, Inc.	8260 NW South River Dr Medley, 33166
201555237	Y-0	N	N	N-0	Y-0	0	AMARAN PAINTING, INC.	3474 W 84th Street #A109 Hialeah, FL 33018
650724929	Y-20	N	N	N-2	N-3	19	American Earth Movers, Inc.	821 NE 79th Street Miami, FL 33138
591480029	Y-2	N	N	N-0	N-0	1	American Engineering & Development Corp.	, FL
760469163	Y-1	N	N	N-0	N-0	3	AMERICAN WATER SERVICES UNDERGROUND INFRASTRUCTURE, INC.	2601 West Lake Mary Blvd 129 Lake Mary, FL 32746
591358949	Y-0	N	N	N-0	Y-8	6	Anzac Contractors, Inc.	7475 SW 50th Terrace Miami, FL 33155
650883244	Y-2	Y	N	N-0	N-0	1	APAC Group, Inc.	5190 N.W. 167 Street Suite 201 Miami, FL 33014
581401476	Y-3	N	N	N-0	N-0	3	APAC-Florida, Inc.	, FL
592384451	Y-1	N	N	N-0	Y-3	1	ARBOR TREE & LAND INC	5796 Western Way Lake Worth, FL 33463
999999901	Y-0	N	N	N-0	N-0	0	ARTEM, INC.	, FL
650364711	Y-1	N	N	N-0	Y-0	0	ASHBRITT, INC.	480 S. Andrews Avenue Suite 103 Pompano Beach, FL 33069
460399408	Y-5	Y	N	N-0	N-0	2	ATC Group Services Inc. d/b/a Cardno ATC	9955 NW 116th Way, Suite 1 Miami, FL 33178
591274059	Y-6	N	N	N-0	Y-0	2	ATLANTIC CIVIL INC	9350 South Dixie Hwy. Suite 1250 Miami, FL 33156
592128093	Y-4	Y	Y	N-0	N-0	7	Avalt Ammann & Whitney, Inc.	1150 NW 72nd Avenue, Suit 350 Miami, FL 33126
650244434	Y-3	N	N	Y-0	N-0	3	Aventura Engineering & Construction Corp.	266 NW 26 St Miami, FL 33127
591472446	Y-0	N	N	N-0	N-0	0	Aztec Development Co.	,
651147799	Y-1	N	N	Y-29	Y-0	23	B-Line Construction, Inc	10503 SW 119 St Miami, FL 33176
201627180	Y-0	Y	N	N-0	N-0	0	Balfour Beatty Construction, LLC	6100 Blue Lagoon Drive 180 Miami, FL 33126
591876263	Y-2	N	N	N-0	N-0	2	Bannerman Landscaping, Inc.	6600 NW 27 Ave W-103 Miami, FL 33147
650669502	Y-1	N	N	N-0	N-0	0	Basketball Properties, Ltd.	, FL
600000934	Y-1	N	N	Y-18	Y-1	13	Bazani Construction Corporation	14325 SW 100 Lane Miami, FL 33186

<u>592051286</u>	Y-1	N	N	N-0	Y-0	0	<u>BEAUCHAMP CONSTRUCTION CO INC</u>	2100 Ponce de Leon Blvd Suite 825 Coral Gables, FL 33134
<u>591874470</u>	Y-0	N	N	Y- 19	Y-0	13	<u>Berlo Industry, Inc.</u>	10838 SW 188 Street Cutler Bay, FL 33157
<u>592082072</u>	Y-1	N	N	N-0	N-0	1	<u>Best Striping, Inc.</u>	, FL
<u>650680456</u>	Y-4	N	N	N-0	N-0	2	<u>Boys Engineering II, Inc.</u>	, FL
<u>650966080</u>	Y-1	N	N	N-0	N-0	3	<u>BRC CONSTRUCTION CO., INC.</u>	13833 SW 142 AVE MIAMI, FL 33186
<u>650563139</u>	Y-1	N	N	Y- 2	Y-0	4	<u>Brite Painting and Waterproofing Inc.</u>	510 NE 195 Street Miami, FL 33179
<u>650672454</u>	Y-1	N	N	N-0	N-0	0	<u>Buade Construction Company, Inc.</u>	, FL
<u>650257113</u>	Y-6	N	N	N-0	Y-2	9	<u>Budget Construction Co., Inc.</u>	12450 NW South River Drive Miami, FL 33178
<u>592672540</u>	Y-1	N	N	N-0	N-0	6	<u>C. G. Chase Construction Company</u>	, FL
<u>900056366</u>	Y-2	N	N	N-0	N-0	3	<u>C.G. Chase Construction Management, Inc.</u>	1566 SW 1st Street Miami, FL 33135
<u>650235237</u>	Y-3	Y	N	Y- 1	Y-1	6	<u>Carivon Construction Company</u>	12171 SW 131 Ave. Miami, FL 33186
<u>591782227</u>	Y-11	Y	N	N-0	Y-3	14	<u>CENTRAL FLORIDA EQUIPMENT RENTALS INC</u>	9030 NW 97th Terrace Medley, FL 33178
<u>250527925</u>	Y-1	N	N	N-0	N-0	1	<u>Chevron Energy Solutions Company, A Division of Chevron U.S.A., Inc.</u>	800 Corporate Drive #706 Ft. Lauderdale, FL 33334
<u>592023298</u>	Y-4	N	N	N-0	Y-1	7	<u>Community Asphalt Corp.</u>	14005 NW 186 Street Hialeah, 33018
<u>650939997</u>	Y-3	N	N	Y- 38	Y-7	33	<u>Comtech Engineering, Inc.</u>	12491 SW 134 Ct. # 17 Miami, FL 33166
<u>650868457</u>	Y-0	N	N	N-0	Y-3	1	<u>Construction Affairs Inc.</u>	2651 N.W. 20 Street Miami, FL 33142
<u>650552682</u>	Y-2	N	N	N-0	N-0	2	<u>Contractors Resource Center, Inc</u>	1730 Biscayne Blvd 201 Miami, FL 33132
<u>650073665</u>	Y-3	N	N	Y- 9	Y-4	16	<u>CORELAND CONSTRUCTION CORP</u>	12301 SW 128 Court Suite 107 Miami, FL 33186
<u>263884536</u>	Y-0	N	N	N-0	Y-0	0	<u>CPWR, LLC d/b/a Continental Painting Waterproofing & Restoration</u>	2761 N 29th Avenue Hollywood, FL 33020
<u>592236737</u>	Y-2	N	N	N-0	N-0	4	<u>CROMPTON CONTRUCTION COMPANY</u>	9769 South Dixie Hwy. Suite 203 Miami, FL 33156
<u>591996222</u>	Y-1	N	N	N-0	N-0	0	<u>Cross Construction Co.</u>	, FL
<u>650739044</u>	Y-3	N	N	Y-0	Y-0	2	<u>Cuesta Construction Corp.</u>	1414 NW 107 Ave Suite 401 Miami, FL,33172
<u>591485830</u>	Y-2	N	N	N-0	N-0	0	<u>Culpepper Plumbing, Inc.</u>	, FL
<u>560897274</u>	Y-1	N	N	N-0	N-0	2	<u>D.H. GRIFFIN WRECKING COMPANY, INC.</u>	6434 NW 5th Way Ft. Lauderdale, FL 33309-6112
<u>650434833</u>	Y-0	N	N	N-0	N-0	0	<u>D.U.R.A. Construction & Development Corp.</u>	,
<u>591606932</u>	Y-2	N	N	N-0	N-0	0	<u>DACA ENVIRONMENTAL, INC</u>	12240 SW 131 Ave Miami, FL 33186
<u>562340160</u>	Y-1	N	N	Y- 1	N-0	1	<u>Daza's Painting & Renovations, Inc.</u>	6600 NW 27 AVE Suite #19 MIAMI, FL 33147
<u>650009930</u>	Y-1	N	N	N-0	Y-4	0	<u>DECON ENVIRONMENTAL & ENGINEERING INC</u>	2652 NW 31st Ave. Ft. Lauderdale, FL 33311
<u>650640206</u>	Y-1	N	N	N- 2	Y-5	3	<u>Deen Construction Co.</u>	5901 NW 176 Street Suite 7 Miami, FL 33015
<u>650322328</u>	Y-2	N	N	Y- 14	Y-4	27	<u>Development and Communication Group of Florida Inc.</u>	9075 S.W. 87 Avenue 412 Miami, FL 33176
<u>592591090</u>	Y-3	N	N	N-0	Y-2	6	<u>DOWNRITE ENGINEERING CORPORATION</u>	14241 SW 143 Ct. Miami, FL 33186
<u>591991803</u>	Y-2	N	N	Y-0	Y-0	0	<u>Dozier & Dozier Construction, Inc.</u>	3932 NW 167 St Miami, FL 33054
<u>592089570</u>	Y-1	N	N	N-0	N-0	0	<u>DPC General Contractors, Inc.</u>	, FL
<u>631216364</u>	Y-0	N	N	N-0	N-0	0	<u>DRC Inc.</u>	,
<u>999999903</u>	Y-0	N	N	N-0	N-0	0	<u>Dredge America</u>	, FL
<u>650715908</u>	Y-5	N	N	N-0	N-0	2	<u>Dunol Engineering Corporation</u>	, FL
<u>261441665</u>	Y-2	N	N	N-0	Y-0	0	<u>EDD HELMS GROUP INC DBA EDD HELMS ELECTRIC</u>	17850 NE 5th Ave. Miami, FL 33162
<u>650955414</u>	Y-1	N	N	N-0	N-0	0	<u>EI Trapiche Mowing Services, Inc.</u>	, FL
<u>650964250</u>	Y-2	N	N	N-0	Y-1	3	<u>Environmental Performance Systems, Inc.</u>	12650 NW S. River Drive Medley, FL 33178
<u>650829090</u>	Y-7	N	N	N-0	Y-5	13	<u>ENVIROWASTE SERVICES GROUP INC</u>	4 SE First St. 2nd Floor Miami, FL 33131
<u>593685708</u>	Y-1	N	N	N-0	N-0	2	<u>ESD Waste 2 Water, Inc.</u>	495 Oak Road Ocala, FL 34472
<u>591563644</u>	Y-5	N	N	N-0	Y-5	8	<u>F & L CONSTRUCTION INC</u>	13911 S.W. 42nd Street Suite 209 Miami, FL 33175
<u>590595586</u>	Y-2	N	N	N-0	N-0	2	<u>F.A. Johnson, Inc.</u>	, FL

650564072	Y-3	N	N	N-0	N-0	0	FCE Engineering Inc.	, FL
590696837	Y-5	N	N	Y- 15	Y-12	17	FENCE MASTERS INC	3550 N.W. 54 Street Miami, FL 33142
592768130	Y-8	N	N	Y- 33	Y-17	40	Florida Construction & Engineering Inc.	155 Bentley Dr Miami Springs, FL 33266-1426
591230548	Y-1	N	N	N-0	N-0	0	Florida Floats Inc. / DBA Bellingham Marine	, FL
650180590	Y-2	N	N	N-0	Y-1	1	Florida Utilities, Inc.	8569 NW 68 Street Miami, FL 33166
208813590	Y-1	N	N	N- 7	N-0	4	FM Garrett Painting & Waterproofing Corporation	18045 NW 20 Avenue Miami, FL 33056
651016820	Y-2	N	N	N-0	N-0	1	Fonticiella Construction Corporation	, FL
650546421	Y-2	N	N	N- 2	N-1	6	Fortex Construction, Inc.	, FL
591054370	Y-0	N	N	N-0	N-0	0	Foster Marine Contractors, Inc.	,
650384549	Y-4	N	N	N-0	Y-0	2	FOUNTAIN ENGINEERING INC	21050 SW 172 Ave Miami, FL 33187
650396163	Y-1	N	N	Y- 1	N-0	1	Fountainhead Group, Inc.	4565 Ponce De Leon Blvd Suite 201A Coral Gables, FL 33146
650582655	Y-1	N	N	Y- 11	Y-2	11	GANCEDO TECHNOLOGIES INC	7210 NW 25th Street Miami, FL 33122
591115297	Y-9	N	N	N-0	Y-12	37	General Asphalt Co., Inc.	4850 N.W. 72 Ave Miami, FL 33166
591284060	Y-1	N	N	N-0	Y-0	0	General Caulking and Coatings Co., Inc.	101 N.W. 176th Street Miami, FL 33169
650830286	Y-1	N	N	Y-0	Y-1	1	GLC3, Inc.	7178 SW 47 Street Unit B Miami, FL 33155
200197046	Y-2	N	N	N-0	N-0	4	GlobeTec Construction, LLC	4774 North Powerline Road Deerfield Beach, FL 33073
591524446	Y-1	Y	N	N-0	N-0	0	Gomez Construction Co.	7100 SW 44 Street Miami, FL 33155
650897538	Y-1	N	N	Y- 5	Y-0	2	Gray Plumbing & Mechanical, Inc.	2440 NW 183 Street Miami Gardens, FL 33056
650221820	Y-1	N	N	N-0	N-0	1	GREATER MIAMI SERVICE CORPS	, FL
592340230	Y-0	N	N	N-0	N-0	0	Grubbs Emergency Services, Inc.	,
650024320	Y-10	N	N	N-0	Y-27	84	H & J Asphalt Inc.	4310 NW 35 Ave Miami, FL 33142
591690152	Y-39	N	N	N-0	Y-40	145	H & R Paving Inc.	1955 NW 110 Ave Miami, FL 33172
592283147	Y-1	N	N	N-0	Y-2	2	H A Contracting Corp	9500 NW 12th Street Bay 1 Miami, FL 33172
591889747	Y-1	N	N	N-0	N-0	1	H. Angelo & Company	, FL
650845989	Y-0	N	N	Y- 403	Y-7	136	Haber & Sons Plumbing Inc	4106 NW 37th Avenue Miami, FL 33142
650710766	Y-1	N	N	Y-0	Y-0	1	Hal & Al, Inc.	3000 NW 95 Terrace Miami, FL 33147
650151895	Y-6	N	N	N-0	N-0	2	Hard J Construction Corp.	99 NW 183 STREET MIA, FL 33169
591112058	Y-3	N	N	N-0	N-0	1	Harry Pepper & Associates, Inc.	18902-A NE 5th Avenue Miami, FL 33179
650680742	Y-0	N	N	Y-0	Y-0	0	HIGH TECH ENGINEERING INCORPORATED	11140 SW 88 Street #100 Miami, FL 33176
592069390	Y-3	N	N	Y-0	Y-0	2	Homestead Concrete & Drainage, Inc.	221 SW 4 Avenue Homestead, FL 33030
650434021	Y-8	N	N	N-0	Y-2	5	Horizon Contractors Inc.	8175 W. 32nd Avenue #11 Hialeah, FL 33018
592502221	Y-12	N	N	N-0	Y-7	22	HORSEPOWER ELECTRIC INC	8105 W 20 Avenue Hialeah, FL 33014
650594586	Y-0	N	N	N-0	N-0	0	Inland Engineering Contractors, Inc.	,
133032158	Y-1	N	N	N-0	N-0	4	INSITUFORM TECHNOLOGIES INC	17988 Edison Avenue Chesterfield, MO 63005
650495335	Y-1	N	N	N-0	Y-1	3	Intercounty Engineering Inc.	1925 NW 18 Street Pompano Beach, FL 33069
130871985	Y-1	N	N	N-0	N-0	0	International Business Machines, Corp.	, FL
650361143	Y-1	N	N	N-0	N-0	2	Intrastate Construction Corporation	8488 State Road 84 Davie, FL 33324
650529195	Y-1	N	N	Y- 13	N-0	11	J M F Technology Inc.	16971 SW 92 Ct Miami, FL 33157
266716418	Y-2	N	N	N-0	N-0	0	J.R. Alvarez	, FL
562354533	Y-2	N	N	N-0	N-0	3	Jaffer Associates Corp.	, FL
592790317	Y-1	N	N	Y- 10	Y-0	8	JAMES P MORAN INC	13288 SW 120 St Miami, FL 33186
650911321	Y-0	N	N	N-0	N-0	0	JASCO Construction Co., Inc.	,
650449122	Y-1	N	N	Y-0	Y-0	1	Jasper Enterprises, Inc.	1366 NW 54 St Miami, FL 33142
592032442	Y-1	N	N	Y-0	Y-0	2	JCI INTERNATIONAL, INC.	12315 SW 132nd Court Miami, FL 33186
204175707	Y-2	N	N	N-0	Y-0	5	JCON GROUP, CORP.	6201 SW 70th Street 2nd Floor Miami, FL 33143

<u>999999905</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>1</u>	<u>Joe Celestin, Civil Engineer & General Builders, P.A.</u>	, FL
<u>204502352</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>0</u>	<u>John J. Kirilin, LLC</u>	3125 W. Commercial Blvd. # 200 Ft. Lauderdale, FL 33309
<u>43100919</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>0</u>	<u>John Moriarty & Associates of Florida, Inc.</u>	3 Church Street Winchester, MA 01890
<u>650323800</u>	<u>Y-1</u>	N	N	N-0	Y-0	<u>0</u>	<u>Kalex Construction and Development, Inc.</u>	6840 NW 77 Ct. Miami, FL 33166
<u>1</u>	<u>Y-2</u>	N	N	N-0	Y-1	<u>1</u>	<u>Kiewit Southern Co.</u>	13630 NW 8th Street #225 Sunrise, FL 33325
<u>267116524</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>2</u>	<u>KT Construction Services, Inc. - 267116524</u>	17205 SW 78 Ct Miami, FL 33157
<u>650547228</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>1</u>	<u>KVC Constructors, Inc.</u>	, FL
<u>651108033</u>	<u>Y-1</u>	N	N	Y- <u>12</u>	Y-0	<u>5</u>	<u>L & R Painting & Waterproofing Inc.</u>	605 NW 177TH ST 122 Miami Gardens, FL 33169
<u>650781300</u>	<u>Y-1</u>	N	N	Y- <u>1</u>	N- <u>2</u>	<u>0</u>	<u>Landel Construction Corp.</u>	6400 SW 62 Avenue South Miami, FL 33143
<u>592011933</u>	<u>Y-8</u>	N	N	N-0	Y- <u>8</u>	<u>7</u>	<u>LANZO CONSTRUCTION CO FLORIDA</u>	125 SE 5th Court Deerfield Beach, FL 33441
<u>650414559</u>	<u>Y-1</u>	N	N	N-0	Y- <u>1</u>	<u>4</u>	<u>LANZO LINING SERVICES INC FLORIDA</u>	125 SE 5th Court Deerfield Beach, FL 33441
<u>611464280</u>	<u>Y-0</u>	N	N	Y- <u>14</u>	Y- <u>6</u>	<u>2</u>	<u>LAW Construction Group, Inc.</u>	9803 SW 191 Street Miami, FL 33157
<u>10684682</u>	<u>Y-1</u>	N	N	N-0	Y- <u>1</u>	<u>1</u>	<u>LAYNE INLINER LLC</u>	2531 Jewett Lane Sanford, FL 32771
<u>591917239</u>	<u>Y-4</u>	N	N	N-0	Y-0	<u>1</u>	<u>LEMARTEC ENGINEERING & CONSTRUCTION CORP</u>	11740 SW 80th Street 3rd Floor Miami, FL 33183
<u>650812447</u>	<u>Y-3</u>	N	N	Y-0	N-0	<u>0</u>	<u>Leno Dredging & Hauling, Inc.</u>	6600 NW 27 Ave Ste. 119 Miami, 33147
<u>650956395</u>	<u>Y-9</u>	N	N	Y- <u>16</u>	Y- <u>6</u>	<u>27</u>	<u>Leon's Engineering Corporation</u>	15124 SW 63 Street Miami, FL 33193
<u>650683717</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>0</u>	<u>LEONZIE JONES TRUCKING SERVICE, INC</u>	, FL
<u>571160801</u>	<u>Y-3</u>	N	N	Y- <u>9</u>	Y- <u>5</u>	<u>31</u>	<u>Leyram Construction Inc.</u>	11612 NW 57 Ave Hialeah, 33012
<u>651103903</u>	<u>Y-1</u>	Y	N	Y-0	Y- <u>1</u>	<u>0</u>	<u>LINK CONSTRUCTION GROUP INC</u>	7003 N. Waterway Dr. Suite # 218 Miami, FL 33155
<u>591708284</u>	<u>Y-7</u>	N	N	N-0	N-0	<u>5</u>	<u>M. Vila & Associates, Inc.</u>	, FL
<u>591982832</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>0</u>	<u>Madsen/Barr - Allwaste Inc</u>	, FL
<u>650867791</u>	<u>Y-4</u>	N	N	N- <u>5</u>	Y-0	<u>4</u>	<u>Magna Construction, Inc</u>	2216 W 80 St 8 Hialeah, FL 33016
<u>591733834</u>	<u>Y-5</u>	N	N	N-0	N-0	<u>3</u>	<u>Marilu Construction Inc.</u>	40 NW 135 Ave Mia, FL 33182
<u>650163855</u>	<u>Y-2</u>	N	N	Y-0	N-0	<u>2</u>	<u>Marin & Marin Construction, Inc.</u>	3845 NW 35 Ave Miami, FL 33142
<u>592691292</u>	<u>Y-5</u>	Y	N	N-0	Y-0	<u>1</u>	<u>MARKS BROTHERS INC</u>	9455 NW 104 Street Medley, FL 33178
<u>650279601</u>	<u>Y-9</u>	Y	Y	N-0	N-0	<u>4</u>	<u>Marlin Engineering, Inc.</u>	2191 NW 97th Avenue Miami, FL 33172
<u>650829357</u>	<u>Y-1</u>	N	N	N-0	Y- <u>1</u>	<u>2</u>	<u>Mastec North America, Inc.</u>	2801 SW 46 Ave Ft. Lauderdale, FL 33314
<u>592433977</u>	<u>Y-1</u>	N	N	N-0	Y- <u>1</u>	<u>1</u>	<u>Master Excavators, Inc.</u>	9950 SW 168 Terrace Miami, FL 33157
<u>650693407</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>0</u>	<u>Masters Group, Inc.</u>	, FL
<u>650071155</u>	<u>Y-2</u>	Y	N	N-0	Y- <u>15</u>	<u>5</u>	<u>MCO Environmental, Inc.</u>	7275 N W 64 Street Miami, FL 33166
<u>650372282</u>	<u>Y-5</u>	N	N	Y- <u>1</u>	Y- <u>2</u>	<u>3</u>	<u>MEF Construction Inc.</u>	2050 Coral Way 307 Miami, FL 33145
<u>61290055</u>	<u>Y-5</u>	N	N	Y- <u>2</u>	Y-0	<u>10</u>	<u>MERKURY CORP DBA MERKURY DEVELOPMENT</u>	7300 Biscayne Blvd. Suite 204 Miami, FL 33138
<u>42428218</u>	<u>Y-2</u>	Y	Y	N-0	N-0	<u>9</u>	<u>Metcalf & Eddy, Inc.</u>	800 Douglas Entrance, Suite 770 Coral Gables, FL 33134
<u>650010248</u>	<u>Y-22</u>	N	N	N-0	Y- <u>9</u>	<u>29</u>	<u>METRO EQUIPMENT SERVICE INC</u>	9415 SW 72 ST 131 Miami, FL 33173
<u>650711071</u>	<u>Y-15</u>	N	N	N-0	Y- <u>18</u>	<u>22</u>	<u>Metro Express Inc.</u>	9442 N.W. 109 St. Medley, FL 33178
<u>650599009</u>	<u>Y-10</u>	N	N	N-0	N-0	<u>16</u>	<u>Miami Skyline Construction Corp.</u>	609 NE 127 Street North Miami, FL 33161
<u>650861584</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>0</u>	<u>Mike Gomez Construction Consulting, Inc.</u>	1301 West 58th Street Hialeah, FL 33014
<u>591789487</u>	<u>Y-8</u>	N	N	N-0	Y- <u>1</u>	<u>9</u>	<u>Miri Construction, Inc.</u>	7940 SW 121 Street Miami, FI 33156
<u>650177500</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>1</u>	<u>Mix'D Greens, Inc.</u>	28905 SW 162 Avenue Homestead, FL 33187
<u>951878805</u>	<u>Y-6</u>	N	N	N-0	N-0	<u>20</u>	<u>Montgomery Watson Harza</u>	, FL
<u>650062765</u>	<u>Y-1</u>	N	N	N-0	Y- <u>3</u>	<u>2</u>	<u>Moric Engineering Corp.</u>	3020 NW 79th Avenue Doral, FL 33122
<u>592373403</u>	<u>Y-10</u>	Y	N	N-0	Y-0	<u>14</u>	<u>MUNILLA CONSTRUCTION MANAGEMENT LLC DBA MCM</u>	6201 SW 70 Street 2nd Floor Miami, FL 33143
<u>591705210</u>	<u>Y-0</u>	N	N	Y- <u>1</u>	Y-0	<u>0</u>	<u>Murvega Paving Company, Inc.</u>	2975 SW 129 Ave Miami, FL 33175
<u>999999906</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>1</u>	<u>MVRT Inc.</u>	, FL

999999907	Y-1	N	N	N-0	N-0	0	Myers Construction Group Inc.	, FL
592244490	Y-2	N	N	Y- 4	N-0	2	N. Sinha Corp.	PO Box 5461 , FL 5461
650956816	Y-3	N	N	N-0	N-0	2	NAC Construction, Inc.	, FL
591435286	Y-3	N	N	N-0	N-0	0	National Landscaping, Inc.	, FL
650601836	Y-1	N	N	N-0	Y-2	2	Native Technologies, Incorporated	814 South Military Trail Deerfield Beach, FL 33442
205604633	Y-1	N	N	N-0	Y-0	0	Niko Consultant, LLC	14651 SW 179 Avenue Miami, FL 33196
592691010	Y-1	N	N	N-0	N-0	1	Ocean Bay Construction, Inc.	, FL
650220703	Y-2	N	N	N-0	N-0	0	Odebrecht Construction, Inc.	201 Alhambra Circle 1400 Coral Gables, FL 33134
650220703	Y-2	N	N	N-0	N-0	0	Odebrecht Construction, The Haskell Company, and Ellis Don Construction	, FL
2	Y-1	N	N	N-0	N-0	0	Odebrecht Contractors of Florida, Inc.	, FL
263550668	Y-1	N	N	N-0	N-0	3	Odebrecht-Tower-Community Joint Venture	201 Alhambra Circle 1400 Miami, FL 33134
593383628	Y-1	N	N	N-0	N-0	0	Pan American Construction, L.P.	, FL
650160825	Y-1	N	N	Y- 71	Y-0	6	Paragon Construction Unlimited, Inc.	1497 NW 153 Ave. Pembroke Pines, FL 33028
592028249	Y-3	Y	N	N-0	N-0	3	Pavex Corporation dba Ranger Construction - South	101 Sansbury's Way West Palm Beach, FL 33411
840915605	Y-1	N	N	N-0	Y-1	1	PCL Civil Constructors, Inc.	3810 Northdale Blvd. Ste. 200 Tampa, FL 33624
840957552	Y-2	N	N	N-0	Y-0	0	PCL CONSTRUCTION SERVICES INC	6675 Westwood Blvd. Suite 200 Orlando, FL 32821
200602302	Y-3	N	N	Y- 1	Y-1	11	Perez Gurri Corporation dba N & J Construction Corporation	4990 SW 72 AVE 104 Miami, FL 33155
650273435	Y-8	Y	N	N-0	Y-3	10	Petro Hydro, Inc.	10450 N.W. 31St Terrace Miami, FL 33172
650851760	Y-2	N	N	Y- 2	Y-0	4	Pilome Engineering, Inc	2380 West 79 Street Hialeah, 33016
651010097	Y-6	N	N	N-0	N-0	7	Pino Kaoba & Associates, Inc.	, FL
650767068	Y-2	N	N	N-0	N-0	0	Pino-Fonticiella Construction Corp.	, FL
650198879	Y-2	N	N	N-0	N-0	1	Pios & Sons Enterprises, Inc.	, FL
753163466	Y-8	N	N	N-0	Y-0	20	Poole & Kent Company of Florida	1781 NW North River Drive Miami, FL 33125
200586605	Y-1	N	N	N-0	N-0	2	Portland Services, LLC d/b/a Portland Construction Company	14540 SW 136th Street Suite #102 Miami, FL 33186
631104786	Y-2	N	N	N-0	N-0	2	Pressure Concrete, Inc.	, FL
999999911	Y-3	N	N	N-0	N-0	0	PRIT d/b/a U.S. Lawns of Miami	, FL
999999912	Y-1	N	N	N-0	N-0	0	PRM Engineering and Contracting, Inc.	, FL
251466621	Y-1	N	N	N-0	Y-9	4	Project Development Group, Inc.	1941 NW 40th Court Pompano Bch, FL 33064
201154043	Y-1	N	N	Y- 37	Y-2	29	QUALITY CONSTRUCTION PERFORMANCE INC	2451 NW 109 Avenue Unit #2 Miami, FL 33172
650853741	Y-4	N	N	Y- 39	Y-8	41	Quality Paving Corp.	7875 SW 40th Street Suite # 229 Miami, FL 33155
650851598	Y-1	N	N	Y- 33	Y-1	34	R & G Engineering, Inc.	10830 NW 23th ST Miami, FL 33172
592322445	Y-1	N	N	Y- 8	N-0	6	R J R Construction Inc.	7025 SW 19th Terrace Miami, FL 33155
591574472	Y-3	N	N	Y-0	Y-0	1	R. L. Saum Construction Company	12905 SW 132 Street Miami, FL 33186
411522172	Y-1	N	N	N-0	N-0	1	Railworks Track Systems, Inc.	, FL
650021752	Y-0	N	N	N-0	N-0	0	Rainbow Paving, Inc.	,
650439173	Y-2	Y	N	N-0	Y-0	2	Recreational Design & Construction, Inc.	3990 N. Powerline Road Ft. Lauderdale, FL 33309
650203066	Y-0	N	N	N-0	N-0	0	REID LAWN SERVICE INC.	, FL
650655255	Y-9	N	N	Y- 13	Y-2	18	Repor Brothers	20855 NE 16 AVE C22 N Miami, FL 33179
592222869	Y-1	N	N	N-0	N-0	1	Resol, Inc.	, FL
381943960	Y-2	Y	N	N-0	N-0	1	Ric-Man Construction, Inc.	3100 SW 15th Street Deerfield Beach, FL 33442
592300398	Y-2	N	N	N-0	Y-1	2	Ric-Man International, Inc.	1210 Washington Avenue Suite 250 Miami Beach, FL 33139
592677975	Y-2	N	N	N-0	N-0	1	Rock Power Corporation	, FL

<u>592669084</u>	<u>Y-1</u>	N	N	<u>Y- 10</u>	Y-0	<u>9</u>	<u>Romary Equipment Inc</u>	15600 SW 63 Terr	Miami, FL 33193
<u>591549571</u>	<u>Y-2</u>	N	N	N-0	N-0	<u>2</u>	<u>RONLO INC</u>	, FL	
<u>592141628</u>	<u>Y-3</u>	N	N	N-0	N-0	<u>1</u>	<u>S.O.S. Construction Corp.</u>	, FL	
<u>651027366</u>	Y-0	N	N	<u>Y- 5</u>	Y-0	<u>4</u>	<u>Sewell's Professional Painting & Cleaning Services, Inc.</u>	18800 NW 2nd Avenue 219A	Miami, FL 33169
<u>592766887</u>	<u>Y-1</u>	N	N	N-0	Y-0	<u>1</u>	<u>SFM Services, Inc.</u>	9700 NW 79th Avenue	Hialeah, FL 33016
<u>770589932</u>	<u>Y-5</u>	Y	Y	N-0	Y-0	<u>2</u>	<u>Shaw Environmental, Inc.</u>	14350 Commerce Way	Miami Lakes, FL 33016-1501
<u>592695595</u>	<u>Y-5</u>	N	N	N-0	<u>Y-6</u>	<u>11</u>	<u>Shoreline Foundation Inc.</u>	2781 SW 56th Avenue	Pembroke Park, FL 33023
<u>132762488</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>0</u>	<u>Siemens Building Technologies, Inc.</u>	Miami, FL	
<u>132762488</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>0</u>	<u>Siemens Industry, Inc.</u>	Miami, FL	
<u>650473635</u>	<u>Y-3</u>	N	N	N-0	N-0	<u>0</u>	<u>Signal Service Industries, Inc.</u>	, FL	
<u>650850057</u>	<u>Y-1</u>	N	N	N-0	<u>Y-4</u>	<u>0</u>	<u>SIGNAL TECHNOLOGY & INSTALLATION CORP DBA SIGNAL TECHNOLOGY INC</u>	3701 SW 47 Ave 101	Ft. Lauderdale, FL 33314
<u>593559833</u>	<u>Y-1</u>	N	N	N-0	Y-0	<u>1</u>	<u>SILTEK GROUP INC</u>	1232 N University Dr.	Plantation, FL 33322
<u>582608861</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>1</u>	<u>SimplexGrinnell LP</u>	, FL	
<u>710957279</u>	Y-0	N	N	N-0	<u>Y-1</u>	<u>1</u>	<u>SIMPSON ENVIRONMENTAL SERVICES, INC.</u>	PO Box 735	Trilby, FL 33593
<u>223752540</u>	<u>Y-2</u>	N	N	N-0	N-0	<u>11</u>	<u>Skanska USA Building Inc.</u>	1815 Griffin Road Ste 209	Dania Beach, FL 33004
<u>650731811</u>	<u>Y-2</u>	N	N	<u>Y- 9</u>	<u>Y-7</u>	<u>14</u>	<u>SOLARES ELECTRICAL SERVICES INC</u>	10421 NW 28th Street D-105	Miami, FL 33172
<u>591829536</u>	<u>Y-2</u>	N	N	N-0	Y-0	<u>2</u>	<u>Solo Construction Corporation</u>	3855 Commerce Parkway	Miramar, FL 33025
<u>20695712</u>	<u>Y-1</u>	N	N	<u>Y- 12</u>	<u>Y-8</u>	<u>21</u>	<u>Solution Construction, Inc.</u>	7955 NW 12 Street Ste 425	Doral, FL 33126
<u>650764922</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>0</u>	<u>South Florida Construction Services, Inc.</u>	, FL	
<u>592425850</u>	<u>Y-17</u>	N	N	N-0	<u>Y-2</u>	<u>22</u>	<u>SOUTHEASTERN ENGINEERING CONTRACTORS INC</u>	12054 N.W. 98th Ave	Hialeah Gardens, FL 33018
<u>650154842</u>	<u>Y-1</u>	N	N	<u>Y- 2</u>	<u>Y-5</u>	<u>12</u>	<u>SPEC INC.</u>	13945 SW 157 St	Miami, FL 33177
<u>202363215</u>	<u>Y-1</u>	N	N	<u>Y- 23</u>	Y-0	<u>19</u>	<u>STONE CONCEPT MIAMI INC</u>	831 Plover Avenue	Miami Springs, FL 33166
<u>591159736</u>	<u>Y-5</u>	N	N	N-0	N-0	<u>6</u>	<u>Stone Paving Company</u>	18701 SW 108th Avenue	Miami, FL 33157
<u>592233912</u>	<u>Y-12</u>	N	N	N-0	N-0	<u>13</u>	<u>Subaqueous Services, Inc.</u>	, FL	
<u>42776356</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>2</u>	<u>SUFFOLK CONSTRUCTION COMPANY INC</u>	80 SW 8 STREET 2719	Miami, FL 33130
<u>650510298</u>	<u>Y-6</u>	N	N	<u>Y- 13</u>	N-0	<u>7</u>	<u>T. J. Pavement Corp</u>	10741 SW 30 STREET	Miami, FL 33165
<u>650661819</u>	<u>Y-7</u>	N	N	N-0	<u>Y-1</u>	<u>13</u>	<u>TGSV ENTERPRISES INC</u>	1301 West 68th Street	Hialeah, FL 33014
<u>590558678</u>	<u>Y-4</u>	N	N	N-0	Y-0	<u>5</u>	<u>The Brewer Company of Florida, Inc.</u>	10400 NW 121 Way	Miami, FL 33178
<u>592629362</u>	<u>Y-2</u>	N	N	N-0	<u>Y-2</u>	<u>7</u>	<u>The De Moya Group, Inc.</u>	12209 South Dixie Hwy	Miami, FL 33156
<u>650813976</u>	Y-0	N	N	<u>N- 6</u>	N-0	<u>2</u>	<u>The MJ Engineering Group</u>	10741 SW 30 St	Miami, FL 33165
<u>520617984</u>	<u>Y-5</u>	N	N	N-0	N-0	<u>2</u>	<u>The Poole and Kent Company</u>	, FL	
<u>650145059</u>	<u>Y-12</u>	N	N	N-0	<u>Y-1</u>	<u>12</u>	<u>The Redland Company, Inc.</u>	48 N.E. 15 Street	Homestead, FL 33030
<u>650584540</u>	<u>Y-2</u>	N	N	N-0	N-0	<u>1</u>	<u>THE TOWER GROUP, INC.</u>	405 SW 148th Ave #1	Davie, FL 33325
<u>592368640</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>0</u>	<u>THERMA SEAL ROOFS INC</u>	, FL	
<u>650838979</u>	<u>Y-1</u>	N	N	N-0	<u>Y-2</u>	<u>3</u>	<u>THORNTON CONSTRUCTION COMPANY INC</u>	4300 Biscayne Blvd. Suite 207	Miami, FL 33137
<u>650817012</u>	<u>Y-3</u>	N	N	N-0	N-0	<u>2</u>	<u>TJ Builders, Corp.</u>	, FL	
<u>650752572</u>	Y-0	N	N	N-0	N-0	<u>0</u>	<u>TLMC Enterprises, Inc.</u>	,	
<u>650635186</u>	<u>Y-5</u>	N	N	N-0	<u>Y-2</u>	<u>11</u>	<u>TRANS FLORIDA DEVELOPMENT CORP</u>	13960 SW 144 Ave Rd.	Miami, FL 33186
<u>651132696</u>	<u>Y-1</u>	N	N	N-0	Y-0	<u>0</u>	<u>TRIGRAM LLC</u>	6358 Manor Lane	Miami, FL 33143
<u>650861621</u>	<u>Y-1</u>	N	N	<u>Y- 3</u>	Y-0	<u>2</u>	<u>TRINTEC CONSTRUCTION INC</u>	13091 NW 43 Ave Unit A-2	Opa Locka, FL 33054
<u>999999953</u>	<u>Y-1</u>	N	N	N-0	N-0	<u>0</u>	<u>Trio Development Corp.</u>	, FL	
<u>111986288</u>	<u>Y-1</u>	N	N	N-0	<u>Y-1</u>	<u>3</u>	<u>Triple M. Roofing Corp.</u>	914 NW 19 Avenue	Fort Lauderdale, FL 33311
<u>999999914</u>	Y-0	N	N	N-0	N-0	<u>0</u>	<u>Triple Paving, Inc.</u>	, FL	
<u>200870002</u>	Y-0	N	N	Y-0	N-0	<u>0</u>	<u>U.S. Bridge & Dredge, Inc.</u>	22400 Old Dixie Hwy E	Miami, FL 33170

<u>650445173</u>	<u>Y-6</u>	N	N	N-0	<u>Y-47</u>	<u>75</u>	<u>Under Power Corp</u>	1380 NW 78 Ave Doral, 33126
203287148	Y-0	N	N	Y-0	Y-0	0	<u>UNDERGROUND WORKS INC</u>	23600 Pine Island Road Princeton, FL 33032
<u>650314826</u>	<u>Y-2</u>	N	N	Y-0	N-0	0	<u>Unitech Builders Corp.</u>	3050 Biscayne Blvd Suite 1007 Miami, FL 33137
<u>650913157</u>	<u>Y-9</u>	N	N	N-0	N-0	<u>4</u>	<u>United Engineering Corp.</u>	, FL
<u>61493538</u>	<u>Y-1</u>	N	N	N-0	N-0	0	<u>UNITED RENTAL NORTH AMERICA INC</u>	, FL
<u>592087895</u>	<u>Y-22</u>	Y	Y	N-0	N-0	<u>30</u>	<u>URS Corporation Southern</u>	7650 Corporate Center Drive, Suite 400 Miami, FL 33126
<u>650506183</u>	<u>Y-1</u>	N	N	<u>Y- 16</u>	Y-0	<u>8</u>	<u>Vivian Taylor dba Snow White Roof Painting</u>	13111 SW 260 Street Homestead, FL 33032
<u>591262109</u>	<u>Y-2</u>	N	N	N-0	N-0	<u>1</u>	<u>Weatherrol Maintenance Corporation</u>	, FL
<u>590753039</u>	<u>Y-3</u>	N	N	N-0	<u>Y-1</u>	<u>3</u>	<u>WEEKLEY ASPHALT PAVING INC</u>	20701 Stirling Rd Pembroke Pines, FL 33332
999999915	Y-0	N	N	N-0	N-0	0	<u>Wilkinson & Jenkins Construction Co. Inc.</u>	, FL
<u>590895890</u>	<u>Y-11</u>	N	N	N-0	<u>Y-1</u>	<u>14</u>	<u>WILLIAMS PAVING CO INC</u>	11300 NW South River Drive Medley, 33178
<u>592682982</u>	<u>Y-1</u>	N	N	N-0	N-0	0	<u>Wilson & Buist Inc.</u>	, FL
<u>591713092</u>	<u>Y-5</u>	Y	Y	N-0	N-0	<u>4</u>	<u>Wolfberg/Alvarez and Partners, Inc.</u>	3225 Aviation Avenue Suite 400 Miami, FL 33133
999999916	<u>Y-1</u>	N	N	N-0	Y-0	0	<u>Worth Contracting, Inc.</u>	, FL
<u>621260585</u>	<u>Y-3</u>	Y	Y	N-0	N-0	<u>5</u>	<u>WRS Infrastructure & Environment, Inc.</u>	221 Hobbs Street Suite 108 Tampa, FL 33619
<u>421539299</u>	<u>Y-3</u>	N	N	Y-0	Y-0	<u>3</u>	<u>Xcel Engineering Corp.</u>	2254 W 78 St Hialeah, FL 33016
<u>650139632</u>	<u>Y-10</u>	N	N	Y-0	<u>Y-3</u>	<u>9</u>	<u>ZURQUI CONSTRUCTION SERVICE, INC.</u>	9755 SW 40 Terrace Miami, FL 33165

Count: 283

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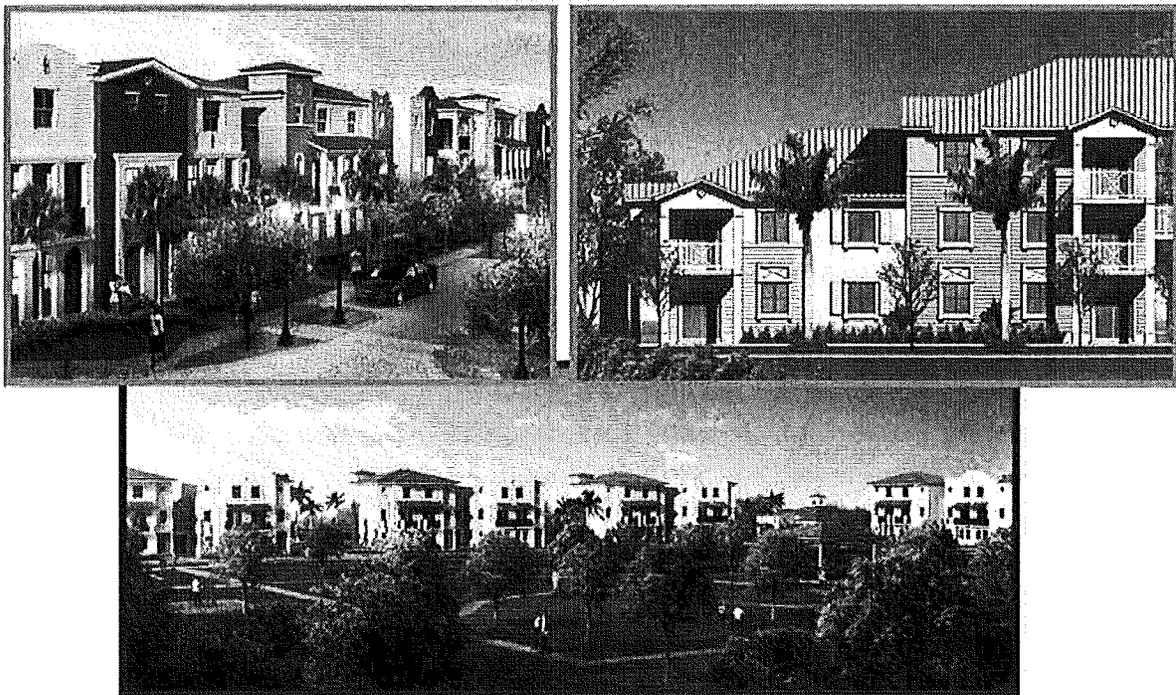
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10/21





Proper's Name: Atlantic Pacific Communities, LLC
Proposer's Address: 2950 SW 27th Ave., #200, Miami, FL
Proposer's Telephone Number: 305-476-8118



RFP # 794

**RFP Title: Development of Miami-Dade County
Owned Land for
Miami-Dade Public**



October 4, 2013

Miami-Dade County
Public Housing & Community Development
701 NW 1st Court, 14th Floor
Miami, Florida 33136

RE: Atlantic I Pacific Companies – RFP #794, Section 2.3 Developer Qualifications

To Whom It May Concern:

We respectfully submit this package in response to Section 2.3 of RFP #794 for Atlantic I Pacific Companies ("A I P Companies") and for its affordable housing subsidiary, Atlantic Pacific Communities, LLC ("APC") to replace Carlisle Development Group, LLC.

As you may have read in the newspaper, Carlisle Development Group has entered into an agreement with APC. APC is a subsidiary of A I P Companies; a fourth generation family-owned company whose owners have developed, redeveloped, or owned over 15,000 units of multifamily rental housing in their history, including over 1,750 units of affordable housing. The company has owned affordable housing since the 1970's, in addition to performing third party property management services for various affordable housing developments. A I P Companies has been a member of the National Affordable Housing Management Association for 27 years. It is best known for its market rate development track record, and property management expertise; it employs more than 650 people and has more than 23,000 units under management, including properties owned and developed by Atlantic I Pacific. Besides Florida, the company does business in California, Texas, Georgia, and North and South Carolina.

As part of this agreement APC is taking over future developments from Carlisle. Because APC is assuming Carlisle's development staff (other than Matthew Greer, who will remain with Carlisle) and future projects, the staff (the "Development Team") that has closed many developments with the County is ready to move forward on our next round of developments. Combining these two companies provides both organizations with an extensive portfolio, considerable talent and experience in all areas of real estate.

The APC Development Team consists of leaders in affordable housing development, and in particular, complex re-developments involving public housing authorities, combined with the financial strength and management expertise of A I P Companies. The Team specializes in revitalizing neighborhoods and replacing older public housing with award winning, high-quality, sustainable, mixed-income and mixed-use affordable housing. Collectively, our experience shows that we have worked on projects of similar scope and magnitude; we have a strong track record of successfully raising capital and leveraging capital to provide a financially sound plan. With the development of over 9,000 affordable housing units with an estimated value of more than \$1.4 billion, experience and versatility translates into capacity.

2950 SW 27TH AVENUE, SUITE 200, MIAMI, FLORIDA 33133



On October 1, 2013, the Development Team closed on the construction financing on Washington Square. The project includes the rehabilitation of Green Turnkey, a public housing site awarded by the County under this RFP. We creatively structured this transaction by pairing the scattered sites in order to successfully compete for tax credits. The private site scored proximity points as a result of being adjacent to a Metro-rail station while the public site gained Public Housing Authority (PHA) points. Neither site would have been competitive as stand-alone projects; however, this innovative strategy has allowed for 67 new affordable housing units to be built in addition to improving and preserving 22 housing units.

Examples like the above are included in the package and will demonstrate Atlantic Pacific Communities multifaceted organization is capable of handling every aspect of affordable housing development, including project financing, community outreach and planning, rehabilitation, construction management, property maintenance and asset management.

Thank you for your assistance and consideration. If you have any questions or comments, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kenneth Naylor", is written over the typed name and title.

Kenneth Naylor
Chief Operating Officer

enclosures



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Proposer's Experience and Past Performance

Atlantic|Pacific Communities, LLC ("APC") is a national affordable housing development company. It is a subsidiary of Atlantic|Pacific Companies ("A|P Companies"); a fourth generation family-owned company whose owners have developed, redeveloped, or owned over 15,000 units of multifamily rental housing in their history, including over 1,750 units of affordable housing.

Atlantic|Pacific Companies has owned affordable housing since the 1970's, in addition to performing third party property management services for various affordable housing developments. The Company has been a member of the National Affordable Housing Management Association for 27 years. It is best known for its market rate development track record and property management expertise; it employs more than 650 people and has more than 23,000 units under management, including properties owned and developed by A|P Companies. Besides Florida, the company does business in California, Texas, Georgia, and North and South Carolina.

A|P Companies offers a broad spectrum of real estate services to private and institutional owners and developers of office and retail properties throughout the Southeast U.S. and California. A|P's team of seasoned professionals have decades of commercial real estate experience with multi-disciplinary backgrounds including legal, financial, accounting and managerial. These resources, combined with an institutional-quality back-of-house, allow A|P to offer clients a one-stop-shop to maximize efficiency, reduce operating costs and enhance asset value.

A|P Companies is comprised of divisions with different areas of expertise:

- A|P Communities - affordable housing development
- A|P Development – market rate multifamily development
- A|P Management – property management
- A|P Advisory Services – receivership and advisory services for distressed properties on behalf of major financial institutions
- A|P Real Estate Group – acquisitions of stabilized properties

A|P Communities - Affordable Housing

Revitalizing communities requires not just concrete blocks and mortar, or the knowledge of finance, or design and engineering alone. Redeveloping neighborhoods necessitates building relationships and creating opportunities for a community to thrive. At Atlantic|Pacific Communities we believe that affordable housing are just the beginning of helping communities achieve their ultimate potential. In fact, it is often creativity, real-world expertise, communication, a focus on sustainability and social impact that have the greatest effects in the neighborhoods we serve.

The affordable housing Development Team has raised over \$1.4 billion of capital, procured over \$1 billion in tax credits, and developed over 9,000 units of affordable housing units across the Southeastern United States.

A|P Companies' founding principles are based on extensive marketplace knowledge, rigorous due diligence and quality underwriting, while keeping a watchful eye towards expense side management.

ATLANTIC PACIFIC — COMMUNITIES —

These principles and our bold vision have served us well to create and preserve shareholder value and instill client confidence in our team.

The diversity, depth and expertise of APC's team enable us to utilize our market intelligence and analytical capabilities to quickly adapt to the rapidly changing business environment. Accordingly, we are able to proactively identify opportunities and take advantage of current and future market conditions to uncover and create value for our clients/partners. We have a proven track record of delivering exceptional service and quantifiable results.

The APC Development Team has experience with a diverse combination of approaches to housing and community revitalization. We have successfully planned, developed, rehabilitated and managed mixed-use, mixed-income, transit-oriented, and LEED-certified developments, as well as historic rehabilitations, market rate housing, and work-force housing. In addition, the Development Team has significant experience with master site planning for the ground-up development of entire neighborhoods, and has acquired and developed more than 80 sites, with a particular focus on urban in-fill sites.

As an example, we have partnered extensively with Housing Authorities such as the Housing Authority of the City of Fort Lauderdale (HACFL). The success of our first joint development with the HACFL, Dixie Court Apartments, resulted in the formation of a long-term partnership, wherein we worked hand-in-hand to redevelop their entire portfolio of aging public housing stock, turning 800 public housing units into 1050 tax-credit financed units in total. By collaborating at such a large scale, we were able to catalyze a true sea change in what has been a pervasively distressed area. In master planning entire neighborhoods, we are able to restore the fabric of an entire community, which in turn is not only reducing crime and blight, but also bringing new investment and attracting jobs to the area, so as to return profitability and prosperity to residents. Meanwhile, our partners are now receiving significant proceeds from these developments which is enabling them to realize their organizations' larger mission and goals.

We know that vibrant communities must have connections to all who live and work there. Recognizing that need and knowing ways to address it is what sets our team apart from other real estate and development professionals. Our creativity and experience serve as the foundation for our exceptional results and the springboard from which we seek new ways to build more complete and vibrant communities. Our properties represent billions of dollars in local investment, thousands of new jobs and countless opportunities for residents to live, work, grow, learn and play.

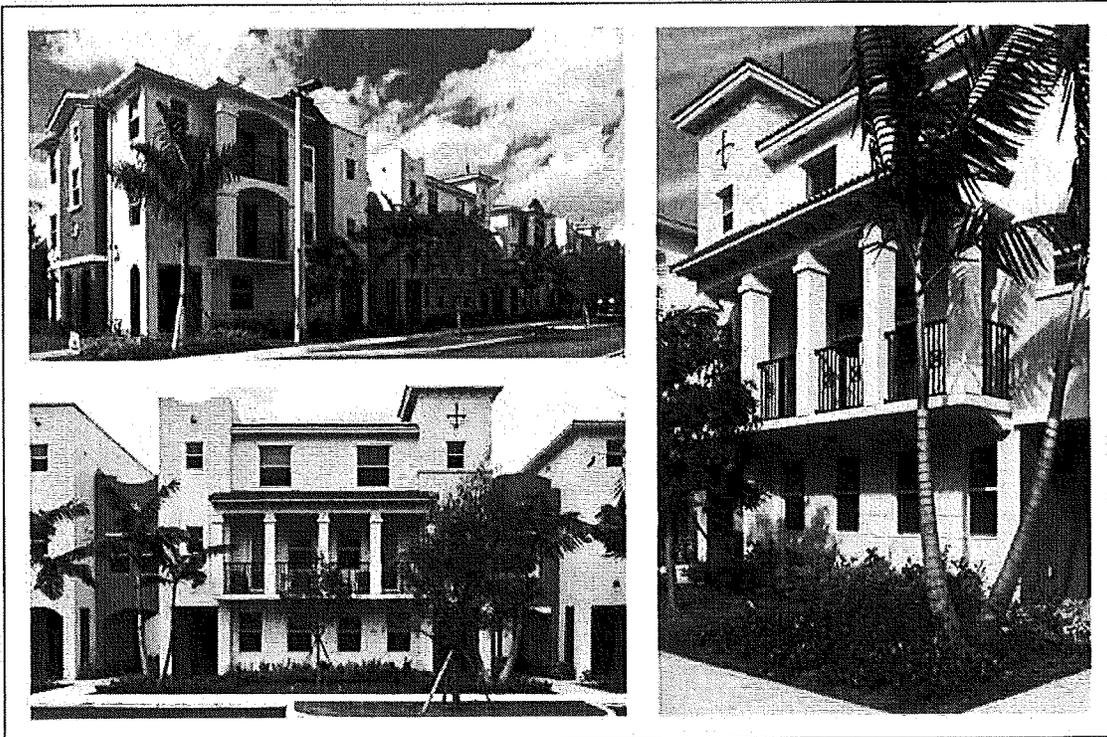
The development staff is comprised of experts in multiple fields, with extensive experience acquiring, planning, financing, developing, leasing and managing multifamily assets. We are people with whom you can share your ideas, your goals, your concerns and your critique. And, most of all, we are people who value that the business of development lies in turning initiative and investment into tangible monuments of progress.

In building projects designed to serve families, seniors, the homeless and populations requiring supportive services, we have been presented with hundreds of challenges that have required unique solutions. This has helped us build an unparalleled repository of institutional knowledge that makes us uniquely positioned to enable our partners to achieve their goals. The Development Team's past performance and experience in developing similar projects to those proposed here directly contribute to our team's technical capability to provide the services requested by Miami-Dade County Public Housing Agency.

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Urban Redevelopment Experience with Public Housing Authorities

Housing Authorities throughout the country are tasked with the same challenge: Build stronger communities more affordably, more sustainably and with greater benefits to residents.



The Development Team has spent the last few years working hand-in-hand with housing authorities to transform distressed neighborhoods into award winning communities. While we are reliable, knowledgeable partners in real estate development, we recognize that buildings are only one of many tools available to help communities achieve their potential. We focus on inspiring transformative change across the neighborhoods we serve by constantly working to improve opportunities for residents and our partners alike. Education, recreation, health and skill enhancement are cornerstones of our development plans.

From community centers and learning labs to urban gardens, youth empowerment and vocational training programs, our approach is to help housing authorities make the most of urban investments in housing as well as the social and economic infrastructure of their communities.

In addition to extensive planning, development and construction expertise, one of the greatest benefits APC offers its housing authority partners is the ability to realize larger organizational missions and goals, and the willingness to perform all necessary tasks and provide the necessary construction and financial guarantees related to the development.



We routinely give Housing Authorities the ability to:

- Transition from HUD dependence to self sufficiency with alternative financing vehicles
- Build capacity
- Fund additional development through forward-thinking financial stewardship
- Create new streams of income
- Achieve new standards in sustainability
- Integrate impactful resident amenities and social programs
- Meet or exceed standards for Section 3 hiring and hiring of DBEs/MBEs/WBEs
- Create lasting community change outside the four corners of development

The Team specializes in working with housing authorities to re-develop communities in this way. We have completed 12 housing authority redevelopments and currently have four additional housing authority redevelopments underway. The following chart provides an overview of joint ventures with four housing authorities.

Client	Broward County Housing Authority (BCHA)	Housing Authority of the City of Fort Lauderdale (HACFL)	Area Housing Commission (AHC)	Miami-Dade Public Housing Agency
Description of work	Redevelopment of public housing and vacant land into self-sufficient tax-credit financed developments	Comprehensive redevelopment of aging public housing portfolio into tax-credit financed developments	Redevelopment of public housing and vacant land into self-sufficient tax-credit financed developments	Comprehensive redevelopment of public housing and privately owned land into a tax-credit financed development
Contract Value	Total project value over \$52MM	Total project value over \$140MM	Total project value over \$20MM	Total project value over \$25MM
Term of Contract	2004-2013	2006-2015	2005-2007	2011-2014
Client contact, email & phone number	Ann Deibert Chief Executive Officer adeibert@bchafl.org (954) 739-1114	Tam English Executive Director tenglish@hacfl.com (954) 525-6444 x105	Mike Rogers Executive Director Exec_dir@ahcpengccoxmail.com (850) 438-8561	Gregg Fortner Director fortner@miamidade.gov (786) 469-4106
Results	Tallman Pines I & II/ East Village 355 new units	Dixie Court, Kennedy Homes, Northwest Gardens, Sailboat Bend 679 units complete 371 units in development= 1050 new units	Morris Court II & III 124 new units complete	Washington Square (aka Green Turnkey) 22 units to be rehabilitated 67 new units in development = 89 units

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The chart below demonstrates the team's ability to secure financing by procuring more than \$325 million for housing authority partners alone.

Development Name	Housing Authority	9% Award	4% Award	Tax-Exempt Bonds	Other-HOME, AHP, ELI, SAIL, RRLP, TCAP	Year
Tallman Pines I	BCHA	24,350,000			1,000,000	2006
Tallman Pines II	BCHA		2,212,580	3,394,876	3,654,876	2006
East Village	BCHA	26,260,000			6,670,000	2009
Morris Court II	AHC	11,000,000			1,240,000	2006
Morris Court III	AHC		3,100,000	4,500,000	5,286,269	2006
Dixie Court I	HACFL	12,512,000			1,025,000	2005
Dixie Court II	HACFL		2,506,500	4,750,000	5,346,305	2006
Dixie Court III	HACFL	17,300,000			1,225,000	2007
Dr. Kennedy Homes	HACFL	21,507,200			6,105,000	2009
Northwest Gardens I	HACFL				18,232,500	2008
Northwest Gardens II	HACFL	21,700,360				2011
Northwest Gardens III	HACFL	23,400,000			6,275,000	2008
Northwest Gardens IV	HACFL	24,737,100				2011
Sailboat Bend	HACFL	8,714,180				2011
Washington Square	MDPHA	22,886,070				2011
Louis E. Brown I	VIHA	20,097,990				2010
Louis E. Brown II	VIHA	14,550,000				2011
Total		249,014,900	7,819,080	12,644,876	56,059,950	



Beyond the number of new affordable housing units built and investment raised, there are many other tangible and intangible ways in which we have worked collaboratively with housing authorities to build more vibrant communities.

- **Partnerships with Community Redevelopment Agencies:** The majority of the developments with the HACFL are located in urban-infill neighborhoods within the local Community Redevelopment Agency boundaries. To ensure that these neighborhoods are integrated with the surrounding community and are as safe and pedestrian-friendly as possible, streetscape improvements were upgraded to follow the CRA's specifications – with all costs successfully procured from the CRA. With wider sidewalks, distinctive lighting, on-street parking, native shade trees, and additional windows, balconies, and eyes on the street, these developments have helped create a greater sense of security and pride for the community. Meanwhile, the addition of dozens of new buildings across multiple blocks and sites has helped establish a more complete and compact community, filling in the block with new development and increasing the overall density of the neighborhood. Dixie Court Apartments won a Community Appearance Board award from the City of Fort Lauderdale for the catalytic improvements that were made.
- **Community Participation:** Our Development Team regularly works with neighborhoods, local governments and other stakeholders to create a shared vision for a project and generate continued enthusiasm as it reaches completion. We have found that collaborative planning processes and continued public outreach are the best tools in establishing long-term community buy-in and support. The Dr. Kennedy Homes project, also a joint venture project with the Housing Authority of the City of Fort Lauderdale represents an intensive level of community involvement. This design reflects input from many stakeholders, including Dr. Kennedy Homes' residents, residents of the surrounding neighborhood, civic leaders, business owners, state and federal preservation agencies, and city planners who helped participate in a three-and-a-half year design process.

Another example of our community commitment was our monthly meetings with the Brownsville Neighborhood Civic Association, an active group representing the citizens of the Brownsville Neighborhood, in order to ensure that the planning and construction of the Brownsville Transit Village development reflected the vision of the community. This development is one of the largest transit-oriented affordable housing developments in the US.

- **Social and Environmental Programs:** In the US Virgin Islands the Team worked with the Virgin Islands Housing Authority and the Virgin Island Public Finance Authority (VIPHA) to provide the residents of Louis E. Brown as well as the residents of St. Croix with the first technology super site for job training and a telework program to train island residents for work-at-home call center jobs. The Virgin Islands Next Generation Network (viNGN), a wholly owned subsidiary of the VIPHA, provides free access to computers, peripherals, and contemporary software in libraries and community centers. It supports conference centers, workstation carrels, pod workrooms, home telework offices, and connection to massive production media distribution for small businesses. It has brought 21st century technology and global reach to the community.

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The HACFL developments have fueled a powerful network of interconnected social and environmental programs that promote urban self-sufficiency: beyond shelter — food, education, occupation, physical wellness, and emotional wellness are all part of the development and planning focus. These developments help to facilitate initiatives such as the Youthbuild Program and the Step-Up Apprenticeship program, which provide on-site vocational training to public housing residents; Community Gardens that enable on-site food production in an urban food desert; and resident programs such as financial counseling, literacy training, and health and nutrition classes, among others.

- **Meeting the Unique Needs of the Community:** Recognizing the growing demographic of grandparents taking care of grandchildren, the Development Team and the Housing Authority designed the Northwest Gardens I elderly development to include larger, two bedroom units — an atypical unit mix but one that is filling a niche in the community. Meanwhile, Tallman Pines, a joint development with Broward County Housing Authority (BCHA), enabled the creation of a public park. By recreating the urban street grid within the housing authority site, we were able to provide access to a previously landlocked 10 acre park parcel of publicly owned conservation land. The Team subsequently hosted a staff Earth Day event to clean up the park and prepare it for public use. At East Village, a joint venture with the BCHA, we have hearing impaired units set-aside for this disabled population and are reaching out to Youths Aging out of Foster Care. Meanwhile door fees made through our agreement with Comcast will be used as seed money for academic scholarships.
- **Local Job Creation - Section 3, DBE, MBE and WBE Compliance:** The Development Team is an equal opportunity employer. The Development Team will work closely with the County, with the goal of meeting or exceeding MBE, DBE, WBE, Section 3 and vicinity Hiring business participation goals required by the County. In little over a decade, thousands of new jobs and associated benefits have been created. Close to 80% of these developments are located in low-income communities, the majority of them severely distressed. Over the past 5 years, the Development Team's projects are estimated to have created 17,663 direct and indirect jobs during the construction phases and 1,904 permanent jobs generated by ongoing operations. The Development Team's projected activities promise to build on this proven success in quality job creation in low-income communities.

Additionally the Housing Authority of the City of Fort Lauderdale developments were completed by incorporating the HUD Youthbuild and Step-Up Apprenticeship Programs. The YouthBuild Program is sponsored by a Department of Labor grant and administered by the joint venture partner Housing Authority. It gives students that did not graduate from high school the opportunity to take GED courses and provides construction site experience and knowledge that can be applied towards future employment. The Dixie Court multi-phase project served as a demonstration site for the program. The Urban League of Broward County was also a partner for the Youth-Build Program at Dixie Court.

The Step-Up Program was implemented in partnership with HACFL. The Housing Authority began by employing their residents to do maintenance on their properties, but the program has evolved to train apprentices in wood-working and cabinet-making, urban farming, and other entrepreneurial skills. The Development Team and HACFL have committed to providing this

ATLANTIC PACIFIC



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program as part of all of their partnership projects going forward. Employees of the Step-Up Program built and installed the cabinetry for Dixie Court, Northwest Gardens I and Dr. Kennedy Homes. Step Up's work with the team has enabled them to grow their crew 400% in three years, from 8 apprentices to 32 apprentices.

- **Relocation:** Partnerships with Housing Authorities have given the team significant exposure to relocating residents subject to the Uniform Relocation Act. While our Housing Authority partners are typically responsible for relocation of their tenants (often public housing tenants) prior to construction, our Development Team works closely with their staff to ensure a smooth transition back to the newly redeveloped property. Our goal is to make certain that the residents that were displaced have the first opportunity to come back and we work to retain as many of these residents as possible understanding that sometimes these residents may choose not to return, or may not meet the requisite LIHTC credit and criminal screens.

At Dixie Court in Fort Lauderdale, we coordinated a two-phase construction strategy to allow existing public housing residents to stay put in one section of the property while the first phase of construction was completed on the other side of the property. This allowed the remaining residents to simply move across the street when construction was complete. The Development Team did the credit and criminal screening of these tenants, worked with local housing authorities to obtain Section 8 vouchers for qualified tenants, and hired HACFL's Step-Up apprentices to physically move the residents to their new units. Ultimately, 27% of the former residents returned to the brand-new development.

At Northwest Gardens in Fort Lauderdale, the Development Team was involved with relocation from the beginning. We began relocating residents to Dixie Court as soon as we received a tax credit allocation for the redevelopment of Northwest Gardens I. A large number of Northwest residents were accommodated at Dixie Court. As we neared completion at Northwest I, we reached out to all former residents to give them the first chance to fill out applications for the new development. Northwest I also involved a rolling rehab of a PBRA elderly apartment complex. We moved half of these tenants to our elderly building at Dixie Court to accommodate the first phase of the rehab. As soon as we received Certificates of Occupancy, we hired a moving company to move the remaining tenants across to the newly rehabbed units within the span of a week. At the completion of the second phase of the rehab, we reached out to the residents we moved to Dixie Court to come back to their new homes at Northwest I. As part of this rolling rehab and relocation, the Development Team, has spearheaded both the PBRA/HUD and LIHTC compliance.

- **Portfolio Optimization and Asset Repositioning:** Revitalizing underperforming real estate assets is most effective when addressed as part of a regular program of asset optimization. Our team goes beyond simple assessments to provide tactical solutions that bring even the most diverse real estate portfolios in line with current financial goals and value opportunities. We evaluate each asset for its current value and expected returns, and then we go further to recommend those actions that can contribute to the performance of that asset in today's market and in the foreseeable future. This includes asset and portfolio revaluation, repositioning strategies and management of acquisitions, development and growth. The development staff has experience with reviewing property assets and capital fund plans to ensure short and long



term viability and has worked with housing authorities to preserve and create more than 1,600 units. APC also has an in-house asset management team that makes capital decisions on a daily basis. These decisions often include assessing capital needs and prioritizing the necessary expenditures to improve the efficiency and long term sustainability of existing housing stock.

- **Pioneering Sustainable Development:** The Northwest Gardens neighborhood is leading the way in best practices for green building. The community is the first Gold LEED for Homes (Multi-Family) in Florida and is one of only three LEED for Neighborhood Development (ND) registered projects in the State.

Sustainable Development

The Development Team seeks every opportunity to build sustainably by focusing primarily on urban redevelopment, transit-oriented development, and historic rehabilitation, all of which integrate the best in green building practices.

Environmental and LEED (Leadership in Energy and Environmental Design)-Certified Development: Buildings should enhance our communities - not deplete them. This ideal challenges us to conserve resources, reduce waste, and lessen our environmental impact. We have built a track record of pioneering a variety of successful sustainable development practices, even in challenged economic climates. We follow the latest green building technologies to meet ever higher standards of LEED. We work to reduce our building and carbon footprints by creating higher-density, transit-oriented communities. To take advantage of existing infrastructure and materials, we preserve and re-use historic buildings whenever possible. We're also constantly integrating more low-tech initiatives, such as urban gardens, to inspire more holistic communities with a wide spectrum of social, health and environmental benefits.

The Development Team was one of the first in the nation to apply the LEED standard to affordable housing projects, having created the first LEED Silver multifamily development in the southeastern United States in a joint venture with the BCHA. We recently completed the first Gold LEED for Homes affordable development in Florida in Fort Lauderdale's blighted Northwest Neighborhood. The Development Team has built 10 LEED projects, see below.

Portfolio of LEED Developments	Units	LEED Distinction	LEED Certification
Tallman Pines	200	NC	Silver
Northwest Gardens Phase I	143	H	Gold
The Beacon	90	NC	Silver
Brownsville Phase I	96	NC	Silver
Brownsville Phase II	100	NC	Silver
Brownsville Phase III	103	NC	Silver
Brownsville Phase IV	102	NC	Silver
Northwest Gardens Phase III	150	H	Silver/Gold
East Village	155	H	Gold
Dr. Kennedy Homes	132	H	Gold

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"We could not have been more pleased with the results of this \$35 million+ redevelopment. It was completed ahead of schedule and with significant cost savings that allowed us to provide additional enhancements to the property. What's more, the property was certified as Silver LEED, the first affordable housing property with this designation in the state of Florida."

-Kevin Cregan on Tallman Pines, former CEO, Broward County Housing Authority

Transit-Oriented Development: As our cities and metropolitan areas look to limit dependence on the car, the value of our transit system and Smart Growth theory becomes paramount. To fully leverage the value of public transit, we must totally re-imagine our development patterns. In the past decade, the Development Team has led the way in creating successful transit-oriented developments, forming true destinations around which sustainable, complete, and walkable neighborhoods can form. We are recognized experts in navigating the vast and complex network of environmental, economic, political and regulatory considerations involved in implementing transit-oriented development. Increased ridership, reduced energy and transportation costs, economic growth, and an enhanced quality of life for the residents we serve are among the many long-term benefits these emerging transit districts provide. The table below details the more than \$380 million of transit-oriented development:

Transit Oriented/Mixed Use Developments	Allapattah Garden	Santa Clara I & II	Brownsville Transit Village I to V	Northside Transit Village	7th Avenue Transit Village I & II	Totals
# of Units Built	128	412	401	-	-	941
# of Units in Construction &/or Proposed	-	-	65	400	200	665
Description	Vacant county land redeveloped into multi-family LIHTC for very-low & low-income individuals & families with surface parking	Vacant county land redeveloped into multi-family LIHTC for very-low & low-income individuals & families, including Youths Aging out of Foster Care and parking garage	Vacant county land redeveloped into mixed-use, LIHTC for very-low and low-income seniors and families, features retail space, parking garage	Vacant county land redeveloped into mixed-use, LIHTC for very-low and low-income seniors and families, features retail space, parking garage	County land redeveloped into mixed-use, LIHTC for very-low and low-income seniors and families, features public bus station, retail, community theater, parking garage	
Total Development Cost	\$13 million	\$48 million	\$101 million	\$100 million	\$55 million	\$317 million



Historic Preservation: Deciding to restore, adaptively reuse or preserve historic structures takes more than vision. It takes a steadfast commitment to overcoming the many social, environmental, architectural and economic challenges entailed in this kind of multifaceted development. We immerse ourselves in both the thought-provoking complexities and the unique details of a historic preservation so that its future may be as significant as its beginnings. Lake Mirror Tower in Lakeland, a 76-unit market rate Class A residential high-rise, and the award winning Royalton in downtown Miami, a 100-unit high-rise for the formerly homeless, were financed with Historic Tax Credits.

Financing and Procurement Expertise

The team is uniquely adept at looking at the intricate details of a situation and identifying innovative ways to deliver strong financial results. Our knowledge is deep. Our thought process is comprehensive, and our solutions for managing risk are thorough and flexible. We continually evaluate existing and emerging financial instruments to be able to offer industry-leading guidance and services for originating, structuring, underwriting and executing debt financing (conventional loans, taxable and tax-exempt bonds, municipal subordinate loans, and bridge financing), and for tenaciously negotiating terms, relationships, financing and assets on behalf of our partners.

Our Asset Advisors provide lenders and investors with access to the market insight; financial acumen and real estate expertise developed over four generations. We provide comprehensive asset evaluation, formulation and implementation of wall-to-wall business plans that reposition, stabilize and operate each asset for optimal investor returns.

Our in-depth knowledge and familiarity with multiple markets afford us the opportunity to quickly, precisely and effectively analyze and restructure asset investments across the U.S. We deliver exceptional results in a clear and concise manner with reporting standards that are considered best in class. Our success is a result of understanding our client's objectives, creating an efficient roadmap and ultimately delivering results equating to increases in asset value.

Our property management, construction management, sales, leasing, loan workout services and expertise are available to proactively enhance the value of each real estate asset.

The Development Team also excels in the procurement of financing by maximizing this crucial time period in the development process with expert handling of complex application processes. We don't just understand the wide variety of funding options available; we have a track record of winning approvals of applications based on our innovative strategic thinking and tireless commitment to every step of the process. As such, the Development Team has direct experience with all types of development sources; we have executed 59 - 9% tax credit, 23 - bond/4% tax credit financed, and two historic tax credit transactions.

The Development Team has a strong background in financial analysis and extensive experience with housing developments that incorporate Federal Funds (including HUD capital program funds, CDBG, RHF, HOME, and NSP), Bonds, Brownfield tax incentives, SHIP, SAIL, Tax Increment Financing, and other forms of affordable housing financing. Through the ARRA Exchange (TCEP) and TCAP programs, the Development Team has been actively leveraging Federal Stimulus funds to produce 14 developments

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encompassing 1,503 units of affordable housing. When evaluating existing development opportunities, the Team has on multiple occasions been successful in obtaining additional subsidies for its clients, facilitating the addition of more units when it otherwise would not have been possible.

We are uniquely adept at managing the financial risks associated with affordable housing development and developing innovative financing techniques for raising capital. We work with clients all over the country to develop sound financial strategies for the long-term and are able to provide the following financial expertise:

- **Structure Mixed-Finance Deals** — A new and complex financing structure, mixed finance development requires extensive coordination between HUD and private investors, with each side operating by different rules and requirements. Having successfully stewarded several mixed-finance projects through the underwriting process, we have helped housing authorities in some of the most challenged markets in the country construct and operate sustainable communities. *The Development Team worked with the Virgin Islands Housing Authority (VIHA) – which was in HUD receivership at the time – to leverage its cumulated Replacement Factor Funds and Development Grant Funds with tax credits.* These funds, having been outstanding for several years, were on the verge of being recaptured by HUD. However the team was able to accelerate the development timeline to ensure timely obligation and expenditure of these funds. This effort resulted in the first affordable housing development to be built in St. Croix by the Virgin Islands Housing Authority in more than two decades. VIHA is on the path out of receivership, and we are working to complete our second mixed-finance development together with the closing of Louis E. Brown Phase II. The team also has vast experience in working with capital and operating subsidies provided by local, state, and federal groups, including HUD, which requires additional subsidy layering reviews aside from the typical underwriting process conducted by the projects equity and lender investors and Florida Housing's assigned credit underwriter.
- **Successfully Win Tax Credits** — Tax credit development is a highly competitive, sophisticated, and complex process that requires layers of funding sources, technical and policy expertise, and absolute precision. Within this pressure-cooker environment and deadline-driven finance world, we have become experts in handling complex application processes and in strategically positioning our applications to be competitive each year. In 2010, the Team received funding for **100% of the 9% tax credit applications** (six) from the State of Florida/Florida Housing Finance Corporation, and in 2011/2012, we **won the most 9% tax credits – worth nearly \$80 million** - which was more than any other applicant earned. All in all, we have executed 59 competitive 9% tax credit, 23 bond/4% tax credit financed, and two historic tax credit transactions in Florida, as well as 9% deals in Texas, South Carolina, North Carolina and the Virgin Islands.

The ability to win tax credits each year is particularly important for our partners who are interested in building multi-phased master planned communities. In partnership with the Broward County Housing Authority, we have successfully won competitive tax credits to construct new developments, with Tallman Pines I & II and in the Town of Davie with East Village Apartments, both of which have created over three hundred (300) newly constructed affordable housing units within Broward County and BCHA's portfolio. For the past two years in a row, we were able to procure competitive tax credits for co-developments with the Virgin Islands Housing Authority; and since 2006, we have won tax credits each year to redevelop nine different communities in partnership with the Housing Authority of The City of Fort Lauderdale. In 2011 we were awarded

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competitive 9% tax credits in partnership with Miami-Dade Public Housing Agency to rehabilitate 22 existing public housing units and construct 67 new affordable housing units. This has made us one of – if not the most active affordable housing Development Team - in Broward and Miami-Dade Counties over the past 6 years. It has also led to the successful redevelopment of several Housing Authority partners' public housing inventory and provided on-going cash flow during an environment where HUD has been significantly reducing Housing Authority resources.

The Development Team was able to negotiate for Tallman Pines the highest price per credit in Florida history. We seek to maximize the value of tax credits by pairing our developments with investors that demonstrate both strength in pricing and willingness to work within an acceptable risk share program, especially in light of the impending elimination of the 9% tax credit rate floor (9% Risk). To that extent we have been able to achieve housing credit pricing over \$1.00 for four of our most recent developments in Florida, discussed below.

Sailboat Bend involves the rehabilitation of a 105 unit elderly public housing property located in Broward County, Florida. This 40 year old public housing building was constructed with a tunnel form structure that currently doesn't meet today's wind codes. As a result, the façade will be entirely replaced in addition to modernization of the interior units and common areas.

To complete the project, we have carefully coordinated a rolling rehabilitation strategy, which both minimizes disturbance of the existing residents and allows us to flow credits during construction. As a result we have been able to structure very favorable equity pricing (\$1.08 per credit). This factor alone will allow our housing authority partner to complete an ambitious rehabilitation, thereby preserving much needed affordable housing on a site that could otherwise become condominiums.

Washington Square (Green Turnkey) involves the rehabilitation of 21 public housing units and 1 single family residence, in addition to a 67 unit (11- story) new construction building in Miami-Dade County, Florida. We creatively structured this transaction by pairing the scattered sites in order to successfully compete for tax credits. The private site scored proximity points as a result of being adjacent to a Metro-rail station while the public site gained Public Housing Authority (PHA) points. Neither site would have been competitive as stand-alone projects; however, this out of the box strategy has allowed for 67 new affordable housing units to be built in addition to improving and preserving 22 housing units. We were able to achieve highly competitive tax credit pricing (\$1.065), while capturing the financial upside in the case of early unit delivery.

Northwest Gardens II this project involves the complete redevelopment of 42 existing elderly public housing units, located in Broward County, Florida into 128 elderly affordable housing units, without decreasing green space and resident amenities, by utilizing vacant land owned by the housing authority partner. We were able to achieve highly competitive tax credit pricing (\$1.05), while capturing the financial upside in the case of early unit delivery.

Northwest Gardens IV this project involves the complete redevelopment of 136 existing family public housing units, located in Broward County, Florida into 138 completely modern family affordable housing units. We were able to achieve highly competitive tax credit pricing (\$1.05), while capturing the financial upside in the case of early unit delivery.



➤ **Leverage all Available Local, State and Federal Funds** — The Development Team has extensive experience with housing developments that incorporate tax credit and other forms of affordable housing financing and has significant experience in leveraging funds and assembling financing packages, including financing for mixed-income housing. More important we are adept at winning tax credit awards, and combining them with other financing vehicles – such as Housing Authority Capital Funds, State subordinate loans, HOME, SHIP, SAIL, CDBG, HOPE VI, AHP, RHF, TIF, HHAG, Shelter + Care, Historic Tax Credits, Federal Transit funds, General Obligation Bonds and tax-exempt bond financing. When evaluating existing development opportunities, we have on multiple occasions been successful in obtaining additional subsidies for its clients, including CRA funding for special streetscape improvements, public parks and solar awnings as examples.

Experience with HUD: The Development Team has a variety of HUD experience as well as experience with mixed-financing including Annual Contributions Contract (ACC) and Replacement Housing Funds (RHF). All of the affordable housing developed or being developed by the Team requires familiarity with HUD financing, subsidy layering guidelines and program regulations. Below is a description of some of the Team's experience with HUD funds.

- **HOME Investment Partnership Program:** To date, a total of 2,541 affordable housing units have been partially financed with more than \$14.5MM in HOME funds. The HOME program requires knowledge and experience with affirmative marketing, environmental review, income targeting, Section 8 program, Davis-Bacon and other federal grant requirements.
- **Housing Development Grant Program (HODAG):** A \$750,000 loan from this grant program authorized by Section 17 of the Housing and Urban Renewal was awarded to Allapattah Garden Apartments by Miami-Dade County. Allapattah Garden is a transit oriented development consisting of 128 units for very-low and low-income households located in central Miami.
- **HUD Shelter + Care:** \$2,000,460 was awarded to Miami-Dade County for the Royalton, a 100 unit affordable housing development for the homeless, through the McKinney Vento Homeless Assistance Competition. Royalton, a historic rehabilitation, provides 100 single room occupancy units in the City of Miami's downtown district for the formerly homeless along with social service programs designed for this population.
- **HUD Risk Sharing Pilot Program:** The Villas at Lake Smart is a 220 unit affordable housing development located in Winter Haven, Florida, was funded with Multi-family Revenue Tax-Exempt Bonds issued by Florida Housing Finance Corporation and guaranteed by the HUD Risk-Sharing Pilot Program, in conjunction with Florida Housing's Guarantee Fund Program.
- **HUD Section 221(d)(3):** Prospect Park is a 125 unit affordable housing development located in Fort Lauderdale, Florida, was funded through HUD Section 221(d)(3) program which is a mortgage insurance on multifamily housing for low- and moderate-income families.
- **Section 8 Housing Assistance Payments Contract (HAP):** Florida Housing Finance Corporation requires that all affordable housing developments financed with their funds accept Section 8 rental vouchers. The properties listed below have HAP contracts or are in subsidy layering review.

Washington Square (Green Turnkey), Northwest Gardens I (Alan Apartments),
Northwest Gardens II, Northwest Gardens IV, Sailboat Bend, Louis E. Brown I

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- **Create New Revenue Streams** - Wherever possible, the Team structures developments so as to provide housing authorities with revenue streams to help them transition out of HUD dependency towards self sufficiency. Our partnership with the Housing Authority of the City of Fort Lauderdale (HACFL) exemplifies how we were able to do so, using a variety of innovative financing strategies for each of our co-developments.
 - **Northwest Gardens I, II, III, IV and Dr. Kennedy Homes:** Using a variety of funding sources, we were able to structure these five developments so that the HACFL would continue to receive substantial ground lease payments during each phase.
 - **Dixie Court:** In 2005, the HACFL was looking for a partner to redevelop a 150-unit project on an interior lot of the original 1930's Dixie Court apartment complex. We quickly realized a much more cost effective and impactful plan to transform all of the Dixie Court apartments – and do so in less than three years. Recognizing a shortfall in funding for a project of this size, we restructured the financing, splitting the initial redevelopment into two phases and leveraging existing funding with tax credits, bonds, hurricane disaster funds, loan programs and traditional sources. In doing so, we were able to increase the density of the development, meet the actual costs associated with a project of this size, and provide a significant land payment to the HACFL. Carlisle suggested that the development be completed under a third phase with its own funding sources and unique solutions for zoning challenges.
 - **Tallman Pines I and II, East Village Apartments:** Successfully won competitive tax credits for these three projects, which not only enabled older public housing stock to be demolished and rebuilt (offering even more affordable units), but the financing structure was created in a way that paid the Broward County Housing Authority substantial capitalized ground lease payments in addition to creating significant streams of on-going cash flow where none previously existed. Our past performance and experience working with the Broward County Housing Authority resulted in 355 new units and –

TALLMAN PINES	EAST VILLAGE
\$2 Million Land Payment to BCHA	\$3 Million in Land Proceeds to BCHA
Developer Fees, Annual Cash Flow	Developer Fees, Annual Cash Flow
First LEED Silver Certification	First LEED Gold Certification in Florida
Highest Price Per Credit in the State	
National Awards	
Positive Press	
Independence from HUD	

As the examples above demonstrate, we are first and foremost careful to ensure a development's financial feasibility during construction, as this is the most immediate and tangible benefit to our housing authority partners. Finally, we work to ensure that guarantees within the limited partnership agreement are kept to reasonable timeframe and guaranty amount.



The Development Team

The Atlantic | Pacific Communities' Development Team brings a winning combination of national capabilities and years of experience working with municipalities, housing authorities, not-for-profit agencies and community groups. We are capable of handling every aspect of mixed-financed and affordable housing developments, including project financing, relocation, community outreach and planning, rehabilitation, construction management, property maintenance and asset management and marketing.

Our Team has an award-winning track record:

- ❖ **Financing.** Raised \$1.4 billion of capital.
- ❖ **Affordable Housing.** Procured over \$1 billion in tax credits. Completed and in development 85 projects totaling more than 9,300 units across the Southeast United States.
- ❖ **Community Partnerships.** Partnered with non-profits, housing authorities, and faith based organizations to complete 29 developments comprising over 3,000 units.
- ❖ **Transit Oriented Development.** Built eight TOD developments totaling more than 1,000 units.
- ❖ **Green Building.** Completed multiple award-winning LEED developments, including the first neighborhood to be pre-certified under LEED for Neighborhood Development.

A|P Companies' founding principles are based on extensive marketplace knowledge, rigorous due diligence and quality underwriting, while keeping a watchful eye towards expense side management. These principles and our bold vision have served us well to create and preserve shareholder value and instill client confidence in our team.

Our proficiency overseeing, administering and asset managing multi-billion real estate portfolios uniquely positions and qualifies A|P to handle the most complex assignments. Utilizing such insight, we create strategic management plans based on the unique set of circumstances for each property/portfolio and implement said plan(s) utilizing our innovative and proactive approach. Employing sophisticated financial analysis and modeling, stringent reporting, cash flow enhancement, attention to detail and exceptional customer service, we strive to align our client's business goals and operational objectives.

APC's development staff consists of seasoned professionals with extensive experience acquiring, planning, financing, developing, leasing and managing multifamily assets. Each development has been and continues to be directly managed by a team of Development staff and consistently monitored by executives in APC's Acquisitions, Construction Management, Applications, Underwriting, Accounting and Management departments. This multi-disciplinary approach ensures reliable execution of complex developments, maximum efficiency, and constant cost-benefit analysis from different vantage points.



We also work with our partners to evaluate long-term financial strategies and means of implementation, consider ways to optimize portfolios and reposition assets, and propose strategic partnerships that can potentially further economic and community development.

The resumes and experience of the development team members follow below.

Atlantic Pacific Communities Key Staff

Kenneth Naylor, LEED A.P., Chief Operating Officer: Kenneth Naylor is the Chief Operating Officer of Atlantic Pacific Communities, LLC (APC). Mr. Naylor oversees the nationwide operations of APC. A LEED Accredited Professional, he is a member of the United States Green Building Council as well as the Urban Land Institute. He has authored urban planning articles for a variety of regional and national publications, and he recently served one of the nation's most challenged affordable housing markets - the Florida Keys - in his role as a member of the Monroe County Commission's Affordable Housing Advisory Committee.

In 2011 he was named one of the four "Young Leaders" in the industry by *Affordable Housing Finance* magazine, and he was named *Multifamily Executive* magazine's **Rising Star of the Year**.

Prior to joining the team in 2003, he worked throughout the Southeast with Hunter Properties, Inc. on office, residential, and corporate data center developments. He graduated with Honors from the University of Miami.

Lindsay Lecour, Vice President of Development: Ms. Lecour oversees APC portfolio of developments from the predevelopment phase (e.g. underwriting and entitlements) through to the operating phase, ensuring developments optimize their sources and uses of funds and meet deadlines. At any one time, she is typically supervising several developments and thousands of affordable units, which account for hundreds of millions of dollars in financing and span several states. Having directly project managed more than 1,000 units of affordable housing worth more than \$200MM, she excels at helping Development Managers identify and resolve issues as early as possible, and identify or create value-add opportunities within their developments. Ms. Lecour specializes in complex neighborhood revitalizations with housing authority and nonprofit partners; highlights of her work include the first LEED Silver and first LEED for Homes Gold affordable developments in Florida, a highly acclaimed community gardening program, and the first LEED for Neighborhood Development certification and the first Net Zero affordable building in the Southeast.

Prior to joining the team, Ms. Lecour was an analyst for a Seattle-based regional investment bank specializing in public finance, and a management consultant in the financial services and nonprofit sectors. Ms. Lecour holds an MBA from Yale School of Management and earned a B.A. in International Relations from Stanford University, where she studied in Santiago, Chile.

Dan Wilson, Vice President of Development: Mr. Wilson is responsible for deal origination, creating and directing our acquisitions strategy, and overseeing project management efforts across his assigned real estate development portfolio of multifamily and mixed-use developments. He has diverse real estate development experience including land acquisition, site planning and design, sourcing of equity and debt, construction management, and leasing supervision. Since 2006, he has managed the



development of a wide variety of residential and mixed use developments totaling more than 1,500 multifamily units valued at more than \$340 million. He is currently managing new multifamily developments across Florida, Texas, and Washington D.C.

Mr. Wilson is an active ULI member and serves as Vice Chairman of the Community and Housing Development Council for the State of Florida. He holds dual degrees in Finance and Real Estate from Florida Atlantic University.

Liz Wong, Vice President for Applications and Underwriting: Ms. Wong has over 15 years of experience overseeing finance applications to federal, state, and local governments, along with private lenders and investors. Liz Wong specializes in housing credit applications and to date has been instrumental in obtaining almost \$1 billion in housing credits from Florida, Texas, North Carolina, South Carolina and the US Virgin Islands. Ms. Wong's deep experience with subsidy funding processes gives APC's Development Team a distinct competitive advantage in the competition for housing credits and other scarce funding sources. In addition she is responsible for searching and identifying funding sources for specific projects and programs and development opportunities, and overseeing RFQ/RFP responses to municipalities and public housing authorities. She is also responsible for satisfying the many credit underwriting requirements of public and private sector funding sources, ensuring all of the tax credit deadlines are met, and expediting due diligence for the successful closing of financial and partnership transactions. Ms. Wong attended Saint John's University and majored in Accounting.

Raul Lopez, Controller: Mr. Lopez is responsible for all of the accounting and financial reporting, construction draw submissions and treasury functions across the company's real estate portfolio. Mr. Lopez has over 20 years of real estate accounting experience working with market rate and LIHTC developers as well as national real estate management companies. He has overseen the development and management accounting functions of over 7,000 units. Mr. Lopez is well versed in all areas of LIHTC/GAAP audits and works closely with the development team. He is a native Miamian and former US Army reservist.

Jason Haun, Senior Development Manager: Mr. Haun is responsible for managing multiple projects through the entire development process from acquisition, design, entitlements, financing, construction, leasing through stabilization and GP interest transfers. He has been involved in the planning and development of more than 500 units totaling over \$115 million in development costs. His experience includes partnerships with multiple housing authority agencies (Broward County, City of Fort Lauderdale and Miami-Dade County) along with a LEED certified product mix that includes garden style, townhome, mid and high-rise buildings serving families and elderly in mixed-use, transit oriented and mixed finance projects.

Prior to joining the team, Mr. Haun developed several big box, grocery anchored, and build-to-suit commercial projects totaling over \$120 million in development costs as a Vice President with CenterPointe Group and project manager with Sandor Development. Additionally, he served as an acquisition associate for a middle market private equity firm, Sand Capital, targeting distressed real estate assets. Mr. Haun has been active with the Urban Land Institute, International Council of Shopping Centers, the Association for Corporate Growth and the Turnaround Management Association. Jason Haun holds dual degrees in Finance and Entrepreneurship from the University of Arizona.



Jacob Morrow, Development Manager: Mr. Morrow has overseen the development of seven Low Income Housing Tax Credit (LIHTC) communities consisting of 655 units and constituting approximately \$170 million in total development costs. These developments, which are located in Miami-Dade and Broward Counties, include Brownsville Transit Village – one of the largest transit oriented affordable housing development in the US – and other complex multi-phase, mixed-finance, mixed-use, LEED-Gold certified and transit-oriented developments. Mr. Morrow is responsible for directly managing all phases of the development process, including: project financial and construction management; submittal of competitive tax credit applications and responses to municipal and county RFPs; negotiating and closing multiple financing sources including LIHTC equity, tax-exempt bonds, Neighborhood Stabilization Program loans, Miami-Dade County Surtax loans, General Obligation Bond financing, and traditional construction and permanent loans; securing development entitlements; assuring the timely completion, lease-up, and stabilization of each project; and working with strategic non-profit partners to enhance quality of life for our residents.

Prior to joining the team, Mr. Morrow served as Vice President of Development of a Miami-based commercial development and private equity firm, where he managed the development of a significant mixed-use, private club development in the Northeast from predevelopment through completion, and spearheaded the franchise negotiation, start-up, and initial store development of a national restaurant brand across several municipalities in South Florida and Central Florida. Mr. Morrow holds an LL.M. in Real Property Development from the University Of Miami School Of Law, where he graduated first in his class, and received a J.D. from Quinnipiac University School of Law and a B.A. from the University of Vermont.

Ross Abramson, LEED A.P., Assistant Development Manager: Mr. Abramson's role is to provide support and execute on APC's affordable housing developments from acquisition through stabilization. This includes working with the Development Team on all phases of real estate including land acquisition, applications, design, entitlements, financing, construction, leasing and stabilization. Ross holds a Master of Real Estate Development and Urbanism from the University of Miami, School of Architecture and earned a B.A. in Management from the University's School of Business. He is also a Florida licensed real estate salesperson.

Cesar Romero, Construction Manager: Mr. Romero is a Florida licensed General Contractor with experience in all phases of site development and construction including multi-million dollar civil, retail, commercial, residential and multi-family projects. His construction management experience spans from heavy infrastructure projects to luxury residences. He facilitates APC's contractor relationships and oversees construction progress. He spends most of his time in the field maintaining a strong daily presence with the construction trades, and as a liaison between the architects, engineers, local officials and vendors. Cesar Romero earned a degree in Civil Engineering and minored in Mathematics at Walla Walla School of Engineering in College Place, Washington.

Dennis Katsman, Financial Analyst: Mr. Katsman is responsible for the analysis and optimization of the financial structures of developments in the acquisitions stage. His responsibilities include evaluating the feasibility of new developments and the design and maintenance of corporate databases and other analytical tools. Mr. Katsman holds a degree in Bio Medical Science from the State University of New York in Buffalo.



Lora Francis, Application and Underwriting Analyst: Ms. Francis has over 12 years of experience working on state and local government funding applications. Her responsibilities include site research, preparation and submittal of applications, and credit underwriting and financial closing due diligence. She is responsible for researching and identifying potential development funding sources and development opportunities, and preparing RFQ/RFP responses to municipalities and public housing authorities. Ms. Francis started her career in affordable housing as a Housing Credit Specialist at Florida Housing Finance Corporation. She attended Florida State University where she earned a Bachelor's of Science Degree in Management.

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DEVELOPMENT TEAM EXPERIENCE						
	Development Name	Location (City, State)	# of Units	New Construction &/or Rehabilitation	Design Type	Funding Sources
1	Alabaster Garden	Pensacola, FL	147	New Construction	Garden	Housing Credits (4%), FHFC/MRB, SAIL, HHRP
2	Allapattah Garden	Miami, FL	128	New Construction	Garden	Housing Credits (4%), Miami-Dade County/MRB, HOME, SHIP, SAIL, HODAG
3	Amber Garden	Miami, FL	110	New Construction	Hi-Rise	Housing Credits (9%), SURTAX, HOME
4	Arbor Crest	Quincy, FL	120	New Construction	Garden	Housing Credits (9%)
5	Arcadia Park	Columbia, SC	60	New Construction	Garden	Housing Credits (9%), State Credits & HOME
6	Bell Ridge	Pace, FL	122	New Construction	Garden	Housing Credits (9%), HHRP
7	Bell Ridge II	Pace, FL	48	New Construction	Garden	Housing Credits (4%), RRLP, FHFC/MRB, HHRP
8	Brownsville Transit Village II	Miami, FL	100	New Construction	Hi-Rise	Exchange Credits (TCEP), SURTAX
9	Brownsville Transit Village III	Miami, FL	103	New Construction	Hi-Rise	9% Housing Credits/TCEP, SURTAX
10	Brownsville Transit Village IV	Miami, FL	102	New Construction	Hi-Rise	9% Housing Credits/TCEP, SURTAX
11	Cameron Creek Apartments	Florida City, FL	148	New Construction	Garden	Housing Credits (9%), SHIP, SAIL
12	Charlotte Crossing	Punta Gorda, FL	82	New Construction	Garden	Housing Credits (9%), TCAP, HHRP
13	Christine Cove	Jacksonville, FL	96	New Construction	Garden	Housing Credits (4%), Duval County/MRB, SAIL, Duval Loan, JEA Loan
14	College Park	Naples, FL	210	New Construction	Garden	Housing Credits (4%), FHFC/MRB
15	Country Manor	Bowling Green, FL	120	New Construction	Garden	Housing Credits (9%), SAIL, Local Grant
16	Country Walk	Wauchula, FL	64	New Construction	Garden	Housing Credits (4%), RRLP, FHFC/MRB
17	Crestview Park	Immokalee, FL	208	New Construction	Garden	Housing Credits (9%)
18	Crestview Park II	Immokalee, FL	96	New Construction	Garden	Housing Credits (9%)
19	Dixie Court	Fort Lauderdale, FL	122	New Construction	Garden	Housing Credits (9%), Go Zone SAIL
20	Dixie Court II	Fort Lauderdale, FL	32	New Construction	Garden	Housing Credits (4%), RRLP, FHFC/MRB
21	Dixie Court III	Fort Lauderdale, FL	100	New Construction	Garden	Housing Credits (9%), FHFC Supplemental Loan, Broward AHP
22	Douglas Pointe Apartments	Miami, FL	176	New Construction	Garden	Housing Credits (4%), Dade County/MRB, SURTAX, SAIL
23	Dr. Kennedy Homes	Fort Lauderdale, FL	132	New Construction, Rehabilitation	Garden	9% Housing Credits/TCEP, Broward Loan
24	Eastbrooke Apartments	Washington DC	39	New Construction	Mid-Rise	Housing Credits (4%), DC/MRB, DHCD HPTF Loans **
25	East Village (fka Ehlinger)	Davie, FL	155	New Construction	Garden	9% Housing Credits/TCEP, Broward Loan
26	Everett Stewart Sr. Village	Miami, FL	96	New Construction	Hi-Rise	Exchange Credits, FHFC Supplemental, SURTAX
27	Golf View Gardens	Sunrise, FL	160	New Construction	Mid-Rise w/ elevator	Housing Credits (4%), Broward County/MRB, HOME, SHIP, SAIL
28	Heron Pond	Lehigh Acres, FL	156	New Construction	Mid-Rise w/ elevator	Housing Credits (4%), Lee County/MRB, SAIL
29	Heron Pond II	Lehigh Acres, FL	100	New Construction	Mid-Rise w/ elevator	Housing Credits (9%), SHIP
30	Island Living	Miami, FL	70	New Construction	Hi-Rise	Housing Credits (4%), Dade County/MRB, City CRA funds **

DEVELOPMENT TEAM EXPERIENCE

	Development Name	Location (City, State)	# of Units	New Construction &/or Rehabilitation	Design Type	Funding Sources
31	Jacaranda Trail	Arcadia, FL	50	New Construction	Garden	Housing Credits (9%), SAIL, Local Grant
32	Jacaranda Trail II	Arcadia, FL	50	New Construction	Garden	Housing Credits (9%), Local Grant
33	Jubilee Courtyards	Florida City, FL	98	New Construction	Garden	Housing Credits (4%), Dade County/MRB, SURTAX
34	Labre Place	Miami, FL	90	New Construction	Hi-Rise	Exchange Credits, SAIL, AHP/HOME
35	Lake Ridge Commons	Wilmington, NC	75	New Construction	Garden	Housing Credits (9%), State Credits & City HOME
36	Lincoln Gardens	Miami, FL	95	New Construction	Garden	Housing Credits (4%), Dade County/MRB, GOB funds
37	Louis E. Brown Phase I	St. Croix, USVI	102	New Construction	Garden	9% Housing Credits, HUD Capital Grants
38	Magnolia Crossing	Pace, FL	56	New Construction	Garden	Housing Credits (4%), RRLP, FHFC/MRB, HHRP
39	Meridian West	Key West, FL	102	New Construction	Garden	Housing Credits (9%), SAIL, SHIP, CDFI, Monroe Land Authority Loan
40	The Beacon (fka Metro)	Miami, FL	90	New Construction	Hi-Rise	Exchange Credits (TCEP), SURTAX
41	Morris Court II	Pensacola, FL	74	New Construction	Garden	Housing Credits (9%), HHRP
42	Morris Court III	Pensacola, FL	50	New Construction	Garden	Housing Credits (4%), RRLP, HHRP, FHFC/MRB
43	Northside Transit Village I	Miami, FL	100	New Construction	Hi-Rise	Housing Credits (4%), Dade MRB, SURTAX, NSP3, GOB
44	Northwest Gardens I	Fort Lauderdale, FL	143	Acquisition/Rehab	Garden	Exchange Credits (TCEP), Broward AHP
45	Northwest Gardens II	Fort Lauderdale, FL	128	New Construction, Rehabilitation	Garden	9% Housing Credits, Broward HOME
46	Northwest Gardens III	Fort Lauderdale, FL	150	New Construction	Garden	9% Housing Credits/TCEP, Broward HOME/SHIP
47	Northwest Gardens IV	Fort Lauderdale, FL	138	Redevelopment	Garden	9% Housing Credits, Broward HOME
48	Oaks Trail	Arcadia, FL	123	New Construction	Garden	Housing Credits (9%), SHIP
49	Orchard Park Apartments	Ruskin, FL	84	New Construction	Garden	Housing Credits (9%), SHIP/CDFI, SAIL
50	Palafox Landing	Pensacola, FL	96	New Construction	Garden	Exchange Credits (TCEP), TCAP, HHRP, HOME
51	Poinciana Grove	Miami, FL	80	New Construction	Hi-Rise	Housing Credits (9%), SURTAX
52	Prospect Park	Fort Lauderdale, FL	125	New Construction	Garden	Housing Credits (4%), Broward County/MRB, HOME
53	Royalton	Miami, FL	100	Historic Rehabilitation	SRO	Housing Credits (9%), Historic Tax Credits, SAIL, SURTAX, HOME, AHP, HUD S&C
54	Sailboat Bend Apartments	Fort Lauderdale, FL	105	Rehabilitation	Hi-Rise	Housing Credits (9%), Broward HOME
55	Santa Clara Apartments	Miami, FL	208	New Construction	Hi-Rise	Housing Credits (9%), HOME, SURTAX
56	Santa Clara Apartments II	Miami, FL	204	New Construction	Hi-Rise	Housing Credits (9%), SURTAX
57	Sea Grape Apartments	Marathon, FL	56	New Construction	Hi-Rise	Housing Credits (9%), SAIL
58	Sea Grape II	Marathon, FL	28	New Construction	Mid-Rise	Housing Credits (9%), SAIL, FHFC Supplemental Loan
59	Seventh Ave Transit Village I	Miami, FL	100	New Construction	Hi-Rise	Housing Credits (4%), Dade MRB, SURTAX, GOB, HOME
60	Silurian Pond	Pensacola, FL	72	New Construction	Garden	Housing Credits (4%), RRLP, FHFC/MRB

DEVELOPMENT TEAM EXPERIENCE

	Development Name	Location (City, State)	# of Units	New Construction &/or Rehabilitation	Design Type	Funding Sources
61	Sonrise Villas	Fellsmere, FL	160	New Construction	Garden	Housing Credits (9%), SAIL, AHP Loan
62	Sonrise Villas II	Fellsmere, FL	80	New Construction	Garden	Housing Credits (9%), HHRP
63	St. Luke's Life Center	Lakeland, FL	150	New Construction	Mid-Rise w/ elevator	Housing Credits (9%), HHRP
64	Summerlake Apartments	Davie, FL	108	New Construction	Garden	Housing Credits (4%), Broward County/MRB, SAIL, SHIP
65	Tallman Pines	Fort Lauderdale, FL	176	New Construction	Garden	Housing Credits (9%), SHIP
66	Tallman Pines II	Fort Lauderdale, FL	24	New Construction	Garden	Housing Credits (4%), RRLP, FHFC/MRB
67	The Anchorage	Miami, FL	22	New Construction	Garden	Housing Credits (4%), NSP, FHFC/MRB
68	The Villas At Lake Smart	Winter Haven, FL	220	New Construction	Garden	Housing Credits (4%), FHFC/MRB, SHIP/CDFI, Local Grant
69	Tinsley Cove	Tampa, FL	172	New Construction	Garden	Housing Credits (9%), SHIP
70	Tuscany Lakes	Ellenton, FL	348	New Construction	Garden	Housing Credits (4%), FHFC/MRB
71	Vance Commons	Henderson, NC	40	New Construction	Garden	Exchange Credits
72	Valencia Garden	Wauchula, FL	104	New Construction	Garden	Housing Credits (9%), CDFI
73	Villa Patricia	Miami, FL	125	New Construction	Hi-Rise	Housing Credits (9%), SURTAX, HOME
74	Villa Patricia II	Miami, FL	125	New Construction	Hi-Rise	Housing Credits (9%), SURTAX, HOME
75	Villa Patricia III	Miami, FL	89	New Construction	Hi-Rise	Housing Credits (9%), RRLP
76	Village Allapattah	Miami, FL	110	New Construction	Hi-Rise	Housing Credits (9%), SURTAX
77	Village Allapattah II	Miami, FL	90	New Construction	Hi-Rise	Housing Credits (9%), RRLP
78	Village Carver	Miami, FL	112	New Construction	Hi-Rise	Housing Credits (9%), SURTAX
79	Village Carver II	Miami, FL	100	New Construction	Hi-Rise	Exchange Credits, FHFC Supplemental Loan, SURTAX
80	Wahneta Palms	Winter Haven, FL	64	New Construction	Garden	9% Housing Credits/TCEP
81	Washington Square	Miami, FL	88	New Construction, Rehabilitation	Hi-Rise, Garden, SF	9% Housing Credits, SURTAX *
82	Westview Garden Apartments	Miami, FL	160	New Construction	Mid-Rise w/ elevator	Housing Credits (9%), SURTAX
83	Willow Creek Apartments	North Port, FL	120	New Construction	Mid-Rise w/ elevator	Housing Credits (9%), SAIL
84	Willow Creek Apartments II	North Port, FL	104	New Construction	Mid-Rise w/ elevator	Housing Credits (4%), Sarasota County/MRB, SAIL, SHIP
	Sub-total		9,265			

MARKET-RATE RENTAL

85	Lake Mirror Tower	Lakeland, FL	76	Historic Rehabilitation	Mid-Rise w/ elevator	Historic Tax Credits, City of Lakeland, Conventional Loan
	Grand Total		9,341			

- * Under Construction
- ** Credit Underwriting

Transformation of Public Housing / Affordable Housing Dixie Court Apartments, Fort Lauderdale, Florida

Green building elements, a new community center/library, and innovative financing solutions have made this redevelopment of the city's 1930s-era public housing an inspiring model.

Partner	Housing Authority of the City of Fort Lauderdale (HACFL)		
Development Manager	Lindsay Lecour		
Architect	Cabrera Ramos Architects		
Location	950 NW 4th Street, Fort Lauderdale, FL		
Number of Units	254		
Contract Start	June 2005		
Completion Date	December 2009		
Total Development Cost	\$53,204,000		
Financing:	9% LIHTC Equity	\$23,816,635	
Tax-Exempt Bonds \$4,750,000	4% LIHTC Equity	\$2,237,466	
Conventional Debt \$6,250,000	FHFC RRLP Loan	\$5,346,305	
Broward HOME \$500,000	FHFC GO Zone SAIL	\$1,025,000	
	FHFC ELI Loan	\$850,000	

Overview

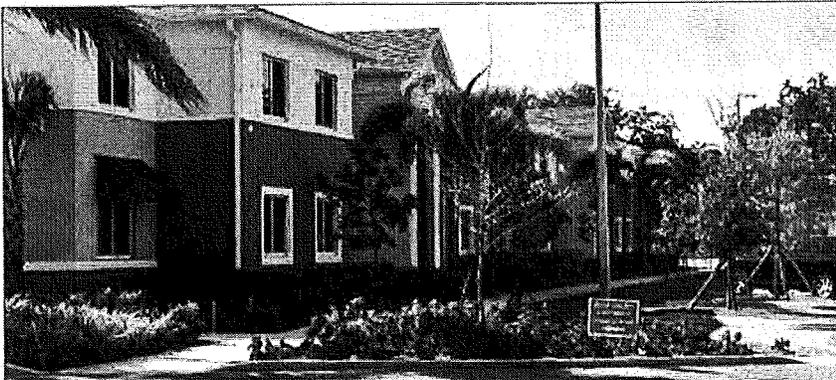
"What started as an underfunded, single project became highly successful, multi-phased community transformation."

Tam English, Executive Director of the Housing Authority of the City of Fort Lauderdale

In 2005, the HACFL embarked on a series of small, incremental projects to modernize its aging housing stock. Initially, the Housing Authority was looking for a partner to redevelop a 150-unit project on an interior lot of the original 1930's Dixie Court apartment complex. The Development Team quickly realized a much more cost effective and impactful plan to transform all of the Dixie Court apartments – and do so in less than three years. Through a creative combination of funding sources, what began as a singular project became an entire neighborhood redevelopment plan that would revive one of the most historic neighborhoods in the heart of Fort Lauderdale.

Almost immediately, the Team recognized a shortfall in funding for a project of this size. The Team restructured the financing, splitting the initial redevelopment into two phases and leveraging existing funding tax credits alongside bonds, hurricane disaster funds, loan programs and traditional sources. In doing so, the Team was able to increase the density of the development, meet the actual costs associated with a project of this size, and provide a significant land payment to the HACFL.

Continued on next page



Transformation of Public Housing / Affordable Housing Dixie Court Apartments, Fort Lauderdale, Florida

Commitment to Community

The redevelopment of Dixie Court was phased to minimize disruption of the residents' lives, allowing many to relocate directly from their existing to new apartments literally across the street. This permitted families, neighbors and the community to remain intact as much as possible. In recognition of Dixie Court's history and to honor long-time residents, an exhibit of historic photographs of the development's "early days" was installed in the new clubhouse and common areas. The partners also dedicated a commemorative flagpole and seating area to honor the development's historic significance to former residents of the neighborhood and the greater Fort Lauderdale community.

The involvement of the YouthBuild and Step-Up programs in the construction process was a unique element in the Dixie Court redevelopment. Step-Up, an HACFL program, employs public housing residents to perform construction and maintenance on properties across the HACFL portfolio. Employees of Step-Up built and installed the kitchen and bathroom cabinetry for nearly 200 units at Dixie Court. Based on this success, HACFL has committed to providing Step-Up cabinetry as part of all their ongoing partnership projects, and to expanding Step-Up's role to other areas such as landscape design and maintenance.

The YouthBuild Program gives at-risk high school students a chance to take GED courses and gain exposure to construction jobsite experience. Dixie Court serves as a demonstration site for this Department of Labor program, administered by the Urban League of Broward County in conjunction with the HACFL. Outstanding candidates from the YouthBuild pilot program are given the opportunity to join HACFL's Step-Up program.

In addition, the Development Team also helped facilitate the creation of the first pilot community gardens program for the HACFL, which has become a model for other communities around South Florida.



Community gardens stimulate social interaction, encourage self-reliance, provide nutritious food, reduce family food budgets, and foster opportunities for inter-generational and cross-cultural connections.

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The third phase of Dixie Court broke ground in late 2008 with sufficient financing to allow for another significant land payment to the HACFL.

The first two phases of Dixie Court in November 2008, ahead of schedule, under budget and with noteworthy upgrades. When the third phase reached completion the new, enhanced Dixie Courts included a community center, library with computer lab, an outdoor space with ample activities and a revitalized neighborhood atmosphere.

Dixie Court now serves as a strong source of community pride for the area and remains fully leased. The Development won a Community Appearance Board award from the City of Fort Lauderdale. Meanwhile, special streetscape enhancements, which follow the Community Redevelopment Agency's master plan, are helping to re-knit the fabric of the community and visually connect Dixie Court to other neighborhoods nearby.

As a result of the success of the community gardens, the State of Florida has since adopted the concept as a new amenity option for housing developments.

The Team's leadership and expertise has also led to a lasting partnership with HACFL to update its portfolio of aging public housing stock. Meanwhile, new community alliances have been made along the way, which will help to further strengthen future joint-developments.

Transformation of Public Housing / Affordable Housing East Village Apartments, Davie, Florida

Partner	Broward County Housing Authority	
Development Manager	Jason Haun	
Architect	Corwil Architects	
Location	950 NW 4th Street Fort Lauderdale, FL	
Number of Units	155	
Contract Start	2008	
Completion Date	2012	
Total Development Cost	\$32,895,830	
Financing:	9% LIHTC Equity	\$19,700,830
Conventional Debt	\$6,525,000 FHFC TCEP Loan	\$5,000,000
Broward HOME	\$285,000 FHFC ELI Loan	\$1,275,000
Town of Davie SHIP	\$110,000	

Overview

"Our first project together, Tallman Pines, was the first affordable housing property with a LEED Silver designation in the Southeast, and I am so pleased that we continue to make new strides in environmental stewardship."

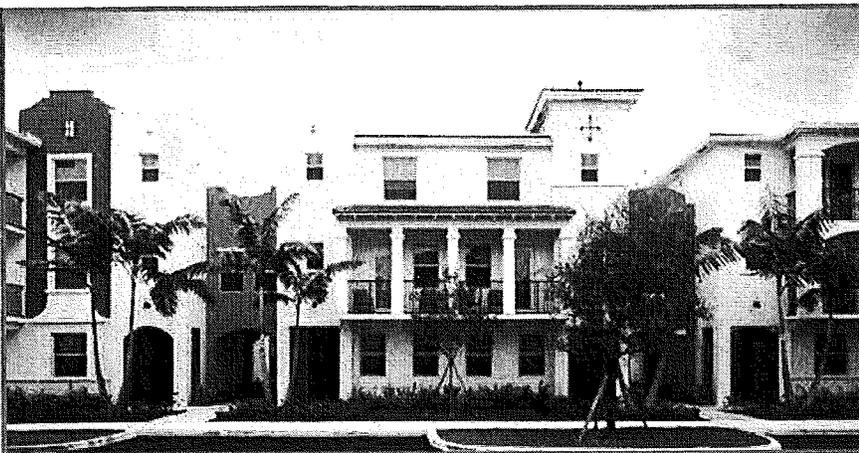
Kevin Cregan, former CEO, Broward County Housing Authority (BCHA)

In the 3rd quarter of 2008, the Development Team was chosen to redevelop 100 dilapidated units known as Ehlinger Apartments in Davie, Florida. Today, this former public housing site has become one of the most impressive developments within the Housing Authority's portfolio. Thanks to a thoughtful design (including townhomes fronting a central space); East Village has been transformed into a sustainable, 12-acre new urbanist community, featuring 8 town-home and garden-style residential buildings with 155 new units designed for families.

The design of the site was an extremely important factor. For many years, neighbors complained that the original structures were a blight to the neighborhood. Much of the criticism followed Hurricane Wilma, which caused severe damage to the site in 2005. With little funds for repairs, buildings became dilapidated and were eventually rendered functionally obsolete. To revitalize the site, the original public housing structures were demolished and replaced with a traditional neighborhood concept.

The master plan incorporate a number of smart growth principles; parking has been relegated to the back of the buildings allowing for a more pedestrian-friendly atmosphere;

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Transformation of Public Housing / Affordable Housing East Village Apartments, Davie, Florida

THE RESULTS

This partnership marks the third major joint venture between BCHA and the Development Team, and together we have helped transform more than 20 acres in Broward County into much needed affordable housing. East Village has set new standards in the region. The development not only rivals market rate communities across the country, but has also earned local and national recognition. East Village was awarded a 2012 Excellence Award for Best New Affordable Development by *Multi-Housing News*. A LEED Gold community, East Village was also named the 2012 Outstanding LEED for Homes Multifamily Project by the South Florida Chapter of the US Green Building Council.

SUPPORTING YOUTH AGING OUT OF FOSTER CARE

In addition to providing homes for working families, East Village also serves a second demographic -- Youth Aging out of Foster Care. BCHA has partnered with Childnet and The FLITE Center, both private, not for profit organizations created to manage the child welfare system in Broward County. As part of their work, they provide housing specifically for youth aging out foster care. East Village has set-aside eight extremely-low income units to provide stable, adequate and safe housing within the community to these young men and women.

The partnership with ChildNet, Inc. and The FLITE Center serving the youth aging out of foster care demographic within the project offers these youth from the dependency system a single point of access for the services and support they need for a successful transition into adulthood. The FLITE Center also provides liaison services for the broad range of agencies offering youth-oriented programs promoting safety, well being, and comfortable and constructive opportunities for youth to socialize, bond and develop support networks.



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townhome-style buildings front a large park, with meandering paths connecting the site's larger network of green spaces; and the site's best feature -- a large 20,000 square foot lake, terminates the view of the site's main street. In addition to a high-end architectural design, the development also features numerous market rate amenities, including a swimming pool, large splash pad fountain, tot lot, computer lab, library, and fully equipped fitness center.

As part of the overall master plan, the clubhouse was also oriented to take advantage of the views. Other unique construction features include a pool pump and clubhouse HVAC system that are powered through the use of solar panels.

Unlike most traditional affordable housing developments whose architecture and amenities are often considered "plain vanilla", this development rivals those of market rate communities across the country. Residents enjoy a spectacular natural setting, a master planned community with brilliantly colored townhomes and apartments, and innovative social services.

Transformation of Public Housing / Affordable Housing Northwest Gardens I & III, Fort Lauderdale, Florida

Partner	Housing Authority of the City of Fort Lauderdale (HACFL)	
Development Manager	Lindsay Lecour	
Architect	Barranco Gonzales Architects	
Location	Phase I: 610-740 NW 10 Avenue Phase III: 841 NW 13 Terrace Fort Lauderdale, FL	
Number of Units	293	
Contract Start	2007	
Completion Date	2011 Phase I 2012 Phase III	
Total Development Cost	\$49,880,804	
Financing:	9% LIHTC Equity	\$16,963,304
Conventional Debt \$7,625,000	FHFC TCEP Loan	\$23,232,500
Broward HOME \$285,000	FHFC ELI Loan	\$1,275,000
Broward AHP Loan \$500,000		

Overview

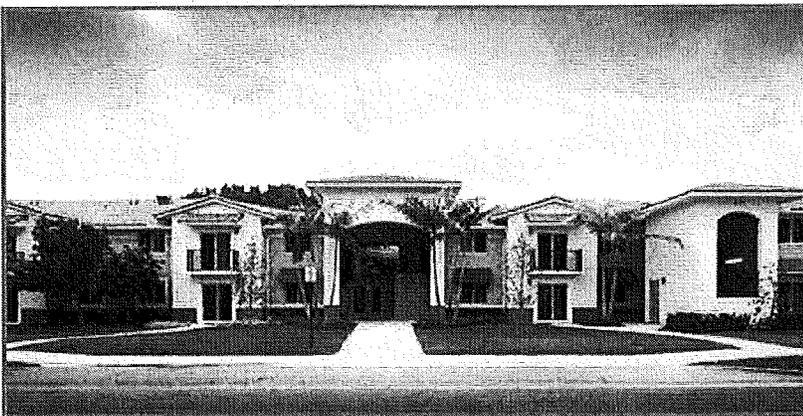
"This is about bringing people together. We're building a community."

Tam English, Executive Director of the Housing Authority of the City of Fort Lauderdale

Building on five years of success with the Dixie Court community, the Development Team and the Housing Authority set out on an ambitious plan to redevelop an entire neighborhood of aging housing stock in downtown Fort Lauderdale. Guiding the five phase development was a progressive goal of creating a sustainable neighborhood that promoted urban self-sufficiency. This new community has been designed as a transit village featuring more than 550 LEED certified homes and a powerful network of social programs that promote food, education, occupation, physical wellness, and emotional wellness. The success has been overwhelming; the effort, which has transformed more than 14 blocks totaling 30 acres, has evolved into something that is bigger than all of the partners put together. As we believe, there is simply no stopping it at this point.

The Development Team sought a variety of creative ways to meet the needs of its partner as well the surrounding community. The community, which was designed for elderly individuals and families alike, includes a mix of over 1200 distinctive townhomes and apartments. A portion of Phase I include larger elderly units specifically designed for a growing demographic of grandparents taking care of grandchildren.

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Transformation of Public Housing / Affordable Housing Northwest Gardens I & III, Fort Lauderdale, Florida

THE RESULTS

As South Florida's challenged real-estate market persists, developments such as Northwest Gardens are setting a new standard for community-focused affordable housing. The new Northwest Gardens neighborhood has garnered the attention of federal congress members and local media alike, including Nancy Sutley, the President's principal advisor on environmental policy and Chair of the White House Council on Environmental Quality; federal and local congressmen and women; the German Consulate, and Google (Young Minds Program).

In addition to efficient housing that provides both residents and owners significant savings each month, development funding has also enabled a powerful network of social programs. Robust community gardens help reduce the food budgets of residents while serving food banks and local restaurants; the developments continue to serve the Step-Up apprenticeship program by providing on site construction training; and new social entrepreneurship and resident services promote health, wellness and financial self-sufficiency.



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The Team also set out to construct the neighborhood as a LEED certified development. It was named 2011's "Most Outstanding LEED Multi-Family Project" (by the South Florida Chapter of the United States Green Building Council); it is the 1st Gold-Certified LEED for Homes (Multi-family) Community in Florida; and the 1st LEED for Neighborhood Development (ND) Certified Community in Florida (the 5th in the Nation).

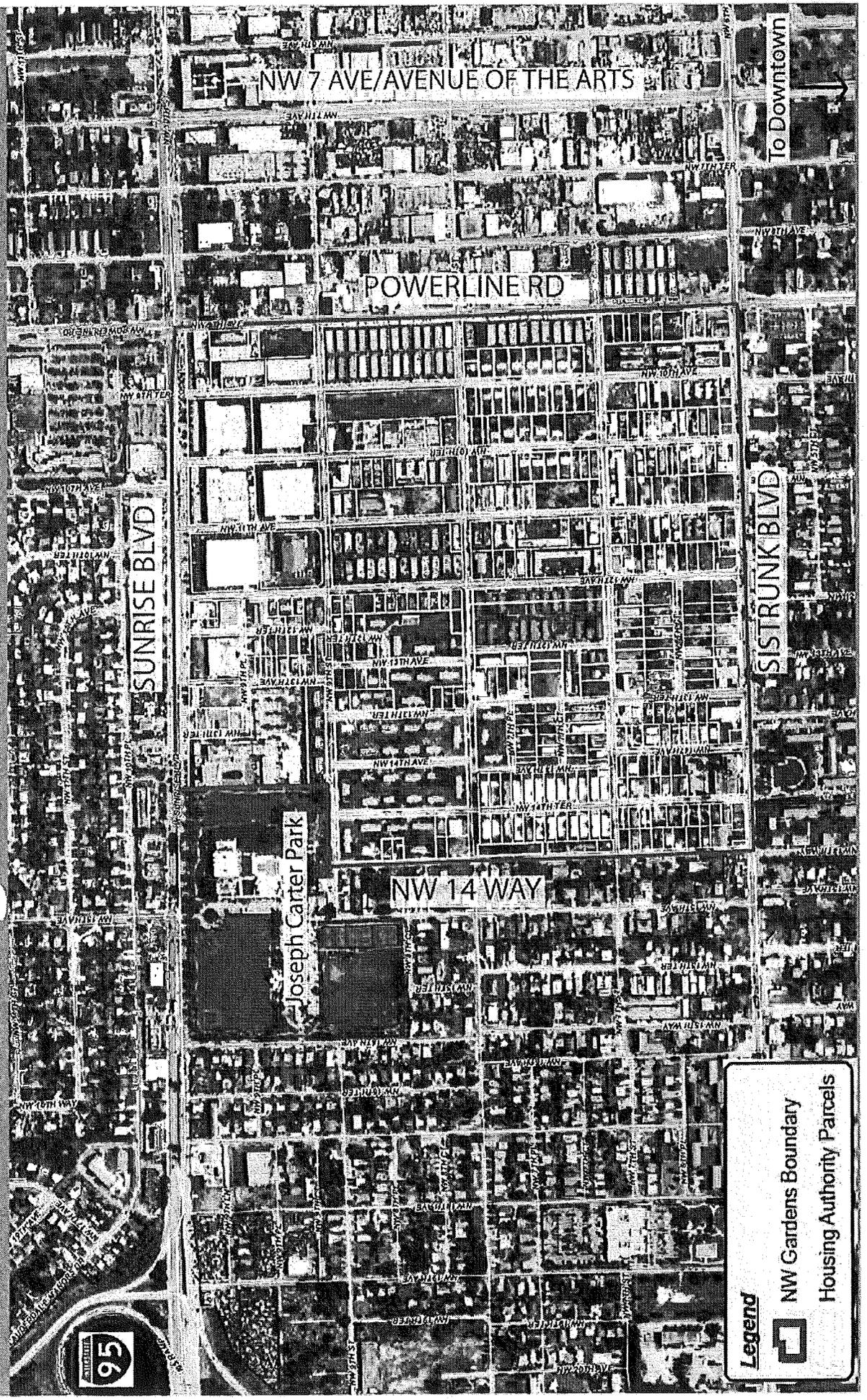
Acting as a liaison between the HACFL and various city and county officials, the Team secured additional funding for streetscape improvements that would be in keeping with the design standards set forth by the Community Redevelopment Agency's larger vision for the neighborhood.

Lastly, the Development Team structured the development so that the HACFL would receive a substantial ground lease payment during each phase of development. As a result, the HACFL has been able to use those funds to support future phases of development as well as pursue initiatives that are part of its larger mission. Phase II and Phase IV are currently under construction.

Awards and Recognitions

- 2012 Charles L. Edson Tax Credit Excellence Award (Green Category)
- 2012 Silver Multi-Housing News Excellence Award (Best Renovation)
- 2012 Smart Growth Designation (South Florida Smart Growth Partnership)
- 2012 City of Fort Lauderdale Project of the Year & Community Appearance Award
- 2012 Emerald Award from Broward County for excelling in Naturscape Government
- Honorable Mention National Award for Smart Growth Achievement 2012 US Department of Environmental Protection

Northwest Gardens: the neighborhood



Legend

-  NW Gardens Boundary
-  Housing Authority Parcels

Northwest Gardens: background

The Northwest Gardens neighborhood is approximately 140 acres and located in the City's NW CRA adjacent to downtown Fort Lauderdale

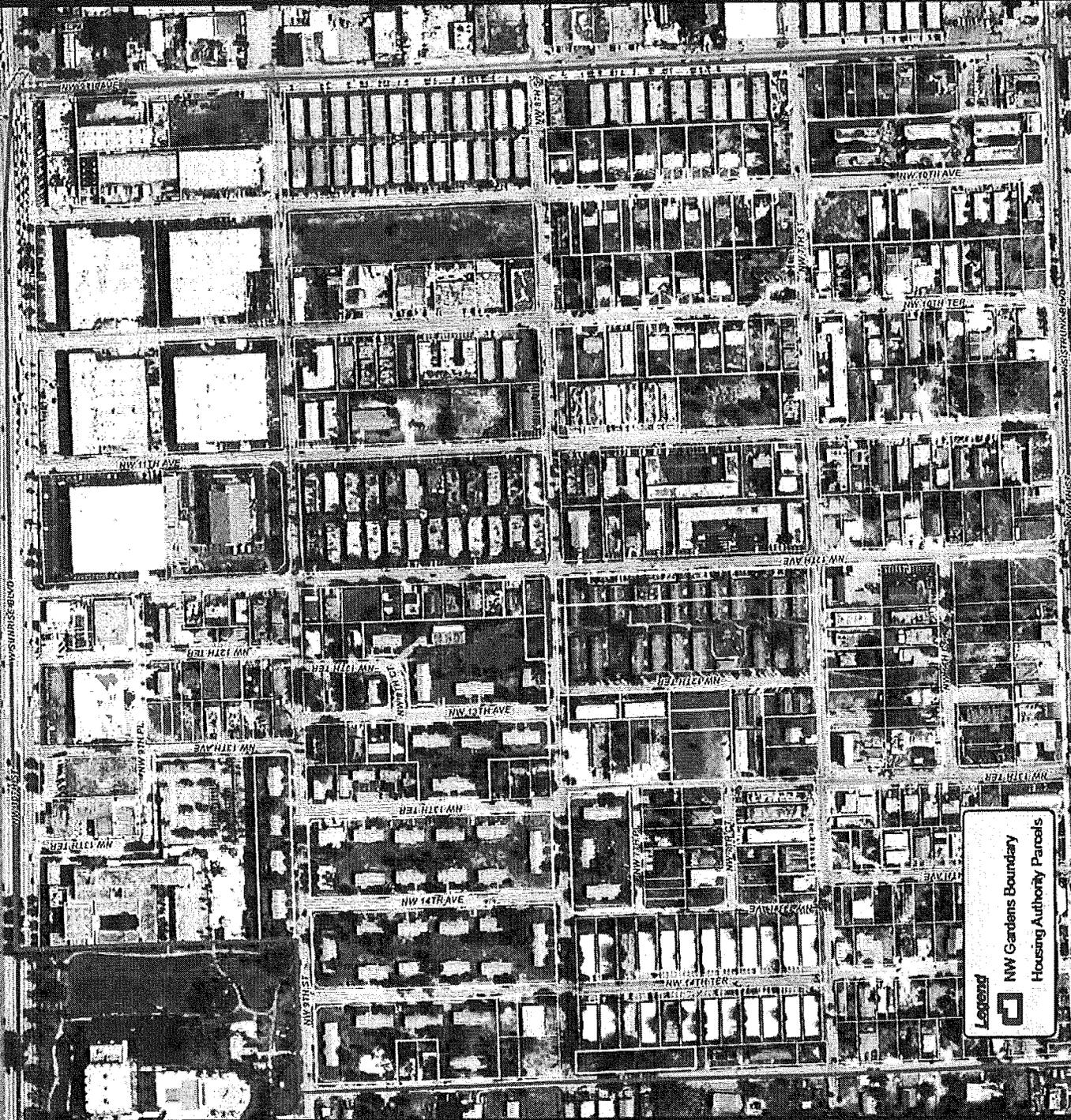
High crime and unemployment, environmental contamination, aging housing and infrastructure, failed businesses, and a high concentration of non-owner occupied housing

The Housing Authority of Fort Lauderdale owns approximately 50% of the parcels

Alan Apts first of several redevelopment projects that will incorporate LEED design

Evolving redevelopment --> Public/private partnerships to create a platform for sustainably-focused pilot projects

Northwest Gardens Neighborhood Aerial



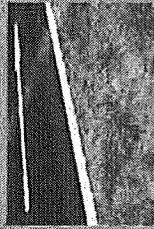
Legend

- NW Gardens Boundary
- Housing Authority Parcels

Northwest Gardens: a long range vision



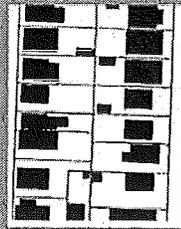
transit oriented village



streetscape improvements



new housing developments



infill housing

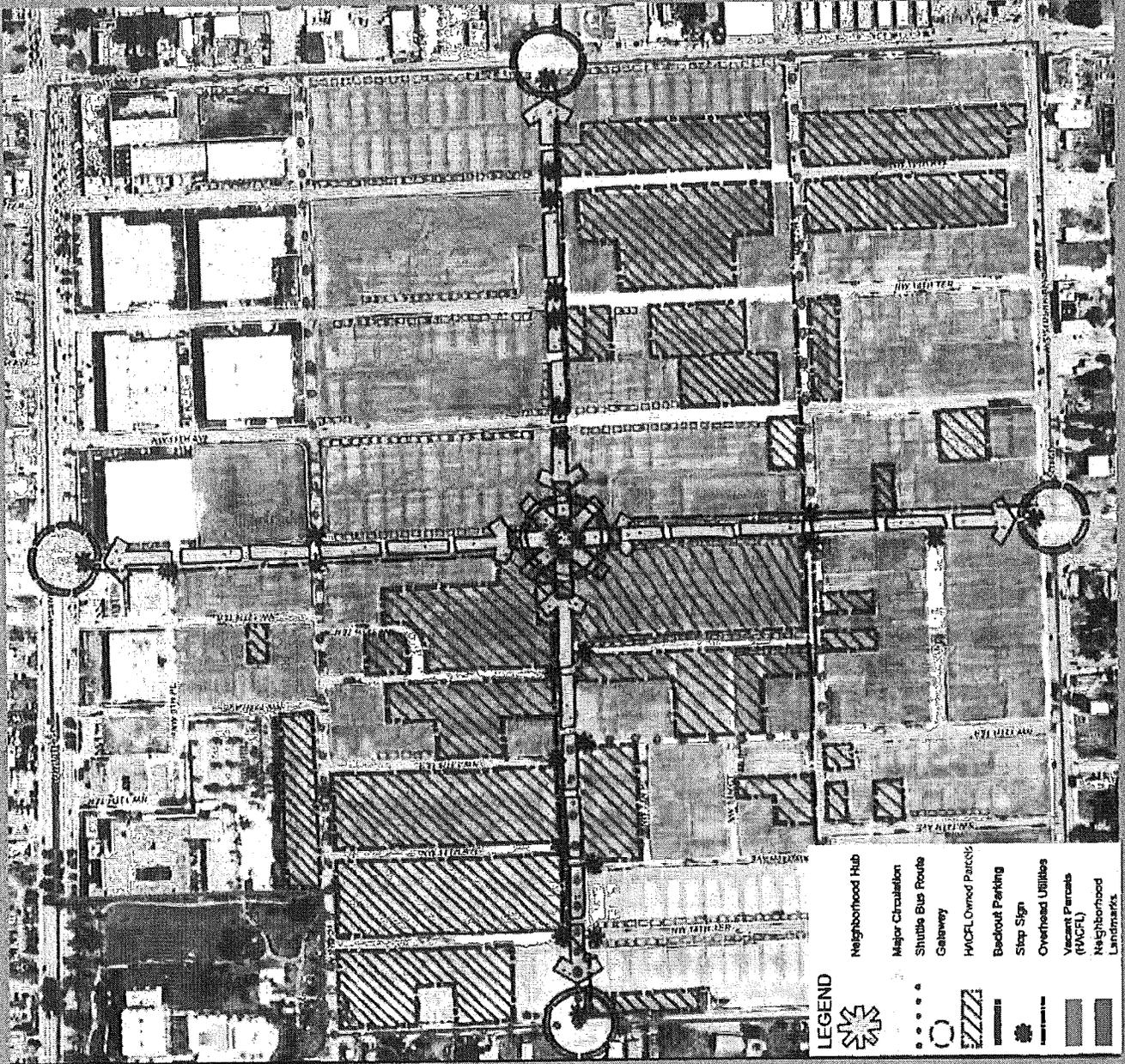


community gardens theme



public/private partnerships

transit oriented village



Existing
URC Shuttle route

Broward County Bus
System

Adjacent to major
roadways

Proposed
Streetscape
improvements

Shared use sidewalks

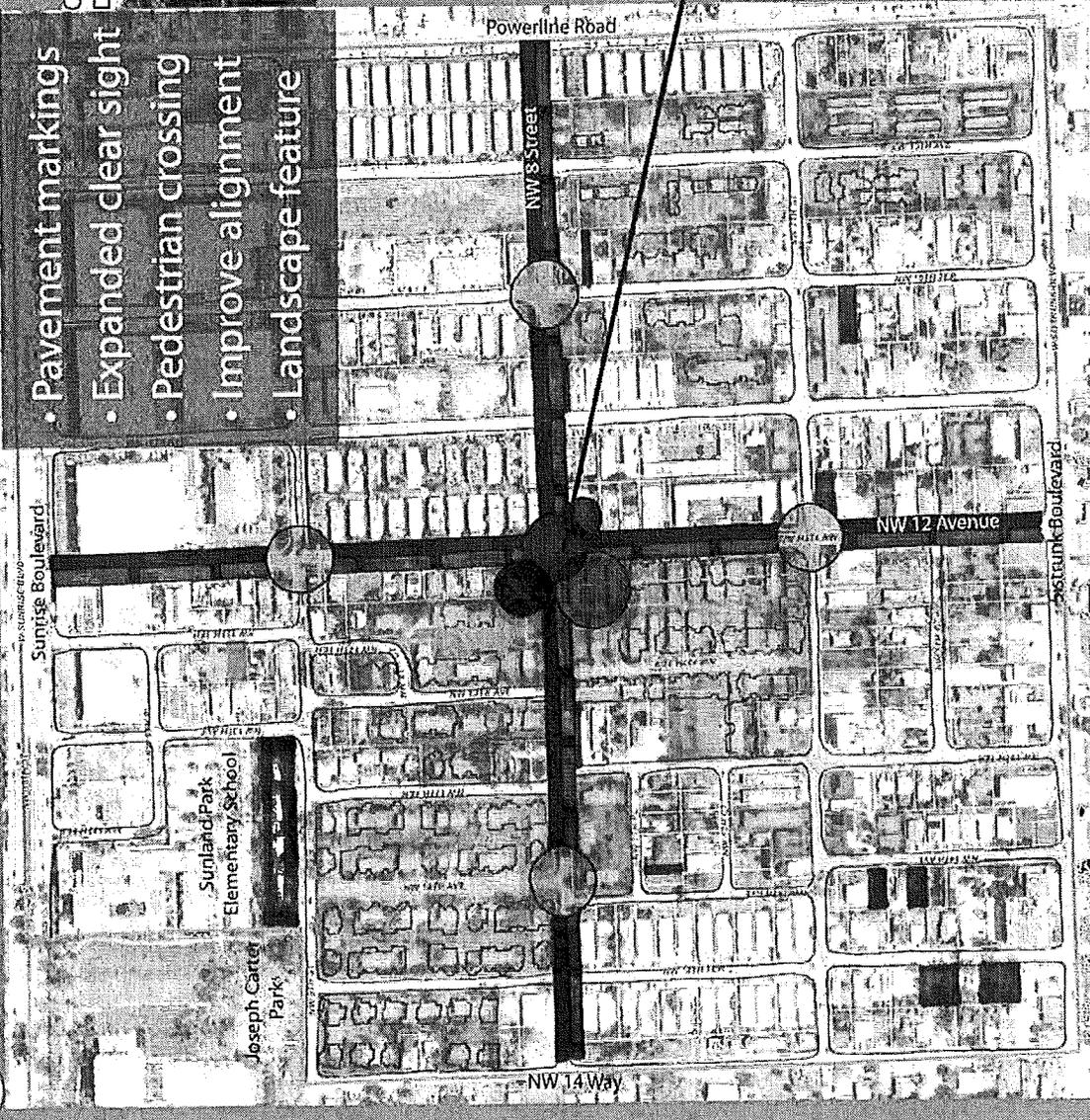
Shuttle shelters

Increased tree canopy

Infrastructure
improvements

gateway improvements

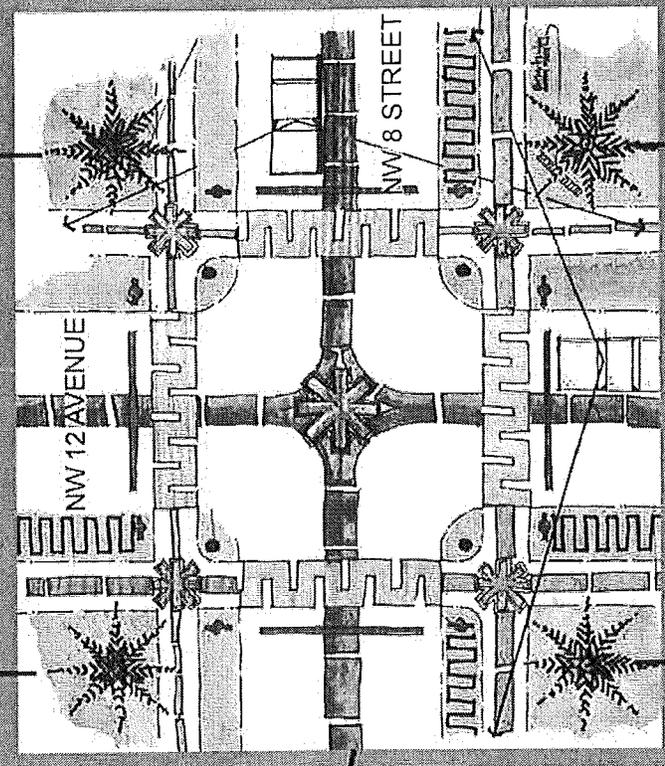
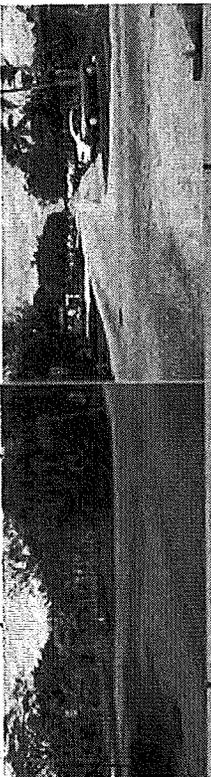
- Pavement markings
- Expanded clear sight
- Pedestrian crossing
- Improve alignment
- Landscape feature



LEGEND

	Hub
	HACFL Owned Properties
	City Owned Properties
	Proposed Community Site
	Green Streets Corridor
	Green Streets Sidewalk
	Community Garden
	Open Space
	Church
	Shuttle Shelter

Owned by Center for Faith
 Deliverance adjacent to nursery site
 Limited Partners



WH Lindsey Apartments (HACFL)
 Arthur Hall Memorial Church



new housing development

Northwest Gardens I
(fka Alan Apts)

Approx. 8 acres

143 units

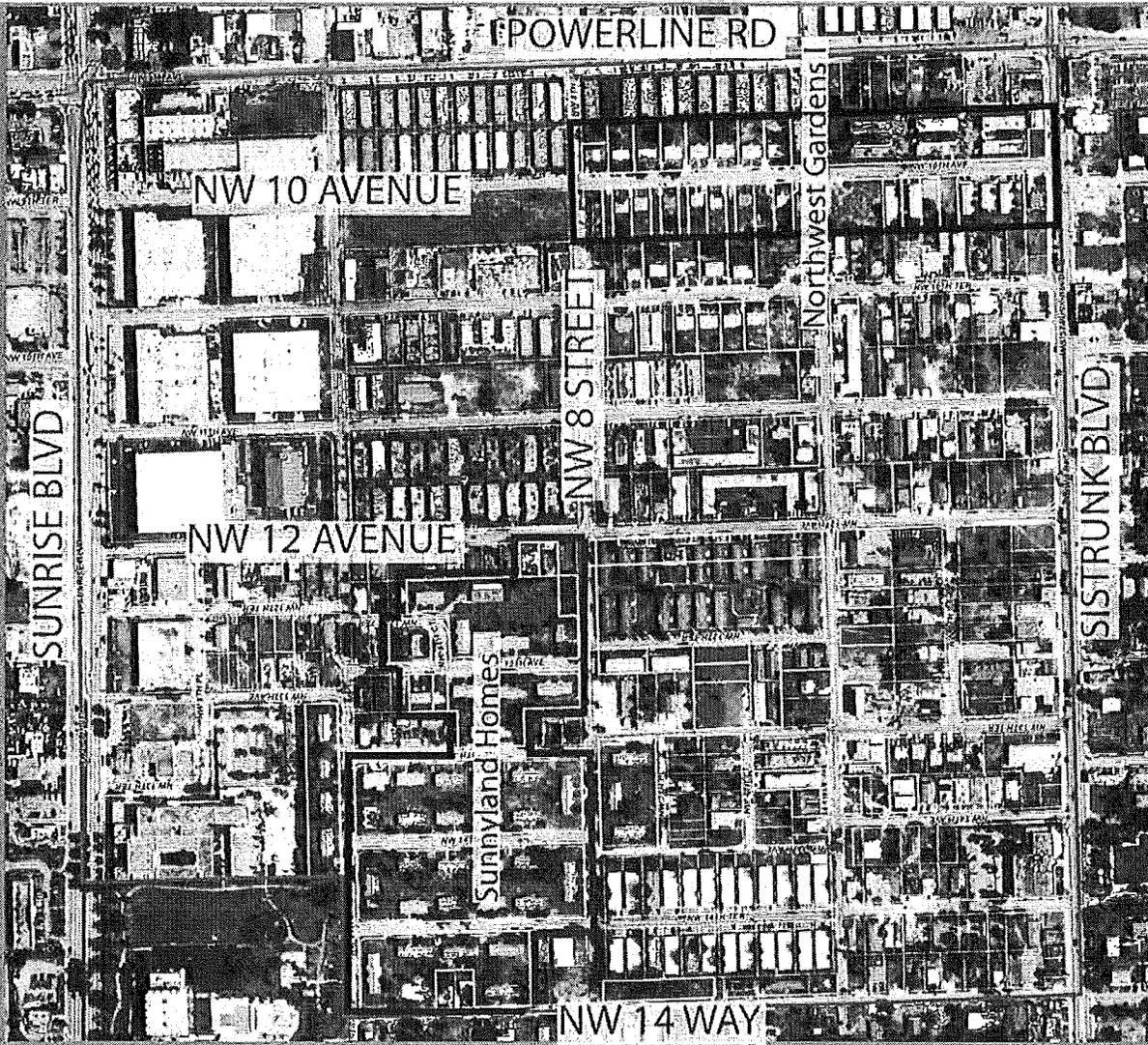
4th Quarter 2011 Completion

Sunnyland Homes Site

Approx. 9 acres

150 units

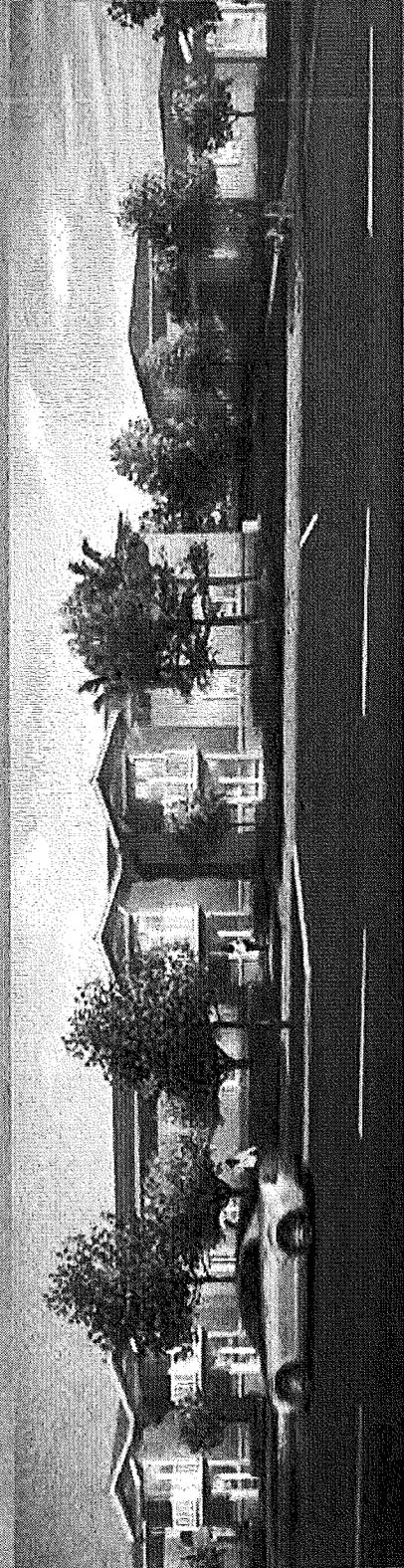
4th Quarter 2011 Completion





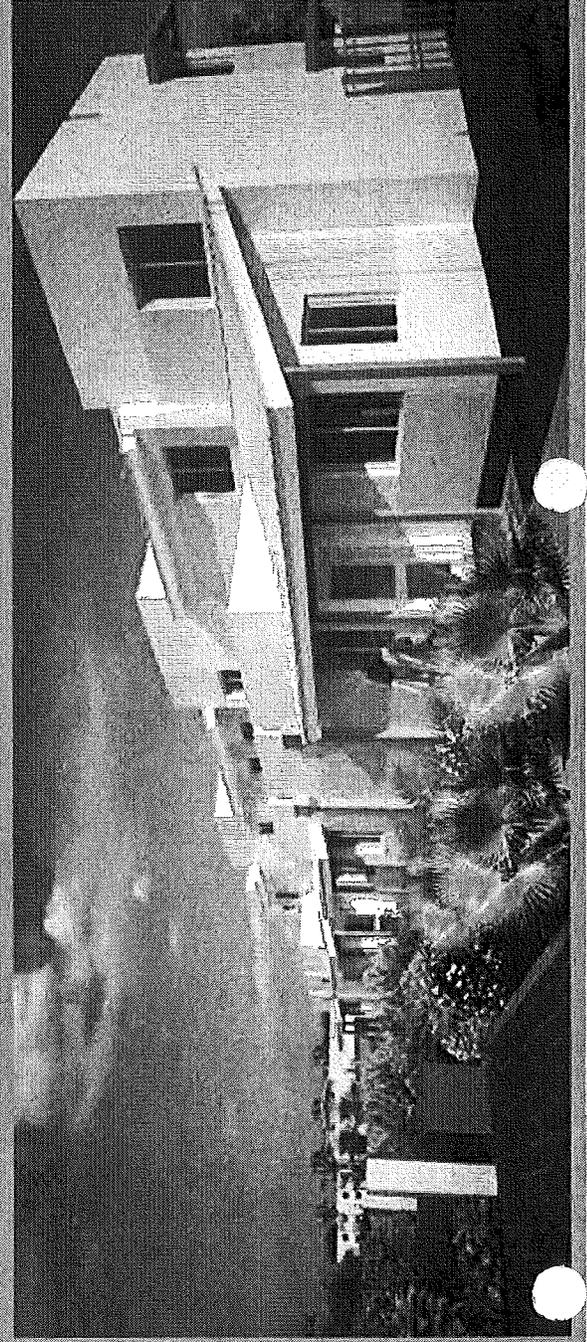
new housing development

Northwest Gardens I (fka Alan Apartments)
4th Quarter 2011 Completion



new housing development

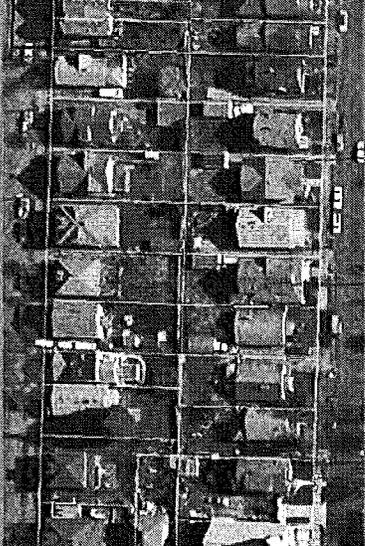
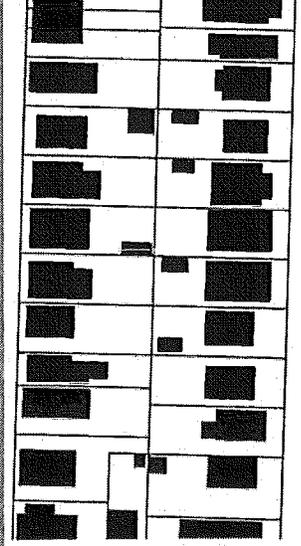
Sunnyland Homes Site
4th Quarter 2011 Completion



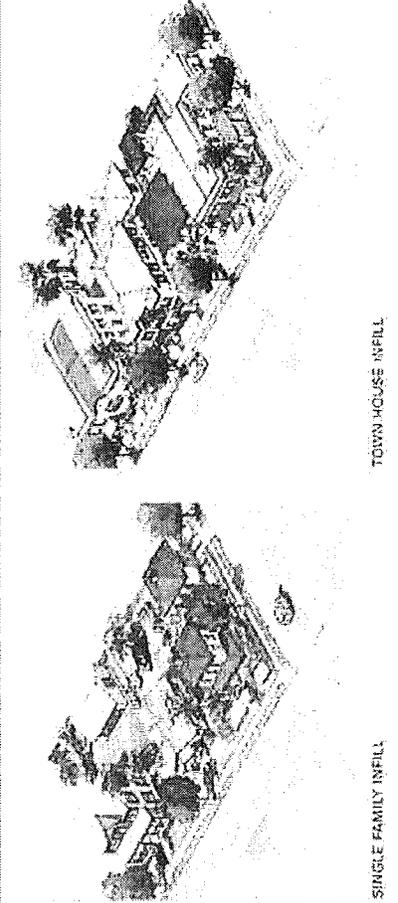
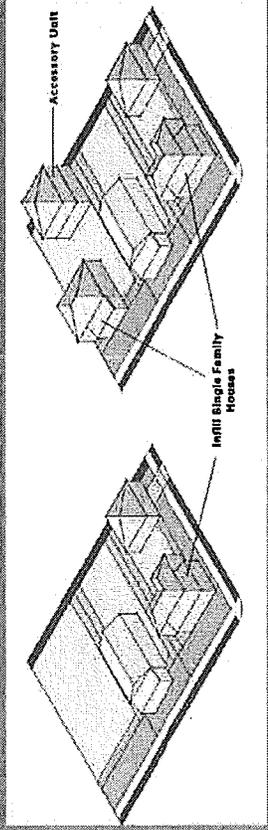
infill housing

Individual parcels redeveloped for single family infill housing. Given the market conditions, this incremental approach to redevelopment is an alternative to large scale projects.

Promotes HACFL initiative to increase homeownership and provide accessory rental units within neighborhood.



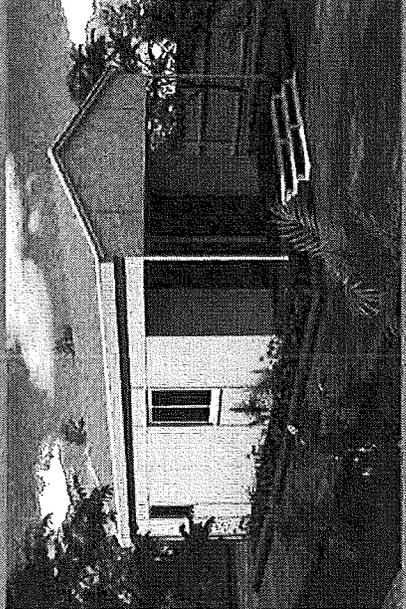
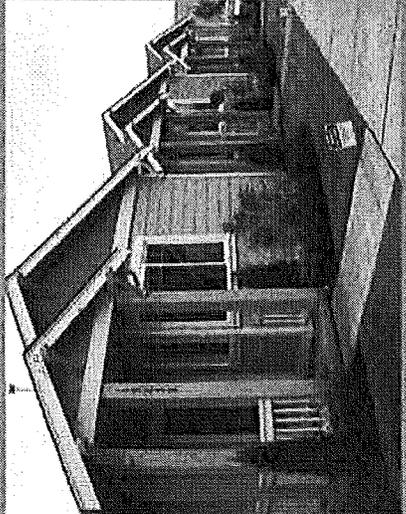
Source: Portland Planning Bureau, *Infill Design Strategies*



TOWN HOUSE INFILL

SINGLE FAMILY INFILL

Source: NIMFA Implementation Plan, UDA



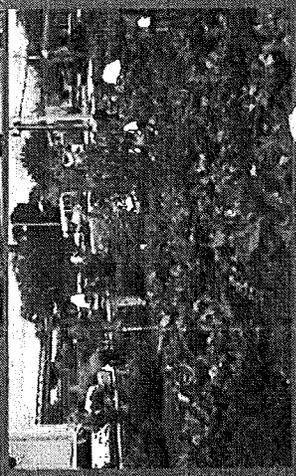
Neighborhood Theme: community garden

Goal

To create a neighborhood theme by incorporating community gardens throughout the neighborhood in new developments and vacant parcels

Pilot Project: NW Gardens Educational Center

- Located at old nursery site
- Vegetable production
- Task force to design garden plot and gain community involvement
- Step Up to be involved in construction
- Partnership with Pantry of Broward



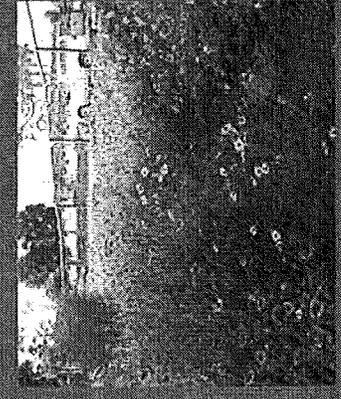
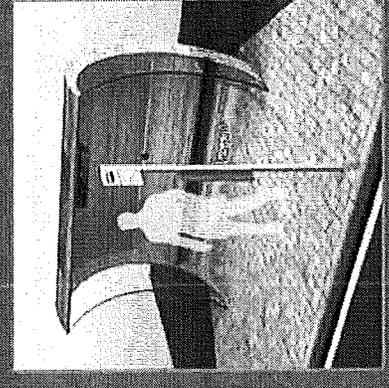
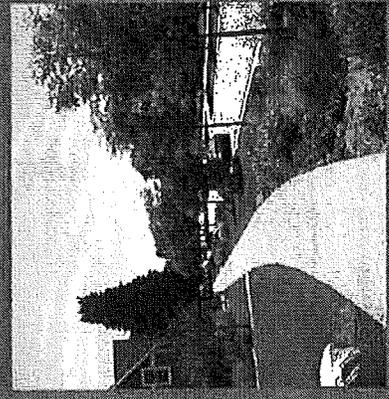
Neighborhood Theme: sustainability

Goal

To become the City's "green neighborhood" by developing sustainable pilot projects and incorporating green design principles into all new development

Project Ideas

- Wildflower retention areas
- Solar panel bus shelters
- Outdoor shade/native tree canopy
- Site furniture from recycled or regional materials
- Community garden
- Permeable paving
- Opportunities to connect pedestrian amenities
- Bioswales / rain harvesting
- LEED NC / LEED for Neighborhoods



10-Year Plan

NW Gardens Neighborhood Plan

Infill Housing

Use individual parcels (>100') for infill single family homeownership.

- HACFL Owned Parcels
- Non-HACFL Owned Parcels
- City Owned Parcels

NW 8th Street

Obtain small parcels owned by the City along NW 8th Street to control future streetscape improvements along corridor.

- City Owned Parcels

Development Options

Tax credit model property type at edge (west) indicating single family, townhouse. Transition to higher density model toward center of neighborhood.

- Option 1- Single-Family Housing
- Option 2- Low Rise/Detached Townhome
- Option 3- Midrise/Multi-family

Community Garden

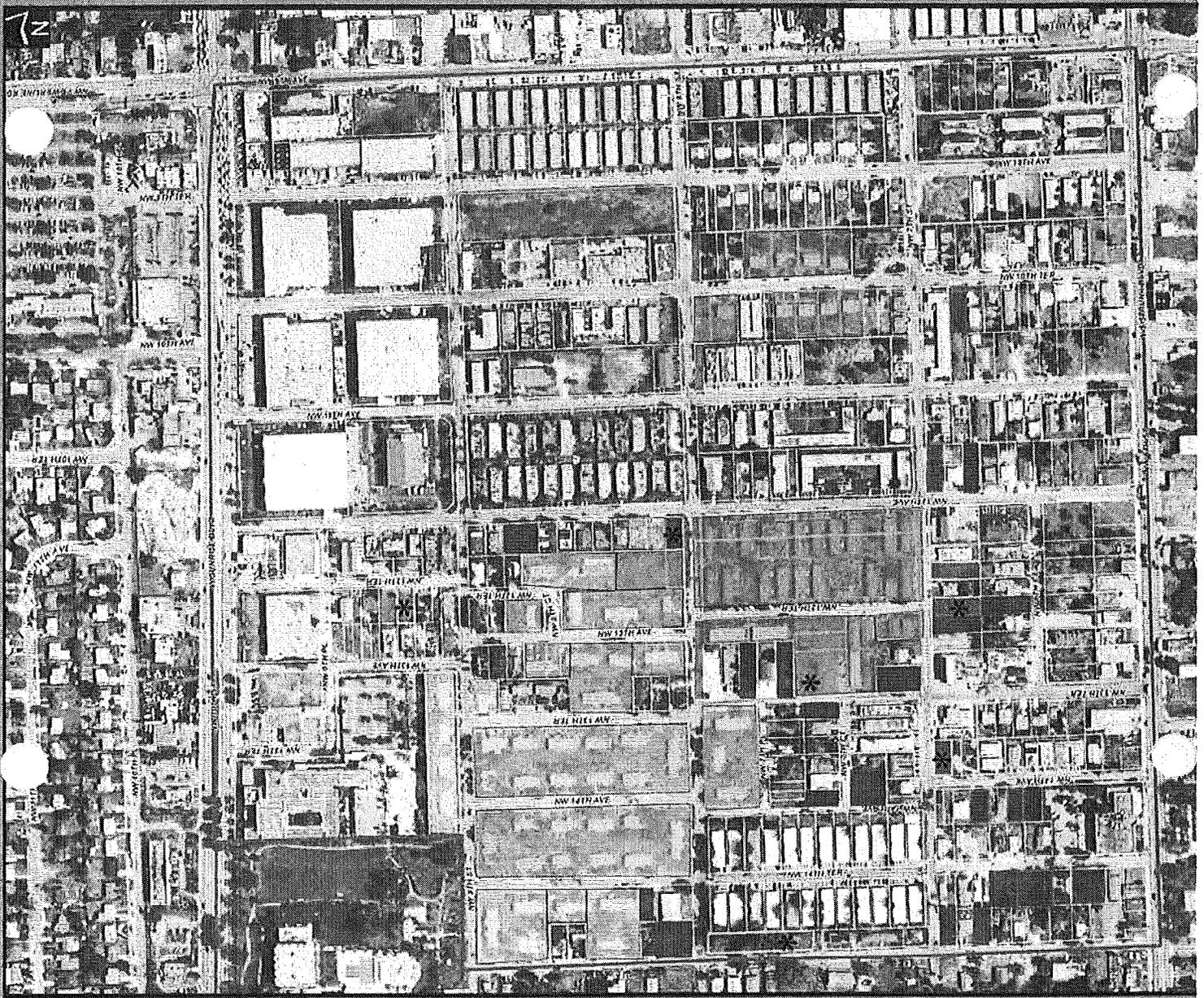
- Option 1- relative to tax adjustment agreement on private property (vacant land)
- Option 2- temporary location with phasing zoning wishlist

Pocket Parks

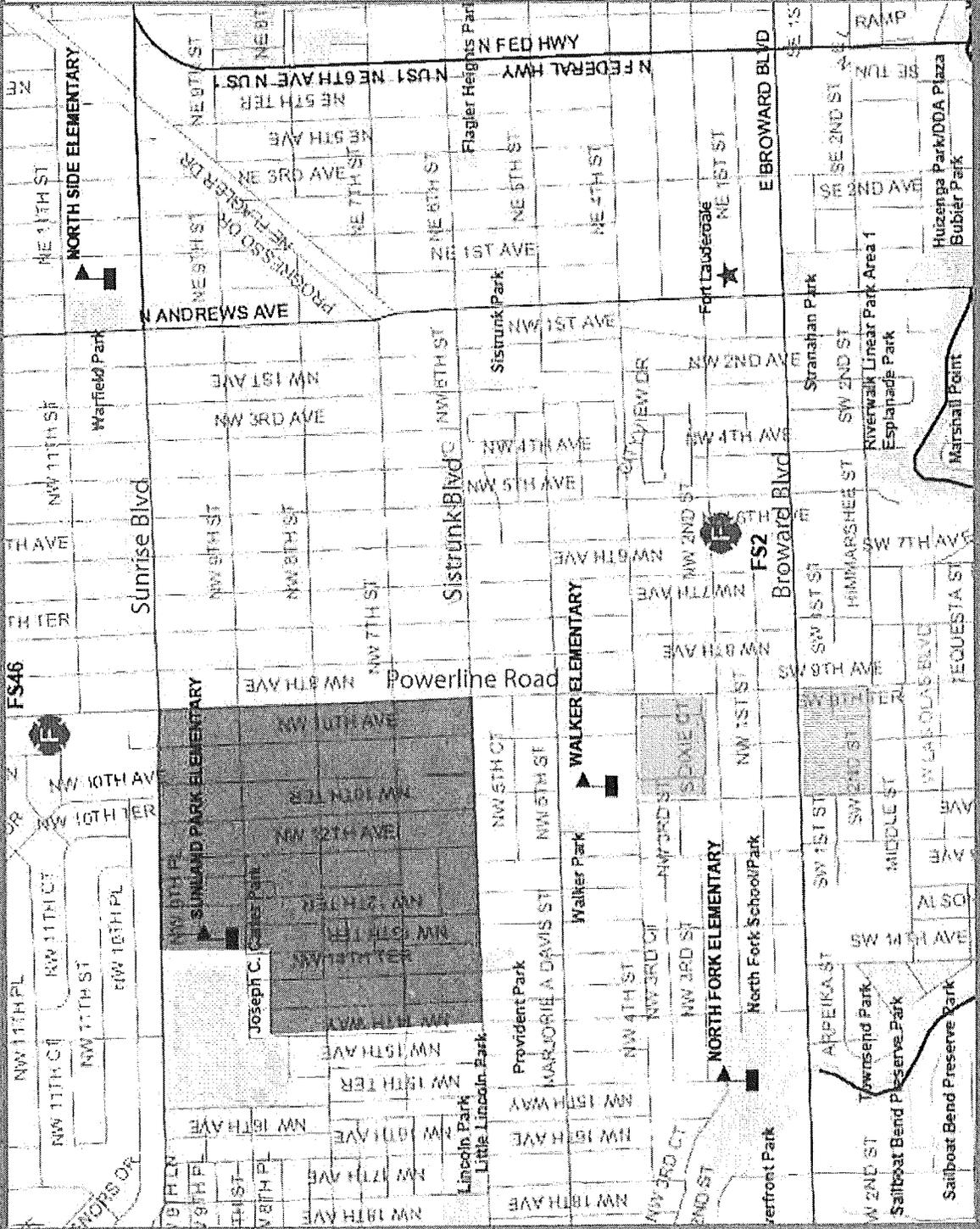
* Use vacant HACFL parcels to create small community pocket parks. Incorporate pocket parks into future large block development.

Sunland Park Elementary

- Relinquish HACFL owned parcel to School Board for possible pre-school site and pedestrian entrance to school



Context Map



Legend



NW Gardens



Dixie Court



Kennedy Homes



Parks



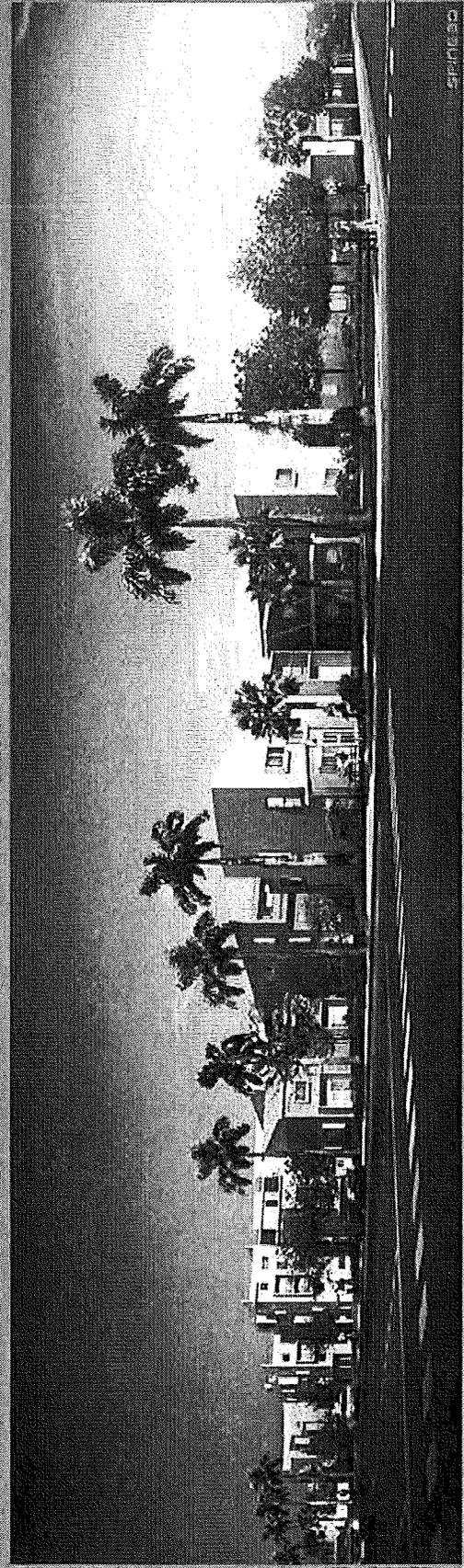
Fire Department



School

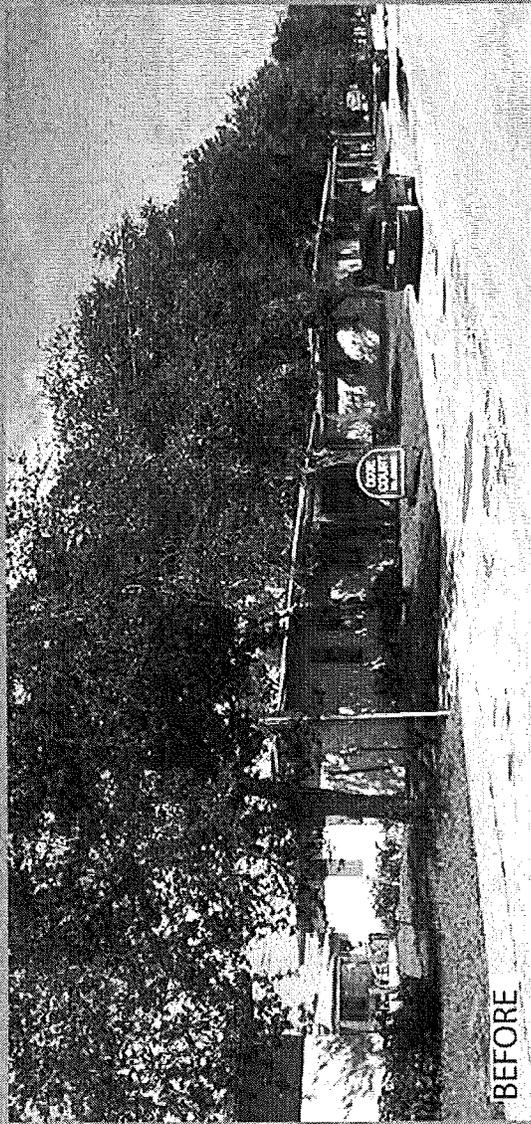
Other HACFL Projects

Kennedy Homes

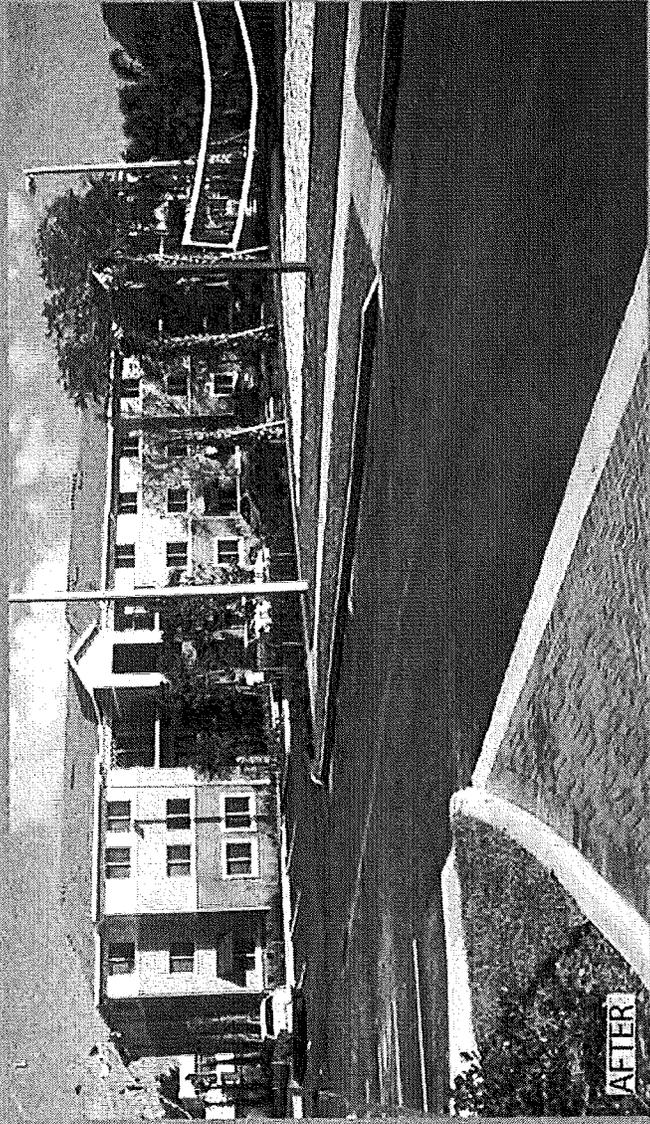


Other HACFL Projects

Dixie Court



BEFORE

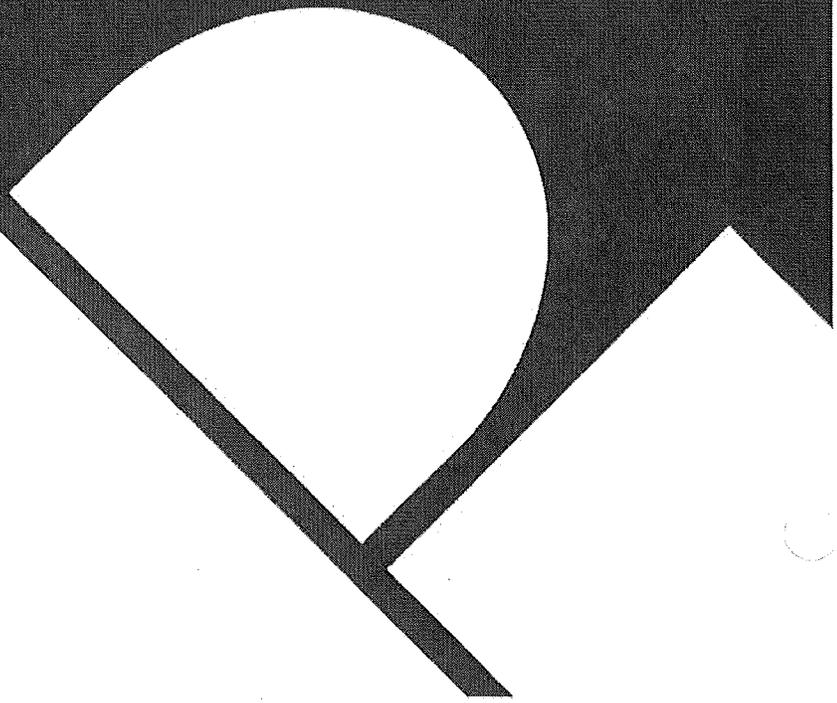


AFTER

ATLANTIC

 PACIFIC

— REAL ESTATE GROUP —

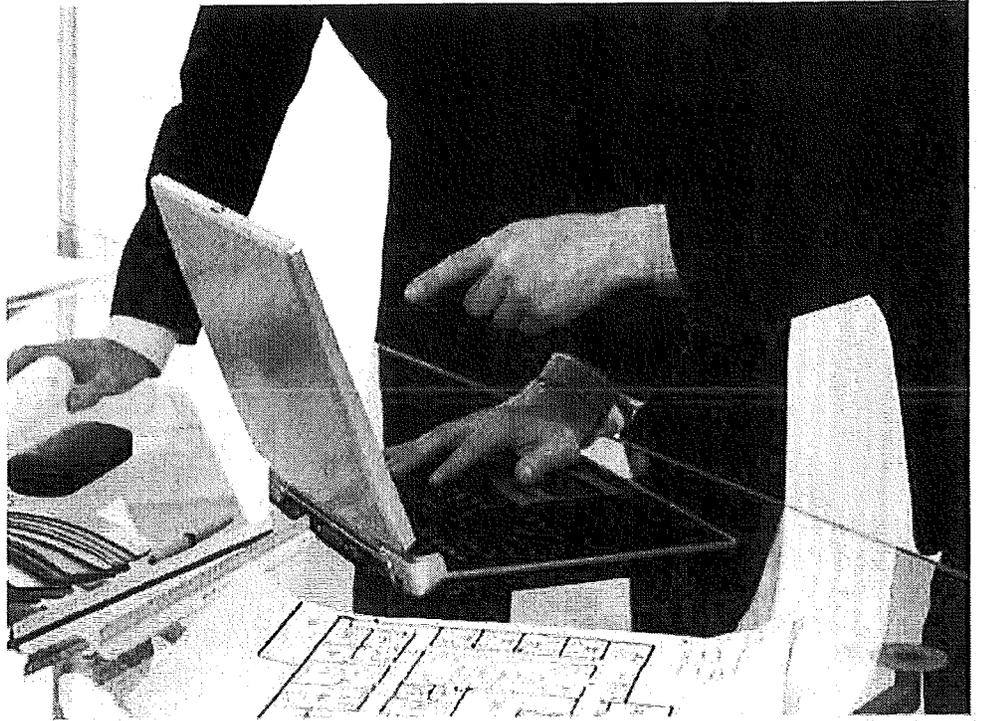
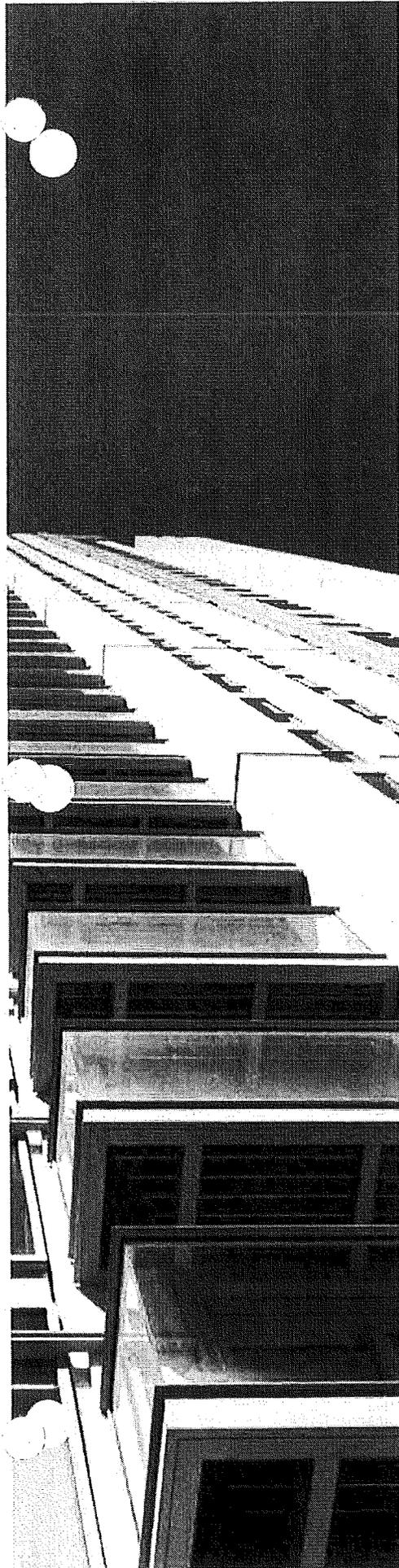




OUR HISTORY | WHO WE ARE

Atlantic | Pacific (A | P) is a fourth generation real estate company with its origins in New York and a modern day footprint in Florida, Georgia, the Carolinas, Texas and Southern California. Since the mid 1970's, A | P has purchased, developed, leased and managed residential and commercial properties throughout the United States.

A | P's founding principles are based on extensive marketplace knowledge, rigorous due diligence and quality underwriting, while keeping a watchful eye towards expense side management. These principles and our bold vision have served us well to create and preserve shareholder value and instill client confidence in our team.

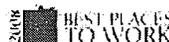


OUR EXPERTISE | WHAT WE DO

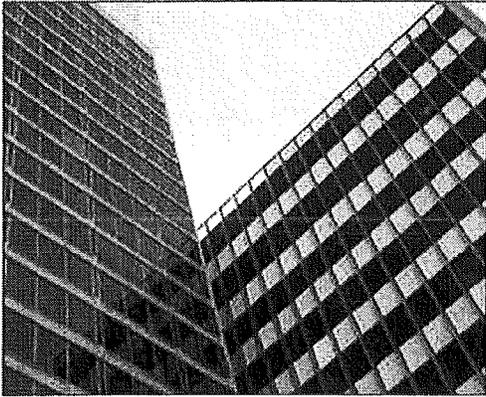
Atlantic | Pacific Real Estate Group (APREG), the commercial arm of Atlantic | Pacific Companies, offers a broad spectrum of real estate services to private and institutional owners and developers of office and retail properties throughout the Southeast U.S. and California. APREG's team of seasoned professionals has over 100 years of commercial real estate experience with multi-disciplinary backgrounds including legal, financial, accounting and managerial. These resources, combined with an institutional-quality back-of-house, allow APREG to offer clients a one-stop-shop to maximize efficiency, reduce operating costs and enhance asset value.

The team's proficiency overseeing, administering and asset managing multi-billion dollar performing and non-performing commercial real estate portfolios uniquely positions and qualifies APREG to handle the most complex assignments. Utilizing such insight, we create strategic management plans based on the unique set of circumstances for each property/portfolio and implement said plan(s) utilizing our innovative and proactive approach. Employing sophisticated financial analysis and modeling, stringent reporting, cash flow enhancement, attention to detail and exceptional customer service, we strive to align our client's business goals and operational objectives.

The diversity, depth and expertise of APREG's team enables us to utilize our market intelligence and analytical capabilities to quickly adapt to the rapidly changing business environment. Accordingly, we are able to proactively identify opportunities and take advantage of current and future market conditions to uncover and create value for our clients/partners. We have a proven track record of delivering exceptional service and quantifiable results.

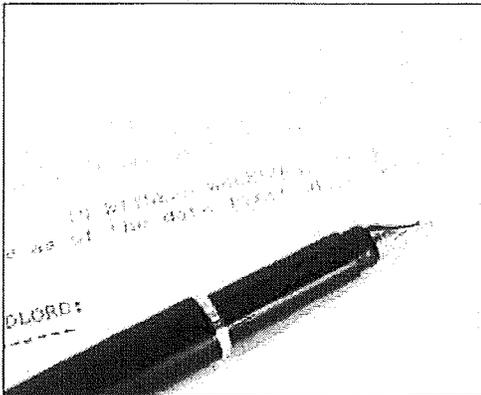


OUR SERVICES | WHAT WE DELIVER



PROPERTY and ASSET MANAGEMENT

- Institutional quality reporting, budgeting and accounting
- Operational oversight and facility management
- Physical plant and systemic evaluation
- Repairs and maintenance
- Lease administration
- Rent collection
- Real estate tax and insurance review
- Property risk management and mitigation
- Tenant relations and customer service
- Contract and vendor review and oversight
- Tenant and capital improvement and construction oversight



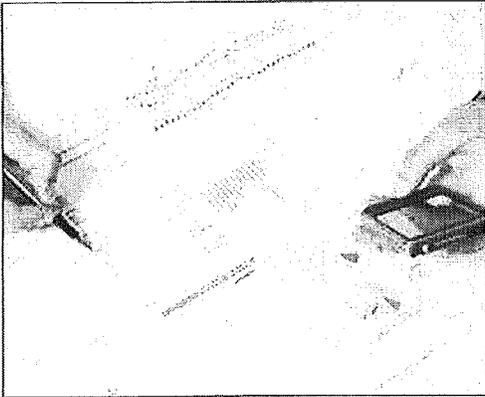
AGENCY LEASING

- Market intelligence and metrics
- Property positioning within competitive set
- Institutional quality reporting and budgeting
- Creation and implementation of proactive leasing/marketing program
- Financial modeling
- Document review
- Lease negotiation
- Tenant relations



BROKERAGE and ADVISORY/CONSULTING

- Investment sales including Real Estate Owned (REO)
- Debt/equity advisement and recapitalization
- Note sales and workouts
- Property repositioning
- Receivership, trustee and monitoring services
- Association management
- Valuation analysis and financial modeling
- Due diligence assistance
- Development and entitlement assistance



TENANT REPRESENTATION

- Strategic planning
- Financial modeling and analysis
- Market intelligence, metrics and benchmarking
- Portfolio evaluation
- Site selection
- Document review and lease administration
- Lease negotiation
- Project management including construction supervision



DEVELOPMENT SERVICES

- Site planning analysis
- Complete coordination of architectural & MEP
- Permit process implementation
- Approval procurement and entitlement assistance
- Oversight and management of general contractor
- Critical path scheduling
- RFI streamlined process
- Coordination of bank draws and project accounting
- Delivery of product & transition



CONSTRUCTION MANAGEMENT

- Construction oversight and supervision
- Cost estimation
- Critical path scheduling
- Punch work
- Contract and vendor review

REPRESENTATIVE SERVICES | WHAT WE ARE DOING

Our Real Estate Group has been engaged by some of the nation's largest banking institutions and is currently providing management & leasing, development, construction and asset management services.

ROLES WE PLAY:

- ACCOUNTING: preparing accurate and timely reports
- BROKERAGE: coordinating execution of your transaction
- CONSTRUCTION MANAGEMENT: completing improvements on your property
- LEASING: creating superior momentum
- MARKETING: developing efficient market positioning
- TENANT REPRESENTATION: providing end users with market intelligence

KEY CONTACTS

MARK BRIGGS | Senior Managing Director | O: 404 698 4630 x 300 | M: 404 273 0190 | mbriggs@apmanagement.net
GREG WARD | Senior Managing Director | O: 404 698 4630 x 301 | M: 404 272 9734 | gward@apmanagement.net
3399 Peachtree Rd NE | SUITE 520 | ATLANTA GA 30326 | T: 404 698 4644 | F: 305 842 1550

OUR CLIENTS | WHO WE SERVE

Bank of America, N.A.



Bank of America.



IBERIABANK

Bayview Financial

Canyon Ranch Living

Comercia

HSBC



Iberia Bank

iStar

Lennar



THE MILLER GROUP



Montecito Investments

Rialto Capital

State Farm

LENNAR

RELATED

The Miller Group

The Related Group

Thibault, Messier, Savard and Associates Inc.



BAYVIEW FINANCIAL
Exchange Services

Trimont

Wells Fargo Bank, N.A.

STAR FINANCIAL

TRIMONT
CAPITAL GROUP, LLC

OUR PRINCIPALS | WHO SERVE YOU

HOWARD COHEN CHIEF EXECUTIVE OFFICER

Howard D. Cohen leads as the President and Chief Executive Officer of Atlantic | Pacific Companies (APC) and has served in this position for more than ten years. Mr. Cohen's role includes the oversight of all affiliated companies, managing the company's investments and creating strategic partnerships that further enhance the firm's systematic and intelligent approach to delivering better results and a richer experience.

Mr. Cohen practiced with the preeminent law firms of Ruden McClosky, P.A. and Becker & Poliakoff, P.A., as a senior real estate attorney specializing in commercial real estate, financing and lending transactions. Mr. Cohen has more than 15 years of real estate investment, real estate law and management experience.

Mr. Cohen, a Miami Beach native, graduated from Miami Beach Senior High in 1985, received his Bachelor of Science degree from Cornell University in 1989, and his Doctorate of Jurisprudence from the University of Miami in 1992.



RANDY WEISBURD CHIEF OPERATING OFFICER

Randy K. Weisburd, Chief Operating Officer of Atlantic | Pacific Companies (APC), is primarily responsible for the formulation and execution of the company's overall strategic plan as well as its day-to-day growth management. Under the Atlantic | Pacific corporate umbrella, Mr. Weisburd oversees the Property Management Company, the Development Company, the General Contracting arms of the company and the Advisory & Asset Management Group.

Prior to joining APC, Mr. Weisburd served as Vice President of LNR Property Corporation. During Mr. Weisburd's nine year tenure at LNR, he was directly responsible for the acquisition, development and management of numerous commercial properties throughout the United States.

Mr. Weisburd, a Miami Beach native, graduated from Miami Beach Senior High School in 1985 and the University of Miami in 1989 with a degree in Business.



STANLEY COHEN EXECUTIVE VICE PRESIDENT

Stanley D. Cohen is a managing partner of Atlantic | Pacific Companies (APC) and serves as the Executive Vice President of the West Coast division. Stanley supervises the day-to-day operation of the corporate offices based in San Diego. Mr. Cohen is also active in the management of the family owned rental communities based in California.

Mr. Cohen originally hails from Miami Beach, Florida but has lived in the San Diego area since the early 1990's. He received his Bachelor of Science degree from Duke University (Phi Beta Kappa) and his Masters of Business Administration from the University of California of Los Angeles. Mr. Cohen has been involved in real estate for over 15 years and has held a California Real Estate Broker's License since 1998.



KENNETH COHEN CHIEF FINANCIAL OFFICER

Ken Cohen is a managing partner of Atlantic | Pacific Companies (APC) and serves as the Chief Financial Officer managing the financial operations and reporting for the corporate companies. Mr. Cohen also oversees all the daily accounting activities for family owned rental communities. Mr. Cohen is responsible for creating and maintaining site level budgets which are reported during monthly corporate variance meetings.

Mr. Cohen joined the staff of Kenneth Leventhal & Company, a national accounting firm specializing in the real estate industry. Shortly after, the firm merged into Ernst & Young, LLP and Mr. Cohen completed his tenure as a member of the Senior Tax department. Mr. Cohen double tracked with the company and worked within both the audit and tax departments.

Mr. Cohen, a Miami Beach native, graduated from Ransom Everglades School in 1988, Cornell University in 2002 with a Bachelor of Science in Hotel & Restaurant Administration and received a Master in Professional Accounting degree from the University of Texas at Austin in 2003. He is also licensed in the State of Florida as a Certified Public Accountant.



DAVID HALPRYN SENIOR VICE PRESIDENT of OPERATIONS

David G. Halpryn is a partner of Atlantic | Pacific Companies (APC). Mr. Halpryn is responsible for all aspects of facilities maintenance. As Senior Vice President of Operations, Mr. Halpryn oversees over 50 maintenance supervisors within the Management Company. Mr. Halpryn's role within the General Contracting Company includes oversight of the estimating department and general review of all bids and scope of services. Mr. Halpryn is very involved in the Development Company as an active participant in all phases of operations.

Prior to APC, Mr. Halpryn served as Director of Facilities Management for a large privately held Hospitality Company overseeing 300+ employees. During his 11 year tenure with this group, he was responsible for all operations and purchasing.

Mr. Halpryn, a Miami Beach native, graduated Miami Beach Senior High School in 1983 and The University of Miami in 1987 with a Business Management degree.



ASSET MANAGEMENT and ADVISORY TEAM

ARK BRIGGS

SENIOR MANAGING DIRECTOR

Mark Briggs joined Atlantic | Pacific Advisory Services (APAS) in 2009 and has over 24 years of finance and real estate experience. Prior to joining APAS, Mr. Briggs was Regional President Southeast for the Commercial Property Group of LNR Property Corporation, one of the pre-eminent distressed debt portfolio buyers.

During his 12 years at LNR, Mr. Briggs held a diverse range of senior level positions including Regional Treasurer, SVP/Regional CFO, SVP-Real Estate and ultimately Regional President. As Treasurer and then Regional CFO, Mr. Briggs managed over \$600 million of structured portfolio debt, directed all regional finance, loan servicing and special servicing operations, and participated in all loan work-out and REO strategy sessions. As SVP-Real Estate and Regional President, Mr. Briggs directed the asset management, acquisitions/dispositions and development of a \$600 million portfolio of wholly owned and joint venture investments.

Mr. Briggs gained considerable project financing experience throughout his LNR career. He originated over \$400 million in project debt financings for individual development, redevelopment and re-position projects. Furthermore, he led or participated in over 30 separate joint venture transactions and negotiations between 1997 and 2007. Product experience includes office, retail, multi-family, hotel and industrial.

Prior to LNR, Mr. Briggs managed the treasury function for John Wieland Homes and held various treasury and finance positions with Conoco Inc.

He holds a B.S. in Business Administration and an M.B.A. with a concentration in Finance from the University of Kansas.



GREG WARD

SENIOR MANAGING DIRECTOR

Greg Ward joined Atlantic | Pacific Advisory Services (APAS) in 2009 bringing over 16 years of extensive real estate experience. Prior to his arrival at APAS, Mr. Ward served as Vice President of Fowler Property Acquisitions (FPA), a full service real estate company with assets of \$1.3 billion. As Vice President, Mr. Ward was responsible for opening a regional office and developing a platform for the company to enter the Southeastern market.

Prior to joining FPA, Mr. Ward served as Vice President of Acquisitions and Dispositions at LNR Property Corporation. During Mr. Ward's 14 year tenure at LNR, he was directly responsible for the acquisition and disposition of numerous commercial properties throughout the United States. As part of his disposition role, Mr. Ward was responsible for developing and implementing a strategic disposition strategy for the company's REO portfolio. Between 1995 and 2007 he successfully closed over 280 sales transactions with sales proceeds in excess of \$2.0 billion.

In his acquisition role, Mr. Ward successfully closed over \$500 million in new transactions in the Southeastern United States which was comprised of office, retail, multi-family and land deals. His transactional experience related to these procurements encompassed development and existing asset acquisition, as well as the negotiation of complex joint venture structures. Mr. Ward also led the underwriting of several large portfolios on behalf of both LNR and its parent, Cerberus, including a 300-asset portfolio of Japanese real estate valued in excess of \$1 billion and the 580-asset Equity Office Properties portfolio valued in excess of \$30 billion.

Mr. Ward graduated from Eastern Illinois University with a B.S. in Finance and received an M.B.A. with a concentration in Real Estate from Georgia State University.



ERNANDO ARIMON

DIRECTOR

Fernando Arimon joined Atlantic | Pacific Advisory Services (APAS) in June 2010, with over 20 years of experience in architecture and residential/commercial real estate development.

Prior to joining APAS, Mr. Arimon served as President of the Dade/Broward Urban Division for Lennar Homes. He was responsible for leading its Division to the successful entitlement, development and delivery of approximately 1,200 condominium units. Mr. Arimon's responsibilities included feasibility studies, land acquisition, zoning approvals, construction financing, construction contract negotiations, project management and asset management.

Prior to joining Lennar Homes, Mr. Arimon was Development Director of Gables Residential Trust, a real estate investment trust that focuses on the development and acquisition of Class "A" rental communities. As Development Director, Mr. Arimon was responsible for the entitlement, acquisition and/or development of over 1,300 rental units.

In addition, Mr. Arimon was Assistant Vice President of the Related Group of Florida, where he was responsible for the development of the residential portion of City Place, in West Palm Beach, one of the largest mix-use developments in South Florida, with approximately 600 rental units and over 500,000 square feet of retail.

Mr. Arimon began his career at Spillis/Candela and Partners, which was the largest Architectural and Engineering firm in South Florida at the time and holds a Bachelor of Architecture degree from the University of Miami and an M.B.A. from Florida International University. He's a Licensed Architect in the State of Florida and a member of the Urban Land Institute.



LISA KASTE

Lisa Kaste joined Atlantic | Pacific Advisory Services (APAS) in 2012, and has over 20 years of multi-family experience. Prior to joining APAS, Mrs. Kaste was a Management Systems Consultant for the multi-family industry assisting clients with property management systems implementations, business process re-engineering, systems support and training. Prior to consulting, she spent the majority of her career at Post Properties starting out as a leasing consultant and quickly progressing to property manager and ultimately moving into the role of Sr. Director of Management Systems Training and Operations Specialist.

Mrs. Kaste graduated from SUNY Albany, State University of New York with a B.A. in Communications.

ASSET MANAGEMENT and ADVISORY TEAM

BRETT DUKE DIRECTOR

Brett Duke joined Atlantic | Pacific Advisory Services (APAS) in 2012 and has over 12 years of real estate experience in acquisitions, asset management, development and investment sales. His primary role within APAS is to manage the Atlanta Region's investment portfolio and assist with new acquisitions.

Prior to joining APAS, Mr. Duke was an Asset Manager with Rialto Capital Management, where he managed a portfolio of non-performing debt valued at over \$60 million and participated in the acquisition of more than \$500 million of commercial real estate loans and REO.

Prior to Rialto, Mr. Duke was the Development Manager for Perennial Properties, a boutique multi-family investment and development firm primarily focused on developing mixed-use projects in the city of Atlanta. In this role, Mr. Duke participated in site-selection, underwriting, due diligence, zoning, financing, project execution, and economic stabilization.

Mr. Duke began his career working in financial analysis and modeling in both consulting and investment sales/investment banking roles. In this capacity he worked at several high profile firms to include LNR Property Corporation and Grubb & Ellis, among others.

Mr. Duke is a graduate of the University of Georgia with a B.B.A. in finance.

DEVELOPMENT TEAM

ALEX LASTRA

SENIOR MANAGING DIRECTOR

Alex Lastra is a founding partner, Vice President and Managing Director of Atlantic | Pacific Development (APD). Mr. Lastra manages all real estate development, design and construction activities and supervises all activities relating to project development, including site acquisition, market analysis, financial feasibility and governmental approvals.

Prior to APD, Mr. Lastra was a member of The Lastra Group, a design/build firm developing small offices as well as large luxury residences. Following his tenure at The Lastra Group, Mr. Lastra joined The Related Group of Florida, and during his six years at Related was responsible for all facets of real estate development including initial site planning, land entitlements and acquisitions through construction and project close out.

Mr. Lastra received his Bachelor's degree with a specialization in Finance from Florida International University graduating with Honors. Mr. Lastra is also a State of Florida licensed General Contractor, and has been named to the board of directors of the Latin Builders Association.



RUDY ROJAS

PROJECT DIRECTOR

Rudy Rojas joined Atlantic | Pacific Development (APD) in 2005 bringing over 15 years of construction management experience.

Mr. Rojas is the Project Director for APD and is responsible for overseeing the design and construction activities for all its projects.

Prior to APD, Mr. Rojas a State of Florida Licensed Building Contractor, served as Maintenance Director for IMS Management a multi-family residential management company. He was responsible for all maintenance operations and capital improvement projects within the State of Florida.



JOSEPH A. ROIG

VICE PRESIDENT of CONSTRUCTION

Joseph Roig joined Atlantic | Pacific Development (APD) in 2011 bringing over 17 years of construction management and development experience. Mr. Roig's role at APD includes the oversight of construction of Doral Grande Residences, a Class A, multifamily project consisting of 360 rental units across 30 acres. He will also be responsible for construction oversight on future developments for APD.

Prior to his arrival to APD, Mr. Roig served as Vice President of Construction for Taubco. During his time at Taubco, he was responsible for the implementation of all development and construction within the Taubco portfolio of properties. During his last two years with Taubco he completed 200,000 SF of retail and office development, as well as a 400 space garage.

Mr. Roig held a similar position at Lennar Developers as Director of Construction managing the construction of Lennar's hi-rise multifamily developments. During his time at Lennar, he was responsible for construction of the 360° Condominiums & Marina Project, a \$104,000,000 414 unit condominium and marina located in North Bay Village and The Colonnade & Park Towers Condominiums Projects, a \$102,000,000 296 unit condominium located in Miami.

Prior to his tenure at Lennar, Mr. Roig spent 11 years with "best in class" general contractors, working in all phases of construction.



ANTHONY GRONDIN

PROJECT DIRECTOR

Anthony Grondin joined Atlantic | Pacific Development (APD) in 2011 bringing over 15 years of construction management experience. Mr. Grondin's role at APD will include the onsite supervision of construction at the Doral Grande Residences, a Class A, multifamily project consisting of 360 rental units across 30 acres.

Prior to his arrival to APD, Mr. Grondin served as a Construction Manager for Lennar Homes where he oversaw the construction of 104 units at the St. Moritz condominium in Doral FL. He also was employed by Lennar Developers managing the daily activities of Lennar's hi-rise multifamily developments. During his time at Lennar, he was responsible for daily monitoring of the construction activity at the 360° Condominiums & Marina Project, a \$104,000,000 414 unit condominium and marina located in North Bay Village and The Colonnade & Park Towers Condominiums Projects, a \$102,000,000 296 unit condominium located in Miami.

Mr. Grondin graduate from Florida International University with a Bachelor of Science in Construction Management while he interned at Turner Construction and transitioned to full time. While at Turner he worked in all aspects of the construction field. He is also a LEED accredited professional for building design and construction, as well as, a level one post tension field specialist from the Post Tensioning Institute.





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rweisburd@apmanagement.net

CAREER SUMMARY

Randy K. Weisburd, Chief Operating Officer of Atlantic | Pacific Companies, is primarily responsible for the formulation and execution of the company's overall strategic plan as well as day-to-day growth management. Under the Atlantic | Pacific corporate umbrella, Mr. Weisburd oversees the Property Management Company, the Development Company, the General Contracting arms of the company and the Advisory & Asset Management Group. He has served as court appointed Receiver and Monitor as well as Advisory – Lead Partner on numerous assignments during the past several years.

Prior to joining Atlantic | Pacific, Mr. Weisburd served as Vice President of LNR Property Corporation. During Mr. Weisburd's nine year tenure at LNR, he was directly responsible for the acquisition, development and management of numerous commercial properties throughout the United States.

Mr. Weisburd, a Miami Beach native, graduated from Miami Beach Senior High School in 1985 and the University of Miami in 1989 with a degree in Business.

REPRESENTATIVE ASSIGNMENTS

PROPERTY	LOCATION	TYPE	VALUE
Bayview Financial	Numerous Counties, FL	Court Appointed Receiver	N/A
Cielo on the Bay	North Bay Village, FL	Advisory - Lead Partner	\$15,000,000
Delray Estates Condominium	Delray Beach, FL	Court Appointed Receiver	\$3,000,000
The Devonaire	Pembroke Pines, FL	Advisory - Lead Partner	\$5,000,000
Everglades on the Bay	Miami, FL	Advisory - Lead Partner	\$185,000,000
Falls at New Tampa	Tampa, FL	Court Appointed Receiver	\$1,000,000
Green's Edge at Province Park	Fort Myers, FL	Court Appointed Monitor	\$50,000,000
Islamorada Condominiums	Daytona Beach, FL	Court Appointed Monitor	\$12,000,000
Halifax Landing Condominiums	South Daytona, FL	Court Appointed Monitor	\$37,000,000
High Point Place	Fort Myers, FL	Advisory - Lead Partner	\$25,000,000
Icon Brickell	Miami, FL	Advisory - Lead Partner	\$3,000,000
Met I	Miami, FL	Consultant to Lender	N/A
Miami Lakes Office Building	Miami Lakes, FL	Court Appointed Monitor	\$12,000,000
Neo Wind Condominiums	Miami, FL	Court Appointed Monitor	\$51,000,000
The Promenade at Riverwalk	Bradenton, FL	Court Appointed Monitor	\$9,000,000
SkySail Condominiums	New Bern, NC	Advisory - Lead Partner	\$15,000,000
Star Tower	Orlando, FL	Court Appointed Receiver	N/A
Steamplant Condominium	Key West, FL	Advisory - Lead Partner	\$24,000,000
Stuart Commons	Stuart, FL	Court Appointed Receiver	N/A
Trump Towers	Sunny Isles Beach, FL	Advisory - Lead Partner	\$500,000,000
The Vineyards	Palm Desert, CA	Advisory - Lead Partner	\$27,000,000
Vista Park Commons	West Palm Beach, FL	Advisory - Lead Partner	N/A
Wellington Commons	Lake Worth, FL	Advisory - Lead Partner	N/A

PROFESSIONAL AFFILIATIONS

- Chairman City of Miami Beach Planning Board
- Urban Land Institute
- International Council of Shopping Centers

EDUCATION

- BBA, University of Miami

PROJECT | CIELO on the BAY



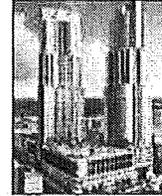
PROPERTY SPECS
Advisor to Bank Group
Residential Units: 36
Stories: 16
Location: North Bay Village, FL
Client: Thibault, Messier Savard & Associates
Value: \$15,000,000

PROJECT | the DEVONAIRE



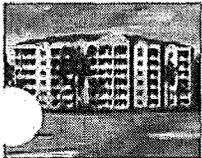
Property Specs
Advisor to Bank Group
Residential Units: 68 of 300
Stories: 3-story garden style
Location: Pembroke Pines, FL
Client: iStar Bank
Value: \$5,000,000

PROJECT | EVERGLADES on the BAY



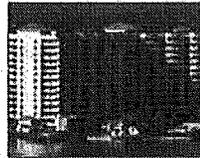
PROPERTY SPECS
Advisor to Bank Group
Residential Units: 849
Commercial Space: 55,000 SF
Stories: 49
Location: Miami, FL
Client: Bank of America
Value: \$185,000,000

PROJECT | GREENS EDGE at PROVINCE PARK



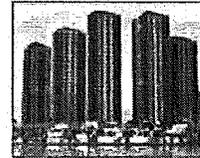
PROPERTY SPECS
Court Appointed Receiver
Residential Units: 222
Stories: 5 stories
Location: Fort Myers, FL
Client: Iberia Bank
Value: \$50,000,000

PROJECT | HALIFAX LANDING



PROPERTY SPECS
Court Appointed Receiver
Residential Units: 186
Stories: 15
Location: South Daytona, FL
Client: Wells Fargo
Value: \$37,000,000

PROJECT | HIGH POINT PLACE



PROPERTY SPECS
Advisor to Bank Group
Residential Units: 83 of 273
Stories: 32
Location: Fort Myers, FL
Client: Wells Fargo
Value: \$25,000,000

PROJECT | ICON BRICKELL 3



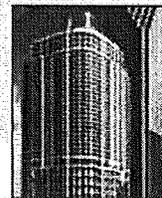
PROPERTY SPECS
Advisor to Bank Group
Residential Units: 372
Hotel Units: 148
Stories: 50
Location: Miami, FL
Client: Bank of America
Value: \$90,000,000

PROJECT | ISLAMORADA CONDOMINIUM



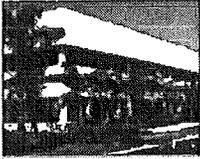
PROPERTY SPECS
Court Appointed Receiver
Residential Units: 54
Stories: 11
Location: Daytona Beach Shores, FL
Client: Wells Fargo
Value: \$12,000,000

PROJECT | MET 1 CONDOMINIUMS



PROPERTY SPECS
Advisor
Residential Units: 447
Stories: 40
Location: Miami, FL
Client: Bank of America
Value: N/A

**PROJECT | MIAMI LAKES
OFFICE BUILDING**



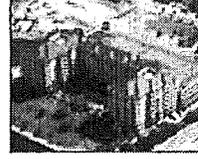
PROPERTY SPECS
Court-Appointed Monitor
Office Building: 145,000 SF
Stories: 2
Location: Miami, FL
Client: Rialto Capital
Value: \$12,000,000

**PROJECT | PRINCESS PROPERTIES
of BOCA, inc.**



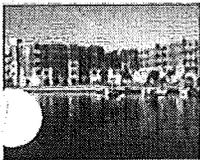
PROPERTY SPECS
Court Appointed Receiver
Residential Units: 25 remaining of 450 total units
Stories: 2-story garden style
Location: Delray Beach, FL
Client: State Farm
Value: \$3,000,000

**PROJECT | the PROMENADE
of RIVERWALK
"RIVER DANCE
CONDOMINIUM"**



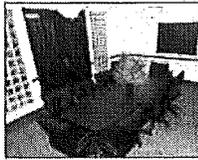
PROPERTY SPECS
Court Appointed Receiver
Residential Units: 51 of 115 total units
Stories: 8 plus 5-story parking garage
Location: Bradenton, FL
Client: Wells Fargo
Value: \$9,000,000

PROJECT | SKYSAIL



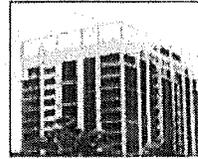
PROPERTY SPECS
Advisor
Residential Units: 121 total units
Stories: 5
Location: New Bern, NC
Client: Wells Fargo
Value: \$35,000,000

**PROJECT | SMALL BALANCE
RECEIVERSHIP PROGRAM**



PROPERTY SPECS
Court Appointed Receiver
Various Commercial/Residential Units
Various Property Types
Location: Orlando, FL
Small Balance Loans < \$1,000,000
Client: Bayview Financial

PROJECT | STAR TOWER



PROPERTY SPECS
Court Appointed Receiver
Residential Units: 48 of 100
Stories: 18
Location: Orlando, FL
Client: Wells Fargo
Value: \$12,000,000

PROJECT | STEAMPLANT



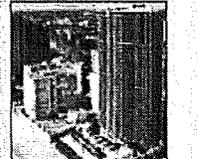
PROPERTY SPECS
Advisor
Residential Units: 19
Stories: 3
Location: Key West, FL
Client: Wells Fargo
Value: \$40,000,000

PROJECT | STUART COMMONS



PROPERTY SPECS
Court Appointed Receiver
Office Building: 45,119 SF
Stories: 2
Location: Stuart, FL
Client: Wells Fargo
Value: N/A

PROJECT | TRUMP TOWERS



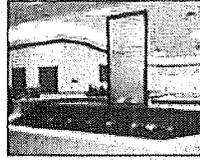
PROPERTY SPECS
Advisor to Bank
Residential Units: 542 of 813
Stories: 45
Location: Sunny Isles Beach, FL
Client: Wells Fargo
Value: \$500,000,000

PROJECT | the VINEYARDS



PROPERTY SPECS
Advisor to Bank Group
Residential Units: 260
Stories: 3
Location: Palm Desert, CA
Client: Wells Fargo
Value: \$27,000,000

PROJECT | VISTA PARK COMMONS **PROJECT | WELLINGTON COMMONS**

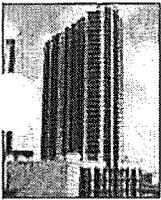


Property Specs
Advisor / Asset Manager
Office Building: 60,427 SF
Stories: 1-story
Location: West Palm Beach, FL
Client: Wells Fargo Bank
Value: N/A

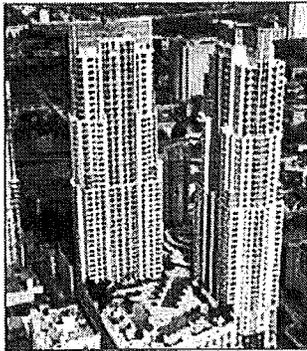


Property Specs
Advisor / Asset Manager
Office Building: 93,000 SF
Stories: 2
Location: Wellington, FL
Client: Wells Fargo Bank
Value: N/A

**PROJECT | WIND by NEO
CONDOMINIUMS**



PROPERTY SPECS
Court Appointed Monitor
Residential Units: 489
Commercial Units 6
Stories: 41
Location: Miami, FL
Client: Wells Fargo
Value: \$51,000,000



PROJECT | EVERGLADES on the BAY

ADDRESS:

244 Biscayne Blvd
Miami, Florida

PROJECT SPECS:

Residential Units:	848
Retail:	55,000 Square Feet
Stories:	49
Location:	Downtown Miami, FL (Miami-Dade County)

ATLANTIC | PACIFIC COMPANIES ROLES:

- Advisor to Agent Bank

CASE INFORMATION/PARTIES:

N/A

KEY CHALLENGES:

- Defaulted construction loan with a remaining balance of \$209,000,000
- Developer in bankruptcy for an extended period of time
- Construction not complete and various construction defects throughout project

- Existing sales contracts with pre-construction buyers demanding return of deposits
- Over 300 units rented by the developer with no professional property management group in place
- No Final Certificate of Occupancy

ATLANTIC | PACIFIC ACCOMPLISHMENTS:

- A | P completed detailed financial modeling to determine net proceeds the lender group would receive based upon various bankruptcy settlement and exit strategies
- A | P approved all budgets and draw requests prepared by the developer and submitted through the bankruptcy court
- A | P reviewed all construction litigation settlement documents and provided input on behalf of the Lender group
- A | P coordinated the evaluation of various construction defects and provided recommendations for resolution to the Lender group.
- A | P performed a complete audit of leasing operations being performed by the Developer

- A | P prepared detailed budgets for both the Association and Leasing Operations in anticipation of the Lender group acquiring title to the asset
- A | P performed complete due diligence of all aspects of the collateral to determine any issues that would create potential lender liability when the Lender acquired the asset through bankruptcy settlement
- A | P participated in the RFP process to determine the best broker to execute a note sale
- A | P provided oversight of the note sale process and coordinated the Buyer due diligence effort through closing



PROJECT:

Green's Edge at Province Park

LOCATION:

Fort Myers, Florida

PROJECT SPECS:

Residential Units:	222
Buildings:	8
Stories:	5
Location:	Fort Myers, Florida

ATLANTIC | PACIFIC COMPANIES ROLES:

- Court-appointed Receiver for the Collateral – Pre-Foreclosure

CASE INFORMATION/PARTIES:

- 20th Judicial Circuit in and for Lee County, Florida

KEY CHALLENGES:

- Uncooperative borrower/developer
- Defaulted construction loan with 185 of 222 unfinished units
- 37 finished units required property management and oversight

- Inadequate association management lacking full statutory compliance and inadequate accounting and reporting
- Unpaid vendors unwilling to continue to provide services

ATLANTIC | PACIFIC ASSIGNMENT:

- Performed Pre-Receivership due diligence and detailed financial modeling to determine net proceeds the Lender would receive based upon various Exit Strategies.
- Prepared detailed budgets for both the Association and Management and Leasing Operations.

- Replaced association manager and filled Board of Director positions as Receiver,
- Managed a rental program for 37 finished units,
- Successfully negotiated and settled with unpaid vendors.

PROJECT | HALIFAX LANDING CONDOMINIUMS



PROJECT:

Halifax Landing Condominiums

ADDRESS:

South Daytona, Florida

PROJECT SPECS:

Residential Units:	186
Stories:	15
Location:	South Daytona, FL fronting Halifax River

ATLANTIC | PACIFIC COMPANIES ROLES:

- Court appointed Receiver for the collateral and the Association – pre-foreclosure
- Asset manager for Lender – post-foreclosure

CASE INFORMATION/PARTIES:

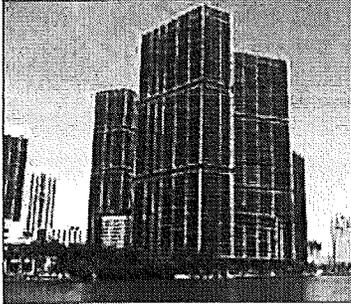
- 7th Judicial Circuit Court, Volusia County
- Case 2010-31750 CICI

KEY CHALLENGES:

- Defaulted construction loan with 13 unsold units out of 19 total units
- Inadequate sales effort by existing team lacking targeted focus
- 59 existing sales contracts with pre-construction buyers demanding return of deposits. 44 of these units under litigation

ATLANTIC | PACIFIC ASSIGNMENT:

- Performed pre-receivership due diligence and detailed financial modeling to determine net proceeds the Lender would receive based upon various exit strategies.
- Performed complete audit of leasing operations being performed by the Developer.
- Prepared detailed budgets for both the Association and Leasing Operations in anticipation of the Lender group taking title to the asset.
- Replacement of association manager and filled board of director positions as receiver.
- FNMA financing approval renewed allowing attractive financing to unit buyers.
- 29 existing leased units requiring management
- Inadequate association management lacking full statutory compliance and inadequate accounting and reporting
- FNMA financing approval requiring renewal at inception of assignment
- Successfully negotiated, mediated and/or settled 43 litigation and 15 non-litigation cases within the first six months of appointment involving defaulted purchase contracts and associated deposits. Gross deposit settlements yielded \$843,000 to the receiver and four plaintiffs successfully purchased units and closed.
- Retained by Lender to perform ongoing asset management responsibilities post-January 2011 foreclosure.
- Led third party sales group to a successful sellout, of all 144 collateral units, and achieved gross sales of approximately \$31,000,000.



PROJECT | ICON TOWER 3 and VICEROY HOTEL

ADDRESS:

485 Brickell Avenue
Miami, Florida

PROJECT SPECS:

Residential Units:	372
Hotel Units:	148
Stories:	50
Location:	Downtown Miami, FL (Miami-Dade County)

ATLANTIC | PACIFIC COMPANIES ROLES:

• Advisor to Agent Bank

CASE INFORMATION/PARTIES:

N/A

KEY CHALLENGES:

- Defaulted construction loan with a remaining balance of \$103,000,000
- Marketing of condo units had to be re-launched with no unit financing available

- Existing sales contracts with pre-construction buyers demanding return of deposits
- Condo Hotel with onerous non-terminable operating agreement in place

ATLANTIC | PACIFIC ACCOMPLISHMENTS:

- A | P provided a single point of contact for all discussions related to unit sales
- Weekly reporting of sales activity and projected net proceeds in a meaningful format
- A | P analyzed existing inventory including recommendation of release prices and unit mixes for future unit releases
- A | P tracked the progress of defaulting existing buyers as well as review and approval of escrow litigation settlement proposals
- A | P reviewed Developer Asset Management fees and corresponding allocation of salaries
- A | P reviewed and approved all units closings
- A | P provided detailed projections of all project cash flows to determine timing and amount of anticipated true net cash flow to the lender

- A | P reviewed and approved all draw requests and requests for reimbursement of operating expenses
- A | P reviewed monthly operating reports for the Viceroy Hotel and provided comments to the Lender
- A | P reviewed and approved the Hotel operating budget
- A | P developed and implemented a disposition strategy for the Viceroy Hotel in order to maximize sales proceeds to the Lender
- A | P negotiated an amendment to the Hotel Operating agreement to provide more flexibility to a Hotel buyer in order to increase the value of the hotel
- A | P participated in the RFP process to determine the best broker to execute a bulks sale of all Condo-Hotel units



PROJECT | ISLAMORADA CONDOMINIUMS

ADDRESS:

2071 S Atlantic Avenue
Daytona Beach Shores, Florida

PROJECT SPECS:

Residential Units:	54 units
Stories:	11
Location:	Daytona Beach Shores, Florida (Volusia County)

ATLANTIC | PACIFIC COMPANIES ROLES:

- Court-appointed Receiver

CASE INFORMATION/PARTIES:

- Wachovia Bank, N.A. v. Islamorada Condominiums, LLC
- Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida
Case No. 2009-33423-CICI
- Receiver appointed 10/01/09

KEY CHALLENGES:

- Defaulted construction loan with remaining principal balance of \$23,700,000
- Unpaid utility bills
- 29 existing sales contracts with pre-construction buyers demanding return of deposits

ATLANTIC | PACIFIC ACCOMPLISHMENTS:

- A | P was able to cure all code violations, have all liens removed and ultimately obtain a final Certificate of Occupancy
- A | P successfully negotiated settlement agreements with all of the original buyers
- A | P completed a detailed walk-thru and inspection of each collateral unit, giving lender a clear picture of the state of the collateral

- Numerous Code Violations and deteriorating collateral
- Liens on property preventing the issuance of a Certificate of Occupancy

- A | P established utilities to all units in order to protect the collateral from mold issues and continued deterioration
- A | P prepared detailed operating projections to assist lender in evaluating potential future exposure post-foreclosure
- A | P prepared an in depth market and pro-forma analysis in order to recommend multiple disposition strategies



PROJECT | MET ONE CONDOMINIUMS

ADDRESS:

300 South Biscayne Boulevard
Miami, Florida

PROJECT SPECS:

Residential Units: 447 (172 unsold)
Stories: 40
Location: Downtown Miami, FL (Miami-Dade County)

ATLANTIC | PACIFIC COMPANIES ROLES:

Advisor/Consultant to Agent Bank

CASE INFORMATION/PARTIES:

N/A

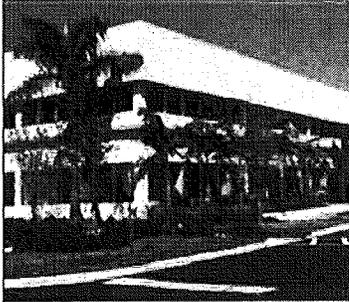
KEY CHALLENGES:

- Following construction completion and closing existing presales, new condo sales activities have slowed
- Construction loan has been extended
- Consortium of lenders have requested oversight and monitoring of condominium, sale and rental program

ATLANTIC | PACIFIC ASSIGNMENT:

- A | P is performing oversight of existing condominium project, including:
 - Providing detailed financial reporting to Lender group of the Association Management and Leasing Operations.
 - Providing input to Lender relative to sales and marketing activities.
- Performing complete audit of leasing operations being performed by the Developer.
- Performing site visits to ensure collateral is being maintained.
- Reporting any potential liability issues or areas of concern.

**PROJECT | MIAMI LAKES
BUSINESS CENTER**



LOCATION:

5875 NW 163 Street
Miami Lakes, Florida

PROJECT SPECS:

Year Built:	1982 (renovated 2010-2011)
Stories:	2
Total Square Footage:	145,545
Percentage Leased:	27.5%
Current Tenant Square Footage:	39,971
Property Type:	Office building
Location:	Miami Lakes off 826 West and 57th Ave

ATLANTIC | PACIFIC COMPANIES ROLES:

- Court appointed Monitor for the collateral – pre-foreclosure

CASE INFORMATION/PARTIES:

- RREF RB-FL MLA, LLC (Plaintiff)
- 5875 MIAMI LAKES ASSOCIATES, LLC, a Delaware Limited Liability Company, KEYSTONE PROPERTY FUND II, L.P., a Delaware Limited Partnership, KEYSTONE PROPERTY FUND IIA, L.P., a Delaware Limited Partnership, and, DADE MEDICAL COLLEGE, INC., a Florida Corporation (Defendants)
- In the Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida
- Case 11-36215-CA-05

KEY CHALLENGES:

- Observe ongoing tenant improvements.
- Review, investigate and reasonably question the nature (and claimed cost) of improvements,
- Loan in default,
- Partially completed building, under construction.

- Dispute between the parties not allowing major tenant to complete tenant improvements and take occupancy.
- Working with general contractor to obtain building C.O. to allow tenant to occupy space.

ATLANTIC | PACIFIC ASSIGNMENT:

- Meet with General Contractor to assess current permits, and tenant improvements.
- Make recommendations to remedy conflicts between parties to expedite tenant move-in

- Monitor the daily maintenance, condition and needed repairs at the property.
- Collaborate with CBRE on the property's marketing and sale.
- Prepare and oversee Offering Memorandum and Co-Listing Agreement with CBRE



PROJECT | PRINCESS PROPERTIES of BOCA, Inc. "DELRAY ESTATES CONDOMINIUM"

ADDRESS:

Delray Beach, Florida

PROJECT SPECS:

Fractured Condominium: 25 units remaining of 450 total units
Project Type: 2-story Garden Style
Location: Delray Beach, Florida (Palm Beach County)

ATLANTIC | PACIFIC COMPANIES ROLES:

- Court-appointed Receiver
- Property Management & Leasing
- Construction Services

CASE INFORMATION/PARTIES:

- State Farm Bank, F.S.B. v. Princess Properties of Boca, Inc. et al
- Circuit Court of the 15th Judicial Circuit in and for Palm Beach County, FL
Case No. 50-2009-CA-027153-XXXX-MB-AW
- Receiver appointed 10/21/09

KEY CHALLENGES:

- Defaulted loan with remaining principal balance of \$1,000,000
- All 25 units were in severe disrepair

ATLANTIC | PACIFIC ACCOMPLISHMENTS:

- A | P performed a unit by unit inspection which provided the Bank a clear picture of the condition of the units
- A | P provided a detailed budget for the repair of the unit interiors and completed approved repairs
- A | P implemented an active leasing program, increasing occupancy to 76% within 60 days of taking control of the property

KEY METRICS:

- Increased leasing percentage from 68% to 76% within two months

- The Borrower was pursuing a leasing strategy, but only 68% of the units were leased at the time A | P was retained

- A | P performed daily management duties including door-to-door collections
- A | P was able to provide the lender with a marketable asset by taking control of the property and stabilizing the collateral. This ultimately enabled the lender to sell the note

- Positioned property for successful note sale in less than five months

PROJECT | the PROMENADE at RIVERWALK "RIVER DANCE CONDOMINIUM"

ADDRESS:

808 Third Avenue West
Bradenton, Florida

PROJECT SPECS:

Residential Units: 51 of 115 total units
Stories: 8 plus 5-story parking garage
Location: Bradenton, Florida (Manatee County)

ATLANTIC | PACIFIC COMPANIES ROLES:

- Court-appointed Receiver
- Condominium Association Management
- Property Management & Leasing

CASE INFORMATION/PARTIES:

- Wachovia Bank, N.A. v. The Promenade at Riverwalk, LLC
- Circuit Court of the 12th Judicial Circuit in and for Manatee, Florida
- Case No. 2009-CA-004553
- Receiver appointed 06/09/09



KEY CHALLENGES:

- Defaulted construction loan with remaining principal balance of \$8,616,000
- Extended foreclosure process in Florida (> 12 months)
- General Contractor filed an involuntary Bankruptcy petition and listed its interest in the collateral as an asset, putting a stay on the Receivership
- Condominium Association in deficit cash flow situation in excess of \$80,000 per quarter
- Deteriorating physical appearance of common areas due to lack of proper maintenance

ATLANTIC | PACIFIC ACCOMPLISHMENTS:

- A | P replaced the leasing and property management group with experienced and competent staffing
- A | P analyzed outstanding association payables and recommended payment of those expenses necessary to stabilize the association and protect the collateral A | P took control of the leasing management, prompting the eviction of several delinquent tenants
- Achieved court order terminating several onerous contracts and replacing them with contracts at market terms
- A | P analyzed existing property liability insurance policies and found them to contain inadequate coverage, prompting the Association to establish new policies
- A | P caused Developer to relinquish its control of association board and appoint the Receiver and A | P representative as board members
- A | P completed a detailed walk-thru and inventory of each collateral unit, giving lender a clearer picture of the state of the collateral
- A | P established utilities within developer owned units in order to protect the collateral from mold issues
- A | P discovered that the developer owned units were not covered by betterment & improvement insurance and established new policies on behalf of the lender
- A | P facilitated a 2009 property tax appeal, resulting in a 13% savings
- A | P prepared detailed operating projections to assist lender in evaluating potential future exposure after foreclosure
- A | P performed extensive interviews with potential brokerage groups and recommended disposition strategies using proprietary cash flow model



PROJECT | SKYSAIL CONDOMINIUMS

PROJECT:

Skysail Condominiums

ADDRESS:

100 Skysail Boulevard
New Bern, North Carolina

PROJECT SPECS:

Residential Units: 121
Stories: 4
Location: Coastal North Carolina area

ATLANTIC | PACIFIC COMPANIES ROLES:

- Bankruptcy approved "Consultant" to New Bern Riverfront Development, LLC

CASE INFORMATION/PARTIES:

- U.S. Bankruptcy Court, Eastern District of North Carolina Raleigh Division
- Case # 09-10340-8-JRL Chapter 11

KEY CHALLENGES:

- Defaulted construction loan with a remaining balance of \$21,000,000
- Project in bankruptcy for an extended period of time
- \$10 million+ construction defect issues involving ongoing litigation with general contractor. Post tension construction and water penetration issues

- Inactive Owners Association
- Potential parking shortfall issues with city, pursuant to Conditional-Use Permit
- Hurricane Irene damage in 2011

ATLANTIC | PACIFIC ACCOMPLISHMENTS TO DATE:

- Ongoing Court-appointed "Consultant" pursuant to Bankruptcy Reorganization Plan
- Assume control of Owners Association and re-initiate assessments of homeowners
- Manage complex Hurricane Irene insurance claim
- Negotiate parking compliance provision with City to remove need for leased parking requirement

- Discontinued nightly rental program and institutes long term leasing program on select units
- Provide input to Lender relative to construction litigation
- Perform complete audit of leasing operations being performed by the Developer
- Prepare detailed budgets for both the Association and Leasing Operations
- Stabilize the Association's property management



PROJECT | SMALL BALANCE RECEIVERSHIP PROGRAM

PROJECT:

Various properties spanning several asset classes including multi family, light industrial, commercial condo and retail

LOCATION:

Throughout Florida working in several jurisdictions including Volusia, Seminole, Escambia and Miami Dade Counties

ATLANTIC | PACIFIC COMPANIES ROLES:

- Court-appointed Receiver

CASE INFORMATION/PARTIES:

- Bayview Financial (Plaintiff)
- Defendants vary with each case

REPRESENTATIVE ASSIGNMENTS:

- 12 unit multi family vacant property located in impoverished area
- +/- 36,000 square foot non conforming use, vacant property most recently being used as motel
- +/- 43,000 square foot vacant industrial building originally built in 1932 as a Coca Cola bottling facility located in a distressed tertiary industrial market

- Vacant stand alone building used as a restaurant located in a now distressed stretch of a major thorough fare

KEY CHALLENGES:

- Working with small balance generally unsophisticated Borrowers
- Working in low income/dilapidated neighborhoods
- Quality and current condition of assets

- Working with assets providing limited or no cash flow
- Approaching Receivership in a cost effective manner for the client given the challenges presented

ATLANTIC | PACIFIC ASSIGNMENT:

- Marshal assets
- Communicate with tenants
- Secure and protect collateral to avoid further devaluation
- Locate Borrowers and Guarantors
- Open lines of communication between Borrowers and Lender

- Formulate and suggest alternatives to avoid the inevitable, costly foreclosure
- Provide a mutually beneficial resolution for the Lender, Borrowers and Guarantors

AN EXAMPLE OF NOTABLE SUCCESS:

- Receiver was confronted with a severely vandalized, obsolete military barracks located in an industrial park being used by vagrants. The local association representing the industrial park made it clear they would not continue to support the building's non conforming use and the element which it attracted. This pressure and the building's single purpose use made identifying alternatives difficult,
- The cost of demolishing the building was cost prohibitive,

- After securing the building to avoid risk, the Receiver worked closely with a local broker to identify users. Given the challenges, the pool of potential users was extremely limited.
- Within a short period, the Receiver was successful in pitching the property to a local utility for them to expand their operations in the area.
- The offer was all cash and they were willing to close within thirty days. The Borrower and Lender worked out their deficiency clearing the way for the closing.



PROJECT | STEAMPLANT

PROJECT:

Steamplant Condominiums

LOCATION:

Key West, Florida

PROJECT SPECS:

Residential Units:	13 of 19
Buildings:	1
Stories:	4
Location:	Key West, Florida

ATLANTIC | PACIFIC COMPANIES ROLES:

- Retained by Lender to perform Asset Management services, Pre-Receivership
- Court – appointed Receiver for the Collateral – Pre-Foreclosure, Appointed February, 2012

CASE INFORMATION/PARTIES:

- 16th Judicial Circuit Court, Monroe County, Florida
- Case 442012CA000020A001KW

KEY CHALLENGES:

- Defaulted construction loan with 13 unsold units out of 19 total units.
- Downturn in market demand for the retail sale of units, and distressed pricing of "bulk sale" of units.

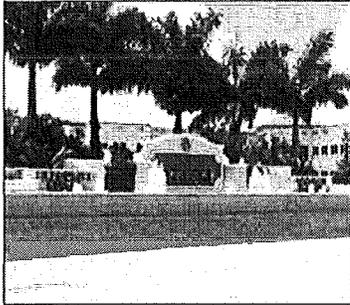
ATLANTIC | PACIFIC ASSIGNMENT:

- Performed Pre-Receivership Due Diligence and detailed financial modeling to determine the net proceeds the Lender would receive based upon various Exits
- Strategies, together with recommendations.
- Prepared detailed budgets for the Condominium Association.
- Replaced the association manager and filled the Board of Director positions as Receiver.

- Building had construction defects and sustained significant damage from storms including roof leaks, water penetration and drywall damage.

- Performed Construction Management Services, including development of bid packages. Selected group of reputable contractors. Awarded roof construction contract.
- Successfully oversaw roof construction work through completion, under budget, as well as pool deck painting and unit drywall repair and painting.

**PROJECT | STUART COMMONS
OFFICE BUILDING**
a Crexent Business Center



ADDRESS:

850 NW Federal Highway
Stuart, Florida

PROJECT SPECS:

Square Footage:	46,000
Executive Suites:	90
Stories:	2
Location:	Stuart, FL (Martin County)

ATLANTIC | PACIFIC COMPANIES ROLES:

- Receivership
- Property Management
- Leasing

CASE INFORMATION/PARTIES:

- Wachovia Bank, NA (Plaintiff)
- L. Michael Orlove, individually, The Crexent, LLC, a Florida liability company as successor by merger to WOZ Group, LLC, a Florida limited liability company
- In the Circuit Court of the 19th Judicial Circuit in and for Martin County, FL

KEY CHALLENGES:

- Loan in default
- Non-payment of real estate taxes
- Cash flow shortfall from operations

- Building operations completely intertwined with ongoing business operations of the borrower/company with multiple executive suite properties/locations

ATLANTIC | PACIFIC ASSIGNMENT:

- Performed detailed inventory of collateral, including FF&E.
- Performed complete audit of all leases and business service agreements.
- Separated executive suite operations at Stuart Commons from Crexent's corporate operations creating a stand-alone, separate business. A | P executed the transition experiencing no interruptions or downtime in operations, no change in services or service levels and to the satisfaction of existing tenants/clients.

- Retained the existing employees to facilitate the transition to receivership.
- Performed detailed financial reporting, setting up Stuart Commons on new financial reporting platform specific to the executive suite model.
- Provided a detailed budget for operations, reducing costs and expenses, including management fee.
- Created a Leasing and Marketing Program.



PROJECT | TRUMP TOWERS II and III

ADDRESS:

18001 Collins Avenue
North Miami Beach, Florida

PROJECT SPECS:

Residential Units: 542 units
Stories: 45
Location: Sunny Isles, Florida (Miami-Dade County)

ATLANTIC | PACIFIC COMPANIES ROLES:

- Advisor to Agent Bank

KEY CHALLENGES:

- Defaulted construction loan with remaining principal balance of \$265,000,000

ATLANTIC | PACIFIC ACCOMPLISHMENTS:

- A | P provided construction oversight for construction completion which ultimately led to the issuance of a final Certificate of Occupancy
- A | P reviewed all construction warranties and prepared detailed abstracts for the Agent Bank
- A | P reviewed all operating expenses and approved prior to funding by the Agent Bank
- Over \$2,000,000 in unpaid operating expenses
- Open construction issues preventing issuance of Certificate of Occupancy
- A | P provided detailed projections of all projected revenue and expenses to determine timing and amount of anticipated true net cash flow to the lender
- A | P reviewed Association Operations and made recommendation to the lender regarding potential cost savings



PROJECT | VISTA PARK COMMONS BUSINESS CENTER

LOCATION:

2101 Vista Parkway
West Palm Beach, Florida

PROJECT SPECS:

Total Square Footage:	60,000
Executive & Corporate Suites:	148
Suites Square Footage:	110 – 2,000
Stories:	1
Amenities:	Private gym, lounge, kitchenette and multiple conference rooms
Location:	Close to downtown West Palm Beach and the Palm Beach International Airport

ATLANTIC | PACIFIC COMPANIES ROLES:

- Asset Management
- Property Management

CASE INFORMATION/PARTIES:

- Wachovia Bank, N.A. (Plaintiff) Wells Fargo
- L. Michael Orlove, individually, The Craxent, LLC a Florida liability company as successor by merger to WOZ Group, LLC, a Florida limited liability company
- In the Circuit Court of the 15th Judicial Circuit in and for Palm Beach County, Florida
- Case 50200 9C A0337 34DCOC\48(AD)

KEY CHALLENGES:

- Loan in default.
- Non-payment of real estate taxes.
- Cash Flow shortfall from operations.
- Property in need of repairs and maintenance.

- Building operations completely intertwined with ongoing business operations of the borrower/company with multiple executive suite properties/locations.
- Significant IT components and software required to manage and run executive suite operations.

ATLANTIC | PACIFIC ASSIGNMENT:

- Performed detailed inventory of collateral, including FF&E.
- Performed complete audit of all leases and business service agreements.
- Separated executive suite operations between Vista Park Commons from Craxent's corporate operations creating a stand-alone, separate business. A | P executed the transition experiencing no interruptions or downtime in operations, no change in services or service levels and to the satisfaction of existing tenants/clients.

- Retained the existing employees to facilitate the transition to new management.
- Performed detailed financial reporting, setting up Vista Park Commons on new financial reporting platform specific to the executive suite model.
- Provided a detailed budget for operations, reducing costs and expenses, including management fee.
- Created a Leasing and Marketing Program.
- Created website and new brand name.



PROJECT | WELLINGTON COMMONS BUSINESS CENTER

ADDRESS:

8461 Lake Worth Road
Lake Worth FL 33467

PROJECT SPECS:

Total Square Footage: 92,000
Executive & Corporate Suites: 159
Suites Square Footage: 110 – 2,000
Stories: 2 stories in 2 separate buildings
Amenities: Private gym, lounge, kitchenette and multiple conference rooms
Location: Close to Florida Turnpike

ATLANTIC | PACIFIC COMPANIES ROLES:

- Asset Management
- Property Management

CASE INFORMATION/PARTIES:

- Wachovia Bank, N.A. (Plaintiff) Wells Fargo
- L. Michael Orlove, individually, The Craxent, LLC a Florida liability company as successor by merger to WOZ Group, LLC. a Florida limited liability company
- In the Circuit Court of the 15th Judicial Circuit in and for Palm Beach County, Florida
- Case 50 2009CA033735XXXMB(AA)

KEY CHALLENGES:

- Loan in default.
- Non-payment of real estate taxes.
- Cash Flow shortfall from operations.
- Property in need of repairs and maintenance.

- Building operations completely intertwined with ongoing business operations of the borrower/company with multiple executive suite properties/locations.
- Significant IT components and software required to manage and run executive suite operations.

ATLANTIC | PACIFIC ASSIGNMENT:

- Performed detailed inventory of collateral, including FF&E.
- Performed complete audit of all leases and business service agreements.
- Separated executive suite operations between Wellington Commons from Craxent's corporate operations creating a stand-alone, separate business. A | P executed the transition experiencing no interruptions or downtime in operations, no change in services or service levels and to the satisfaction of existing tenants/clients.
- Retained the existing employees to facilitate the transition to new management.
- Performed detailed financial reporting, setting up Wellington Commons on new financial reporting platform specific to the executive suite model.
- Provided a detailed budget for operations, reducing costs and expenses, including management fee.
- Created a Leasing and Marketing Program.
- Created website and new brand name.

**PROJECT | WIND by NEO
CONDOMINIUMS**



ADDRESS:

350 South Miami Avenue
Miami, Florida

PROJECT SPECS:

Residential Units: 489
Commercial Units: 6
Stories: 41
Location: Miami, FL

ATLANTIC | PACIFIC COMPANIES ROLES:

- Court-appointed Monitor
- Asset Management
- Condominium Association Management
- Punchwork Completion
- Construction – Residential Unit Upfits

CLIENT:

- Circuit Court of the 11th Judicial Circuit in and for Miami-Dade County, Florida

PLAINTIFF:

- Wachovia Bank, N.A.
- Appointment period: August 26, 2009 – September 29, 2010

KEY CHALLENGES:

- Defaulted construction loan with remaining principal balance of \$38,900,000
- Extended foreclosure process in Florida (> 12 months)
- Condominium association in a deficit cash flow situation of \$150,000 per month
- Deteriorating physical appearance of common areas due to lack of maintenance
- Numerous liens and/or lis pendens on property precluding ability to close unit sales
- Developer defaulted with general contractor

ATLANTIC | PACIFIC ACCOMPLISHMENTS:

- Lien issues resolved allowing closings to begin 12/11/2009
- Replacement of condo management with experienced and competent staffing
- Listing broker replaced with internationally connected brokerage in November 2009
- 2009 property tax appeal \$200k refund achieved
- Detailed inventory of each unit identifying missing appliances, etc. giving lender a clearer understanding of the state of the collateral

- Security issues including break-ins and theft of appliances
- Project part of Major Use Special Permit (MUSP) with five other buildings, three of which remain un-built
- Project still operating under Temporary Certificate of Occupancy. City imposed "Hold" on Final C.O.
- Numerous unpaid subs creating uncertainty as to outstanding requirements to obtain final C.O.
- Sea wall maintenance violation imposed on property by Public Works Dept.
- Prior condo management company was under-performing

- A | P performed extensive vetting and interviews with potential brokerage groups, including the affiliated incumbent and concluded that a change was necessary
- Saved the lender \$120,000 by deferring decision to build models, which ultimately were not necessary
- A | P coordinated with all unpaid subs and facilitated settlement with General Contractor

KEY METRICS:

Total Collateral-related units as of 8/26/2009	250	as % of Collateral-Related Units:
Number of Collateral-related units closed or under contract by 2/28/2010:	249	99.6%
Actual Closings during first three months:	180	72%
Net Proceeds per SF from inherited contracts originated through prior broker:		Per SF:
Net Proceeds per SF from new contracts originated through new brokerage:		\$173
Percentage increase in net proceeds:		\$193
		11.3%
Imputed Value-Add of brokerage change on remaining units:		\$2,409,000
Imputed Opportunity Value of delaying brokerage change:		\$1,508,200
Actual Sellout period		8 Months (Dec 09 – July 10)
Total Gross Income		\$51,300,000

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE	PROJECT COST/VALUE
Bayview Financial	Various	FL	Varies	Receivership	N/A
Cielo on the Bay	North Bay Village	FL	36 Units	Advisory— Lead Partner	\$15,000,000
Delray Estates	Delray Beach	FL	25 Units	Receivership	\$3,000,000
The Devonaire	Pembroke Pines	FL	300 Units	Advisory— Lead Partner	\$5,000,000
Everglades on the Bay	Miami	FL	848 Units	Advisory— Lead Partner	\$185,000,000
Green's Edge	Fort Myers	FL	222 Units	Receivership	\$6,000,000
Halifax Landing	South Daytona	FL	186 Units	Receivership	\$37,000,000
High Point Place	Fort Myers	FL	83 Units	Advisory— Lead Partner	\$25,000,000
Icon Brickell	Miami	FL	520 Units	Advisory— Lead Partner	\$90,000,000
Islamorada	Daytona Beach Shores	FL	54 Units	Receivership	\$12,000,000
Met I	Miami	FL	447 Units	Advisory	N/A
Miami Lakes Office Building	Miami Lakes	FL	145,545 SF	Court Appointed Monitor	\$12,000,000
NEO Wind	Miami	FL	495 Units	Court Appointed Monitor	\$51,000,000
The Promenade at Riverwalk	Bradenton	FL	115 Units	Receivership	\$9,000,000
SkySail	New Bern	NC	121 Units	Advisory— Lead Partner	\$15,000,000
Star Tower	Orlando	FL	49 Units	Receivership	N/A
Steamplant Condominium	Key West	FL	19 Units	Advisory— Lead Partner	\$24,000,000
Stuart Commons	Stuart	FL	45,119 SF	Receivership	N/A
Trump Towers	Sunny Isles Beach	FL	542 Units	Advisory— Lead Partner	\$500,000,000
The Vineyards	Palm Desert	CA	260 Units	Advisory— Lead Partner	\$27,000,000
Vista Commons	West Palm Beach	FL	60,427 SF	Advisory	N/A
Wellington Commons	Lake Worth	FL	90,952 SF	Advisory	N/A

ASSET NAME	CITY	STATE	SIZE
360 Condominium	North Bay Village	FL	415 Units
Trump Hollywood	Hollywood	FL	200 Units
Ambassadors East	Highland Beach	FL	320 Units
Beach Club Tower I	Hallandale Beach	FL	386 Units
Beach Club Master Association	Hallandale Beach	FL	1,261 Units
Beach Club Spa	Hallandale Beach	FL	N/A
Canyon Ranch Living	Miami Beach	FL	581 Units
Castillo at Westshore Yacht Club	Tampa	FL	80 Units
Colonnade	Downtown Dadeland	FL	298 Units
Concourse Plaza	Bay Harbor Islands	FL	42 Units
Coquina Cove at Martin Downs	Palm City	FL	256 Units
The Cove at Briar Bay	West Palm Beach	FL	288 Units
The Crossing	Austin	TX	240 Units
Cypress Trail	West Palm Beach	FL	72 Units
Delvista	Aventura	FL	67 Units
The Falls at New Tampa	Temple Terrace	FL	352 Units
Gamla-Cedron Preserve LLC	Tampa	FL	N/A
Galt Mile	Fort Lauderdale	FL	329 Units
Garden Apartments	Fort Lauderdale	FL	71 Units
Greens Edge at Province Park	Fort Myers	FL	270 Units
Halifax Landing	South Daytona	FL	186 Units
Hallmark	Hollywood	FL	375 Units

ASSET NAME	CITY	STATE	SIZE
ICON Brickell III	Miami	FL	526 Units
The Lofts II Downtown	Miami	FL	498 Units
Logan's Mill	Austin	TX	256 Units
One Bal Harbour / 10295 Collins Condo/Hotel	Bal Harbour	FL	120 Units
One Island Place	Aventura	FL	227 Units
Palm Lake Villas	West Palm Beach	FL	304 Units
Paramount on Lake Eola	Orlando	FL	313 Units
Plaza on Brickell	Miami	FL	1,000 Units
The Preserve at Temple Terrace	Temple Terrace	FL	392 Units
The Residences	Hollywood Beach	FL	534 Units
River Dance	Bradenton	FL	115 Units
Southern Villas	Dallas	TX	228 Units
St. Andrews at West Palm Beach	West Palm Beach	FL	770 Units
Star Tower	Orlando	FL	101 Units
Sutton Place	Dallas	TX	456 Units
Ten Aragon	Coral Gables	FL	184 Units
Trump Hollywood	Hollywood	FL	200 Units
Valencia at Doral Park	Miami	FL	310 Units
Waverly at South Beach	Miami Beach	FL	408 Units
Willoughby Cove	Stuart	FL	304 Units
Wind	Miami	FL	495 Units

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE
The Atlantic Howell Station	Duluth	GA	228 Units	Owned
The Atlantic Lynn Lake	Raleigh	NC	101 Units	Owned
The Atlantic Medlock Bridge	Norcross	GA	320 Units	Owned
The Atlantic Millbrook	Raleigh	NC	117 Units	Owned
The Barrington Club	Coral Springs	FL	145 Units	Owned
Bay Harbor Apartments	Bay Harbor Islands	FL	130 Units	Property Management
Boca Colony	Boca Raton	FL	180 Units	Owned
Coquina Cove	Palm City	FL	256 Units	Property Management
Cresta Bella	San Diego	CA	368 Units	Owned
The Crossing	Austin	TX	240 Units	Owned
The Falls at New Tampa	Temple Terrace	FL	352 Units	Property Management
Garden Apartments	Fort Lauderdale	FL	71 Units	Property Management
The Hills	San Diego	CA	224 Units	Owned
Key Largo Apartments	El Cajon	CA	132 Units	Owned
Habana Plaza	Key West	FL	Residential: 21 Units Retail: 45,930 SF	Property Management
Leisure Life Apartments – Village Apartments	San Diego	CA	Apartments: 248 Units Villages: 332 Units	Owned
Logans Mill	Austin	TX	256 Units	Owned
Oak Hills	Escondido	CA	110 Units	Owned
The Palms of Boca del Mar	Boca Raton	FL	320 Units	Owned
The Paramount on Lake Eola	Orlando	FL	313 Units	Property Management
River Run	San Diego	CA	192 Units	Owned
Southern Villas	Dallas	TX	228 Units	Owned
St. Andrews Palm Beach	West Palm Beach	FL	770 Units	Owned
St. Andrews at Weston	Weston	FL	208 Units	Owned

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE
Summerwind	Vista	CA	182 Units	Owned
Sutton Place	Dallas	TX	456 Units	Owned
Valencia at Doral Park	Miami	FL	310 Units	Property Management
The Village	San Diego	CA	332 Units	Owned
The Villas at Camino Bernardo	San Diego	CA	344 Units	Owned
Willoughby Cove	Stuart	FL	304 Units	Property Management
The Willows	Escondido	CA	137 Units	Owned

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE
10 Aragon	Coral Gables	FL	68,000 SF	Property Management
1025 Kane Concourse	Bay Harbor Islands	FL	14,500 SF	Leasing and Property Management
1111 Kane Concourse	Bay Harbor Islands	FL	75,000 SF	Property Management
11075 Carmel Mountain Road	San Diego	CA	17,000 SF	Leasing and Property Management
355 West Grand Avenue	San Diego	CA	5,700 SF	Leasing and Property Management
7744 Formula Place	San Diego	CA	21,000 SF	Leasing and Property Management
Buena Vista Design Plaza	Miami	FL		
The Gallery Center	Boca Raton	FL	65,000 SF	Property Management
Habana Plaza	Key West	FL	Residential: 21 Units Retail: 45,930 SF	Property Management
High Point Towne Center	Plattsville	AL	450,000 SF	Property Management
Office Park at the California Club	Miami	FL	60,000 SF	Leasing
Stuart Commons	Stuart	FL	45,119 SF	Leasing and Property Management
Vista Park Commons	West Palm Beach	FL	60,427 SF	Leasing and Property Management
Wellington Commons	Lake Worth	FL	92,952 SF	Leasing and Property Management

CONDOMINIUMS

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE	PROJECT COST/VALUE
Acqualina	Sunny Isles	FL	260 Units	Construction Financing	\$191,000,000
Bath Club	Miami Beach	FL	118 Units	Construction Financing	\$130,000,000
Blue Bay Tower	North Bay Village	FL	35 Units	Condo Construction	\$19,000,000
El Ad Multifamily Portfolio	Various South Florida	FL	502 Units	Condo Construction Inventory Loans	\$125,000,000
Fisher Island	Fisher Island	FL	625 Units	Construction Financing	\$140,000,000
Jade Ocean	Sunny Isles	FL	256 Units	Construction Financing	\$288,000,000
Luxuria	Boca Raton	FL	26 Units	Land Loan	\$24,500,000
Met 1	Miami	FL	447 Units	Consulting Assignment	N/A
Mint at Riverfront	Miami	FL	602 Units	Construction Financing	\$194,000,000
Riverview II at River East	Chicago	IL	159 Units	Condo Construction Inventory Loans	\$125,000,000

OFFICE (continued)

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE	PROJECT COST/VALUE
300 Arthur Godfrey Road	Miami Beach	FL	60,000 SF	Leasing	N/A
301 Arthur Godfrey Road	Miami Beach	FL	35,000 SF	Leasing	N/A
Bacardi Corporate Office	Coral Gables	FL	251,464 SF	Lease Advisory	N/A
Belk Corporate Headquarters	Charlotte	NC	330,000 SF	Sale-Leaseback	\$50,000,000
Crosspointe at Golden Glades	North Miami	FL	165,000 SF	Acquisition	\$88,526,700
Destin Commons (office component of mixed use)	Destin	FL	80,000 SF	Leasing	N/A
First Union (Miami-Dade portfolio)	Miami-Dade County	FL	120,000 SF	Asset Management	\$12,145,250
The Lincoln (office and retail)	Miami	FL	158,000 SF	New Construction	\$34,189,215
Lincoln Place (office and retail)	Miami Beach	FL	141,000 SF	New Construction	\$35,155,058
NOAA World Headquarters	Rockville	MD	268,762 SF	Receivership	N/A
Plaza San Remo (office condo and retail)	South Miami	FL	500,000 SF	Construction Financing	\$43,000,000
Quincy Crossing (office and multi-family)	Ballston	VA	118,000 SF	New Construction	\$40,194,691

RETAIL

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE	PROJECT COST/VALUE
1015 Half Street	District of Columbia	Wash DC	400,000 SF	Receivership	N/A
Aloma Square	Winter Park	FL	90,106 SF	Acquisition	\$4,505,300
Bakers Square Stores	Various	Various	75,000 SF	Sale-Leaseback	\$56,000,000
Bell Tower Village	Glendale	AZ	165,702 SF	Acquisition	\$8,285,100
Brandon Boulevard Shoppes Expansion	Valrico	FL	10,230 SF	Acquisition	\$1,052,564
Colonial Promenade	Orlando	FL	187,509 SF	Acquisition	\$9,375,450
Colony Crossings	Tampa	FL	117,259 SF	Acquisition	\$5,862,950
Doral Plaza	Miami	FL	102,201 SF	Acquisition	\$5,110,050
Heritage Harbour	Bradenton	FL	590,000 SF	New Construction	\$87,616,000
Jackson Brewery	New Orleans	LA	56,633 SF	Acquisition	\$9,250,000
Kings Point	Tamarac	FL	30,354 SF	Acquisition	\$1,517,700
Las Olas Riverfront	Fort Lauderdale	FL	245,000 SF	Property Management	\$16,700,000
Marshall's Montclair Promenade	Montclair	CA	100,070 SF	Acquisition	\$5,003,500
Nob Hill Plaza	Sunrise	FL	17,459 SF	Acquisition	\$872,950
Pine Plaza	Pembroke Pines	FL	68,170 SF	Acquisition	\$3,408,500
Sam's Trail	Orlando	FL	72,190 SF	Acquisition	\$3,609,500
Shops at Mauna Lani	Hawaii	HI	150,000 SF	Construction Loan Financing	\$18,750,000
Sunrise Shops I	Sunrise	FL	12,000 SF	Acquisition	\$600,000
Sunrise Shops II	Sunrise	FL	18,000 SF	Acquisition	\$900,000
Turtle Run	Plantation	FL	13,487 SF	Acquisition	\$674,350
Turtle Crossing	Coral Springs	FL	250,000 SF	New Construction	\$31,820,000
Unigold Shopping Center	Winter Park	FL	117,527 SF	Acquisition	\$5,876,350

RETAIL (continued)

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE	PROJECT COST/VALUE
Walgreen's	Sunrise	FL	71,217 SF	Acquisition	\$3,560,850
Worth Avenue Portfolio	Palm Beach	FL	117,000 SF	Financing	\$50,000,000

HOSPITALITY

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE	PROJECT COST/VALUE
Amerisuites	Austin	TX	128 Rooms	Acquisition	\$10,100,000
Alexandria Hilton	Alexandria	VA	243 Rooms	New Construction	\$37,622,347
College Station Hilton	College Station	TX	303 Rooms	Acquisition	\$25,000,000
Colonnade Hotel and Tower	Coral Gables	FL	157 Rooms	Refinancing and Sale	N/A
Crowne Plaza	Clark	NJ	192 Rooms	Acquisition	\$20,182,372
Hawthorn Suites	Memphis	TN	113 Rooms	New Construction	\$8,808,000
Hyatt Regency	Sarasota	FL	294 Rooms	Financing	\$24,000,000
Lake Placid Hilton	Lake Placid	NY	179 Rooms	Acquisition	\$9,850,000
Marriott Miami Airport Hotel Cluster	Miami	FL	359 Rooms	Construction Loan and Financing	\$93,000,000
Mayfair Hotel and Retail	Coconut Grove	FL	179 Rooms	Redevelopment	\$45,000,000
Quality Inn Bossier City	Bossier City	LA	165 Rooms	Asset Management	\$3,000,000
Renaissance Hotel	Ft. Lauderdale	FL	233 Rooms	New Construction	\$35,000,000
Sunrise Hilton	Sunrise	FL	297 Rooms	Asset Management	\$25,000,000
Wild Palms and Avanti Hotels	Sunnyvale/ Mountain View	CA	208/91 Rooms	Financing	\$12,000,000

MULTIFAMILY

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE	PROJECT COST/VALUE
Arbor Lake Club Apartments	Miami	FL	712 Units	Asset Management	\$42,720,000
Carriage Cove	Miami	FL	473 Units	Asset Management	\$28,380,000
Centerfield Apartments	Houston	TX	400 Units	New Construction	\$23,030,935
The Crown	Miami Beach	FL	174 Units	Re-Development/Owned	N/A
Deerwood Village	Ocala	FL	328 Units	Refinancing	\$61,000,000
Esplande at Park Center	Alexandria	VA	392 Units	New Construction	\$51,133,378
Frenchman's Creek Apartments	St. Petersburg	FL	182 Units	Asset Management	\$10,920,000
Gator Apartment Portfolio	Various	FL	176 Units	Refinancing	\$24,000,000
Highlands Ranch	Denver	CO	422 Units	New Construction	\$33,592,501
Horizon's North Apartments	Miami	FL	276 Units	Asset Management	\$16,560,000
Horizon's West Apartments	Miami	FL	380 Units	Asset Management	\$22,800,000
IBEX Texas Portfolio	Various	TX	398 Units	Disposition	\$20,000,000
Legend Oaks	Denver	CO	488 Units	New Construction	\$32,962,000
Legacy Park (Cap Rock)	Lawrenceville	GA	498 Units	New Construction	\$37,105,452
Park Place Apartments	West Palm Beach	FL	96 Units	Asset Management	\$5,760,000
Park Place/ Heron's Cove Apartments	Orlando	FL	324 Units	Asset Management	\$19,440,000
Parkview Apartments	Pembroke Pines	FL	208 Units	Asset Management	\$12,480,000
Spraddle Creek Apartments	Austin	TX	430 Units	New Construction	\$34,400,000
Verandah at Grandview Hills	Austin	TX	536 Units	New Construction	\$44,377,568
West Oaks (Serrano)	Houston	TX	438 Units	New Construction	\$26,452,161
Westchase	Houston	TX	318 Units	New Construction	\$25,315,682
Vista Grande	Tampa	FL	378 Units	Refinancing	\$61,000,000

MIXED-USE

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE	PROJECT COST/VALUE
Quincy Crossing (office and multi-family)	Ballston	VA	118,000 SF 118 Units	New Construction	\$40,194,691
Renaissance Square (office and multi-family)	Atlanta	GA	128,000 SF	Office to Multi-Family Conversion	\$13,200,000

INDUSTRIAL

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE	PROJECT COST/VALUE
Beacon Tradeport	Miami	FL	133+ Acres	Construction Loan	\$37,500,000
Preferred Freezer Build to Suit	Miami	FL	1.2 Million SF	Construction Loan	\$11,000,000

LAND

ASSET NAME	CITY	STATE	SIZE	TRANSACTION TYPE	PROJECT COST/VALUE
Blount Street	Raleigh	NC	20 Acres	Redevelopment	\$31,000,000
Myrtle Beach	Myrtle Beach	FL	362 Acres	Receivership	N/A
RiverFront West Parcels III and IV	Miami	FL	6.92 Acres	Financing	\$18,500,000



WWW.APMANAGEMENT.NET

ATLANTA | 3399 PEACHTREE RD NE | SUITE 520 | ATLANTA GA 30326 | T: 404 698 4630 | F: 305 842 1550

BOCA RATON | 622 BANYAN TRAIL | SUITE 150 | BOCA RATON FL 33431 | T: 561 819 5433 | F: 561 819 5553

MIAMI | 1025 KANE CONCOURSE | SUITE 215 | BAY HARBOR ISLANDS FL 33154 | T: 305 867 2245 | F: 305 867 2246

SAN DIEGO | 11075 CARMEL MOUNTAIN ROAD | SUITE 200 | SAN DIEGO CA 92129 | T: 858 672 3100 | F: 858 672 2775

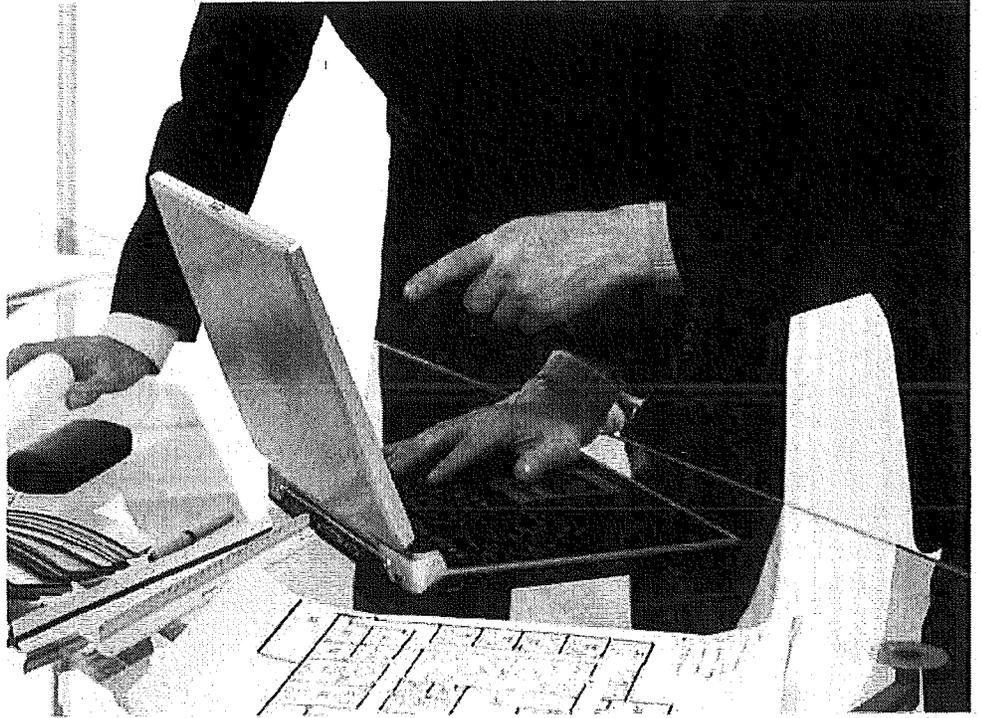
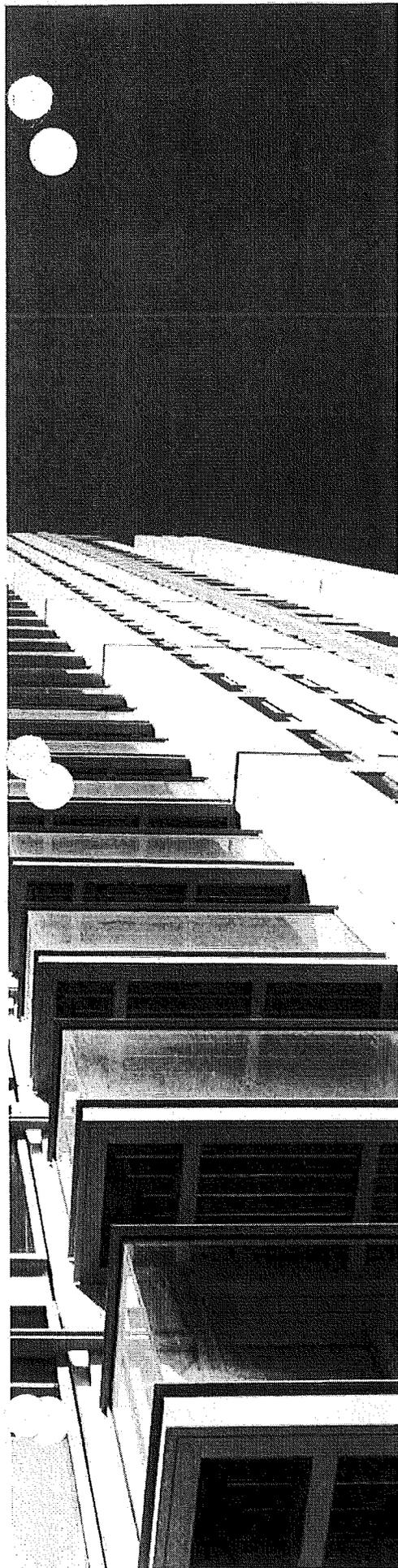




OUR HISTORY | WHO WE ARE

Atlantic | Pacific (A | P) is a fourth generation real estate company with its origins in New York and a modern day footprint in Florida, Georgia, the Carolinas, Texas and Southern California. Since the mid 1970's, A | P has purchased, developed, leased and managed residential and commercial properties throughout the United States.

A | P's founding principles are based on extensive marketplace knowledge, rigorous due diligence and quality underwriting, while keeping a watchful eye towards expense side management. These principles and our bold vision have served us well to create and preserve shareholder value and instill client confidence in our team.



OUR EXPERTISE | WHAT WE DO

ACCOUNTING

Preparing accurate and timely reports

PREFERRED VENDOR LIST

Establishing a vendor directory with a proven track record

COLLECTIONS

Executing diligent and focused time tested policy

CUSTOMER SUPPORT

Assisting our properties with knowledgeable support

PREVENTATIVE MAINTENANCE SCHEDULE

Assigning building tasks in an organized manner

TRANSITION MODULE

Forecasting our initial management path

COMMUNITY WEBSITE

Developing your customized website

EMPLOYEE TRAINING and DEVELOPMENT

Developing a system garnering better results

SAFETY and RISK MANAGEMENT

Taking precautions and educating our staff to make our workplace a safe and risk-free environment

TIME and ATTENDANCE SOLUTIONS

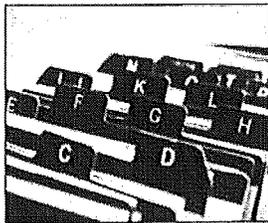
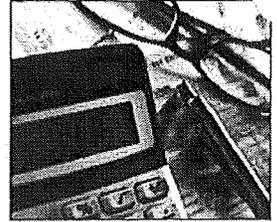
Tracking our employees' time on-line for efficiency and accuracy

OUR ADVANTAGE | HOW WE DELIVER

ACCOUNTING

Preparing accurate and timely reports is critical to our success. Our managers are well trained in managing expenditures based on Board-approved budgets and following general ledger coding practices dedicating their time to clearly understanding where your money is being spent. Services include:

- Full-charge accrual basis accounting in accordance with GAAP
- Dedicated property specific assistant controller, supervised by our corporate controller
- Dedicated accounts payable associates that review invoicing for proper approval and accuracy in accordance with budget
- Dedicated accounts receivable associates that process cash receipts on a daily basis thereby maximizing cash
- Monthly variance reports providing detailed analysis of actual results vs budgeted expectations, balance sheets with subsidiary schedules analyzing each line item in detail, general ledger reconciliations disclosing all operating activity, delinquency reports and accounts receivable analysis focusing on keeping receivables at a minimum and aged payable & cash disbursement reports disclosing all vendor activity
- Cash management to maximize efficiencies and improve cash flow
- Annual budget preparation based on detailed analysis of past operations and future needs based on close working relationships with site operations and the Boards of Directors
- Property insurance analysis and annual review of existing programs to ascertain whether proper coverages, limits and deductibles are in place at reasonable cost



PREFERRED VENDOR LIST

Maintaining a Preferred Vendor List ensures quality and competitive pricing, which provides our clients with a great benefit. Through a three bid process and vendor analysis we seek:

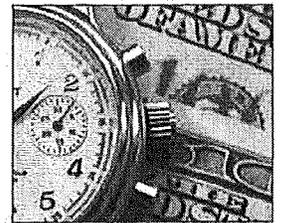
- Superior and consistent services
- Competitive pricing
- Full disclosure
- No related entities

Our Preferred Vendors are companies with no affiliation to A | P, eliminating conflicts of interest. Our reputation in the industry is important to us and our Preferred Vendors must operate with this same philosophy.

COLLECTIONS

Diligently following our focused collection policies and procedures are key to successfully managing delinquencies. Integral components of this process are:

- Generation of late letters as stipulated by governing documents
- Telephone contact to determine cause for delinquency and course of action for resolution
- Generation of Intent to Lien letters sent via Certified Mail as stipulated by statute
- Reviewing delinquency issues with Board of Directors to agree to a course of action
- If legal action is to be pursued, collection agent is provided with the necessary data to perfect a lien
- Enforcement of legislation allowing other actions to be taken as a means to collect outstanding fees



CUSTOMER SUPPORT

- Toll-free number provided to answer questions, comments or concerns, staffed by a bilingual customer support team during regular office hours
- Assistance with website development and maintenance
- In-house IT support for all software applications |
- Dedicated associates processing late letters for collections at Corporate Office, alleviating this task from on-site management
- Administering payment coupons and coordinating lock box payments, on-line credit card and debit-card payments, and monthly ACH processing

PREVENTATIVE MAINTENANCE SCHEDULE

We assign over 50 building management tasks annually, semi-annually, quarterly, monthly and weekly. The Preventative Maintenance Schedule offers:

- Color coded chart
- Efficient schedules of routine maintenance
- Focus on annual certifications for safety items, such as elevator and fire sprinkler panel

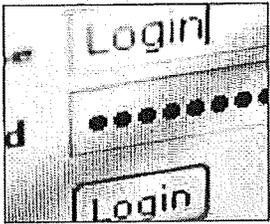
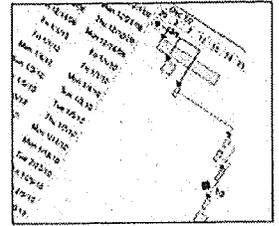


TRANSITION MODULE

The transition module consists of our "first 100 days on-site". It is our step-by-step plan to process tasks associated with the transition of your property to A | P. The tasks are enumerated, providing our management team with a clear path and the association with the ability to hold management accountable each and every step of the way. The transition module includes:

- HR orientation
- TOPS installation/data transfer/welcome packet/coupon booklets
- Utility audits/insurance audits
- Implementation of A | P's Preventative Maintenance Schedule
- 3rd party contract analysis
- 90-day employee introductory evaluations
- 30-day property inspection

During the transition period, we provide bi-weekly "accountability audits" which allow for an open dialogue between the board and management encouraging feedback and adjustments to the schedule.



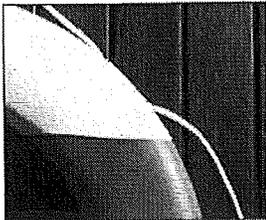
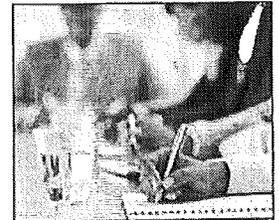
COMMUNITY WEBSITE

Developing a user-friendly website that creates a single point of contact for communication and reference. The community website offers:

- Electronic payments with multiple options
- Work order module
- Violations log
- GATE module creating security and ensuring proper access to property
- E-mail blasts to communicate with the community
- Event calendar to keep residents informed on our monthly events and scheduled activities
- Access to unit account ledgers and transaction histories
- Exclusive Board of Directors only section

EMPLOYEE TRAINING and DEVELOPMENT

- On-line webinars providing training at your fingertips
- Bi-annual management seminars on various topics
- Identification of talent through mentoring programs
- Constant feedback generated through hands-on Human Resources Department
- Quarterly management training conducted by Human Resources Department
- Annual performance appraisals



SAFETY and RISK MANAGEMENT

A | P Management is committed to providing employees with a safe and healthy workplace. The policies and procedures we have set in place help minimize risks and hazards at our properties. Our safety program consists of:

- Quarterly safety newsletters and trainings held at each property for all employees
- Annual safety inspections by HR Specialist
- Semi-annual safety committee meetings
- Chief engineer and maintenance employee specific safety trainings
- Detailed Safety Manual covering all safety policies given to employees upon hire
- New Property Managers receive thorough safety training at Corporate Office during first week

TIME and ATTENDANCE SOLUTIONS

With the use of ADP's HR Management Systems, we are able to manage our workforce and track employee time and attendance more efficiently. The software solutions of ADP Total Source and ezLabor Manager, enable us to streamline payroll preparation, improve wage and hour compliance and optimize our labor investment. These services include:

- Time and attendance record keeping
- Employee scheduling
- Web-based timeclocks and physical time clock options
- Paid time off balance accrual tracking
- Professional development training
- A self-service secure website that employees can use to access a wide range of benefits offered to them



OUR CULTURE | WHY WE DIFFER

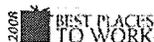
Our culture is fundamental to our success. At A | P, we recognize that we are the 'people' business and that our number one resource is our team. We encourage every one of our employees to continue to learn and develop their business skills and real estate knowledge by providing training, mentoring and opportunities for professional advancement. Our commitment to providing each employee with a strong sense of contribution enables us to attract and retain the top people in each of the markets we serve.



'NEXT LEVEL' SERVICE This is our way of providing the residents in the communities we manage a better quality lifestyle and tremendous pride in their community. We exceed all expectations for service, safety and quality.

LEGEND OF THE BADGE All A | P employees proudly wear name badges with their first name, our company name and logo so clients and community members know them on a first name basis. There are no titles on the badge because it is our individual commitment to excellence (not our title) that makes the difference.

EMPLOYER OF CHOICE We strive to provide our employees with competitive compensation, opportunities to perform meaningful work, growth and advancement, in an environment that caters to a better experience for all involved.



PROFESSIONAL PROPERTY MANAGEMENT PROVIDING "NEXT LEVEL SERVICE"



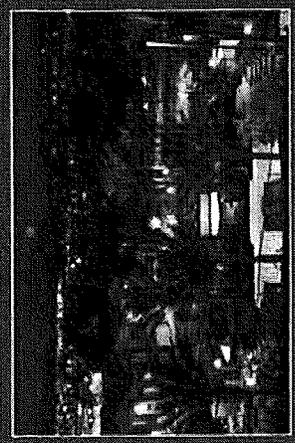
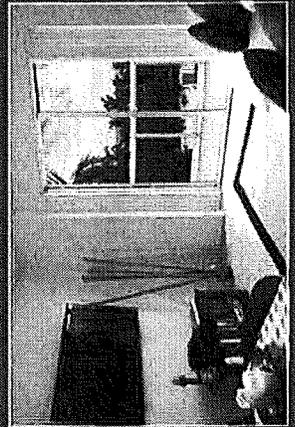
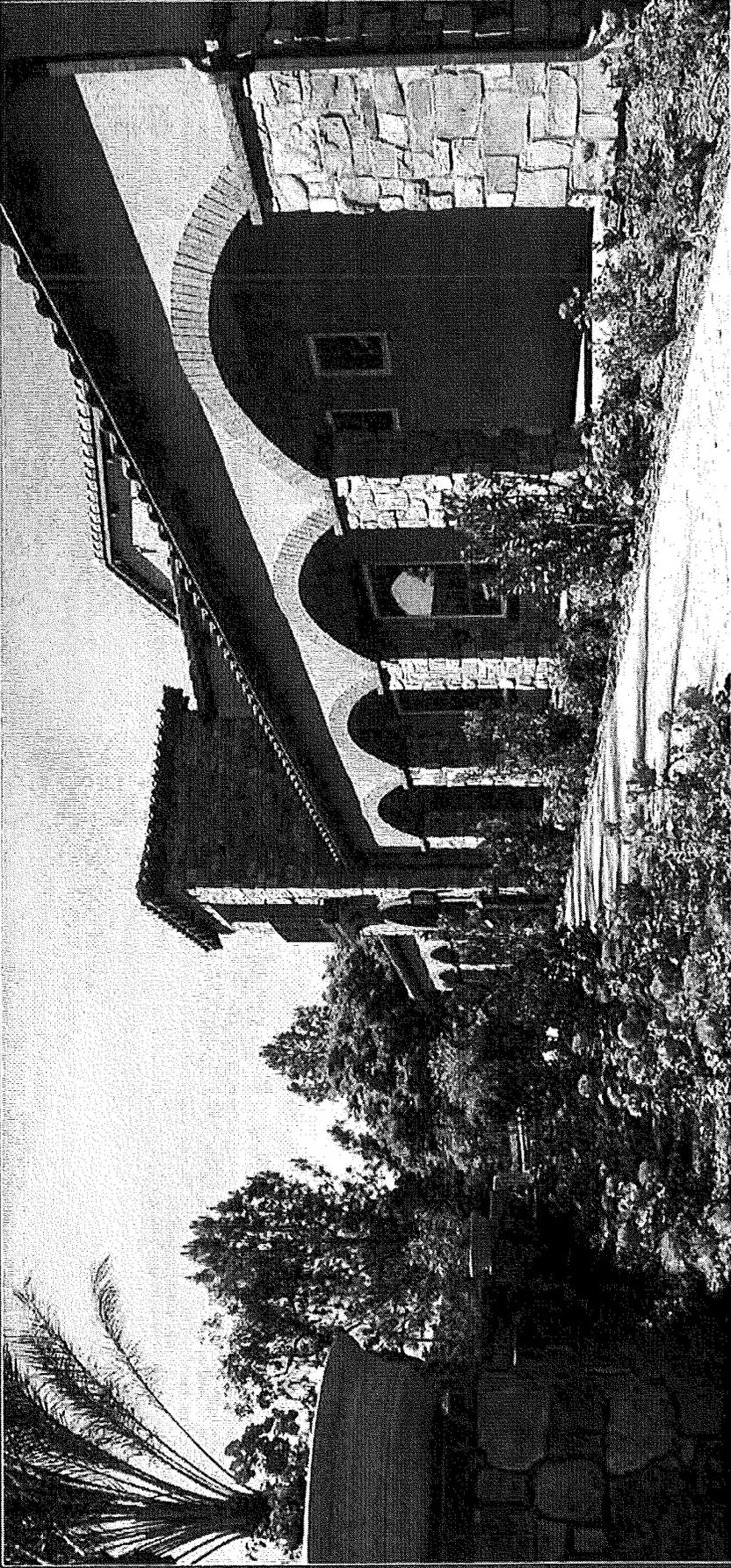
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BOCA RATON | 622 BANYAN TRAIL | SUITE 150 | BOCA RATON FL 33431 | T: 561 819 5433 | F: 561 819 5553

MIAMI | 1025 KANE CONCOURSE | SUITE 215 | BAY HARBOR ISLANDS FL 33154 | T: 305 867 2245 | F: 305 867 2246

SAN DIEGO | 11075 CARMEL MOUNTAIN ROAD | SUITE 200 | SAN DIEGO CA 92129 | T: 858 672 3100 | F: 858 672 2775



EXECUTIVE SUMMARY - A HISTORY OF SUCCESS

AtlanticPacific ("AP") is a fourth generation real estate operating company with origins in New York and a modern day footprint throughout Florida, Georgia, Texas, the Carolinas, and Southern California. Since the mid 1970s, AP has purchased, developed, leased and managed residential and commercial properties throughout the United States. The company remains a family owned and operated firm.

The Cohen family entered into the real estate business in the early 1890s, when Jacob Cohen began a construction business in New York, and soon became one of the largest apartment owners and developers in the city of New York (owning and operating approximately 20M units). Jacob's son, Samuel, moved to South Florida in the 1950s and built several prominent oceanfront hotels. Samuel's son, Alan Cohen, has been involved in the acquisition, construction, operation and management of hotels, apartments and condominiums for over fifty years. Alan is still very active in the business with his three sons (Howard, Stanley and Kenneth) who are currently running the day to day operations.

- Howard Cohen (JD) – Chief Executive Officer
- Kenneth Cohen (CPA) – Chief Financial Officer
- Stanley Cohen (MBA) – Executive Vice President

AP's managed portfolio consists of over 22,000 multifamily units of which 6,001 are owned and the remainder are managed on behalf of 3rd party clients, including institutional owners and Condominium Associations.

AP systematically identifies targeted assets in specific submarkets. We complete a disciplined diligence and underwriting process, implement a specific property strategy and drive exemplary results through our vertically integrated platform. With decades of experience in ownership, development, general contracting, and management AP creates an unparalleled team approach.

Historically, AP has been 100% focused on acquiring assets with an indefinite hold period. This strategy has served the organization well and has afforded the principals the ability to maintain a sizeable yet low leveraged portfolio. In 2012, the leadership of AP decided to expand the platform by acquiring 10 new multifamily communities totaling 2,506 units. These new communities have been purchased in Joint Venture Partnerships with a 4-7 year investment horizon. To date, our Joint Venture Partners have included Wells Fargo Bank through its Merchant Banking Division and GEM Realty Capital, a Chicago based real estate fund.

EXECUTIVE LEADERSHIP

Howard D. Cohen, Chief Executive Officer, manages the company's investments and creates partnerships that further enhance the firm's systematic and intelligent approach to delivering better results.

Mr. Cohen practiced with the preeminent law firms of Ruden McClosky, P.A. and Becker & Poliakoff, P.A., as a senior real estate attorney specializing in complex commercial real estate, financing and lending transactions. Mr. Cohen has more than 20 years of real estate investment, development, real estate law and management experience. Mr. Cohen received his Bachelor of Science in Hotel & Restaurant Administration from Cornell University and his Doctorate of Jurisprudence from the University of Miami.

Randy K. Weisburd, Chief Operating Officer, is responsible for the formulation and execution of the company's overall strategic plan as well as its day-to-day growth management. Mr. Weisburd oversees the investment platform, development, general contracting, acquisitions and property management teams. Prior to joining AIP, Mr. Weisburd served as Vice President of LNR Property Corporation. During Mr. Weisburd's nine year tenure at LNR, he was directly responsible for the acquisition, development and management of numerous residential and commercial properties throughout the United States. Mr. Weisburd received his Bachelor of Business Administration Degree from the University of Miami.

Kenneth J. Cohen, Chief Financial Officer, manages the financial operations and reporting for the corporate entities. Mr. Cohen is responsible for creating and maintaining site level budgets reported during monthly corporate variance meetings.

Mr. Cohen joined the staff of Kenneth Leventhal & Company (predecessor to Ernst & Young, LLP), a national accounting firm specializing in the real estate industry. Mr. Cohen completed his tenure as a senior member of the Tax department.

Mr. Cohen received his Bachelor of Science in Hotel & Restaurant Administration from Cornell University and a Masters in Professional Accounting degree from the University of Texas at Austin.

Stanley D. Cohen is a Managing Partner and serves as the Executive Vice President of the West Coast Division. Mr. Cohen supervises the day-to-day operation of the corporate offices based in San Diego.

Mr. Cohen received his Bachelor of Science Degree from Duke University (Phi Beta Kappa) and his Masters of Business Administration from the University of California, Los Angeles.

David G. Halpryn is responsible for all aspects of facilities maintenance. As Senior Vice President of Operations, Mr. Halpryn oversees over 50 maintenance supervisors within the Management Company. Mr. Halpryn's role within the General Contracting Company includes oversight of the estimating department and general review of all bids and scope services. Prior to joining AIP, Mr. Halpryn served as Director of Facilities Management for a large privately held Hospitality Company overseeing over 300 employees. During his 11 year tenure with this group, he was responsible for all operations and procurement.

Mr. Halpryn received his Bachelor of Business Administration Degree from the University of Miami.

SENIOR MANAGEMENT

Greg Ward – Senior Managing Director, Investments

With over 20 years of extensive real estate experience, Mr. Ward focuses on the implementation of our investment strategy working closely with our institutional partners.

Prior to joining AP, Mr. Ward served in senior roles at LNR Property Corporation and Fowler Property Acquisitions. During his tenure at LNR, Mr. Ward was responsible for developing and implementing a strategic disposition strategy for the company's REO portfolio successfully transacting over 280 dispositions with proceeds in excess of \$2 billion. In his acquisition role, Mr. Ward successfully closed over \$500 million in new transactions in the Southeastern United States.

Mr. Ward received his Bachelor's of Science degree in Finance from Eastern Illinois University and his Masters of Business Administration Degree with a concentration in Real Estate from Georgia State University.

Mark Briggs – Senior Managing Director, Asset & Property Management

With over 27 years of finance and real estate experience, Mr. Briggs oversees both the Asset Management as well as Property Management for our Joint Venture Partnerships.

Prior to joining AP, Mr. Briggs served as the Regional President-Southeast for LNR Property Corporation directing the asset management, acquisitions/dispositions and development of a \$600 million portfolio of wholly owned and joint venture investments. His tenure as Regional President was preceded by his tenure as the Regional CFO managing over \$600 million of structured portfolio debt, directed all regional finance, loan servicing and special servicing operations, and participated in all loan work-out and REO strategy sessions.

Mr. Briggs received his Bachelor of Science Degree in Business Administration and a Masters of Business Administration Degree with a concentration in Finance from the University of Kansas.

Joseph Jackson – Senior Managing Director, Investments

With over 20 years of extensive real estate experience, Mr. Jackson focuses on sourcing new acquisition opportunities to expand the company's direct real estate holdings in the United States.

Prior to joining AP, Mr. Jackson focused on the institutional apartment brokerage business where he worked for CBRE, RJS/Realty Group and as a Southeast Regional Partner for Moran & Company.

Mr. Jackson received his Bachelor of Science degree in Business Administration and Psychology from Vanderbilt University.

SENIOR MANAGEMENT (CONTINUED)

Alex Lastra ~ Senior Managing Director, Development

Mr. Lastra manages all real estate development, design and construction activities and supervises all activities relating to project development, including site acquisition, market analysis, financial feasibility and governmental approvals.

Prior to joining ALP, Mr. Lastra was a senior member of The Related Group of Florida responsible for all facets of real estate development, including initial site planning, land entitlements and acquisitions through construction and project close out.

Mr. Lastra received his Bachelor of Science Degree with a specialization in Finance from Florida International University with Honors. Mr. Lastra is a State of Florida Licensed General Contractor.

Tom Smith ~ Senior Managing Director, 3rd Party Property Management

Mr. Smith oversees the day-to-day operations of the 3rd party property management company, including the development and implementation of Best Practices for our clients. Mr. Smith has introduced policies that have served as the foundation for the successful growth and branding of the ALP name.

Prior to joining ALP, Mr. Smith held senior roles with the public accounting firm Touché Ross & Company specializing in the areas of real estate and banking and served as Controller and Chief Financial Officer for several of the top property management firms in New York City.

Mr. Smith received his Bachelor of Business Administration Degree from Hofstra University.

Fernando Arimon ~ Director, Project Management

Mr. Arimon has over 25 years of experience in architecture and residential/commercial real estate development, Mr. Arimon oversees all project management functions implementing the value-add strategy in place throughout our portfolio.

Prior to joining ALP, Mr. Arimon served in senior roles at Lennar, Gables Residential Trust and the Related Group of Florida delivering over 3,000 multifamily units. Mr. Arimon began his career at Spillis/Candela and Partners, a preeminent Architectural and Engineering firm in South Florida.

Mr. Arimon received his Bachelor of Architecture degree from the University of Miami and his Masters of Business Administration from Florida International University. Mr. Arimon is a Licensed Architect in the State of Florida.

Jeanne Herman ~ Director, Business & Financial Analysis

Ms. Herman joined ALP in 2007 and oversees all financial analysis for the ALP business lines as well as providing daily support to the acquisition, development, management and advisory services.

Prior to joining ALP, Ms. Herman worked with Franklin Templeton Investments in the portfolio accounting department.

Ms. Herman earned her Bachelor's Degree in Economics from Barry University during which time she also interned at Morgan Stanley and was an active member of the Financial Management Association Honor Society chapter.

INVESTMENT PHILOSOPHY

AIP will continue to focus on southeast markets including Texas, Georgia, Florida and the Carolinas. The key risk/reward thresholds commensurate with our investment strategy are as follows:

Solid Returns – Our targeted acquisitions produce project level leveraged IRR's between 15-18%. Cash Yields between 10-12%. an Equity Multiple between 1.8-2.2% with an acquisition basis of 78-82% of the cost of new construction.

Positive Macro Demand Trends/Recast of Home Ownership – As the homeownership level returns back to historically lower levels, well located rental communities will experience a tightening in the marketplace thereby providing the ability to achieve strong market lift in rental rates. Statistics point to nearly 3 million additional renters originating from currently owned households.

Occupancy & Yield Maintenance – As long term owners of multi-family communities our focus remains on expense side management with a keen understanding of the need to efficiently manage not just occupancy, but more importantly economic yield.

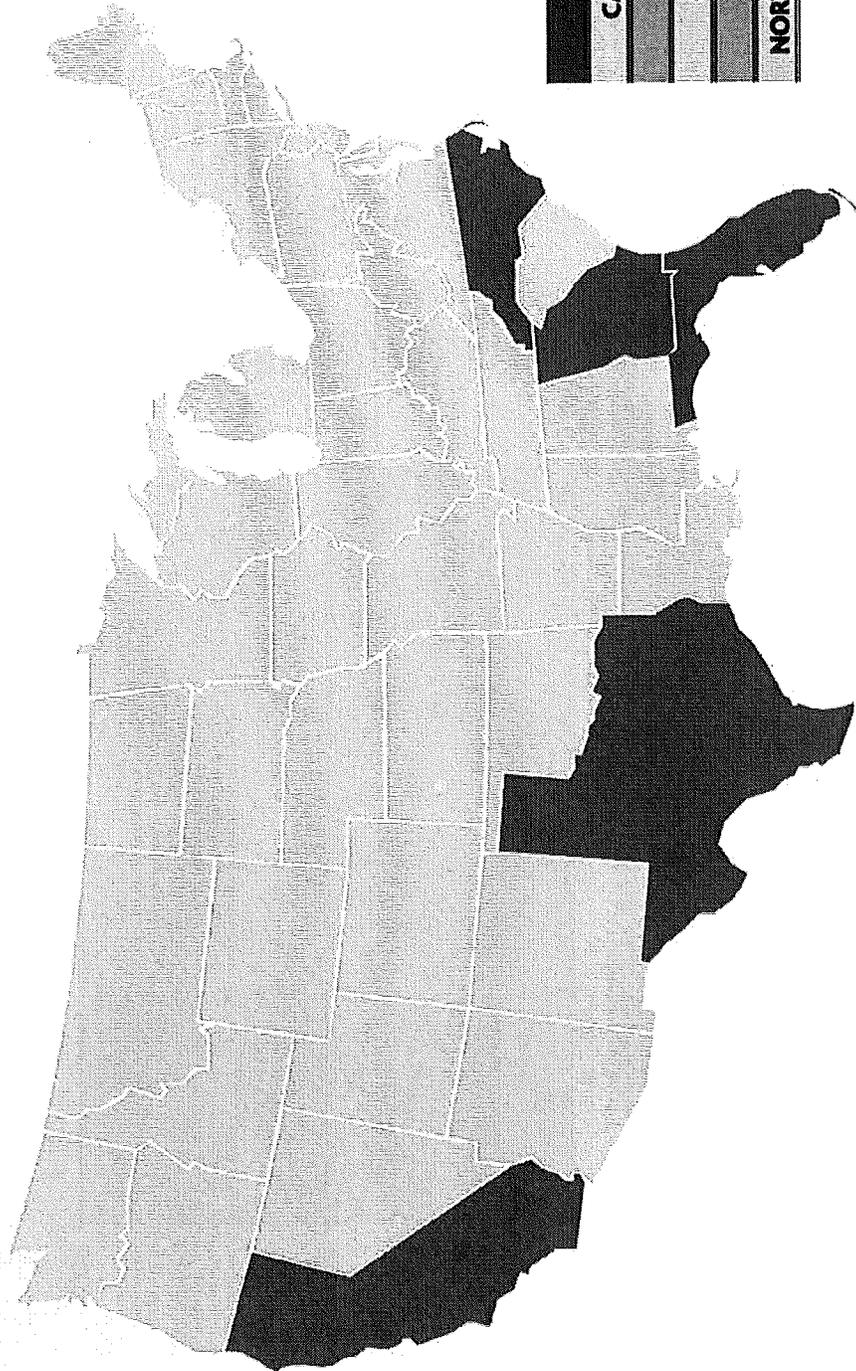
Submarket Stability – Assets are well located within their respective submarkets, mainly suburban in nature and within close proximity to major demand generators.

Easy Access – Assets are well situated within their submarkets and present easy access to the major arterial roadway network. The assets all provide strong levels of ingress/egress and include a clean and well maintained curb appeal.

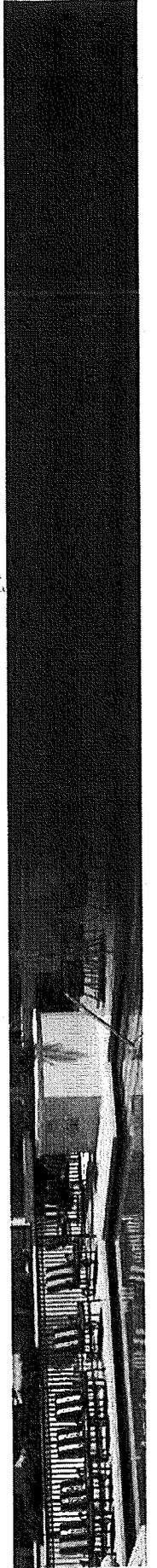
Interest Rate Environment – Rates are at historical low levels creating an opportunity to lock-in attractively priced debt for the seven or ten year investment period.

Management Platform – The AIP team brings a fully integrated ownership and asset management approach to our property management division further complimented by our in-house capabilities of development and general contracting. Our back office accounting production of monthly financials is presented in a systematic and exemplary manner and considered best in class.

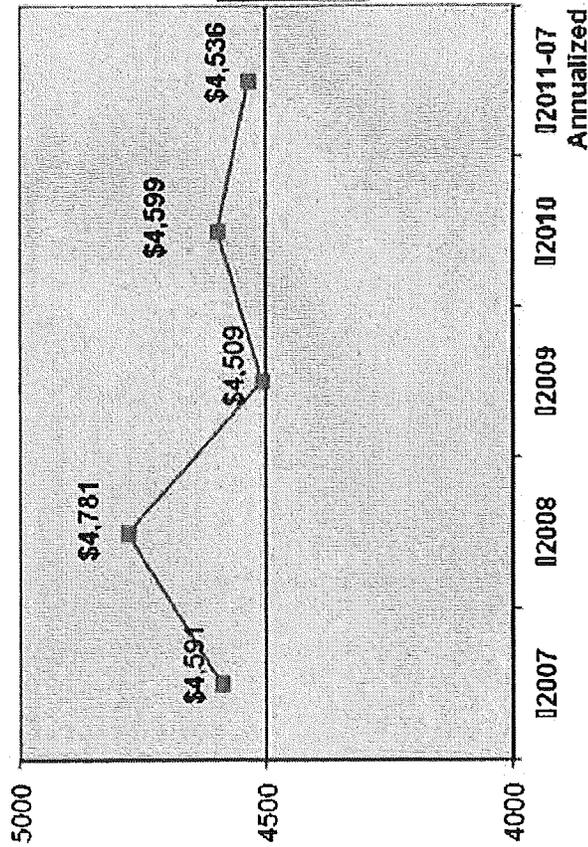
NATIONAL FOOTPRINT



STATE	ASSETS
CALIFORNIA	8
TEXAS	4
GEORGIA	2
FLORIDA	8
NORTH CAROLINA	2

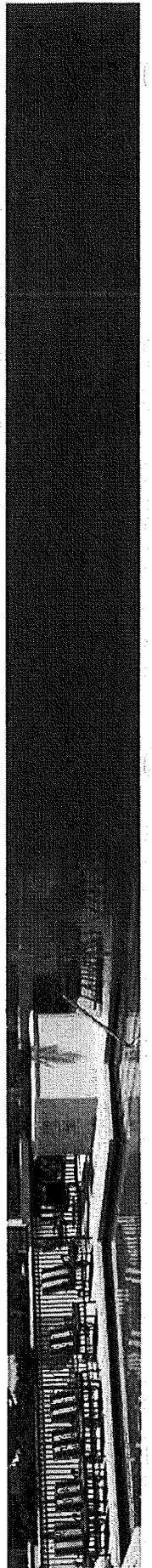


PORTFOLIO OPERATING EXPENSE PER UNIT COMPARISON



EXPENSE SIDE MANAGEMENT

We uniquely focus on the expense side of the ledger. Our keen focus affords our ventures with the confidence that we are efficiently managing our bottom line.



ATLANTIC PACIFIC

COMPANIES

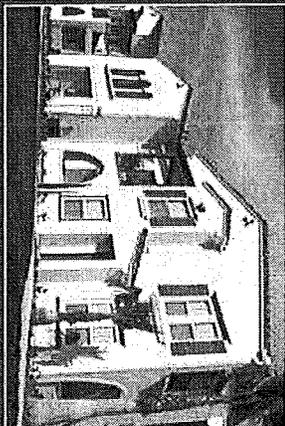
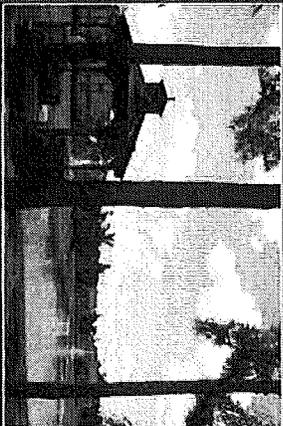
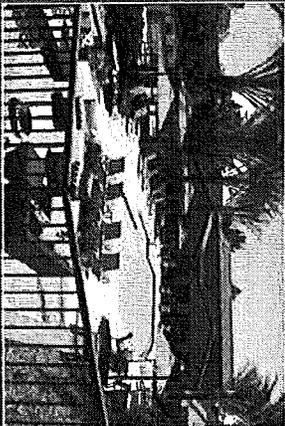
Low Income Housing Track Record

Project Name	State	Address	Program Type	Subsidy	# of units/SF	Owned/ Managed	Date
SummerCreek	FL	1081 Benoit Farms Rd. West Palm Beach, FL 33411	Section 42		770 units	Owned & Managed	2004-2006
Cresta Bella Apartments	CA	11035 Via Livorno, San Diego, CA 92129	Inclusionart Program (without tax credits)	NA	368 total- 31 Affordable	Owned & Managed	2010-present
San Diego Leisure Life Village	CA	10955 Carmel Mountain Road, San Diego, CA 92129	221D3	BMIR & Sect 8	248 units	Owned & Managed	1980-2011
Penasquitos Village	CA	10955 Carmel Mountain Road, San Diego, CA 92129	221D3	BMIR & Sect 8	332 units	Owned & Managed	1980-present
Penasquitos Hills	CA	15095 Via Hondonado, San Diego, CA 92129	221D4	BMIR	224 unit	Owned & Managed	1980-present
Key Largo Apartments	CA	380 Mollison Avenue, El Cajon, CA 92021	236	236 & Sect 8	132 units	Owned & Managed	1987-2012
Gardens	CA	10931 B Gerona, San Diego, CA 92129	221D3	BMIR & Sect 8	504 units	Owned & Managed	1980-1994
Mt. Aguilar	CA	5765 Mt. Alifan Drive, San Diego, CA 92111	221D3	BMIR & Sect 8	311 units	Owned & Managed	1980-1994
Vista Serena	CA	3155 L. Street, San Diego, CA 92102	PRAC		21 units	Managed	1993-1997
Barrio Senior Villas	CA	2322 Newton Avenue, San Diego, CA 92113	Senior Housing		10 units	Managed	1996-1997
Buena Vista Springs	NV	2417 Morton Ave, North Las Vegas, NV 89030	236	236 & Sect 8	370 units	Managed	2002-2005
Ruby Duncan Apartments	NV	Las Vegas, NV	Section 42	Section 42	30 units	Managed	2002-2005

2,983 Units

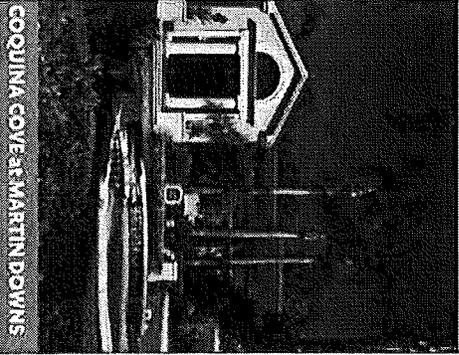
Atlantic Pacific Management has been a member of AHMA-PSW (a non-profit organization representing 82,000 units of affordable housing in Southern California, Arizona and Nevada) for over 20 years. Our associates have served on the AHMA-PSW Board of Directors for many years. AHMA-PSW was the first AHMA in the United States and at that time was the Association of HUD Management Agents, later renamed to Assisted Housing Management Association.

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 COMPANIES



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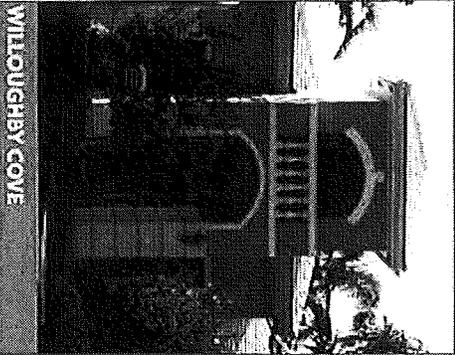
COQUINA COVE at MARTIN DOWNS

PROPERTY LOCATION:	Palm City, FL
YEAR BUILT:	1998
YEAR ACQUIRED:	2012
UNITS:	256
PURCHASE PRICE:	\$25,200,000
PURCHASE PRICE/UNIT:	\$98,437
CAPITAL CONTRIBUTION/EQUITY:	\$7,347,600
AVERAGE ROE:	12.77%
AVERAGE NOI YIELD:	6.9%

ASSET STRATEGY:

The asset was acquired during Q4 2012 in a joint venture partnership with Wells Fargo Bank, N.A. The property is located in South Florida within a community that maintains high barriers to entry. Our investment strategy contemplates a light value add including upgrading of flooring, kitchen cabinets and appliances. Our investment horizon is expected to be 4-6 years with high teen net IRRs.

2012 AVERAGE OCCUPANCY:	96%
2012 OPEX/UNIT:	\$5,255
2012 NOI:	\$1,654,519
CURRENT CAP RATE:	6%
CURRENT ASSET VALUE:	\$27,575,321
LOAN BALANCE:	\$1,910,000
LOAN BALANCE/UNIT:	\$74,609
CURRENT VALUE/UNIT:	\$107,716



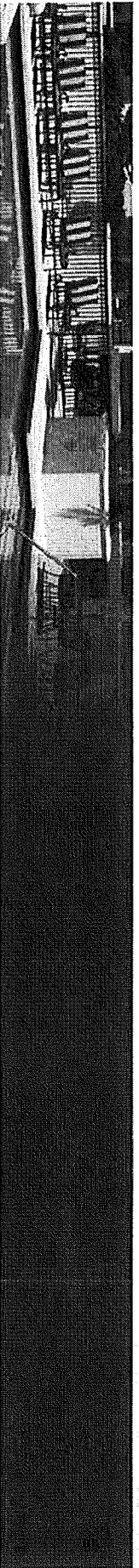
WILLOUGHBY COVE

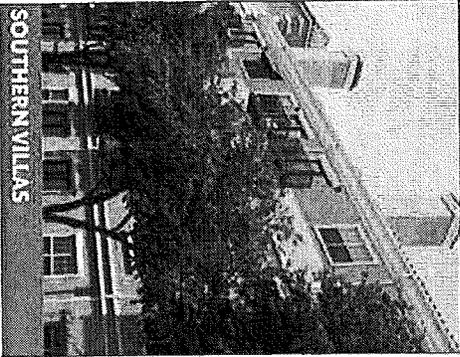
PROPERTY LOCATION:	Stuart, FL
YEAR BUILT:	2001
YEAR ACQUIRED:	2012
UNITS:	304
PURCHASE PRICE:	\$29,800,000
PURCHASE PRICE/UNIT:	\$98,026
CAPITAL CONTRIBUTION/EQUITY:	\$8,458,600
AVERAGE ROE:	13.07%
AVERAGE NOI YIELD:	6.9%

ASSET STRATEGY:

The asset was acquired during Q4 2012 in a joint venture partnership with Wells Fargo Bank, N.A. The property is located in South Florida within a community that maintains high barriers to entry. Our investment strategy contemplates a light value add including upgrading of flooring, kitchen cabinets and appliances. Our investment horizon is expected to be 4-6 years with high teen net IRRs.

2012 AVERAGE OCCUPANCY:	96%
2012 OPEX/UNIT:	\$4,994
2012 NOI:	\$1,964,105
CURRENT CAP RATE:	6%
CURRENT ASSET VALUE:	\$32,735,000
LOAN BALANCE:	\$22,800,000
LOAN BALANCE/UNIT:	\$75,000
CURRENT VALUE/UNIT:	\$107,681





SOUTHERN VILLAS

PROPERTY LOCATION: Dallas, TX

YEAR BUILT: 1996

YEAR ACQUIRED: 2012

UNITS: 228

PURCHASE PRICE: \$19,856,782

PURCHASE PRICE/UNIT: \$87,091

CAPITAL CONTRIBUTION/EQUITY: \$6,269,708

AVERAGE ROE: 7.09%

AVERAGE NOI YIELD: 6.67%

ASSET STRATEGY: The asset was acquired during Q1 2012 in a joint venture partnership with Wells Fargo Bank, N.A. The property is located within the desirable Dallas Galleria Submarket. Our investment strategy contemplates a light value add including upgrading of flooring, kitchen cabinets and appliances. Our investment horizon is expected to be 4-6 years with high teen net IRR's.

2012 AVERAGE OCCUPANCY: 94.94%

2012 OPEX/UNIT: \$3,293

2012 NOI: \$1,753,533

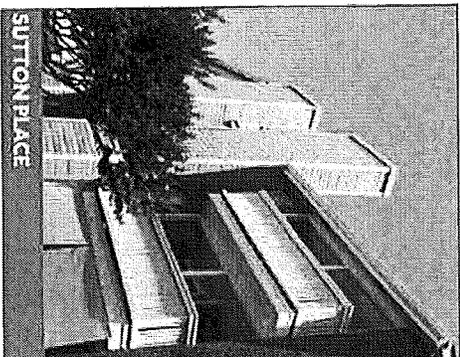
CURRENT CAP RATE: 6%

CURRENT ASSET VALUE: \$29,223,550

LOAN BALANCE: \$13,850,000

LOAN BALANCE/UNIT: \$60,745

CURRENT VALUE/UNIT: \$128,182



SUTTON PLACE

PROPERTY LOCATION: Dallas, TX

YEAR BUILT: 1984

YEAR ACQUIRED: 2012

UNITS: 456

PURCHASE PRICE: \$21,580,587

PURCHASE PRICE/UNIT: \$47,326

CAPITAL CONTRIBUTION/EQUITY: \$5,632,894

AVERAGE ROE: 7.07%

AVERAGE NOI YIELD: 6.96%

ASSET STRATEGY: The asset was acquired during Q1 2012 in a joint venture partnership with Wells Fargo Bank, N.A. The property is located along the North Dallas Tollway. Our investment strategy contemplates a light value add including upgrading of flooring, kitchen cabinets and appliances. Our investment horizon is expected to be 4-6 years with high teen net IRR's.

2012 AVERAGE OCCUPANCY: 94.5%

2012 OPEX/UNIT: \$2,811

2012 NOI: \$2,227,640

CURRENT CAP RATE: 7.1%

CURRENT ASSET VALUE: \$31,823,428

LOAN BALANCE: \$17,361,279

LOAN BALANCE/UNIT: \$38,072

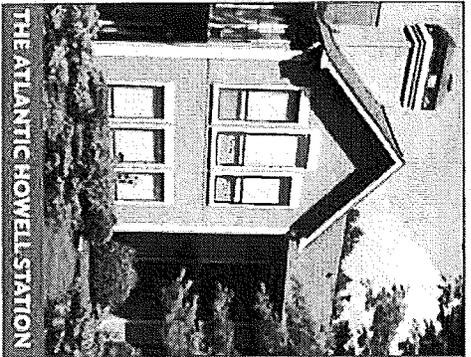
CURRENT VALUE/UNIT: \$69,788



ATLANTIC PACIFIC

COMPANIES

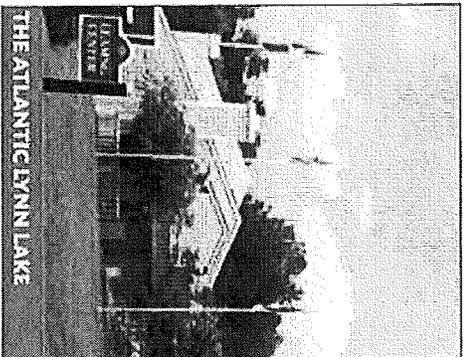
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THE ATLANTIC HOWELL STATION

PROPERTY LOCATION:	Atlanta, GA	2012 AVERAGE OCCUPANCY:	94%
YEAR BUILT:	1985	2012 OPEX/UNIT:	\$3,552
YEAR ACQUIRED:	2012	2012 NOI:	\$1,173,501
UNITS:	228	CURRENT CAP RATE:	7%
PURCHASE PRICE:	\$14,862,380	CURRENT ASSET VALUE:	\$16,756,300
PURCHASE PRICE/UNIT:	\$65,186	LOAN BALANCE:	\$10,900,000
CAPITAL CONTRIBUTION/EQUITY:	\$4,363,659	LOAN BALANCE/UNIT:	\$47,807
AVERAGE ROE:	8.93%	CURRENT VALUE/UNIT:	\$73,527
AVERAGE NOI YIELD:	7.58%		

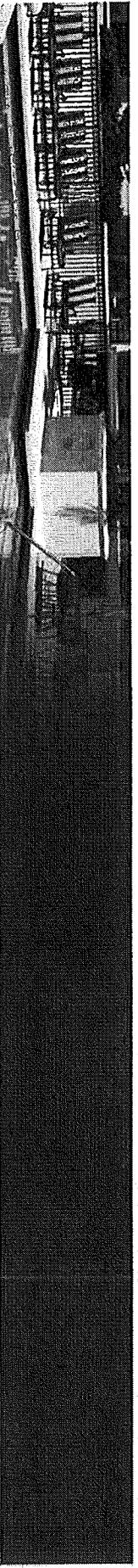
ASSET STRATEGY: The asset was acquired during Q1 2012 in a joint venture partnership with Wells Fargo Bank, N.A. The property is located in the Norcross Submarket of Atlanta. Our investment strategy contemplates a light value add including upgrading of flooring, kitchen cabinets and appliances. Our investment horizon is expected to be 4-6 years with high teen net IRR's.

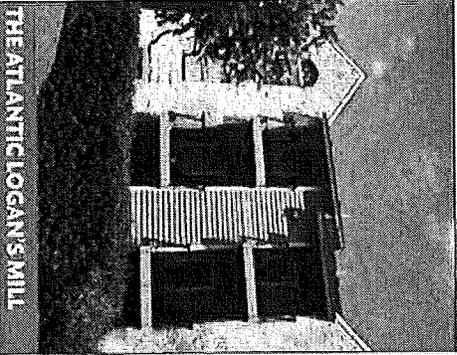


THE ATLANTIC LYNN LAKE

PROPERTY LOCATION:	Raleigh, NC	2012 AVERAGE OCCUPANCY:	90.6%
YEAR BUILT:	1986	2012 OPEX/UNIT:	\$3,886.72
YEAR ACQUIRED:	2012	2012 NOI:	\$399,543
UNITS:	101	CURRENT CAP RATE:	6.5%
PURCHASE PRICE:	\$5,773,828	CURRENT ASSET VALUE:	\$6,146,815
PURCHASE PRICE/UNIT:	\$57,167	LOAN BALANCE:	\$4,088,200
CAPITAL CONTRIBUTION/EQUITY:	\$2,977,337	LOAN BALANCE/UNIT:	\$40,477
AVERAGE ROE:	9.16%	CURRENT VALUE/UNIT:	\$63,931
AVERAGE NOI YIELD:	6.52%		

ASSET STRATEGY: The asset was acquired during Q1 2012 in a joint venture partnership with Wells Fargo Bank, N.A. The property is located in the Lynn Lake Community of Raleigh. Our investment strategy contemplates a light value add including upgrading of flooring, kitchen cabinets and appliances. Our investment horizon is expected to be 4-6 years with high teen net IRR's.





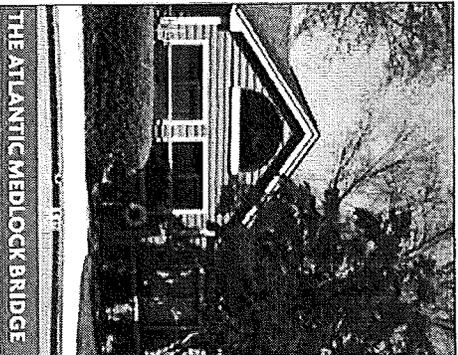
THE ATLANTIC LOGAN'S MILL

PROPERTY LOCATION: Austin, TX
YEAR BUILT: 1986
YEAR ACQUIRED: 2012
UNITS: 256
PURCHASE PRICE: \$14,900,000
PURCHASE PRICE/UNIT: \$58,203
CAPITAL CONTRIBUTION/EQUITY: \$4,041,607
AVERAGE ROE: 13.34%
AVERAGE NOI YIELD: 7.21%

ASSET STRATEGY:

The asset was acquired during Q1 2012 in a joint venture partnership with Wells Fargo Bank, N.A. The property is located just east of Downtown Austin. Our investment strategy contemplates a light value add including upgrading of floor, kitchen cabinets and appliances. Our investment horizon is expected to be 4-6 years with high teen net IRR's.

2012 AVERAGE OCCUPANCY: 93.5%
2012 OPEX/UNIT: \$3,301.21
2012 NOI: \$1,311,851
CURRENT CAP RATE: 7%
CURRENT ASSET VALUE: \$18,740,728
LOAN BALANCE: \$11,155,000
LOAN BALANCE/UNIT: \$43,574
CURRENT VALUE/UNIT: \$85,406



THE ATLANTIC MEDLOCK BRIDGE

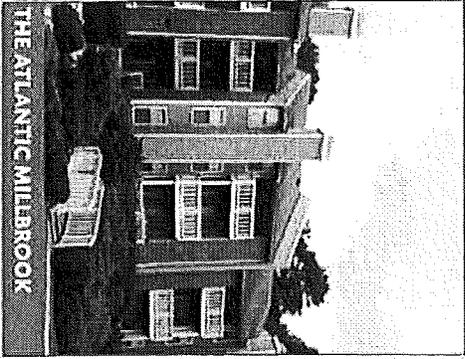
PROPERTY LOCATION: Atlanta, GA
YEAR BUILT: 1985
YEAR ACQUIRED: 2012
UNITS: 320
PURCHASE PRICE: \$16,917,659
PURCHASE PRICE/UNIT: \$52,868
CAPITAL CONTRIBUTION/EQUITY: \$4,547,304
AVERAGE ROE: 11.1%
AVERAGE NOI YIELD: 7.79%

ASSET STRATEGY:

The asset was acquired during Q1 2012 in a joint venture partnership with Wells Fargo Bank, N.A. The property is located in the Norcross Submarket of Atlanta. Our investment strategy contemplates a light value add including upgrading of flooring, kitchen cabinets and appliances. Our investment horizon is expected to be 4-6 years with high teen net IRR's.

2012 AVERAGE OCCUPANCY: 93.3%
2012 OPEX/UNIT: \$3,460
2012 NOI: \$1,581,582
CURRENT CAP RATE: 6.5%
CURRENT ASSET VALUE: \$24,322,030
LOAN BALANCE: \$12,860,000
LOAN BALANCE/UNIT: \$40,187
CURRENT VALUE/UNIT: \$76,037





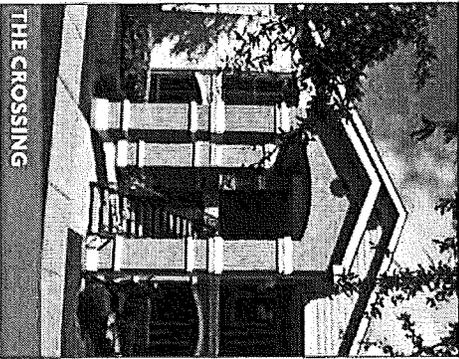
THE ATLANTIC MILLBROOK

PROPERTY LOCATION: Raleigh, NC
 YEAR BUILT: 1986
 YEAR ACQUIRED: 2012
 UNITS: 117
 PURCHASE PRICE: \$7,509,887
 PURCHASE PRICE/UNIT: \$64,187
 CAPITAL CONTRIBUTION/EQUITY: \$3,094,759
 AVERAGE ROE: 10.57%
 AVERAGE NOI YIELD: 6.76%

ASSET STRATEGY:

The asset was acquired during Q1 2012 in a joint venture partnership with Wells Fargo Bank, N.A. The property is located in a strong submarket in Raleigh. Our investment strategy contemplates a light value add including upgrading of flooring, kitchen cabinets and appliances. Our investment horizon is expected to be 4-6 years with high teen net IRR's.

2012 AVERAGE OCCUPANCY: 94.91%
 2012 OPEX/UNIT: \$3,653.23
 2012 NOI: \$550,232
 CURRENT CAP RATE: 6%
 CURRENT ASSET VALUE: \$9,170,533
 LOAN BALANCE: \$5,680,000
 LOAN BALANCE/UNIT: \$48,947
 CURRENT VALUE/UNIT: \$78,380



THE CROSSING

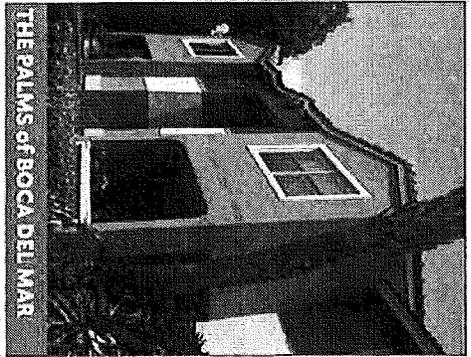
PROPERTY LOCATION: Austin, TX
 YEAR BUILT: 2000
 YEAR ACQUIRED: 2012
 UNITS: 240
 PURCHASE PRICE: \$20,700,000
 PURCHASE PRICE/UNIT: \$86,250
 CAPITAL CONTRIBUTION/EQUITY: \$7,387,314
 AVERAGE ROE: 11.67%
 AVERAGE NOI YIELD: 6.87%

ASSET STRATEGY:

The asset was acquired during Q1 2012 in a joint venture partnership with Wells Fargo Bank, N.A. The property is located in a strong submarket in Austin. Our investment strategy contemplates a light value add including upgrading of flooring, kitchen cabinets and appliances. Our investment horizon is expected to be 4-6 years with high teen net IRR's.

2012 AVERAGE OCCUPANCY: 95.93%
 2012 OPEX/UNIT: \$3,615.25
 2012 NOI: \$1,943,481
 CURRENT CAP RATE: 7%
 CURRENT ASSET VALUE: \$27,764,014
 LOAN BALANCE: \$16,520,000
 LOAN BALANCE/UNIT: \$68,833
 CURRENT VALUE/UNIT: \$115,683

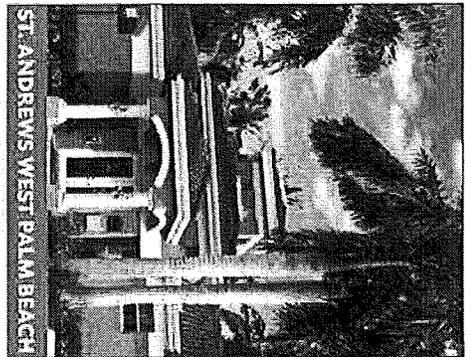




PROPERTY LOCATION: Boca Raton, FL
YEAR BUILT: 1986
YEAR ACQUIRED: 1999
UNITS: 320
PURCHASE PRICE: \$22,537,685.00
PURCHASE PRICE/UNIT: \$70,430.27
CAPITAL CONTRIBUTION/EQUITY: \$8,720,000.00
AVERAGE ROE: 7.88%
AVERAGE NOI YIELD: 8.15%

2012 AVERAGE OCCUPANCY: 92.42%
2012 OPEX/UNIT: \$3,304
2012 NOI: \$2,823,508
CURRENT CAP RATE: 5.25%
CURRENT ASSET VALUE: \$53,781,100
LOAN BALANCE: \$19,200,000
LOAN BALANCE/UNIT: \$60,000
CURRENT VALUE/UNIT: \$168,065

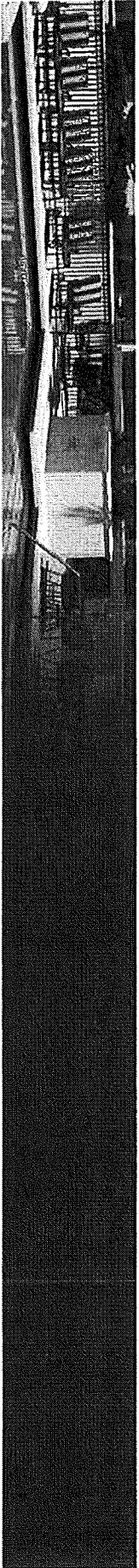
ASSET STRATEGY: This asset is a strategic long term acquisition target. Located in the affluent city of Boca Raton, this 320-unit garden-style community has historically experienced high occupancy and strong rental rates.

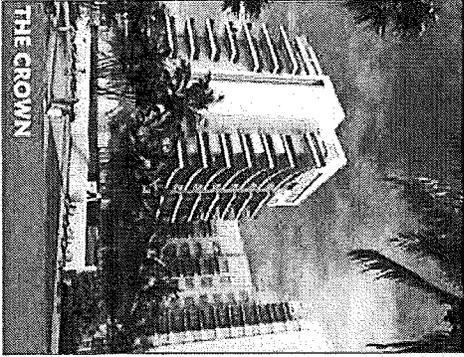


PROPERTY LOCATION: West Palm Beach, FL
YEAR BUILT: 1990
YEAR ACQUIRED: 2005
UNITS: 337
PURCHASE PRICE: \$46,200,000
PURCHASE PRICE/UNIT: \$60,000
CAPITAL CONTRIBUTION/EQUITY: \$12,500,000
AVERAGE ROE: 14%
AVERAGE NOI YIELD: 7%

2012 AVERAGE OCCUPANCY: 83.50%
2012 OPEX/UNIT: \$2,825
2012 NOI: \$1,790,076
CURRENT CAP RATE: 8.25%
CURRENT ASSET VALUE: \$21,700,000
LOAN BALANCE: N/A
LOAN BALANCE/UNIT: N/A
CURRENT VALUE/UNIT: \$64,382.00

ASSET STRATEGY: This 770-unit community was acquired in 2005 with the intent to convert to condominiums and dispose of the asset in a retail manner. After approximately 60% of the units were successfully sold and 100% of the Initial Equity was returned to investors, the drastic change of the global market crash forced Atlantic Pacific to halt sales and revert the remaining +320 units to rentals. Since that time, Atlantic Pacific has begun strategically acquiring select units within the community that were being foreclosed. Currently, the Asset (the remaining unencumbered 337 units) is being marketed for sale with an anticipated disposition date summer 2013.





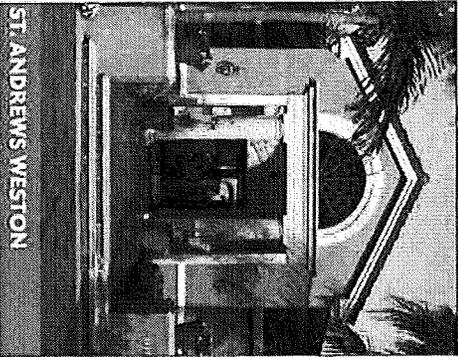
THE CROWN

PROPERTY LOCATION: Miami Beach, FL
YEAR BUILT: 1945/1952/2006
YEAR ACQUIRED: 2003
UNITS: 174
PURCHASE PRICE: \$16,500,000
PURCHASE PRICE/UNIT: \$94,837.00
CAPITAL CONTRIBUTION/EQUITY: \$22,000,000
AVERAGE ROE: N/A
AVERAGE NOI YIELD: 5%

ASSET STRATEGY:

This asset was acquired from a long-term family ownership vehicle in 2003 and subsequently Atlantic Pacific redeveloped the existing 230-key hotel and developed an additional tower ultimately converting the project to a 174-unit apartment community with 10,000SF of ground floor retail. The initial redevelopment plan contemplated a long term hold strategy, however in 2012 ownership capitalized on the emerging hotel market of Miami Beach and sold the asset at a staggered 2% CAP Rate which equated to \$575,000 per unit, the highest southeastern United States price per unit achieved to date.

2012 AVERAGE OCCUPANCY: 96%
2012 OPEX/UNIT: \$13,800
2012 NOI: 2,032,751.40
CURRENT CAP RATE: 2.03%
CURRENT ASSET VALUE: \$100,000,000
LOAN BALANCE: \$38,000,000
LOAN BALANCE/UNIT: \$218,390
CURRENT VALUE/UNIT: \$574,712



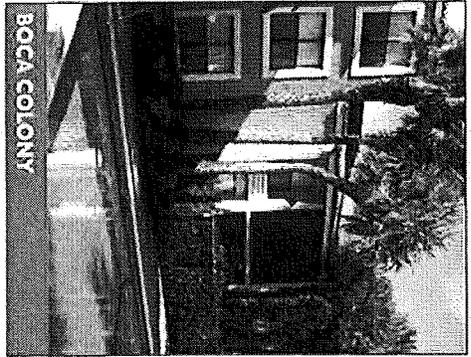
ST. ANDREWS WESTON

PROPERTY LOCATION: Weston, FL
YEAR BUILT: 1997
YEAR ACQUIRED: 1998
UNITS: 208
PURCHASE PRICE: \$16,210,000
PURCHASE PRICE/UNIT: \$77,932.69
CAPITAL CONTRIBUTION/EQUITY: \$6,750,000
AVERAGE ROE: 12.62%
AVERAGE NOI YIELD: 10.51%

ASSET STRATEGY:

This asset is a strategic long term acquisition target. Located in the family oriented, master planned community of Weston, this 208-unit garden-style community has historically experienced high occupancy and strong rental rates.

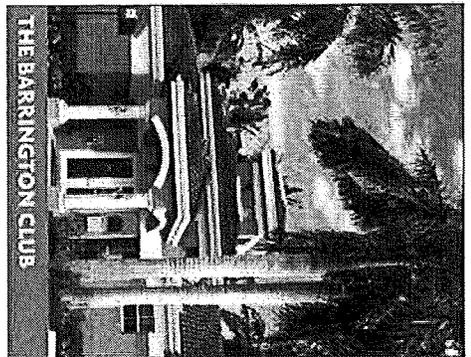
2012 AVERAGE OCCUPANCY: 93.58%
2012 OPEX/UNIT: \$4,446
2012 NOI: \$2,718,743
CURRENT CAP RATE: 5.25%
CURRENT ASSET VALUE: \$51,783,000
LOAN BALANCE: \$14,500,000
LOAN BALANCE/UNIT: \$69,711
CURRENT VALUE/UNIT: \$248,969



PROPERTY LOCATION: Boca Raton, FL
YEAR BUILT: 1984 / Renovated 2008
YEAR ACQUIRED: 2011
UNITS: 180
PURCHASE PRICE: \$21,600,000
PURCHASE PRICE / UNIT: \$120,000
CAPITAL CONTRIBUTION / EQUITY: \$7,100,000
AVERAGE ROE: 7.56%
AVERAGE NOI YIELD: 6.22%

2012 AVERAGE OCCUPANCY: 93.75%
2012 OPEX / UNIT: \$3,861
2012 NOI: \$1,688,775
CURRENT CAP RATE: 5.5%
CURRENT ASSET VALUE: \$29,875,000
LOAN BALANCE: \$14,500,000
LOAN BALANCE / UNIT: \$80,500,500
CURRENT VALUE / UNIT: \$165,000

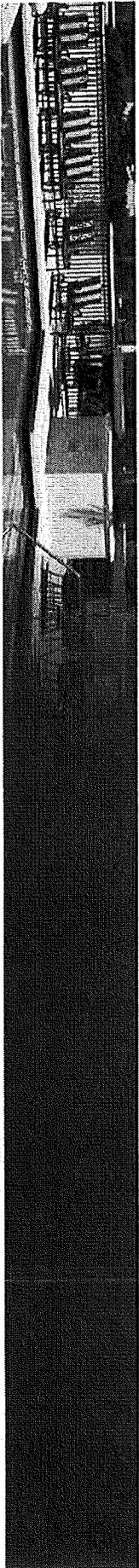
ASSET STRATEGY: This asset is a strategic long term acquisition target. The 180-unit Boca Colony is located within the same submarket as the 320-unit Palms of Boca del Mar acquired in 1999 and is still owned by Atlantic Pacific.



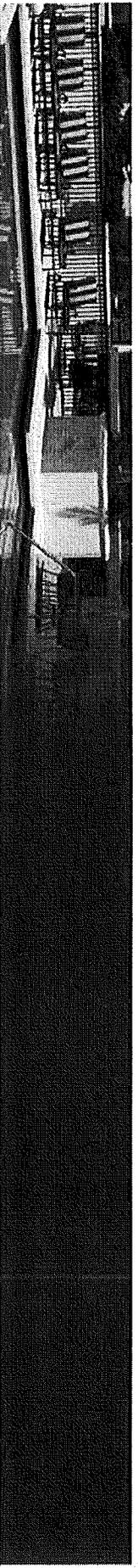
PROPERTY LOCATION: Coral Springs, FL
YEAR BUILT: 1997
YEAR ACQUIRED: 1998
UNITS: 145
PURCHASE PRICE: \$12,229,609
PURCHASE PRICE / UNIT: \$84,342.13
CAPITAL CONTRIBUTION / EQUITY: \$2,690,000
AVERAGE ROE: 12.00%
AVERAGE NOI YIELD: 7.89%

2012 AVERAGE OCCUPANCY: 93.92%
2012 OPEX / UNIT: \$4,972.12
2012 NOI: \$1,656,864
CURRENT CAP RATE: 5.75%
CURRENT ASSET VALUE: \$28,815,000
LOAN BALANCE: \$11,900,000
LOAN BALANCE / UNIT: \$82,068
CURRENT VALUE / UNIT: \$152,446

ASSET STRATEGY: This asset is a strategic long term acquisition target. Located in the west Broward suburban submarket of Coral Springs, this 145-unit townhome community has historically experienced high occupancy and strong rental rates.



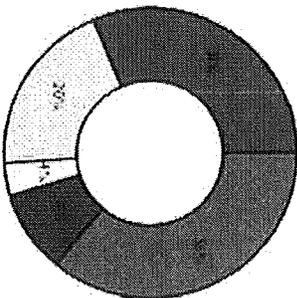
Current Owned Portfolio Case Studies



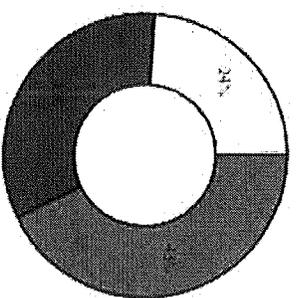
CURRENT OWNED PORTFOLIO

PROPERTY NAME	UNITS	ASSET VALUE	CITY	STATE	TYPE	CLASS	BUILT	RENOVATED	YEAR
1 Atlantic/Doral	360	\$104,400,000	Doral	FL	Garden	A+	2013		
2 Atlantic/Howell Station	228	\$15,000,000	Atlanta	GA	Garden	B	1985		
3 Atlantic/Lynn Lake	101	\$6,000,000	Raleigh	NC	Garden	B	1986	2012	
4 Atlantic/Medlock Bridge	320	\$17,000,000	Atlanta	GA	Garden	B	1983	2010	
5 Atlantic/Millbrook	117	\$7,500,000	Raleigh	NC	Garden	B	1986		
6 Atlantic/Tradition	252	\$39,060,000	Port St. Lucie	FL	Garden	A+	2014		
7 Barrington Club	145	\$22,104,671	Coral Springs	FL	Townhome	B	1997		
8 Coquina Cove	256	\$25,200,000	Palm City	FL	Garden	A	1998		
9 Cresta Bella	368	\$100,000,000	San Diego	CA	Garden	A	2012		
10 Crossing	240	\$21,000,000	Austin	TX	Garden	A	2000	2013	
11 Hills	224	\$31,000,000	San Diego	CA	Garden	B	1975	2005	
12 Logans Mill	256	\$15,000,000	Austin	TX	Garden	B	1986		
13 Oak Hill	110	\$10,000,000	San Diego	CA	Garden	B	1993		
14 Palms of Boca Del mar	320	\$40,955,534	Boca Raton	FL	Garden	B+	1986	2007	
15 River Run Village	192	\$40,000,000	San Diego	CA	Garden	B	1992	2012	
16 Southern Villas	228	\$20,000,000	Dallas	TX	Mid-Rise	B+	1998		
St. Andrews at Palm									
17 Beach	329	\$18,000,000	West Palm Beach	FL	Garden	B-	1986	2006	
18 St. Andrews at Westin	208	\$39,232,043	Westin	FL	Garden	A	1997		
19 Summerwind	184	\$30,000,000	San Diego	CA	Garden	B	1986	2012	
20 Sutton Place	456	\$22,000,000	Dallas	TX	Garden	B	1984	2013	
21 Village	332	\$40,000,000	San Diego	CA	Garden	B	1975		
22 Villas	334	\$62,000,000	San Diego	CA	Garden	B	1985	2008	
23 Willoughby Cove	304	\$29,800,000	Stuart	FL	Garden	A	2001		
24 Willows	137	\$20,000,000	San Diego	CA	Garden	B	1990		
TOTALS	6001	\$775,252,248							

UNIT DISTRIBUTION



PRODUCT VINTAGE



Development Track Record							
Project Name	State	Address	Type of property	# of units/SF	Status	Date	Development Costs
The Mark at City Place (AP Co-developers with Related Group)	FL	616 Clearwater Park Road, West Palm Beach, FL 33401	Hi-rise/Multi-Family	184 units	Sold	Built: 2002 Sold: 2005	\$ 28,000,000
The Crown Miami Beach	FL	4041 Collins Avenue, Miami Beach, FL 33140	Hi-rise/Multi-Family	172 units	Sold	Built: 2007 Sold: 2012	\$ 60,000,000
The Crown Miami Beach- Parking garage	FL	3924 Collins Avenue, Miami Beach, FL 33140	Structured Parking/ Retail	2 units; 2,500 SF retail; 200 parking spaces	Sold	Built: 2007 Sold: 2012	\$ 5,000,000
The Atlantic Doral	FL	10500 NW 74th Street, Doral, FL 33178	Multi-Family	360 units	In Lease Up	2013	\$ 75,000,000
Grande Palms at Tradition III	FL	10297 SW Village Parkway, Port St. Lucie, FL 34987	Multi-Family	252 units	Under Construction	2013	\$ 32,000,000
Grande Palms at Tradition I & II	FL	South of Tradition Parkway and West of Village Parkway	Multi-Family	600 units	Entitlement/Pre-Construction	2013	\$ 72,000,000
Cresta Bella	CA	11035 Via Livorno San Diego, CA 92129	Multi-Family	368 units	Stabilized	Built: 2011	\$ 83,000,000
Pacific Landing	CA	SW Corner of Clinton Keith Road and Creighton	Multi-Family	325 units	Under Construction	2013	\$ 59,300,000
Office/Retail AP Corporate CA Headquarters	CA	11075 Carmel Mountain Road, San Diego, CA 92129	Office	12,000 SF	Stabilized	Built: 1999	\$ 4,000,000
Flamingo	CA	Hemet, CA	Multi-Family	74 units	Sold	Built: 1990 Sold: 1996	\$ 10,000,000

\$ 428,300,000

2,337 Units
2,500 Retail
12,000 Office
200 Structured parking

APM Asset Roll-up

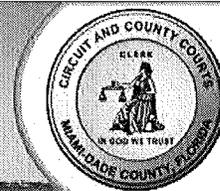
REVENUES	2012	2011	2010
Rental Income	\$ 40,823,688	\$ 33,537,329	\$ 29,436,214
Other Income	\$ 2,961,233	\$ 2,406,796	\$ 2,135,349
TOTAL REVENUES	\$ 43,784,921	\$ 35,944,125	\$ 31,571,563
OPERATING EXPENSES			
Salaries	\$ 4,195,243	\$ 3,719,560	\$ 3,319,964
Cleaning/Decorating	\$ 288,883	\$ 253,952	\$ 219,107
Utilities	\$ 2,925,096	\$ 2,519,987	\$ 2,300,291
Management & Professional	\$ 2,009,342	\$ 1,722,247	\$ 1,446,543
Contract Services	\$ 1,016,338	\$ 829,635	\$ 703,850
Admin & General	\$ 404,489	\$ 401,412	\$ 289,770
Marketing & Promotional	\$ 712,278	\$ 662,585	\$ 570,369
General Maintenance	\$ 1,212,185	\$ 1,087,495	\$ 1,129,790
Taxes/Lic/Insurance	\$ 4,429,096	\$ 3,263,798	\$ 3,028,854
Property Replacement	\$ 1,092,264	\$ 871,616	\$ 848,199
TOTAL OPEX	\$ 18,285,214	\$ 15,332,287	\$ 13,856,737
NOI Before Debt Service	\$ 25,499,707	\$ 20,611,838	\$ 17,714,826
Debt Services	\$ 10,266,649	\$ 7,311,439	\$ 6,099,381
CAPEX	\$ 1,156,868	\$ 673,128	\$ 413,243
NOI After Debt Service/CAPEX	\$ 14,076,190	\$ 12,627,271	\$ 11,202,202

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Party Type

Filing Date Range from to
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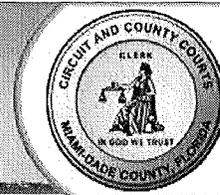


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D-U-N-S[®] Number: 07-887-6912

Endorsement/Billing Reference: FRED@miamidade.gov

D&B Address	
Address	1025 Kane Concourse Suite 215 Miami Beach, FL - 33154
Phone	UNKNOWN
Fax	
Location Type	Single Location Web

Endorsement :	FRED@miamidade.gov
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Company Summary

Currency: Shown in USD unless otherwise indicated

Score Bar

PAYDEX [®]	NA
Commercial Credit Score Percentile	15
Financial Stress Score National Percentile	14
D&B Viability Rating	7
Credit Limit - D&B Conservative	-
Bankruptcy Found	N
D&B Rating	DS

D&B Company Overview

This is a single location	
Year Started	2013
Employees	UNDETERMINED
SIC	9999
Line of business	Undetermined
NAICS	999990

Detailed Trade Risk Insight[™]

No Detailed Trade Data is available for this D-U-N-S[®] Number

Company News

Today: Friday, October 04, 2013

This company is not currently tracked for Company News.

Powered by FirstRain

D&B Viability Rating

7	Viability Score: 7 Lowest Risk:1 Highest Risk:9
8	Portfolio Comparison: 8 Lowest Risk:1 Highest Risk:9
G	Data Depth Indicator: G Predictive Data:A Descriptive Data:G

Company Profile: X			
X	Financial Data	Trade Payments	Company Size
	Not Available	Not Available	Small
			Years in Business
			Young

Predictive Scores

Currency: Shown in USD unless otherwise indicated 

D&B Viability Rating Summary

The D&B Viability Rating uses D&B's proprietary analytics to compare the most predictive business risk indicators and deliver a highly reliable assessment of the probability that a company will no longer be in business within the next 12 months.

7	Viability Score	Lowest Risk:1		Highest Risk:9	
Compared to All US Businesses within the D&B Database:					
<ul style="list-style-type: none"> • Level of Risk: High to Moderate Risk • Businesses ranked 7 have a probability of becoming no longer viable: 27 % • Percentage of businesses ranked 7: 14 % • Across all US businesses, the average probability of becoming no longer viable: 14 % 					
8	Portfolio Comparison	Lowest Risk:1		Highest Risk:9	
Compared to All US Businesses within the same MODEL SEGMENT:					
<ul style="list-style-type: none"> • Model Segment : Firmographics and Business Activity • Level of Risk: High Risk • Businesses ranked 8 within this model segment have a probability of becoming no longer viable: 36 % • Percentage of businesses ranked 8 with this model segment: 12 % • Within this model segment, the average probability of becoming no longer viable: 16 % 					
G	Data Depth Indicator	Predictive Data:A		Descriptive Data:G	
Data Depth Indicator:					
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Basic Firmographics <input checked="" type="checkbox"/> No Financial Attributes 					
Greater data depth can increase the precision of the D&B Viability Rating assessment.					
X	Company Profile	Financial Data	Trade Payments	Company Size	Years in Business
		Not Available	Not Available	Small	Young
Company Profile Details:					
<ul style="list-style-type: none"> • Financial Data: Not Available • Trade Payments: Not Available 					

- Company Size: **Small** (Employees: <10 or Sales: <\$10K or Missing)
- Years in Business: **Young** (<5)

Credit Capacity Summary

This credit rating was assigned because of D&B's assessment of the company's creditworthiness. For more information, see the D&B Rating Key

D&B Rating : **DS**

The DS rating indicates that the information available does not permit D&B to classify the company within our rating key.

Number of Employees **UNDETERMINED**
Total:

Financial Stress Class Summary

The Financial Stress Score predicts the likelihood of a firm ceasing business without paying all creditors in full, or reorganization or obtaining relief from creditors under state/federal law over the next 12 months. Scores were calculated using a statistically valid model derived from D&B's extensive data files.

The Financial Stress Class of 4 for this company shows that firms with this class had a failure rate of 0.84% (84 per 10,000), which is 1.75 times higher than the average of businesses in D & B's database.

Financial Stress Class : **4**

(Lowest Risk:1; Highest Risk:5)

Moderate to high risk of severe financial stress, such as a bankruptcy, over the next 12 months.

Probability of Failure:

- Among Businesses with this Class: **0.84 %** (84 per 10,000)
- Financial Stress National Percentile : **14** (Highest Risk: 1; Lowest Risk: 100)
- Financial Stress Score : **1408** (Highest Risk: 1,001; Lowest Risk: 1,875)
- Average of Businesses in D&B's database: **0.48 %** (48 per 10,000)

The Financial Stress Class of this business is based on the following factors:

- No payment experiences.

Notes:

- The Financial Stress Class indicates that this firm shares some of the same business and financial characteristics of other companies with this classification. It does not mean the firm will necessarily experience financial stress.
- The Probability of Failure shows the percentage of firms in a given Class that discontinued operations over the past year with loss to creditors. The Probability of Failure - National Average represents the national failure rate and is provided for comparative purposes.
- The Financial Stress National Percentile reflects the relative ranking of a company among all scorable companies in D&Bs file.
- The Financial Stress Score offers a more precise measure of the level of risk than the Class and Percentile. It is especially helpful to customers using a scorecard approach to determining overall business performance.

Norms	National %
This Business	14
Region: SOUTH ATLANTIC	48
Industry:	UN
Employee range:	UN
Years in Business:	29

This Business has a Financial Stress Percentile that shows:

Higher risk than other companies in the same region.

Higher risk than other companies with a comparable number of years in business.

Credit Score Summary

The Commercial Credit Score (CCS) predicts the likelihood of a business paying its bills in a severely delinquent manner (91 days or more past terms), obtaining legal relief from its creditors or ceasing operations without paying all creditors in full over the next 12 months. The Credit Score class of 4 for this company shows that 9.4% of firms with this class paid one or more bills severely delinquent, which is lower than the average of businesses in D & B's database.

Credit Score Class : 4

Lowest Risk:1;Highest Risk :5

Incidence of Delinquent Payment

- Among Companies with this Classification: **9.40 %**
- Average compared to businesses in D&Bs database: **10.20 %**
- Credit Score Percentile : **15** (Highest Risk: 1; Lowest Risk: 100)
- Credit Score : **466** (Highest Risk: 101; Lowest Risk:670)

The Credit Score Class of this business is based on the following factors:

- No payment experiences reported
- Higher risk region based on delinquency rates for this region
- Limited time under present management control
- Higher risk industry based on delinquency rates for this industry
- Limited business activity signals reported in the past 12 months

Notes:

- The Commercial Credit Score Risk Class indicates that this firm shares some of the same business and financial characteristics of other companies with this classification. It does not mean the firm will necessarily experience severe delinquency.
- The Incidence of Delinquent Payment is the percentage of companies with this classification that were reported 91 days past due or more by creditors. The calculation of this value is based on D&B's trade payment database.
- The Commercial Credit Score percentile reflects the relative ranking of a firm among all scorable companies in D&B's file.
- The Commercial Credit Score offers a more precise measure of the level of risk than the Risk Class and Percentile. It is especially helpful to customers using a scorecard approach to determining overall business performance.

Norms	National %
This Business	15
Region: SOUTH ATLANTIC	43
Industry:	UN
Employee range:	UN
Years in Business:	56

This business has a Credit Score Percentile that shows:

Higher risk than other companies in the same region.

Higher risk than other companies with a comparable number of years in business.

Trade Payments

Currency: Shown in USD unless otherwise indicated 

D&B PAYDEX®

Timeliness of historical payments for this company.

Current PAYDEX is		Unavailable
Industry Median is	80	Equal to generally within terms
Payment Trend currently is		Unavailable, compared to payments three months ago

Indications of slowness can be the result of dispute over merchandise, skipped invoices etc. Accounts are sometimes placed for collection even though the existence or amount of the debt is disputed.

Total payment Experiences in D&Bs File (HQ)	N/A
Payments Within Terms (not weighted)	N/A
Trade Experiences with Slow or Negative Payments(%)	N/A
Total Placed For Collection	N/A
High Credit Average	N/A
Largest High Credit	N/A
Highest Now Owing	N/A
Highest Past Due	N/A

D&B has not received a sufficient sample of payment experiences to establish a PAYDEX score. D&B receives nearly 400 million payment experiences each year. We enter these new and updated experiences into D&B Reports as this information is received. At this time, none of those experiences relate to this company.

Payment Habits

For all payment experiences within a given amount of credit extended, shows the percent that this Business paid within terms. Provides number of experiences to calculate the percentage, and the total credit value of the credit extended.

\$ Credit Extended	# Payment Experiences	Total Amount	% of Payments Within Terms
Over 100,000	0	0	0%
50,000-100,000	0	0	0%
15,000-49,999	0	0	0%
5,000-14,999	0	0	0%
1,000-4,999	0	0	0%
Under 1,000	0	0	0%

Based on payments collected over last 24 months.

All Payment experiences reflect how bills are paid in relation to the terms granted. In some instances, payment beyond terms can be the result of disputes over merchandise, skipped invoices etc.

Detailed payment history for this company

D&B has not received a sufficient sample of payment experiences to establish a PAYDEX score. D&B receives nearly 400 million payment experiences each year. We enter these new and updated experiences into D&B Reports as this information is received. At this time, none of those experiences relate to this company.

Public Filings

Currency: Shown in USD unless otherwise indicated

Summary

A check of D&B's public records database indicates that no filings were found for ATLANTIC & PACIFIC DEVELOPMENT CORPORATION at 1025 Kane Concourse Suite 215 , Miami Beach FL .

D&B's extensive database of public record information is updated daily to ensure timely reporting of changes and additions. It includes business-related suits, liens, judgments, bankruptcies, UCC financing statements and business registrations from every state and the District of Columbia, as well as select filing types from Puerto Rico and the U.S. Virgin Islands.

D&B collects public records through a combination of court reporters, third parties and direct electronic links with federal and local authorities. Its database of U.S. business-related filings is now the largest of its kind.

History & Operations

Currency: Shown in USD unless otherwise indicated

Company Overview

Company Name: ATLANTIC & PACIFIC DEVELOPMENT CORPORATION
Street Address: 1025 Kane Concourse Suite 215
Miami Beach , FL 33154
Phone: UNKNOWN
Present management control less than 1 year

History

The following information was reported: **08/08/2013**
Business started 2013.

Operations

08/08/2013
Description: Undetermined.
Employees: UNDETERMINED.
Facilities: Occupies premises in building.

SIC & NAICS

SIC:

Based on information in our file, D&B has assigned this company an extended 8-digit SIC. D&B's use of 8-digit SICs enables us to be more specific about a company's operations than if we use the standard 4-digit code.

The 4-digit SIC numbers link to the description on the Occupational Safety & Health Administration (OSHA) Web site. Links open in a new browser window.

9999 2222 Duns Support Record, nonclassifiable establishment

NAICS:

999990 Unclassified Establishments

Financials

Currency: Shown in USD unless otherwise indicated

Company Financials: D&B

Additional Financial Data

Request Financial Statements

Request Financial Statements

Requested financials are provided by ATLANTIC & PACIFIC DEVELOPMENT CORPORATION and are not DUNSRight certified.

Key Business Ratios

Business ratios are not available for this company or its industry. Certain segments, such as financial services, insurance companies, government agencies and public institutions, have distinctive financial reporting characteristics that do not allow for calculation of these measures.

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All Court Types Party Search
Fri Oct 4 17:21:10 2013
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Search: All Court Types Party Search Name Atlantic Pacific Community Housing Development, LLC All Courts Page: 1

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PACER Service Center	Receipt 10/04/2013 17:21:10 72951967
User mc7215 S	
Client	
Description All Court Types Party Search	
Name Atlantic Pacific Community Housing Development, LLC All Courts Page: 1	
Pages 1 (\$0.08)	

For information or comments, please contact: [PACER Service Center](#)



All Court Types Party Search
Fri Oct 4 17:23:19 2013
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Client:

Search: All Court Types Party Search Name ATLANTIC & PACIFIC DEVELOPMENT CORPORATION All Courts Page: 1

No records found

Search Tip: To search for an individual party, use the name format: *last, first*. A comma should be included to separate the last name and the first name. See the help balloon for more information and example searches.

PACER Service Center	Receipt 10/04/2013 17:23:20 72952584
User mc7215 S	
Client	
Description All Court Types Party Search	
Name ATLANTIC & PACIFIC DEVELOPMENT CORPORATION All Courts Page: 1	
Pages 1 (\$0.08)	

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All Court Types Party Search
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Search: All Court Types Party Search Name Atlantic Pacific Communities, LLC All Courts Page: 1

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PACER Service Center	Receipt 10/04/2013 17:22:38 72952384
User mc7215 S	
Client	
Description All Court Types Party Search	
Name Atlantic Pacific Communities, LLC All Courts Page: 1	
Pages 1 (\$0.08)	

For information or comments, please contact: [PACER Service Center](#)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/08/13

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Combined Underwriters of Miami 8240 N.W. 52 Terr, Suite 408 Miami, FL 33166 RONALD M. LASTER		305-477-0444 305-599-2343	CONTACT NAME: RONALD M. LASTER PHONE (A/C, No, Ext): 305-477-0444 E-MAIL ADDRESS: rlaster@combinedmiami.com	FAX (A/C, No): 305-599-2343
INSURED ATLANTIC PACIFIC COMMUNITIES, LLC 1025 KANE CONCOURSE - # 215 BAY HARBOR ISLANDS, FL 33154		INSURER(S) AFFORDING COVERAGE INSURER A : NAUTILUS INSURANCE CO.		NAIC #
		INSURER B :		
		INSURER C :		
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
A	GENERAL LIABILITY			NN379811	10/03/13	10/03/14	EACH OCCURRENCE \$ 1,000,000			
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000			
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000			
	GEN'L AGGREGATE LIMIT APPLIES PER:									PERSONAL & ADV INJURY \$ 1,000,000
	<input checked="" type="checkbox"/> POLICY	<input type="checkbox"/> PROJECT	<input type="checkbox"/> LOC							GENERAL AGGREGATE \$ 2,000,000
										PRODUCTS - COMP/OP AGG \$ 2,000,000
										\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$			
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$			
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$			
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$			
							\$			
	UMBRELLA LIAB						EACH OCCURRENCE \$			
	EXCESS LIAB						AGGREGATE \$			
	<input type="checkbox"/> OCCUR						\$			
	<input type="checkbox"/> CLAIMS-MADE						\$			
	DED	RETENTION \$					\$			
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS OTH-ER			
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A				E.L. EACH ACCIDENT \$			
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$			
							E.L. DISEASE - POLICY LIMIT \$			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
REAL ESTATE DEVELOPMENT

CERTIFICATE HOLDER FOR INFORMATION PURPOSES ONLY	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE