ITEM II

DRAFT

MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
OCTOBER 22, 2014 – 3:30 P.M.

Cumulative Attendance
May 2014 - April 2015

Members Present	Attendance	Present	Absent
Steve Lucas, Chair	P	5	0
Ella Phillips, Vice Chair	P	4	1
Jessie Adderley (4:20-6:10)	P	4	1
Sonya Burrows	P	5	0
Ron Centamore	P	5	0
Alan Gabriel	A	4	1
Camille Hansen	P	2	0
Mickey Hinton	A	3	2
Brice Lambrix (dep. 5:34)	P	3	2
Dylan Lagi	P	5	0
Mark Mattern	P	5	0
Yvonne Sanandres	P	2	3
Scott Strawbridge	P	5	0
John Wilkes (arr. 3:40)	P	4	1

Currently there are 14 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff
Alfred Battle, Economic and Community Reinvestment Manager
Sandra Doughlin, Clerk III, DSD/ECR
Greg Brewton, Director, Department of Sustainable Development
Lisa Edmondson, Recording Secretary, Prototype, Inc.

Communication to City Commission

Motion made by Ms. Burrows, **seconded** by Mr. Lagi, recommending that after the $14M in funding allocations identified for the NW and Flagler Village areas in the NPF CRA Five-Year Spending Plan are satisfied, an allocation of NPF CRA funds for the NW area shall be set aside equal to the amount of debt service (approximately $870,000) incurred for North Wave Loop, during the remaining years of loan repayment. Motion passed 9-2 (Chair Lucas and Mr. Wilkes dissenting).

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:35 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes from September 24, 2014

Motion made by Mr. Mattern, seconded by Mr. Lagi, to approve. In a voice vote, the **motion** passed unanimously.

III. Proposed NW Regional Activity Center Amendments

Mr. Battle recalled that the City plans to hold an open house to present the proposed zoning amendments for the Northwest Regional Activity Center, which includes the northwestern portion of the CRA District. Over the last year, Urban Design and Planning Staff has met with members of the community to discuss the proposed amendments, which focus on site planning, architecture, parking regulations, and building height. The CRA District consists of two Regional Activity Centers (RACs): a portion of the Downtown RAC extends into the Flagler Village area, and the remainder of the CRA is included in the Northwest RAC.

Mr. Wilkes arrived at 3:40 p.m.

Mr. Battle reviewed the implementation plan for the amendments, which address the heritage and image of the area, retail development throughout the district, design and development guidelines, and creation of a framework that will allow economic development to thrive. One goal of the proposed amendments is greater transparency so the development community can better understand the process before making an investment.

The Northwest RAC mixed-use zoning district consists of three areas, and will make the approval process easier by reducing parking requirements, supporting desired uses in the area, and discouraging and eliminating unwanted uses. It is similar to the urban framework created for the Downtown RAC, as there will be buildings that promote pedestrian activity and landscape that reflects a tropical setting.

Mr. Battle showed a rendering of the Northwest RAC's boundaries, which include mixed-use northeast, east, and west zoning overlay districts. He reviewed the zoning requirements recommended by Staff for each of these three areas, which include varying height restrictions for each overlay district, transitions between commercial and residential areas, and reduced requirements for surface parking. The design guidelines are also intended to help retail development be as successful as possible.

The proposed amendments are scheduled to go before the Planning and Zoning Board on November 19, 2014, followed by a first reading by the City Commission in December 2014 and a second reading no later than January 2015. Mr. Battle recalled that one early step in the process was the elimination of convenience and liquor store uses within the district, which occurred over one year ago.

The Board members discussed the proposed amendments, pointing out that new flood plain regulations for the area may make it difficult for some new tenants of properties within the CRA. Greg Brewton, Director of the Department of Sustainable Development, advised that Staff has prepared a proposal to offer assistance to businesses that wish to use existing buildings. Mr. Battle noted that it will not always be possible to determine an average cost for these improvements, as each renovation project will be different.

Chair Lucas requested more information on the height transition at 7th Avenue. Mr. Brewton explained that there was extensive discussion with the community on where the dividing line between height requirements should be located. He pointed out that this zoning district is not intended to accommodate only "one size fits all" projects, and that increased depth in this area is more acceptable than allowing greater height to encroach into residential neighborhoods.

There was also discussion of the heights proposed for Progresso Village, which many residents do not feel are high enough to stimulate development. Mr. Centamore advised that residents of this neighborhood want increased height and density to occur in stages. He reviewed the development patterns in this area, pointing out that there is also no parking reduction for residential buildings, which residents feel is a necessary component of transit-oriented development (TOD). Mr. Centamore concluded that he could not support the proposed amendments for these reasons.

Other concerns with the proposed amendments were expressed, including compliance the Americans with Disabilities Act (ADA) as well as flood elevation requirements. Mr. Mattern shared Mr. Centamore's reservations regarding height, pointing out that although developers may ultimately go before the City Commission to request height modification, there is no guarantee of success. Mr. Wilkes agreed that developers do not wish to deal with the unknown, and recommended that height requirements be modified in order to eliminate uncertainty regarding what may or may not be approved.

Mr. Brewton observed that Staff focused on the existing commercial zoning requirements in the Northwest RAC when preparing the proposed amendments. The intent was to create a document that clearly states what developers may plan by right. He continued that the Progresso Village community felt they had very little input in the past on zoning requirements for their neighborhood; while they are not opposed to development, they wish to have more significant input on these issues in the future.

Sean Jones, developer, stated that in the east and northeast portions of the CRA, the allowable height should be raised to 75 ft. rather than 65 ft., as there are buildings of this height on Sistrunk Boulevard. He also recommended that the boundary for these heights be moved from 7th Avenue to 9th Avenue due to the character of properties within this area, which are primarily industrial uses. Mr. Jones concluded that the implementation plan created for the CRA by Design Associates shows the intersection of Sistrunk Boulevard and 7th Avenue as the most significant for large-scale development within the CRA.

Ms. Adderley arrived at 4:20 p.m.

Ms. Burrows pointed out that the sentiment expressed by most members of the Dorsey Riverbend neighborhood was in favor of low-rise development, although a compromise had been reached to allow up to five stories. She emphasized the importance of the rights of individuals and families that live in the subject area rather than developers who can find other land on which to develop. Mr. Strawbridge observed that some developers want to hear input from the community so they can design projects that are compatible with the surrounding area.

Mr. Brewton advised that Staff has placed a great deal of importance not only on community input, but on feedback from City Commissioners who value the public input process as well. He concluded that although developers may want more certainty, Staff cannot create a Code that will exclude the input of residents who will be directly affected by it.

Motion made by Ms. Burrows, seconded by Vice Chair Phillips, that the Board support the zoning amendments as presented today.

There was additional discussion of the proposed amendments, including the lack of TOD, which has not been discussed in depth with the community. Mr. Brewton advised that this would be discussed in the second phase of the amendment process. He also confirmed that the zoning to the north of Sistrunk Boulevard, which allows industrial uses, is not part of the Northwest RAC, although he agreed that this area will also need to be addressed because its zoning is inconsistent with its land use. There has also been no calculation thus far regarding the maximum number of units that could be built in the affected area.

In a roll call vote, the **motion** failed 4-8 (Chair Lucas, Mr. Centamore, Ms. Hansen, Mr. Lagi, Mr. Lambrix, Mr. Mattern, Ms. Sanandres, and Mr. Wilkes dissenting).

IV. Marketing / Branding RFP for NPF CRA

Mr. Battle referred the Board members to a Staff memo outlining the process used to recommend a vendor that will provide marketing and branding services for the CRA over the next year. He recalled that the CRA's Five Year Plan identified marketing as an important aspect of the CRA's redevelopment program. He reviewed the process used in determining the Mosaic Group as the recommended vendor.

The Board discussed the recommendation, clarifying that the Mosaic Group is local to south Florida, although it is not based in Fort Lauderdale. While they will market all areas of the CRA to encourage investment, the vendor has an understanding that the CRA is made up of discrete neighborhoods and communities. It was noted that the $90,000 allocated toward branding and marketing Flagler Village is part of the overall $247,000 contract.

It was noted that there have been community concerns regarding the RFP, which some believed to place too much emphasis on marketing activities without sufficient community input.

Motion made by Mr. Strawbridge, seconded by Mr. Wilkes, that the Board support and move forward with the Mosaic Group. In a roll call vote, the **motion** passed 8-4 (Mr. Centamore, Ms. Hansen, Mr. Lagi, and Mr. Lambrix dissenting).

At this time members of the Mosaic Group were introduced to the Board. They expressed consensus that they will seek to develop a comprehensive program for marketing the entire CRA as well as its individual communities.

V. Funding Request – Art of Shade, LLC

Mr. Battle explained that this is a unique façade application, which is below the funding threshold typically brought before the Board but presented to them due to the nature of the improvement.

Kayce Armstrong and Chris Tranteris, representing The Shade Post, advised that they have recently relocated to the City and hope to participate in the revitalization and economic development of Downtown Fort Lauderdale. A mural is planned for their building, which is located along the planned Wave streetcar route. The facility will also provide programming for the community and work with students from the Art Institute and Florida Atlantic University while making high-quality products.

The Board discussed the request, clarifying that the facility will share a building with a convenience store. The property owner hopes to see the entire building painted. The Shade Post hopes to improve the street and façade, and is seeking funding assistance for lighting as well as the mural. The request is for $15,000.

Motion made by Mr. Centamore, seconded by Mr. Strawbridge, to approve.

Chair Lucas expressed concern with the proposal, stating that the funding request is for the majority of the cost of façade improvements to the building. He asked if a mural was an intended use for the façade grant program. Mr. Battle explained that paint is considered a use, and the building's proximity to the arts district makes it an appropriate façade treatment.

In a roll call vote, the **motion** passed 10-1-1 (Chair Lucas dissenting; Ms. Burrows abstained. A memorandum of voting conflict is attached to these minutes.)

VI. Downtown Wave North Loop Proposal

Mr. Battle advised that the Wave loop proposal, which came before the Board during the budget approval process, has been adopted by the CRA Board with the condition that the City Auditor and City Attorney review its assessment methodology. It was determined that the extended area of the track system lay within the assessment area, and that the additional costs do not affect the bottom line of the assessment ordinance through design or construction costs, as the project will be funded from other sources and will pay for itself.

He continued that although the City Commission was supportive of the proposed loop, questions were raised regarding the financing of the expanded portion of the system, primarily due to the debt service commitment, which would use tax increment financing (TIF) dollars that would otherwise fund new projects.

The questions raised were related to three issues, including the fund allocation overview of the Five-Year CRA Plan, which included a commitment for projects in Northwest Fort Lauderdale as well as projects within the Flagler Village area. The down payment for the loop expansion would come from the $7 million Flagler Village portion of the budget. The Board is asked to consider tax increment investment allocations for years six through ten of the CRA and what type of policy suggestions they may wish to consider. No specific projects have been identified within this time frame thus far.

Mr. Battle continued that the Board may consider a funding distribution, during years six through ten, which provides equity in terms of allocating the amount of TIF revenue that will remain after expenses and debt service are paid. He estimated that this would cost between $2.5 and $3 million, which could be used during these years for whatever projects the Board felt were appropriate.

Another consideration is the redistribution of TIF revenue to projects, either public or private, which may be accomplished within a three-year time frame. It was also suggested that the redistribution of TIF revenue be limited to projects that generate property taxes or are willing to provide a payment in lieu of these taxes, such as nonprofits, community initiatives, or some types of special events that cannot be funded due to the $870,000 commitment to debt service.

Another idea is prioritizing redistribution to projects that connect to the City's larger goals, such as walkability, connectivity, and safety. These goals fit into the redevelopment program and provide tangible benefits to the larger Broward County area. Finally, redistribution of tax increment dollars could be reprioritized to projects that create jobs or business opportunities for area residents. Mr. Battle concluded that the Board may make motions in favor of a specific idea or ideas, which would be sent on to the City Commission as feedback.

The Board members discussed the different aspects of the proposal, with Chair Lucas pointing out that earmarking funds for different portions of the CRA may not be a smart way to proceed in investing in the area. It was also noted that the Board cannot yet know if these funds will be present six to ten years in the future.

Mr. Strawbridge recalled out that at the October 21 City Commission meeting, Mr. Battle had advised the Commissioners that the CRA's annual operating budget has historically been between $1.5 million and $2 million. Mr. Battle agreed, but explained that he was informed that this figure was not accurate, and should have been between $2.5 million and $3 million. Mr. Strawbridge pointed out that the City Commission made a decision the previous night based on the assumption that the $3.5 million operating budget for fiscal year 2014/15 was an anomaly. He requested clarification of whether or not the $3.5 million figure was indeed an anomaly. He also pointed out that the Board does not yet know if the next year's budget will continue to include transfers to other City Departments, such as Sustainable Development and Economic Development, to pay service charges.

Mr. Strawbridge continued that an annual operating budget of $2.5 to $3 million, as Mr. Battle had stated was the norm, would mean $2 million of the budget would remain after other projects are funded, with $875,000 of the remaining funds dedicated to debt service.

Mr. Mattern observed that the CRA is intended to operate as a single entity rather than in two parts, and that the proposed loop is unlikely to reach some of the important areas of the CRA, such as Sistrunk Boulevard. It was clarified that at last night's CRA Board meeting, City Commissioner Bobby Dubose had hoped more information would be presented regarding the loop proposal. Ms. Burrows stated that this was also what the Advisory Board had wanted following the presentation on the loop made earlier in the year, including the source of its funding. She added that the Board should revisit this issue to ensure there is equity between parts of the CRA, as the loop proposal would require the commitment of a significant amount of funding for debt service for only one portion of the CRA.

Mr. Lambrix left the meeting at 5:34 p.m.

It was noted that the two RACs in which the Wave tracks will exist are already being assessed for its cost. The Board discussed the possibility of funding from outside sources toward the cost of the loop, such as a penny sales tax or MPO funding. Mr. Battle pointed out, however, that this was unlikely due to the time frame of the proposed project.

Mr. Strawbridge observed that the Five Year Plan includes the Flagler Village TOD/Wave Project without funding programmed for the extension, but only toward the originally programmed Wave project. He pointed out that this would include streetscape and pedestrian improvements, shade trees, and other public realm enhancements for which a portion of CRA funds would be used. Mr. Battle noted that approximately $800,000 would remain for these uses.

The Board also discussed the feedback to provide to the CRA Board, pointing out that they would like additional information on the issue before making a recommendation on the proposed loop.

Motion made by Mr. Strawbridge, seconded by Ms. Adderley, not to support the Commission's decision to go forward with this [proposal] without further study and input from the neighborhoods.

Mr. Strawbridge expressed concern that, due to the discrepancy between the $1.5 to $2 operating budget discussed at the October 21 City Commission meeting and the $2.5 to $3 million operating figure Mr. Battle had been informed of earlier in the day, the Commissioners may have voted on the issue based upon an incorrect figure. It was also noted that the Board did not believe the funding available in years six through eleven is currently clear.

A **motion** was made by Mr. Wilkes, seconded by Mr. Centamore, to table the motion that is on the floor [because] it is premature, without enough information to cast a vote at this time. In a voice vote, the **motion** passed unanimously.

Motion made by Ms. Burrows, seconded by Mr. Mattern, to address equity [in] years six through eleven, that whatever annual debt service amount [the CRA pays] for this Wave loop, that that equal amount be set aside for the Northwest off the top, and then [the] remainder be split equally.

Ms. Burrows then **withdrew** her **motion**.

Motion made by Ms. Burrows, seconded by Mr. Lagi, that for years six through eleven, that $870 [thousand] or whatever the debt service fee is, be set aside, and be allowed to be used for debt service, should the Northwest need to take a bank loan, that that same amount be allowed to be used for debt service for a project, the money definitely set aside, and if we needed to, if not [the CRA] can use it for projects.

In a roll call vote, the **motion** passed 9-2 (Chair Lucas and Mr. Wilkes dissenting).

Ms. Adderley left the meeting at 6:10 p.m.

The following Item was taken out of order on the Agenda.

VIII. Informational Presentation – Wisdom Village Crossing

Nectaria Chakas, representing Wisdom Village Crossing LP, explained that the project is controlled by Turnstone Development, a Chicago-based developer that builds affordable housing communities. Turnstone Development has a site under contract for which it was awarded tax credits by the State of Florida. The proposal is for a multi-family development in Progresso Point on a site currently used for a boat maintenance and repair facility.

She noted that the property continues the surrounding streetscape and provides continuity between developments, including wide sidewalks, landscaping and street trees. The bottom floor of the property features active uses, including a business center, administrative office, and health club. A 950 sq. ft. space will also be reserved for local artists to display their work. The nine-story building will include 105 one- and two-bedroom units and studios.

The Board discussed the presentation, noting that although Flagler Village has emphasized the creation of green space and parks, the project does not feature a great deal of this space. The units are intended for low- to very low-income residents, but are not mixed-income units. Ms. Chakas advised that because the tax credits awarded to the project were for $2.5 million per year for 10 years, mixed-income use may not be allowed. She added that the streetscape designed for the property is consistent with the Downtown Master Plan and does not allow for the creation of a pocket park.

Mr. Battle clarified that the project is likely to provide minimal or no TIF revenue, depending upon the structure established by the developer.

The Board also discussed potential traffic issues. Ms. Chakas pointed out that the Downtown Master Plan encourages garage entrances to be placed on secondary rather than primary streets whenever possible; as there is no access to secondary streets at the project’s location, the access point was placed at the edge of the property. There was also discussion of the need to bring other types of investment into the neighborhood in order to stimulate further economic development, as well as the project’s proximity to different types of transportation, including mass transit.

Motion made by Mr. Mattern, seconded by Mr. Strawbridge, in support of the project.

Mr. Wilkes pointed out that when projects are built to the sidewalk, they should consider the possibility that Wave stations will need to be planned along its path. He expressed concern that the City was not properly planning for this development, and that projects such as Wisdom Village Crossing were also not taking the future vision for the City into consideration. Chair Lucas suggested inviting a representative of the Downtown Development Authority to an upcoming Board meeting to discuss this issue.

In a voice vote, the **motion** passed 9-2 (Chair Lucas and Mr. Wilkes dissenting).

IX. Communication to CRA Board

None.

X. Old / New Business

Mr. Battle recalled that in the past, the Board has combined its November and December meetings due to the upcoming holiday schedule. Typically the Board holds this meeting in a different room during the first week of December, based on availability.

XI. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 6:30 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM III

DATE: January 7, 2015

TO: NPF CRA Advisory Board Members

FROM: Al Battle, Jr., NPF CRA Director

SUBJECT: Brooklyn Italian Ice Company – Shoppes on Arts Avenue
Request for CRA Funding Assistance - $68,671.06

REQUEST

The CRA Staff received applications from Brooklyn Italian Ice Company for financial assistance from the CRA to assist in the build-out of their store and signage to be located in Shoppes on Arts Avenue (**Exhibit A**). They are requesting a total of $68,671.06 consisting of $39,404.21 from the CRA Property and Business Improvements Program, $7,801.60 from the CRA Façade Program for the purpose providing exterior signage for the business and $21,465.25 in funds deposited by the CRA in the Community Development Block Grant (CDBG) account for repayment to HUD per their Agreement with the CRA. Staff has reviewed the applications and recommends funding the project as requested.

BACKGROUND

The Property and Business Investment Program (PBIP) is a new incentive program that was approved by the CRA Board with the NPF CRA Five Year Program. It is a public sector real estate investment tool that reduces the capital needs of viable projects and enhances the tax base with quality projects. Funds can be used for both interior and exterior improvements for mixed use and commercial projects in the NPF CFA. Eligible areas in the NPF CRA include both the Primary Area, which is the Sistrunk Corridor, and Secondary Areas, which includes other commercial or mixed use properties in the CRA. Applicants in the Primary Area may apply for funding for an amount not to exceed $200,000 or 40% of the total project capital investment, whichever is less. The applicant, Brooklyn Italian Ice Company is requesting $39,404.21, which is 40% of the eligible renovation expense for the project. Copies of their funding applications are attached as attached as **Exhibit B**. After a thorough review of the application, CRA staff assigned a project score of 107 points (**Exhibit C**) in their PBIP Application. A minimum of 70 points is required for funding.

The CRA Façade Program provides a reimbursement grant for exterior renovations, including signage. The grant amount was increased with the NPF CRA Five Year Program from a maximum of $20,000 to $40,000 for properties on Sistrunk Boulevard and from $7,500 to $15,000 for other NPF CRA commercial properties. The applicant is eligible for a reimbursement of 80% of the cost not to exceed $40,000. The applicant is requesting $7,801.60 to help pay for the cost of new commercial signs on the north and south face of the property.

The total build-out cost of the project including construction, equipment furnishing, permitting and architectural fees is estimated at $158,671.06. A copy of the proposed cost allocation for the project is attached as **Exhibit D**. The applicant is providing $60,000 of the cost of the total build-out and the landlord MJDC AVA LLC (Milton Jones Development Corporation) is contributing $30,000 to the tenant build-out cost. With the CRA contribution from the Property and Business Investment Program and CRA Façade Program, this leaves an estimated funding gap of $21,465.25. Rather than increasing the CRA contribution from the existing programs by making an exception to the programs, staff is recommending that the funding gap be provided using the Community Development Block Grant (CDBG) account for repayment to HUD which must be spent according the agreement with HUD for eligible CDBG activities. The project is eligible because it will provide jobs that will be available to low and moderate income persons. Brooklyn Italian Ice estimates that 2 to 3 new jobs will be created as a result of the project. The project will also need to comply with all HUD requirements as a result of using these funds including payment of Davis Bacon Prevailing Wage and other HUD requirements.

Bradley Minto is an established businessman in Fort Lauderdale and a resident. He is partner of The Archives, a clothing store at 1015 E Las Olas Blvd. He is also a business partner in Performance Audio Video located in Weston. Brooklyn Italian Ice Company will be headed up by Mr. Minto. He is interested in offering a high quality healthier alternative in the frozen dessert industry with the Italian ice product which is lower in fat and sugar than other premium ice creams available in this market. Brooklyn Italian Ice will offer at least 12 unique flavors each day at their scoop shop with highly competitive priced products. Their projected first year sales are $150,000. Mr. Minto will be the store manager.

The proposed retail store location for Brooklyn Italian Ice Company is approximately 700 square foot and will front Sistrunk Boulevard, two shops west of Bank of America at Shoppes on Arts Avenue. The applicant will have a 5 year lease with an opportunity to renew. They have signed a letter of intent to consummate a lease transaction with the landlord for approximately a 1000 square foot space at a base rent of $30.00 per square foot. A copy of the Letter of Intent is attached as **Exhibit E**.

Proposed CRA funding from the CRA Façade Program under our standard agreement is a grant and paid as a reimbursement to the applicant. The program requires that should the tenant applicant voluntarily vacate or terminate the lease of the property within one year of the date of receipt of final reimbursement, the applicant must repay 100% of the funds paid by the CRA. If the applicant moves within two years, the applicant shall repay the CRA 50% of the funds. After two years, there is no longer an obligation to repay. The proposed funding under the Property and Business Investment Program is a forgivable loan; and will be forgiven in equal amounts annually over the applicant's initial lease period of 5 years. It will not be secured by a mortgage on the property but rather by a personal guarantee by the applicant. In addition the landlord will sign a Joinder and Consent to lease the property to another retail store should the applicant move out within the initial lease period. The CDBG funding will be treated the same as the Property and Business Investment Program loan and will be forgiven in equal amounts annually over the applicant's initial lease period of 5 years. In addition, should the applicant fail to satisfy HUD requirements for use of CDBG funds, the applicant will be held fully responsible for the repayment to the program.

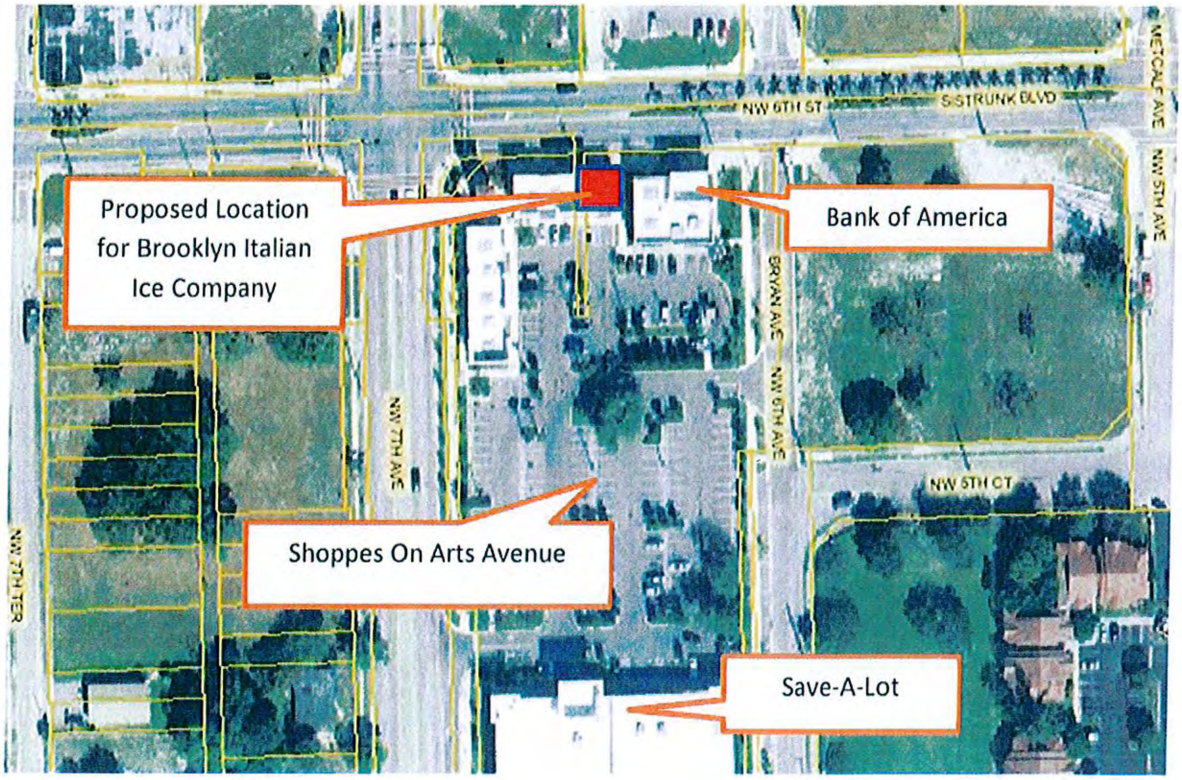
RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends a funding assistance package to Brooklyn Italian Ice Company in the amount of $68,671.07 consisting of $39,404.21 from the CRA Property and Business Improvements Program, $7,801.60 from the CRA Façade Program and $21,465.25 from the Community Development Block Grant (CDBG) Program. Funding would consist of $7,801.60 from the CRA Façade Improvement Program, from Project Fund P10665.347, $39,404.21 from the Property and Business Improvements Program Project Fund P10150.347 and $21,465.25 from the CDBG program fund CD09RET.

Attachments:
Exhibit A; Location Map
Exhibit B: CRA Program Funding Applications/ PBIP Program and Façade Program
Exhibit C: PBIP Scoring Sheet
Exhibit D: Proposed Project Cost Allocation
Exhibit E: Letter of Intent to Lease

AB/bw

Exhibit A – Location Map



Proposed Location for Brooklyn Italian Ice Company

at Shoppes on Arts Avenue

Northwest-Progresso-Flagler Heights CRA
Application for Economic Development Incentives
Property and Business Improvement Program

SECTION 2
The following sections of the application are to be completed by the APPLICANT.
Additional sheets may be attached if the information cannot fit into the space provided.

APPLICANT INFORMATION

Applicant Name	Brooklyn Italian Ice	Street Address	540 NW 4th Ave
		Mailing address	
Name of Business that Owns Property	ML Jones Construction Corp.	City /State/Zip	Ft. Lauderdale, FL 33311
Contact Person	Sean Jones + Milton Jones.		
Title	Owner.	Phone Ext	954.647.6569
Email Address	SeanFJones@aol.com	Company website	
Fax		Alt Phone	
# of years in business	2		
Tax Status of Business (check all that apply)	☐ Sole Proprietorship ☒ Corporation (Designation) ☐ Partnership	Legal Status of Business:	☒ For Profit ☐ Not-for-profit (Designation) ☐ Other ______
How long has the applicant owned the property?		Is the property currently vacant?	☒ Yes ☐ No
Level of experience applicant or development partner has developing comparable projects successfully			
Has a tenant or lease agreement been secured by the building owner?	☒ Yes ☐ No		

SECTION 3			
FINANCIAL NEED			
Provide the total project capital investment	$ 158,671.06		
Amount of public funds requested	$ 68,671.06 *	Amount financed by applicant	$ 60,000.00
Statement explaining need for public funds	TO BRIDGE THE GAP BETWEEN TOTA PROTECT CAPITAL INVEST MENT AND AMOUNT OWNER WILL BE PERSONALLY INVESTMENT		
Provide a financial analysis that supports the viability of the project, including details explaining how the project will be funded completely (i.e. bank loan, private equity, city incentive, etc.)	PRIVATE & PERSONAL FUNDING.		

* $39,404.21 PBIP $7,801.60 FACADE $21,465.25 CDBG

SECTION 4			
OVERVIEW OF PROJECT			
Physical address of proposed project		Parcel ID #	
Is the property located on a public transportation route?	☒ Yes ☐ No		☐ Yes ☐ No
Do you have a letter of support for the project from the local civic association or business association?	☒ Yes ☐ No		
Estimated start date and completion date if grant is awarded	Start Date: 11/1/2014	Completion Date: 1/1/2015	

SECTION 5 (Limit response to 500 words)	
PROJECT DETAILS	
1. Provide a brief description of the project, intended use of the development, square footage	Brooklyn Italian Ice Co. is a retail Italian ice shop owned and operated by Brad Minto please see attached business plan.
2. Is proposed project consistent with relevant design plans approved by City Commission? If so please explain. a. NPF CRA Redevelopment Plan b. Downtown Master Plan c. NPF CRA Implementation Plan d. NPF CRA 5-Year Spending Program	

3.	**Describe sustainable development practices which will be utilized in considering the environment during construction/deconstruction**	
4.	**Describe any of the following items that may be provided (in kind only): Enhancement to parks, plazas, greenways, parking, street activity or accommodations for pedestrian amenities such as bike racks, transit shelters, etc.**	Brooklyn Italian Ice will participate in local street festivals. Offer walk up service so customers do not need to enter the store. Bike racks.

FOR INTERNAL USE ONLY			
Project Location	____ NE 6th Street/Sistrunk Boulevard ____ NPF CRA Boundary	Date Application Complete:	
Date Application Received:			
Reviewed By:		Date:	
Approved By:		Date:	

I certify to the Fort Lauderdale Community Redevelopment Agency that ALL of the information contained in this application is true and correct to the best of my knowledge. I agree to supplement this application with such additional information as may be requested in order to provide the most accurate and complete picture of my company and the timing of the project for which I am seeking incentive funding. I acknowledge the requested incentives constitute a bonafide inducement for my company to undertake this project, without which inducements my company would be less likely to pursue this project.

Please submit 1 signed original and 7 copies of the application and all attachments

Brad Minto
Print Name

Partner / Owner.
Title

[signature]
Signature

10/15/2014
Date

COMMERCIAL FAÇADE PROGRAM APPLICATION

Date 10/15/2014

IF APPLICANT IS PROPERTY OWNER	IF APPLICANT IS BUSINESS OWNER
Owner's Name	Owner's Name BRADLEY H. MINTO
Corporate Name	Corporate Name BROOKLYN ITALIAN ICE, Co.
Property Address	Property Address
Phone Fax	Phone 954.249.9677 Fax 954.659.0600
Contact Person	Contact Person Brad Minto
E-Mail	Email bradley@performanceltd.com

PROJECT AND FINANCIAL ASSISTANCE REQUESTED

Describe the Proposed Improvement(s): Signage. Exterior permanent furnishings

Total Project Cost $158,671.00/9152.00 Total Funding Request 68,671.06/$7801.60 ($IGNAGE) TOTAL PROJECT / FAÇADE

Will Additional Jobs be Created? ✓ Yes ___ No

If yes, how many jobs? 5-7/3 STARTING

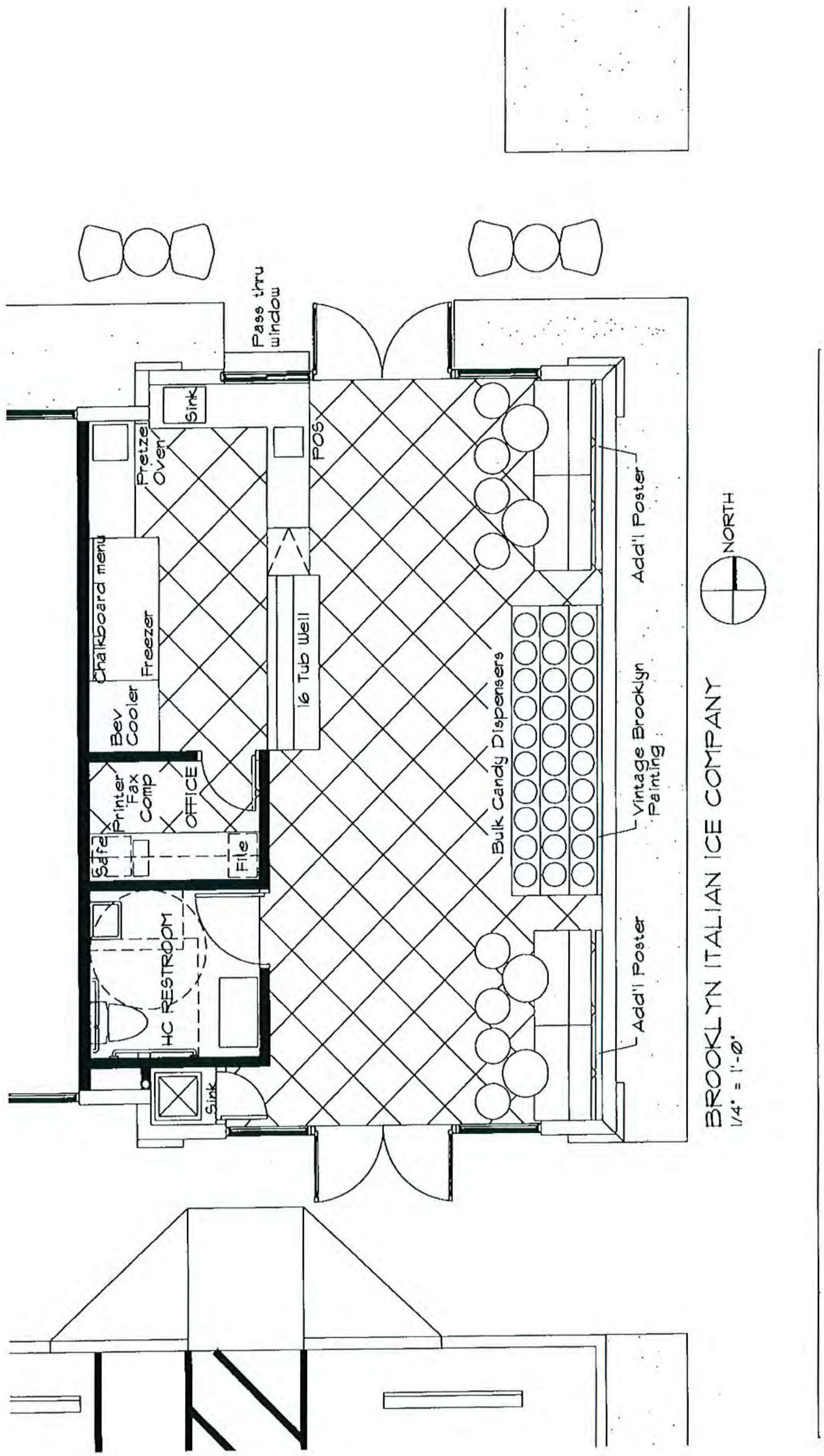
I, BRADLEY MINTO, attest that the information contained herein is correct to the best of my knowledge. I further understand that the Façade Program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. I further understand that I am responsible for providing construction documents and/or permits required for any work.

Signature of Property Owner or Business Owner

Brad Minto

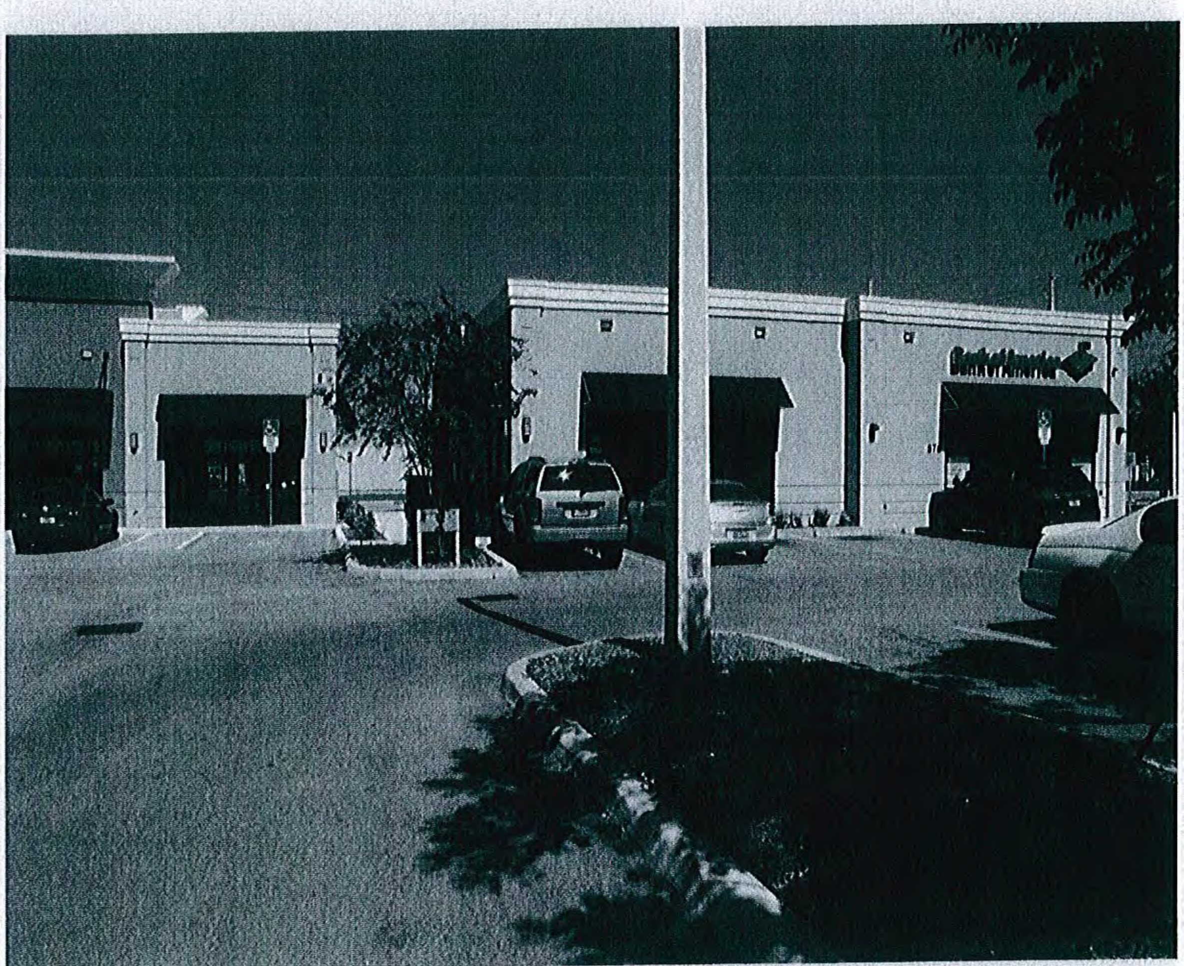
Print Name

Note: If Applicant is leasing from property owner, Applicant must submit Addendum A with application.


BROOKLYN ITALIAN ICE COMPANY
1/4" = 1'-0"
NORTH
Pass thru window
Sink
Pretzel Oven
POS
Chalkboard menu
Freezer
Bev Cooler
16 Tub Well
Printer Fax Comp
OFFICE
Safe
File
HC RESTROOM
Sink
Bulk Candy Dispensers
Add'l Poster
Vintage Brooklyn Painting
Add'l Poster

Shoppes on Arts Avenue Fronting Sistrunk Boulevard – Proposed Location for Brooklyn Italian Ice Company

Shoppes on Arts Avenue – Proposed Location for Brooklyn Italian Ice Company



Shoppes on Arts Avenue - View from Parking Lot Looking North

Proposed Location for Brooklyn Italian Ice Company

Exhibit B
Brooklyn Ice

Exhibit B
Brooklyn Ice

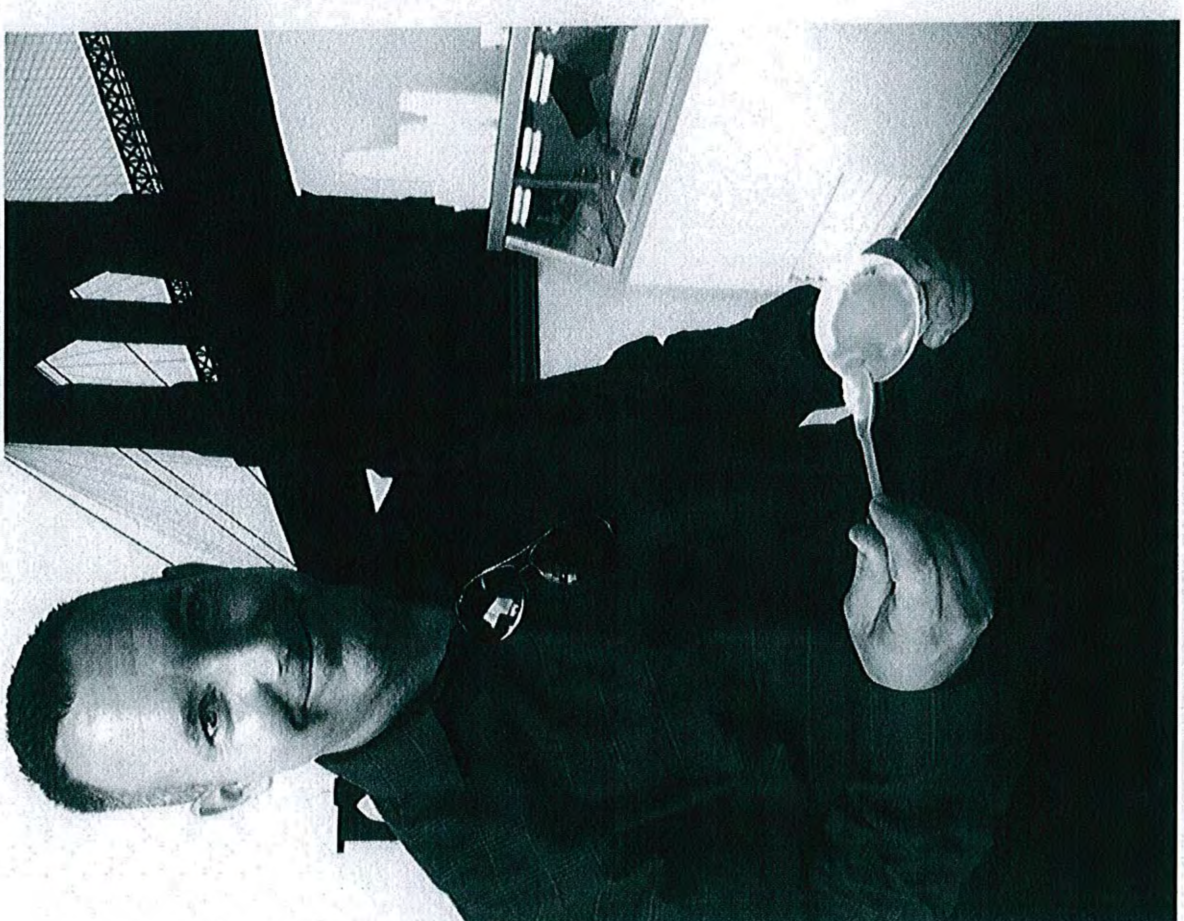


Exhibit B
Brooklyn Ice

M. L. Jones Construction Company
540 NW 4th Ave
Fort Lauderdale, FL 33311

Project Name:	**Brooklyn Italian Ice Co.**
Project Adress:	**Shoppes on Arts Avenue**
Owner's Name:	**Bradley Minto**
Job Type:	**Turn-Key Delivery**
Date:	**September 4, 2014**

Item	Description	Quantity		Amount
	Site Construction			
1	Scissor Lift	Allowance	$	969.00
2	Demolition	Allowance		800.00
3	Clean Up	Allowance		1,600.00
	Subtotal		**$**	**3,369.00**

Item	Description	Quantity		Amount
	Concrete			
10	Mix	Allowance	$	550.00
11	Pump	Allowance		500.00
12	Finish	Allowance		300.00
	Subtotal		**$**	**1,350.00**

Item	Description	Quantity		Amount
	Thermal & Moisture Protection			
20	Fire Extinguisher	Allowance	$	512.89
21	Fire-rated Demising Partition	Allowance		1,800.00
22	FRP in HC Restroom and Service Backdrop	Allowance		3,975.00
	Subtotal		**$**	**6,287.89**

Item	Description	Quantity		Amount
	Windows & Doors			
30	Pass-through Window	Allowance	$	4,500.00
31	Office/Restroom/Closet Frames and Doors (Materials & Install)	Allowance		1,025.00
	Subtotal		**$**	**5,525.00**

Item	Description	Quantity		Amount
	Finishings			
40	Dropped Ceiling at Bathroom and Office	Allowance	$	3,700.00
41	Handicap Restroom Accessories (Materials & Install)	Allowance		500.00
42	Painted Walls, Partitions, and Exposed Ceiling	Allowance		3,590.00
43	Porcelain Floor Tile	Allowance		5,880.00
44	Subway-style Wall Tile	Allowance		1,298.00
	Subtotal		**$**	**14,968.00**

Item	Description	Quantity		Amount
	Specialties			
50	Chalkboard	Allowance	$	228.95
51	Exterior Lit Signs	Allowance		9,752.00
	Subtotal		**$**	**9,980.95**

Item	Description	Quantity		Amount
	Equipment			
60	Refrigerated Merchandiser	Allowance	$	1,951.98
61	Worktop Freezer	Allowance		4,054.01
62	Hot Food Merchandizer	Allowance		1,505.35
63	Ice Cream Dipping Cabinet	Allowance		5,597.86
	Subtotal		**$**	**13,109.20**

M. L. Jones Construction Company
540 NW 4th Ave
Fort Lauderdale, FL 33311

Project Name: **Brooklyn Italian Ice Co.**

Project Adress: **Shoppes on Arts Avenue**

Owner's Name: **Bradley Minto**

Job Type: **Turn-Key Delivery**

Date: **September 4, 2014**

Item	Description	Quantity		Amount
	Furnishings			
70	Countertop and Base Cabinets	Allowance	$	5,400.00
71	Indoor Booths, Tables, and Chairs	Allowance		3,206.81
72	Outdoor Tables and Chairs	Allowance		1,851.30
73	Bulk Candy Displays	Allowance		610.99
	Subtotal		**$**	**11,069.10**

Item	Description	Quantity		Amount
	Special Construction			
80	CCTV Security System	Allowance	$	1,982.00
81	Fire Alarm	NOT INCLUDED		-
	Subtotal		**$**	**1,982.00**

Item	Description	Quantity		Amount
	Mechanical			
90	Ten-ton Rheem Central A/C System (Spiral Metal Duct)	Allowance	$	24,000.00
91	Basic Mechanical Materials and Methods	Allowance		10,000.00
92	Basic Plumbing Fixtures	Allowance		1,225.82
93	Plumbing	Allowance		10,500.00
	Subtotal		**$**	**45,725.82**

Item	Description	Quantity		Amount
	Electrical			
100	Basic Electric Layout	Allowance	$	11,450.00
101	Hanging Pendant Industrial-type Lighting	Allowance		3,934.72
102	Sound System	Allowance		1,982.00
103	Video System	NOT INCLUDED		-
	Subtotal		**$**	**17,366.72**

Subtotal			$	**130,733.68**
	Contractor's Fee and Overhead			19,610.05
	Builder's Risk			1,500.00
Total			**$**	**151,843.73**

Exhibit B
Brooklyn Ice

FRANQUE & DENIS CONSTRUCTION

Project Name :	Brooklyn Italian Ice
Project Address:	
Owner's Name:	Brooklyn Italian Ice
Job Type:	Interior Build Out
Date	8/15/2015

Item	Description	Qty		Amount
	General Conditions			
1200	Labor	Allowance	$	1,050.00
1250	Trash	Allowance	$	1,950.00
1300	Permit Expediter (NOT PERMIT FEES)	Allowance	$	1,800.00
1350	Fire Extinguishers	Allowance	$	500.00
1400	Final Cleaning	Allowance	$	950.00
1450	Project Close Out	Allowance	$	60.00
1500	Demolition	Allowance	$	2,500.00
1550	Slab Cut and Infill	Allowance	$	3,500.00
1600	Store front Window for Drive through	Allowance	$	4,500.00
1650	Exterior Sign	Allowance	$	3,500.00
1700	Floor Covering	Allowance	$	650.00
	Sub Total		**$**	**20,960.00**

	Finishes			
9050	Sale Counter	Allowance	$	8,500.00
9100	Stone	Allowance	$	5,500.00
9150	Cabinet Office Room	Allowance	$	3,500.00
9200	Plaster and Gypsum Board Drywall Finish	Allowance	$	15,500.00
9250	Flooring Labor and Material	Allowance	$	9,500.00
9300	Ceilings Drop Ceiling Labor and Material	Allowance	$	2,000.00
9350	Baseboards	Allowance	$	1,850.00
9400	Doors	Allowance	$	1,500.00
9450	Booths Tables and Seats	Allowance	$	9,500.00
9500	Candy Dispenser Cabinet	Allowance	$	3,500.00
9550	Caulk Board	Allowance	$	950.00
9600	Paints and Coatings	Allowance	$	3,850.00
	Sub Total		**$**	**65,650.00**

	Specialties			
10519	Appliance	NOT INCLUDED	$	-
	Sub Total		**$**	**-**

Exhibit B
Brooklyn Ice

FRANQUE & DENIS
CONSTRUCTION

Project Name :	Brooklyn Italian Ice
Project Address:	
Owner's Name:	Brooklyn Italian Ice
Job Type:	Interior Build Out
Date	8/15/2015

Item	Description	Qty		Amount
	Mechanical			
15050	Basic Mechanical Materials and Methods	Allowance	$	15,000.00
15300	Fire Protection Piping	NOT INLCUDED	$	-
15400	Plumbing Fixtures and Bathroom Accessories	Allowance	$	5,000.00
15405	Plumbing	Allowance	$	15,600.00
	Sub Total		**$**	**35,600.00**
	Electrical			
16050	Basic Electrical	Allowance	$	15,000.00
16100	Fire Alarm	NOT INCLUDED	$	-
16500	Lighting	Allowance	$	5,000.00
16700	CCTV	Allowance	$	1,850.00
16800	Sound and Video	Allowance	$	1,850.00
	Sub Total		**$**	**23,700.00**
Sub Total			**$**	**145,910.00**
	Contractors Fee		$	23,345.60
Total			**$**	**169,255.60**

Exhibit B
Brooklyn Ice

MF architects

Mr. Brad Minto

19 August 2014

Re: **CONSTRUCTION DOCUMENTS PROPOSAL**
Project: **BROOKLYN ITALIAN ICE**
The Shoppes on Arts Avenue

Dear Mr. Minto,

The following is our proposal for Construction Documents Architectural & Engineering services for your new Brooklyn Italian Ice to be located at The Shoppes on Arts Avenue. The new facility will be approximately 1000sf under air and will include the following:

Italian Ice Serving Counter with equipment, pass through window & POS
Indoor & outdoor public seating
Candy dispensing area
ADA male/female toilet space
Office
Mop sink closet

Our services will include the following:

Architectural Drawings
Produce one complete architectural design floor plan with furniture and equipment, one design ceiling plan showing lighting and any special ceiling features, and interior design elevations as needed.

Construction Documents
Produce construction documents for permitting and building to include Architectural Design, and Mechanical, Plumbing and Electrical Engineering drawings and calculations as needed. 2 sets signed & sealed will be provided for permitting.

City Review Comments
All comments from the building department's review of construction documents will be addressed as part of this agreement.

Construction Administration
Provide 3 site visits during construction.

MOINO / FERNANDEZ ARCHITECTS, INC.
15552 SW 15 Street Weston, Florida 33326

(954) 536-8235 phone

The design and construction documents process will take approximately four weeks to complete.

Please note the following are additional and reimbursable items:

1. **Bidding sets and any other printing during the various phases.**
2. **Updated surveys and any other testing required.**
3. **Site visits or inspections by Engineers that may be required during design and/or construction billed directly at the Engineer's rate.**
4. **Any changes requested by Client after approval of design drawings or completion of construction drawings billed at $75/hour.**

The above work will be billed as follows:

Initial Deposit	**$ 1200**
At 50% completion of Construction Documents	**$ 1800**
At 100% completion of Construction Documents	**$ 1800**
Total	**$ 4800**

We are looking forward to working closely with you on your new Brooklyn Italian Ice location, and are very certain you will be happy with the final product.

With best regards,

Marcelo A. Moino
AR # 11733

MOINO / FERNANDEZ ARCHITECTS, INC.
15552 SW 15 Street Weston, Florida 33326

(954) 536-8235 phone

Exhibit C

Northwest-Progresso-Flagler Heights CRA
Application for Economic Development Incentives
Property and Business Improvement Program

Appendix B
Primary Area Scoring Criteria

PRIMARY AREA SCORING CRITERIA	MAX SCORE	
1. Retail restaurant or office space exceeding 1,500 square feet a. 2,000 + square feet – 5 points b. 1,500 – 1,999 square feet – 4 points c. 1,000 – 1,499 square feet – 3 points d. 500 – 999 square feet – 2 points e. 250 – 499 square feet – 1 point	~~5~~ 2	
2. Building design or renovation program is consistent with recommended design guidelines	5	
3. Greater than 50% of 1st floor frontage is transparent windows	5	
4. Project will create at least 5 new full-time and/or part-time jobs	~~15~~ 10	
5. Reuses a vacant or underutilized property	10	
6. Property/Project eligible for Brownfield program designation or other contamination clean-up program	~~5~~	
7. High quality and environmentally friendly building materials	5	
8. Financial analysis supports the project and demonstrates need for assistance	30	
9. Qualifications of developer, or development partnership demonstrates success on other comparable projects	15	
10. The Project is consistent with the goals and objectives of the CRA redevelopment plans	3	
11. Potentially increases the tax base of the property being redeveloped (based upon estimates from County Tax office)	2	
MINIMUM CRITERIA SCORE	**100**	
Bonus Criteria (max of 5 points each)		
12. Plan includes mixed use development with a quality housing component (live/work including workforce housing with retail on 1st floor)	~~5~~	
13. Provide a letter of support from the civic and/or business association where the project is located	~~5~~	
14. Clearly documented financial commitment letter(s) of interest from investors or banks	5	LANDLORD
15. Project has received or will apply for industry standard designation indicating high level of sustainability in design and construction (i.e. LEED, etc.)	~~5~~	
16. Accommodations made for bike racks, transit shelters and other pedestrian amenities	~~5~~	
17. Adds street activity such as outdoor eating areas	5	
18. Creates or enhances area parks, pedestrian environment or first floor commercial space	5	
19. Tenant or lease agreement has been secured for property	5	
BONUS CRITERIA SCORE	**40**	
TOTAL MINIMUM CRITERIA plus BONUS SCORE	**140**	

107 pts

Exhibit C
Brooklyn Ice

Exhibit D – Proposed Cost Allocation Plan

M. L. Jones Construction Company
540 NW 4th Ave
Fort Lauderdale, FL 33311

Project Name: Brooklyn Italian Ice Co.

Project Adress: Shoppes on Arts Avenue

Owner's Name: Bradley Minto

Job Type: Turn-Key Delivery

Date: October 6, 2014

Item	Description	Quantity	Amount	Brad Minto	Landlord	CRA
	Site Construction					
1	Scissor Lift	Allowance	$ 969.00	969.00	-	-
2	Demolition	Allowance	800.00	480.00	-	320.00
3	Clean Up	Allowance	1,600.00	960.00	-	640.00
	Subtotal		$ 3,369.00	2,409.00	-	960.00

Item	Description	Quantity	Amount	Brad Minto	Landlord	CRA
	Concrete					
10	Mix	Allowance	$ 550.00	330.00	-	220.00
11	Pump	Allowance	500.00	300.00	-	200.00
12	Finish	Allowance	300.00	180.00	-	120.00
	Subtotal		$ 1,350.00	810.00	-	540.00

Item	Description	Quantity	Amount	Brad Minto	Landlord	CRA
	Thermal & Moisture Protection					
20	Fire Extinguisher	Allowance	$ 512.89	512.89		-
21	Fire-rated Demising Partition	Allowance	1,800.00	1,080.00	-	720.00
22	FRP in HC Restroom and Service Backdrop	Allowance	3,975.00	2,385.00	-	1,590.00
	Subtotal		$ 6,287.89	3,977.89	-	2,310.00

Item	Description	Quantity	Amount	Brad Minto	Landlord	CRA
	Windows & Doors					
30	Pass-through Window	Allowance	$ 4,500.00	2,700.00	-	1,800.00
31	Office/Restroom/Closet Frames and Doors (Materials & Install)	Allowance	1,025.00	615.00	-	410.00
	Subtotal		$ 5,525.00	3,315.00	-	2,210.00

Item	Description	Quantity	Amount	Brad Minto	Landlord	CRA
	Finishings					
40	Dropped Ceiling at Bathroom and Office	Allowance	$ 3,700.00	2,220.00	-	1,480.00
41	Handicap Restroom Accessories (Materials & Install)	Allowance	500.00	300.00	-	200.00
42	Painted Walls, Partitions, and Exposed Ceiling	Allowance	3,590.00	2,154.00	-	1,436.00
43	Porcelain Floor Tile	Allowance	5,880.00	3,528.00	-	2,352.00
44	Subway-style Wall Tile	Allowance	1,298.00	778.80	-	519.20
	Subtotal		$ 14,968.00	8,980.80	-	5,987.20

Item	Description	Quantity	Amount	Brad Minto	Landlord	CRA
	Specialties					
50	Chalkboard	Allowance	$ 228.95	228.95	-	-
51	Exterior Lit Signs	Allowance	9,752.00	1,950.40	-	7,801.60
	Subtotal		$ 9,980.95	2,179.35	-	7,801.60

Item	Description	Quantity	Amount	Brad Minto	Landlord	CRA
	Equipment					
60	Refrigerated Merchandiser	Allowance	$ 1,951.98	1,951.98	-	-
61	Worktop Freezer	Allowance	4,054.01	4,054.01	-	-
62	Hot Food Merchandizer	Allowance	1,505.35	1,505.35	-	-
63	Ice Cream Dipping Cabinet	Allowance	5,597.86	5,597.86	-	-
	Subtotal		$ 13,109.20	13,109.20	-	-

Item	Description	Quantity	Amount	Brad Minto	Landlord	CRA
	Furnishings					
70	Countertop and Base Cabinets	Allowance	$ 5,400.00	3,240.00	-	2,160.00
71	Indoor Booths, Tables, and Chairs	Allowance	3,206.81	3,206.81	-	-
72	Outdoor Tables and Chairs	Allowance	1,851.30	1,851.30	-	-
73	Bulk Candy Displays	Allowance	610.99	610.99	-	-
	Subtotal		$ 11,069.10	8,909.10	-	2,160.00

M. L. Jones Construction Company
540 NW 4th Ave
Fort Lauderdale, FL 33311

Project Name: Brooklyn Italian Ice Co.

Project Adress: Shoppes on Arts Avenue

Owner's Name: Bradley Minto

Job Type: Turn-Key Delivery

Date: September 4, 2014

Item	Description	Quantity	Amount	Cost Distribution: Brad Minto	Landlord	CRA
	Special Construction					
80	CCTV Security System	Allowance	$ 1,982.00	1,189.20	-	792.80
81	Fire Alarm	NOT INCLUDED	-	-	-	-
	Subtotal		$ 1,982.00	1,189.20	-	792.80

Item	Description	Quantity	Amount	Cost Distribution: Brad Minto	Landlord	CRA
	Mechanical					
90	Ten-ton Rheem Central A/C System (Spiral Metal Duct)	Allowance	$ 24,000.00	-	14,400.00	9,600.00
91	Basic Mechanical Materials and Methods	Allowance	10,000.00	-	-	4,000.00
92	Basic Plumbing Fixtures	Allowance	1,225.82	-	735.49	490.33
93	Plumbing	Allowance	10,500.00	-	6,300.00	4,200.00
	Subtotal		$ 45,725.82	-	21,435.49	18,290.33

Item	Description	Quantity	Amount	Cost Distribution: Brad Minto	Landlord	CRA
	Electrical					
100	Basic Electric Layout	Allowance	$ 11,450.00	6,311.13	-	4,580.00
101	Hanging Pendant Industrial-type Lighting	Allowance	3,934.72	-	-	1,573.89
102	Sound System	Allowance	1,982.00	1,982.00	-	-
103	Video System	NOT INCLUDED	-	-	-	-
	Subtotal		$ 17,386.72	8,293.13	-	6,153.89

	Description	Amount	Cost Distribution: Brad Minto	Landlord	CRA
Subtotal		$ 130,733.68			
	Contractor's Overhead	19,610.05		7,064.51	
	Builder's Risk	1,500.00		1,500.00	
	Permitting Fees	2,327.33	2,327.33		
	Architect Fees	4,500.00	4,500.00		
			6,827.33	8,564.51	0.00
Total		$ 158,671.06			

	Brad Minto	Landlord	CRA
Total Contribution	$ 60,000.00	$ 30,000.00	$ 47,205.82

All Contributions	$	137,205.82
Project Cost	$	158,671.06
Gap	$	21,465.25

Exhibit D
Brooklyn Ice

Exhibit E – Letter of Intent to Consummate a Lease

MJDC AOA, LLC
540 North West 4th Avenue
Fort Lauderdale, Florida 33311
Office: (954) 467-1800
Facsimile: (954) 467-4044

May 31, 2014

VIA Email: brad@archive.com

Mr. Brad Minto
The Archives/Brooklyn Icee
1015 E. Las Olas Blvd.
Ft. Lauderdale, Florida 33301

Re: Approximately 1,000 square foot plus or minus located in the eastern most portion of building with address of 560 N. W. 7th Avenue, Fort Lauderdale, Florida 33311

Dear Mr. Minto:

The purpose of this letter of intent ("LOI") is to express the intent of the parties to consummate a lease transaction and conditions which shall be included in a lease which are set forth herein and are as follows:

1. **Landlord:** MJDC AOA, LLC.

Exact TBD

2. **Tenant:** Brad Minto.
3. **Premises:** Approximately 1,000 square feet plus or minus located in the eastern most portion of building with address of 560 N. W. 7th Avenue, Fort Lauderdale, Florida 33311 which exact square footage shall be verified by the Landlord's architect. The Premises shall be assigned an address in the lease.
4. **Lease Term:** Five (5) years, commencing on the issuance to the Landlord of a certificate of occupancy for the Premises from the City of Fort Lauderdale ("C. O.").
5. **Base Rent:** Two Thousand Five Hundred and 00/100 Dollars ($2,500.00) per month, commencing at C. O. The exact Base Rent shall be adjusted according to the square footage of the Premises as verified by the Landlord's architect of the floor plan prepared by Tenant's architect multiplied by $30.00 a square foot and divided by 12 months to determine the exact monthly rent payment.
6. **Sales Tax:** Landlord shall collect from Tenant sales tax on Base Rent and additional rent.
7. **Option:** Tenant has an option to extend the lease for an additional five (5) years. Tenant shall notify Landlord in writing of its intent to exercise such option before six (6) months of the end of the present Lease Term.
8. **Increase in Base Rent during the Lease Term and extended term due resulting from the exercise of option:** During the Lease Term and extended term resulting from the exercise of option, Base Rent shall be increased annually using CPI from the Department of Labor.

9. **Real Estate Taxes:** Tenant will reimburse Landlord for Tenant's pro rata share of real estate taxes based on Tenant's square footage. Such charges shall be treated as additional rent subject to sales tax.

10. **Insurance:** Tenant will reimburse Landlord for Tenant's pro rata share of Landlord's property insurance premium based on Tenant's square footage. Such charges shall be treated as additional rent subject to sales tax.

11. **CAM:** Tenant will reimburse Landlord for Tenant's pro rata share of common area maintenance charges based on Tenant's square footage. Such charges shall be treated as additional rent subject to sales tax.

12. **Monthly Assessment:** Landlord will collect from Tenant a monthly assessment to cover the estimate of 1/12 of Real Estate Taxes, Insurance and CAM which amount is estimated as $416.67 per month based upon $5.00 a square foot charge for the Premises. Such charges shall be adjusted up or down upon the actual cost for the year being determined. The Monthly Assessment shall be adjusted as well upon determining the actual square footage of the Premises.

13. **Water and Sewer:** Tenant is responsible for its own water and sewer charges. The Premises are separately metered.

14. **Electric:** Tenant is responsible for its own electric charges. The Premises are separately metered.

15. **Landlord Improvements:** Landlord will provide one (1) handicapped bathroom and five (5) ton condensing unit.

Although this LOI is nonbinding on the Landlord and Tenant, if Tenant approves of the terms set forth above, Tenant shall kindly sign below, then Landlord will prepare the Lease from it standard form. Please acknowledge your approval of the proposed terms of the lease by executing below.

Sincerely,

MJDC AOA, LLC

Milton L. Jones

Milton L. Jones
Managing Member

Acknowledge and Agree:

By: Brad Minto
Date: 6/2/14

ITEM IV

FLAGLER VILLAGE

THE NEIGHBORHOOD. DOWNTOWN.

Flagler Events - NPF CRA Sponsorship Budget

December 5th, 2014 • 3:30pm • FTL City Hall, Floor 8

FLAGLER VILLAGE CIVIC ASSOCIATION | atlantic studios

atlantic studios

Chris Gaidry, President

Our Fort Lauderdale Events

FLAGLER VILLAGE CIVIC ASSOCIATION | atlantic studios

Example Event Footage

Flagler Village - Anchor Events Organization

AM	SM	A1	A2	H	BR
Arts Monthly	*Sustainable Monthly*	*Annual 1*	*Annual 2*	*Holiday*	*By Request*

FLAGLER ARTWALK
THE NEIGHBORHOOD. DOWNTOWN. EVERY LAST SATURDAY.
FATVillage + NE 4th Avenue + Nearby Locations

FOOD IN Motion
FLAGLER GREEN MARKET

Night Owl Market at Flagler Village
FLAGLER FUSION STREET FESTIVAL

SNOW OWL MARKET
HOLIDAY STREET FESTIVAL

As Requested

FLAGLER VILLAGE CIVIC ASSOCIATION | atlantic studios

Flagler Village - Anchor Events Funding

Arts Monthly	Sustainable Monthly	Annual 1	Annual 2	Holiday	By Request
$38,500 ($3,500 mo. x 11)	$54,000 ($4,500 mo. x 12)	$15,000	$15,000	$20,000	As Requested

$142,500
FY 2015

$40,000: NPF CRA Operating Budget Approved & In Place
$102,500: TBD by FTL Staff

FLAGLER VILLAGE
CIVIC ASSOCIATION
atlantic studios

FLAGLER VILLAGE

THE NEIGHBORHOOD. DOWNTOWN.

THANK YOU

FLAGLER VILLAGE CIVIC ASSOCIATION | atlantic studios

Flagler Events - NPF CRA Sponsorship Budget *[FY2015]*
https://j.mp/flagler-events-npfcra-budget

Contents

Budget & Funding

$142,500
FY 2015

$40,000: NPF CRA Operating Budget Approved & In Place / $102,500: TBD by FTL Staff

Annual Funding Breakdown

Arts Monthly	Sustainable Monthly	Annual 1	Annual 2	Holiday	By Request
$38,500 ($3,500 mo. x 11)	$54,000 ($4,500 mo. x 12)	$15,000	$15,000	$20,000	As Requested

Linear Calendar

Key Legend

AM	SM	A1	A2	H	BR
Arts Monthly	Sustainable Monthly	Annual 1	Annual 2	Holiday	By Request

Fiscal Year 2015 Progression

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
AM	Last Sat.	Last Sat.		Last Sat.	Last Sat.	Last Sat.	Last Sat.	Last Sat.	Last Sat.	Last Sat.	Last Sat.	Last Sat.
SM	2nd Fri.	2nd Fri.	2nd Fri.	2nd Fri.	2nd Fri.	2nd Fri.	2nd Fri.	2nd Fri.	2nd Fri.	2nd Fri.	2nd Fri.	2nd Fri.
A1						3rd Sat.						
A2												3rd Sat.
H			Starts 2nd Fri. & Ongoing									
BR	By Request	By Request	By Request	By Request	By Request	By Request	By Request	By Request	By Request	By Request	By Request	By Request

Annual

Annual 1
Annual 2

Annual events are currently set under the Night Owl Market event brand.
More Info: www.flaglernom.com

Annual 1

• Name & Theme: Determined during event planning
• Frequency: Once a year • Currently set for 3rd Sat. in March
• NPF CRA Contribution Budget: $15,000
• Location(s): Determined during event planning
• Primary FVCA Committees: Entertainment/Dining, At Large

Annual 2

• Name & Theme: Determined during event planning
• Frequency: Once a year • Currently set for 3rd Sat. in Sept.
• NPF CRA Contribution Budget: $15,000
• Location(s): Determined during event planning
• Primary FVCA Committees: Entertainment/Dining, At Large

Holiday

• Name: Currently et under the Snow Owl Market: Holiday Street Festival brand
• Frequency: Once a year • Currently set for 2nd Fri. in December
• Location(s): Peter Feldman Park & NE 3rd Ave, Nearby Locations
• FVCA Committees: Entertainment/Dining, At Large
• NPF CRA Contribution Budget: $20,000
• More Info: www.snowowlmarket.com

Arts

Monthly

• Name: Flagler Artwalk
• Frequency: 11 times a year • Last Saturday of every month *(No December)*
• Locations(s): FATVillage, NE 4th Avenue, Nearby Locations
• FVCA Committees: Creative Arts, Entertainment/Dining, Design/Architecture
• NPF CRA Contribution Budget: $3,500 per mo.
• More Info: www.flaglerartwalk.com

Sustainability

Monthly

• Name: Food In Motion: Flagler Green Market
• Frequency: 12 times a year • 2nd Friday of every month
• Location(s): Peter Feldman Park & NE 3rd Ave, Nearby Locations
• FVCA Committees: Sustainability, Entertainment/Dining
• NPF CRA Contribution Budget: $4,500 per mo. *(involves street closure)*
• More Info: www.flaglerfoodinmotion.com

By Request

This is listed to simply recognize inspiring further events in Flagler Village, such as:

- NW & Flagler Village NPF CRA Neighborhoods Joint Unification Events
- Summer Soundtrack / Fall Soundtrack (Pop-Up Concerts), Music Festivals
- Non-profit community events (i.e. Dan Marino Foundation, Flagler Garden, Made in Broward, etc...)
- Artwalk/Arts Special Request (i.e.: 3rd Avenue Arts District, Art Fallout, FATVillage, 4th Ave, Fashion Show, etc...)

If a venue/group is interested in NPF CRA sponsorship for a Flagler Event, they work w/ city staff for potential approval.

Budget Breakdown - Flagler Events NPF CRA Sponsorship Contribution

AM	**Arts Monthly - *Flagler Artwalk***

- Promotion & Promo Materials
- Photography & Videography
- Staffing & Production Management
- Security & Compliance
- Vendor & Activity Coordination
- Event Amenities & Set-Up Materials

Total: $38,500 ($3,500 monthly x 11)

SM	**Sustainable Monthly - *Food In Motion: Flagler Green Market***

- Promotion & Promo Materials
- Photography & Videography
- Staffing & Production Management
- Security & Compliance
- Vendor & Activity Coordination
- Event Amenities & Set-Up Materials

Total: $54,000 ($4,500 monthly x 12)

H	**Holiday - *Snow Owl Market: Holiday Street Festival***

- Promotion & Promo Materials
- Photography & Videography
- Staffing & Production Management
- Security & Compliance
- Vendor & Activity Coordination
- Event Amenities & Set-Up Materials
- Holiday Lighting & Decor

Total: $20,000 annual

A1	**Annual 1 - *Night Owl Market: Flagler Fusion Street Festival***

- Promotion & Promo Materials
- Photography & Videography
- Staffing & Production Management
- Security & Compliance
- Vendor & Activity Coordination
- Event Amenities & Set-Up Materials

Total: $15,000 annual

A2	**Annual 2 - *Night Owl Market: Flagler Fusion Street Festival***

- Promotion & Promo Materials
- Photography & Videography
- Staffing & Production Management
- Security & Compliance
- Vendor & Activity Coordination
- Event Amenities & Set-Up Materials

Total: $15,000 annual

ITEM V

LOCHRIE & CHAKAS P.A.

1401 East Broward Boulevard, Suite 303
Fort Lauderdale, Florida 33301
Direct Dial: 954.779.1123
Email: NChakas@lochrielaw.com
Main Phone: 954.779.1119
Fax: 954.779.1117

<u>FAIRFIELD RESIDENTIAL COMPANY</u>
<u>Fairfield at Flagler Village</u>

November 21, 2014

Developer:	Fairfield Residential Company
Project Name:	Fairfield at Flagler Village
Address:	673 SE 3rd Avenue (Southwest corner of NE 3rd Avenue and NE 7th Street)
Development:	292 units, 6-story building

1. <u>Developer information</u>. Fairfield Residential Company ("Fairfield"), an Atlanta-based development company, is one of the leading multifamily developers and redevelopers in the country. Fairfield specializes in the development and management of luxury apartment communities in over 20 states across the country, with over 10 communities located in the State of Florida. Additional information about Fairfield is included in this submittal.

2. <u>Description of proposed development</u>. The development site 2.39 acres in size and is located at 673 NE 3rd Avenue at the southwest corner of NE 3rd Avenue and NE 7th Street. An aerial of the development site is provided below.

The proposed project is a multifamily community consisting of 292 multifamily units housed in a 6-story building ("Project"). The dwelling units will be a combination of studio, one and two bedroom floor plans together with common area amenities such as fitness center, a swimming pool, and other resident amenities typically associated with luxury multifamily developments. The unit breakdown as currently proposed is as follows: Studio: 16 units; One Bedroom: 191units; Two Bedrooms: 85 units. The Project provides 8'-10' wide sidewalks along the street frontage accentuated with pavers, shade trees in tree grates and other landscaping to foster pedestrian activity and further beautify the neighborhood. In addition, the Project will be constructing 18 public parallel parking spaces along NE 2nd Avenue and NE 7th Street. The total cost of the project, including land is estimated at $60 million, and upon completion will be a significant

3. Project construction schedule. Below is the estimated project completion schedule. The entitlement process is expected to be completed in May 2015 and construction is expected to commence September 2015.

4. Conclusion. The proposed Project is consistent with and furthers the objectives of the Northwest-Progresso-Flagler Heights Redevelopment Plan by expanding housing opportunities and improving the walkability of the neighborhood by improving the streetscape. The Project also furthers the goals objectives of the Downtown Master Plan and meets the intent of the Master Plan's design guidelines.

FAIRFIELD AT FLAGLER VILLAGE

CITY OF FORT LAUDERDALE, FLORIDA

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

SUBMITTAL FOR:

DEVELOPMENT REVIEW COMMITTEE (DRC)

SITE PLAN LEVEL II - DRAC

NOVEMBER 7TH, 2014

PROJECT TEAM

DEVELOPER / OWNER: FAIRFIELD RESIDENTIAL, LLC.

200 Galleria Parkway, Suite 1560
Atlanta, Georgia 30339
Ph: 404.442.3900
Fax:

ARCHITECT: DORSKY YUE INTERNATIONAL, LLC.

101 NE 3rd Avenue Suite 500,
Ft. Lauderdale Florida 33301
Ph: 954.524.8686
Fax: 954.524.8604

LANDSCAPE ARCHITECT: ARCHITECTURAL ALLIANCE

612 SW 4th Avenue
Fort Lauderdale, Florida 33315
Ph: 954.764.8858
Fax: 954.764.0731

CIVIL ENGINEER: FLYNN ENGINEERING SERVICES, P.A.

241 Commercial Blvd.
Lauderdale by the Sea, Florida 33308
Ph: 954.522.1004
Fax: 954.522.7630

PREPARED FOR:

FAIRFIELD
RESIDENTIAL

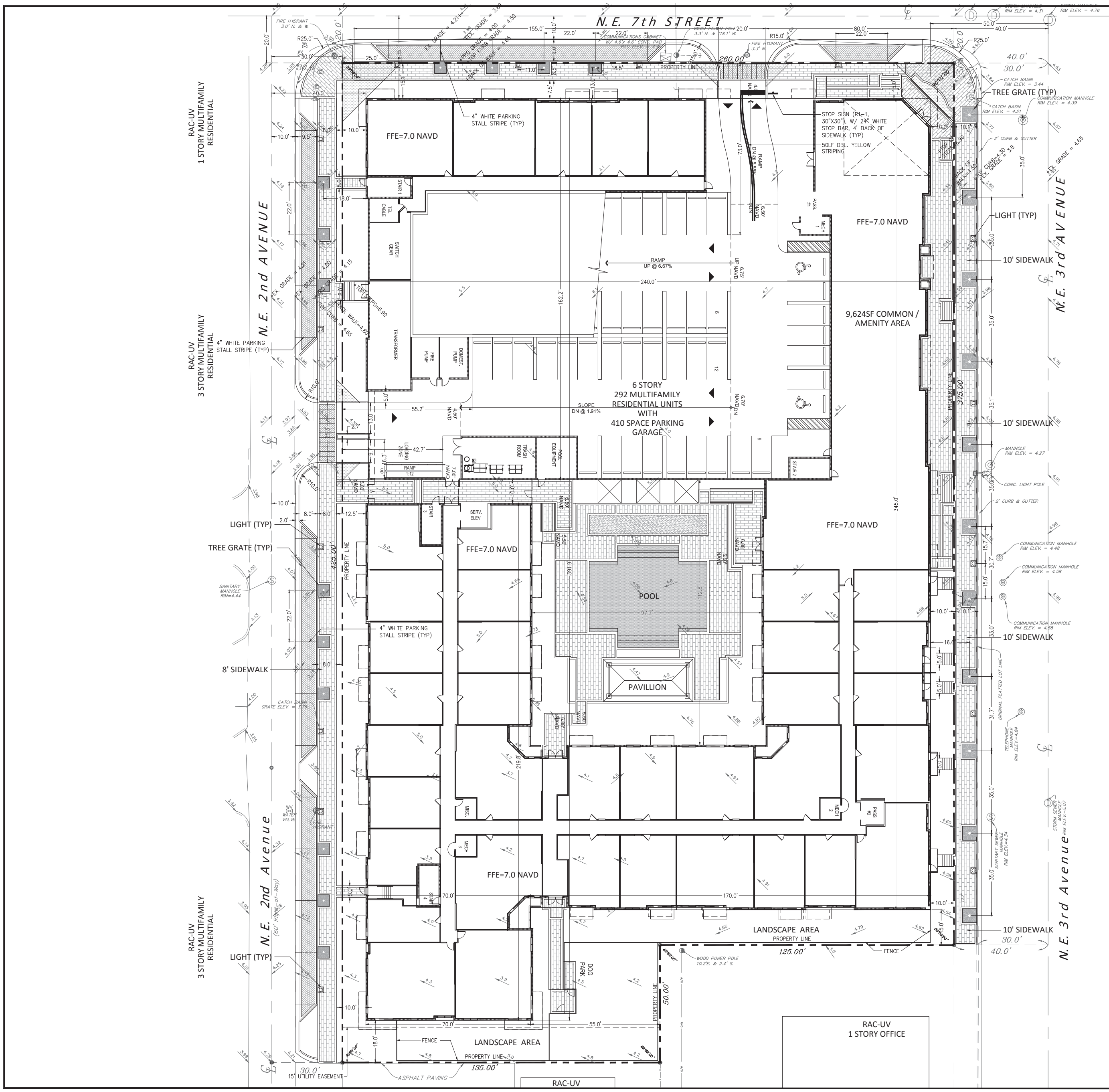
DORSKY + YUE INTERNATIONAL
ARCHITECTURE

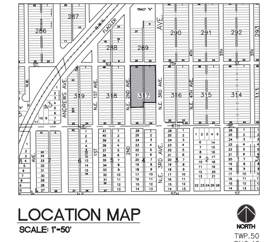
ILLUSTRATIVE SITE PLAN

FAIRFIELD AT FLAGLER VILLAGE

FORT LAUDERDALE, FLORIDA

ARCHITECTURAL ALLIANCE
LANDSCAPE ARCHITECTURE
LAND PLANNING
GOVERNMENTAL PROCESSING





LAND DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 LESS right-of-way TOGETHER WITH Lots 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, ALL being in Block 317, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

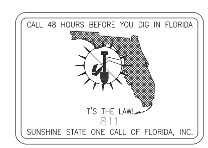
Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 104,250 square feet or 2.3932 acres, more or less.

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	VACANT	
CURRENT LAND USE DESIGNATION	D-RAC	
PROPOSED LAND USE DESIGNATION	D-RAC	
CURRENT ZONING DESIGNATION	RAC-UV	
PROPOSED ZONING DESIGNATION	RAC-UV	
ADJACENT ZONING DESIGNATION	RAC-UV	
TOTAL SITE AREA	±2.39 ACRES TOTAL/ ± 104,250 S.F.	
TOTAL PERVIOUS EXISTING (LANDSCAPE)	81,762 S.F	78.4%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	17,801 S.F	17.1%
TOTAL IMPERVIOUS EXISTING	14,865 S.F	14.3%
TOTAL IMPERVIOUS PROPOSED	12,934S.F	12.4%
TOTAL BUILDING FOOT PRINTS EXISTING	7,623 S.F	7.3%
TOTAL BUILDING FOOT PRINT PROPOSED	73,515 S.F	70.5%
WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE	
TOTAL BUILDING SQUARE FOOTAGE	442,528 G.S.F.	
FLOOR AREA RATIO (F.A.R.)	442,528 / 104,250 = 4.2	
BUILDING HEIGHT-BLDG	65'-0"	
NUMBER OF STORIES-BLDG	6 STORIES	
BUILDING WIDTH & LENGTH-BLDG	392' x 240'	
PEDESTRIAN WALKS & PLAZAS	10,896 S.F	10.45%
VUA AREA	0 S.F.	00.00%
OPEN SPACE (REQ. 1/100sf/unit=29,200sf)	30,259 S.F	29.0%
LANDSCAPE (50% OPEN SPACE-30,259SF)	17,801 S.F	17.1%

PARKING DATA:	SF/UNIT	RATIO	REQUIRED	PROVIDED
PER RAC-UV ULDR 47.20				
RESIDENTIAL UNITS-EFFICIENCY	16	1.2/UNIT	19.2	
RESIDENTIAL UNITS-1 BEDROOM	191	1.2/UNIT	229.2	
RESIDENTIAL UNITS-2 BEDROOM	85	1.2/UNIT	102.0	
TOTAL REQ.			351	
TOTAL GARAGE PARKING PROVIDED				402
TOTAL GARAGE HANDICAP PARKING				8
			REQUIRED	PROVIDED
TOTAL PARKING			351	410

SETBACK TABLE	REQUIRED 47-13.21	REQUIRED MASTER PLAN	PROVIDED
FRONT YARD (EAST) - NE 3rd AVE.	10'	10'	10'
FRONT YARD (NORTH) - NE 7th ST.	NONE	10'	15'
FRONT YARD (WEST) - NE 2nd AVE.	NONE	10'	15'
SIDE YARD (SOUTH)	10'	N/A	18'



NORTH

FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FL 33308
PHONE:(954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

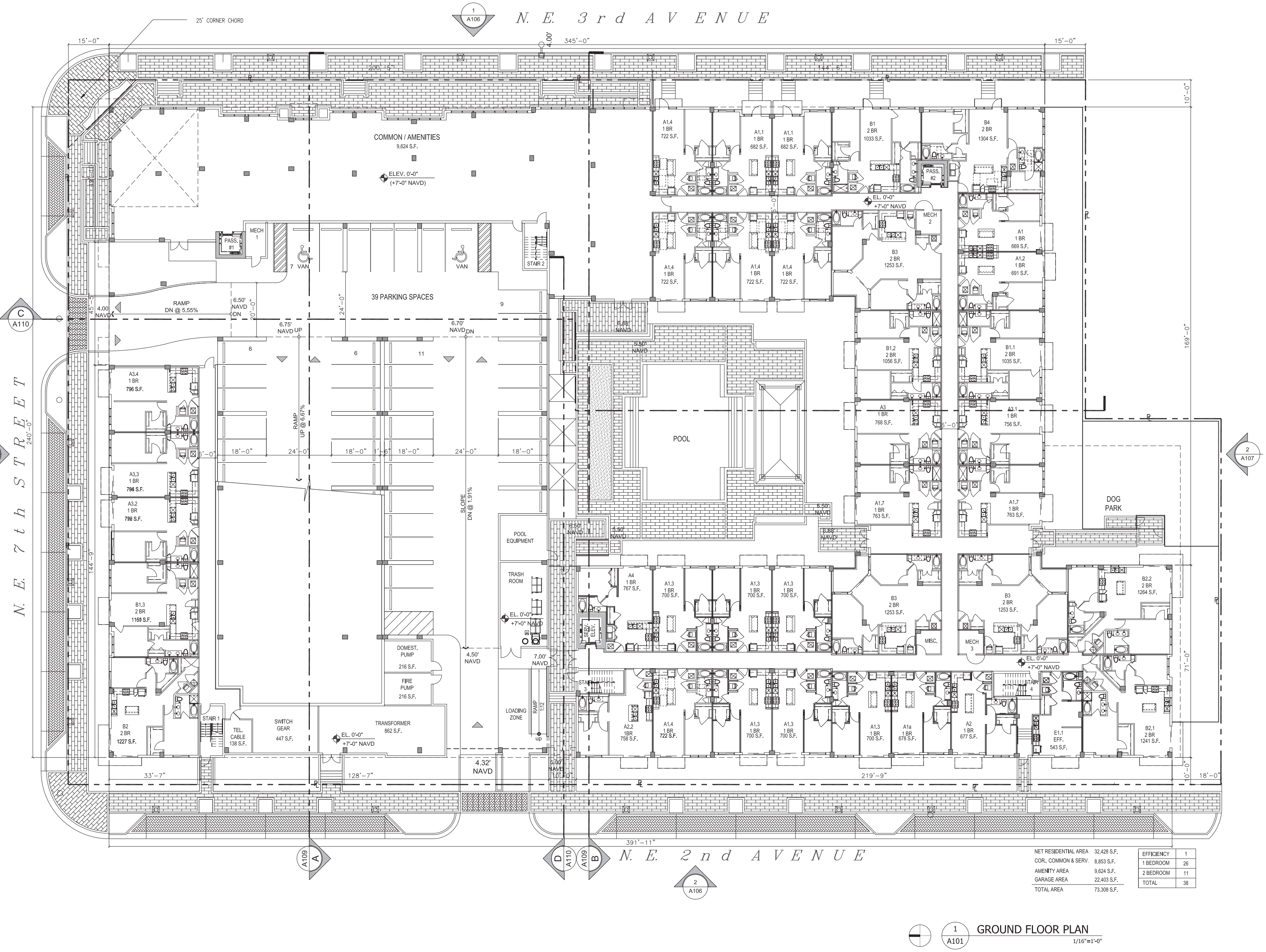
Sheet Title
SITE PLAN

Job Title
FAIRFIELD at FLAGLER VILLAGE
NE 3rd AVE & NE 7th ST., FORT LAUDERDALE, FLORIDA 33301

Phase:
DRC
SUBMITTAL

Revisions

Scale: 1"= 20.0'	Date 11/07/14
Job No. 14-1177.00	Plot Date 11/07/14
Drawn by DTR	Sheet No. C1
Proj. Mgr. DTR	
Appr. by JMF	1 of _



NET RESIDENTIAL AREA	32,428 S.F.
COR., COMMON & SERV.	8,853 S.F.
AMENITY AREA	9,624 S.F.
GARAGE AREA	22,403 S.F.
TOTAL AREA	73,308 S.F.

EFFICIENCY	1
1 BEDROOM	26
2 BEDROOM	11
TOTAL	38

1 A101 GROUND FLOOR PLAN
1/16"=1'-0"

Victor K. Yue
AR 0013087

AA 26002045
Issue:
Date:

DORSKY+YUE INTERNATIONAL LLC
ARCHITECTURE

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F: 216.464.3610

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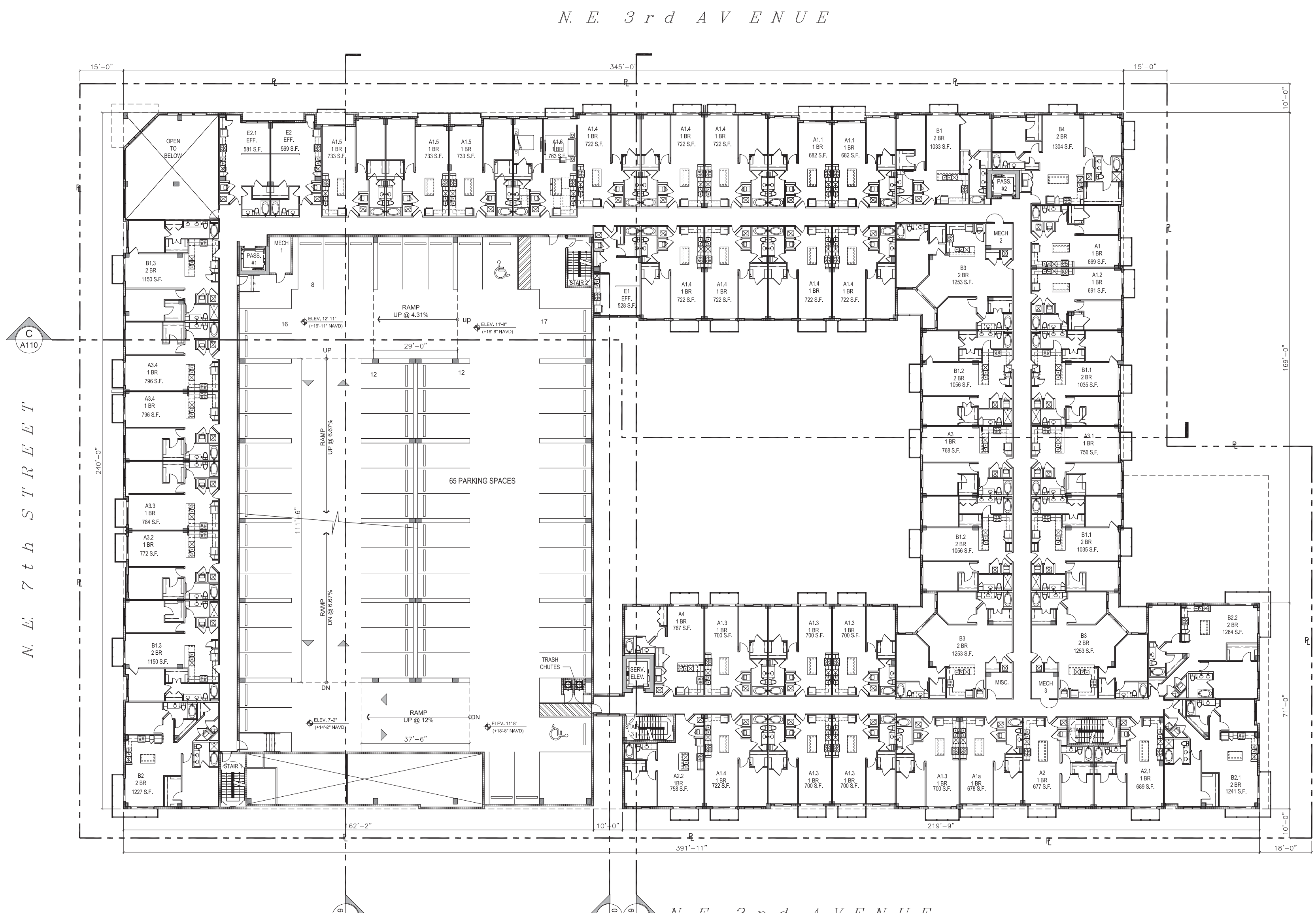
FAIRFIELD AT FLAGLER VILLAGE

FAIRFIELD RESIDENTIAL
200 Galleria Parkway Atlanta, Georgia 30339

GROUND FLOOR PLAN

Job No.: DY201430
Drawn:
Checked:
Date: 11-07-2014

A101



NET RESIDENTIAL AREA	41,891 S.F.
CORRIDOR / COMMON	6,718 S.F.
GARAGE AREA	22,053 S.F.
TOTAL AREA	70,661 S.F.

EFFICIENCY	3
1 BEDROOM	33
2 BEDROOM	14
TOTAL	50

1 A102 2nd LEVEL FLOOR PLAN
1/16"=1'-0"

Victor K. Yue
AR 0013087

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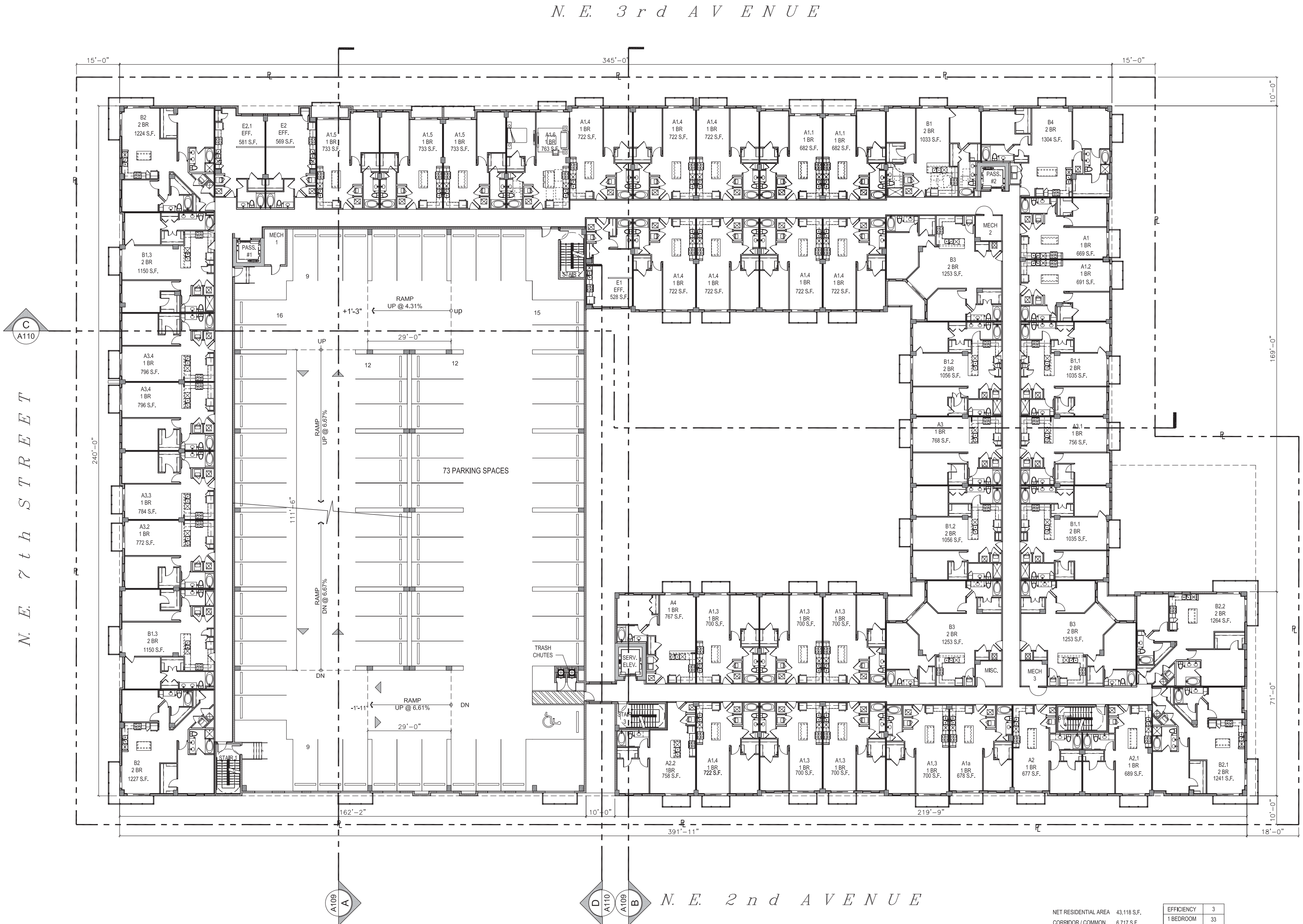
FAIRFIELD AT FLAGLER VILLAGE

FAIRFIELD
RESIDENTIAL
200 Galleria Parkway Atlanta, Georgia 30339

2nd LEVEL FLOOR PLAN

Job No.: DY201430 Drawn: Checked: Date: 11-07-2014

A102



NET RESIDENTIAL AREA	43,118 S.F.
CORRIDOR / COMMON	6,717 S.F.
GARAGE AREA	23, 588 S.F.
TOTAL AREA	73,423 S.F.

EFFICIENCY	3
1 BEDROOM	33
2 BEDROOM	15
TOTAL	51

1 A103 3rd-5th LEVEL FLOOR PLAN

1/16"=1'-0"

Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

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FAIRFIELD AT FLAGLER VILLAGE

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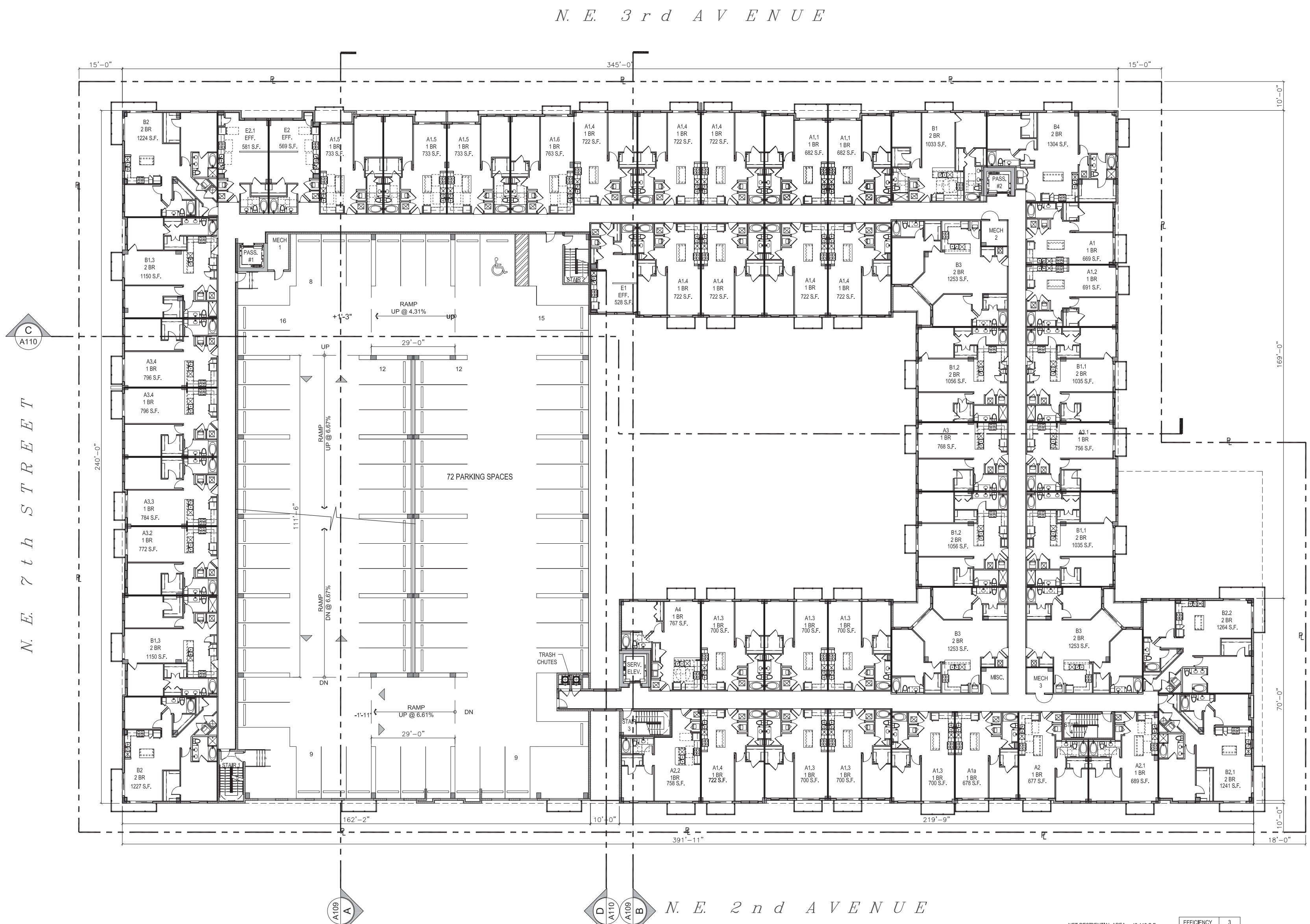
200 Galleria Parkway Atlanta, Georgia 30339

3rd-5th LEVEL FLOOR PLAN

Job No.: DY201430 Drawn: Checked: Date: 11-07-2014

A103



NET RESIDENTIAL AREA	43,118 S.F.
CORRIDOR / COMMON	6,805 S.F.
GARAGE AREA	23, 500 S.F.
TOTAL AREA	73,423 S.F.

EFFICIENCY	3
1 BEDROOM	33
2 BEDROOM	15
TOTAL	51

1 A104 6th LEVEL FLOOR PLAN
1/16"=1'-0"

Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

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FAIRFIELD AT FLAGLER VILLAGE
FAIRFIELD RESIDENTIAL
200 Galleria Parkway Atlanta, Georgia 30339

6th LEVEL FLOOR PLAN

Job No.: DY201430 Drawn: Checked: Date: 11-07-2014

A104

Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

1 A106 EAST ELEVATION - N.E. 3rd AVENUE
1/16"=1'-0"

2 A106 WEST ELEVATION - N.E. 2nd AVENUE
1/16"=1'-0"

KEY NOTES:

1A	STUCCO FINISH (WHITE PAINT)
1B	STUCCO FINISH (LIGHT GRAY PAINT)
1C	STUCCO FINISH (DARK GRAY PAINT)
1D	STUCCO FINISH (BRIGHT BLUE PAINT)
1E	STUCCO FINISH (CREAM COLOR PAINT)
2	IMPACT RESISTANT SLIDING GLASS DOOR (BLUE GREEN GLAZING)
3	IMPACT RESISTANT WINDOW SYSTEM (BLUE GREEN GLAZING)
4	IMPACT RESISTANT STOREFRONT SYSTEM (BLUE GREEN GLAZING)
5	CONCRETE OVERHANG
6	OVERHEAD ROLLING DOOR
7	ALUMINUM GUARDRAIL
8	ALUMINUM GUARDRAIL #2
9	RAISED PUBLIC PLAZA, RE LANDSCAPE
10	OVERHEAD ROLLING GRILL DOOR
11	MESH SCREEN IN ALUMINUM FRAME
12	CONC. PATIO, RE: LANDSCAPE
13	H.C. RAMP BEYOND, RE: LANDSCAPE
14	BUILDING SIGN, RE: LANDSCAPE
15	SITE FENCE/GATE, RE: LANDSCAPE

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FAIRFIELD AT FLAGLER VILLAGE

FAIRFIELD RESIDENTIAL
200 Galleria Parkway Atlanta, Georgia 30339

EAST & WEST ELEVATIONS

Job No.: DY201430
Drawn:
Checked:
Date: 11-07-2014

A106

1 A107 SOUTH ELEVATION 1/16"=1'-0"

2 A107 NORTH ELEVATION - N.E. 7th STREET 1/16"=1'-0"

KEY NOTES:

1A	STUCCO FINISH (WHITE PAINT)
1B	STUCCO FINISH (LIGHT GRAY PAINT)
1C	STUCCO FINISH (DARK GRAY PAINT)
1D	STUCCO FINISH (BRIGHT BLUE PAINT)
1E	STUCCO FINISH (CREAM COLOR PAINT)
2	IMPACT RESISTANT SLIDING GLASS DOOR (BLUE GREEN GLAZING)
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5	CONCRETE OVERHANG
6	OVERHEAD ROLLING DOOR
7	ALUMINUM GUARDRAIL
8	ALUMINUM GUARDRAIL #2
9	RAISED PUBLIC PLAZA, RE LANDSCAPE
10	OVERHEAD ROLLING GRILL DOOR
11	MESH SCREEN IN ALUMINUM FRAME
12	CONC. PATIO, RE: LANDSCAPE
13	H.C. RAMP BEYOND, RE: LANDSCAPE
14	BUILDING SIGN, RE: LANDSCAPE
15	SITE FENCE/GATE, RE: LANDSCAPE

Victor K. Yue
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AA 26002045
Issue: Date:

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FAIRFIELD AT FLAGLER VILLAGE

FAIRFIELD RESIDENTIAL
200 Galleria Parkway Atlanta, Georgia 30339

NORTH & SOUTH ELEVATIONS

Job No.: DY201430
Drawn:
Checked:
Date: 11-07-2014

A107

Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

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FAIRFIELD AT FLAGLER VILLAGE

FAIRFIELD
RESIDENTIAL

200 Galleria Parkway Atlanta, Georgia 30339

NE AERIAL RENDERING

Job No.:	Drawn:	Checked:	Date:
DY201430			11-07-2014

A112

Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

DORSKY+YUE INTERNATIONAL
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FAIRFIELD AT FLAGLER VILLAGE

FAIRFIELD
RESIDENTIAL

200 Galleria Parkway Atlanta, Georgia 30339

SW AERIAL RENDERING

Job No.: DY201430 Drawn: Checked: Date: 11-07-2014

A113

Victor K. Yue
AR 0013087

AA 26002045

Issue: Date:

DORSKY + YUE INTERNATIONAL
ARCHITECTURE

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FAIRFIELD AT FLAGLER VILLAGE

FAIRFIELD
RESIDENTIAL

200 Galleria Parkway Atlanta, Georgia 30339

NE STREET RENDERING

Job No.: DY201430 Drawn: Checked: Date: 11-07-2014

A114

Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE

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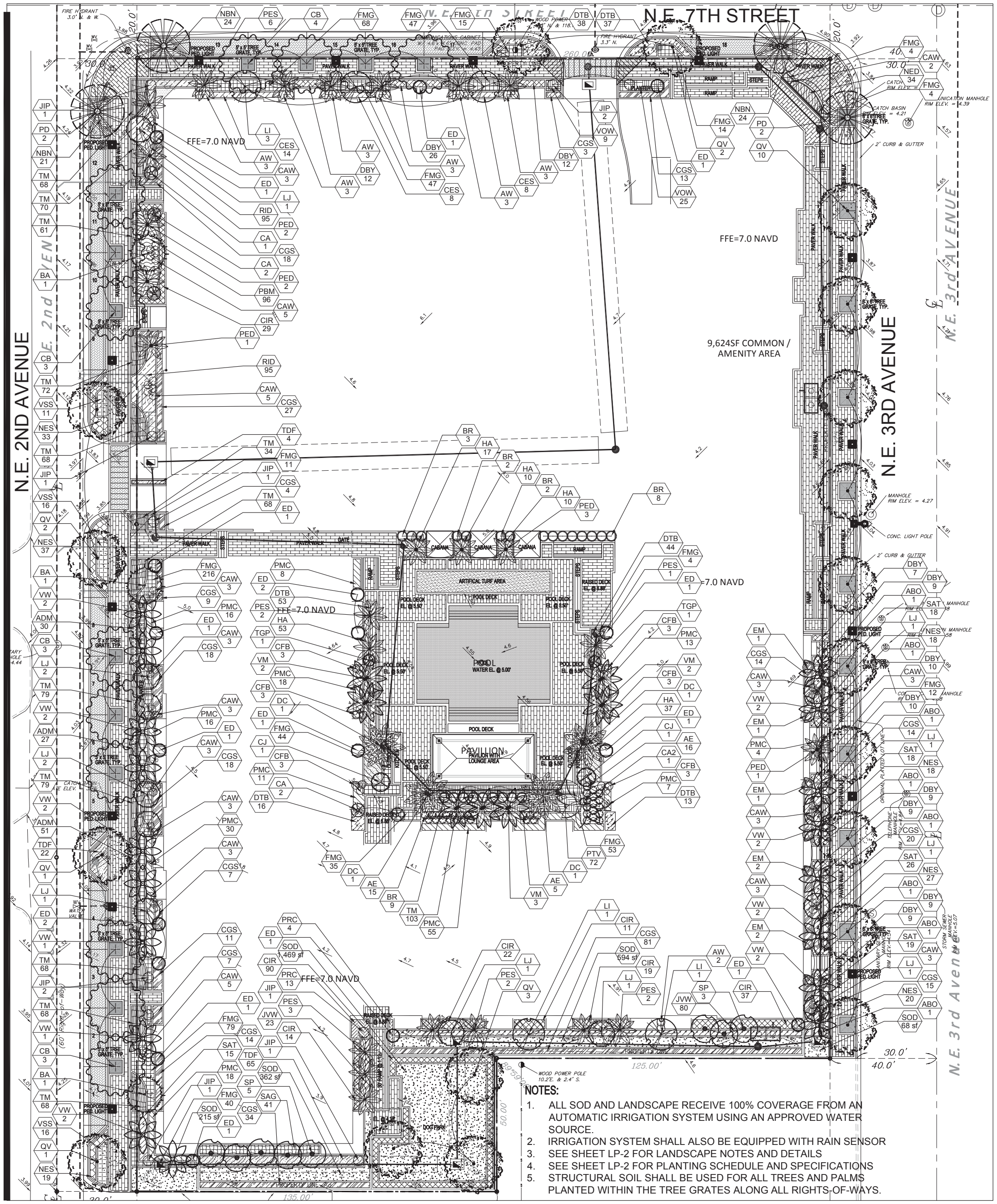
FAIRFIELD AT FLAGLER VILLAGE

FAIRFIELD RESIDENTIAL
200 Galleria Parkway Atlanta, Georgia 30339

NW STREET RENDERING

Job No.:	Drawn:	Checked:	Date:
DY201430			11-07-2014

A115



NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET LP-2 FOR LANDSCAPE NOTES AND DETAILS
4. SEE SHEET LP-2 FOR PLANTING SCHEDULE AND SPECIFICATIONS
5. STRUCTURAL SOIL SHALL BE USED FOR ALL TREES AND PALMS PLANTED WITHIN THE TREE GRATES ALONG ALL RIGHTS-OF-WAYS.

PLANT SCHEDULE Fairfield at Flagler Village

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
	CB	13	Calophyllum brasiliense	Brazilian Beautyleaf	FG/B&B	3"Cal	16`-18` HT. x 8` SPR., 8` CT	No	Medium	
	ED	17	Elaeocarpus decipiens	Japanese Blueberry Tree	30 gal		8` OA, Full to Base	No	High	
	LJ	12	Ligustrum japonicum	Tree Ligustrum	FG/B&B	Multi Stem	10` HT. x 5` SPR.	No	Medium	
	QV	19	Quercus virginiana	Live Oak	FG/B&B	3"Cal	16` OA., 7` Spd., 8` CT.	Yes	High	
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
	BA	3	Bulnesia arborea	Verawood	FG/B&B	2"Cal	12` HT x 6` SPR			
	CJ	2	Callistemon citrinus `Jeffersii`	Bottlebrush	45 gal		7` O.A. HT.	No	Medium	
	LI	5	Lagerstroemia indica `Tuscarora`	Tuscarora Crape Myrtle `Standard`	FG/B&B	3"Cal	14`HT x 6`SPR, STD			
	TGP	2	Tibouchina granulosa	Purple Glory Tree	25 gal		6` HT OA, Standard	No	Medium	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
	CA2	1	Carpentaria acuminata	Carpentaria Palm	FG/B&B		16`-24` OA, Multiple Trunks	No	Low	
	CA	5	Coccothrinax alta	Silver Thatch Palm	FG/B&B		8` OA, Single Heavy	Yes	High	
	DC	4	Dypsis cabadae	Cabada Palm	FG/B&B		14`-20` OA, Vary Heights	No	Medium	
	PD	4	Phoenix dactylifera `Medjool`	Medjool Date Palm	FG/B&B		14` CT, Nut Included, Matched	No	High	
	PES	16	Ptychosperma elegans	Solitaire Palm	FG/B&B		16`-20` OA, Single Trunk	No	High	
	PED	9	Ptychosperma elegans	Solitaire Palm	FG/B&B		16`-24` OA, DBL Trunks	No	High	
	SP	8	Sabal palmetto	Cabbage Palmetto	FG/B&B		14`-20` OA, Vary Heights	Yes	High	
	VM	7	Veitchia montgomeryana	Montgomery Palm	FG/B&B		20`-24` OA., DBL Trunks	No	High	
	VW	18	Veitchia winin	Winin Palm	FG/B&B		16`-20` OA, Single Trunk	No	High	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
	AW	20	Acalypha wilkesiana `Hoffmanii`	Copperleaf	7 Gal.		36" Ht. x 30" Spr.	No	Medium	36" o.c.
	ABO	8	Aechmea blanchetiana `Hacienda`	`Burnt Orange` Bromeliad	7 Gal.		30-36" OA	No	Medium	36" o.c.
	AE	36	Alpinia purpurata `Eileen McDonald`	Pink Ginger	7 Gal.		36" Ht. x 30" Spr.	No	Medium	36" o.c.
	BR	24	Bambusa multiplex `Riviereorum`	Chinese Goddess Bamboo	15 gal		6` OA	No	High	48" o.c.
	CFB	18	Cordyline fruticosa `Black Magic`	Black Magic Ti	7 gal		5` OA, 3`-4` SPR	No	High	36" o.c.
	CAW	53	Crinum asiaticum	White Crinum Lily	7 Gal.		30-36" OA	Yes	High	36" o.c.
	EM	7	Eugenia myrtifolia	Brush Cherry	15 gal		7` OA, Full to Base	No	Medium	48" o.c.
	JIP	10	Jatropha integerrima `Compacta`	Compact Spicy Jatropha	15 gal		6` Ht. x 3` Spr., Std. Tree form	No	Medium	48" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
	CIR	222	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3 Gal.,		24"HT x 24"SPR	Yes	Medium	24" o.c.
	CGS	327	Clusia guttifera	Small-Leaf Clusia	3 Gal.,		24"HT x 24"SPR	No	High	24" o.c.
	CES	30	Conocarpus erectus sericeus	Silver Button Wood	3 Gal.,		24"HT x 24"SPR	Yes	High	24" o.c.
	FMG	693	Ficus microcarpa `Green Island`	Green Island Ficus	3 Gal.,		14" HT x 16" SPR	No	High	18" o.c.
	HA	127	Heliconia psittacorum `Andromeda`	Parrot Beak Heliconia	3 Gal.,		20" HT x 20" SPR	No	Medium	24" o.c.
	JVW	103	Jasminum volubile	Wax Jasmine	3 Gal.,		18"HT x 18"SPR	No	Medium	24" o.c.
	PBM	96	Philodendron x `Burle Marx`	Philodendron	3 Gal.,		24"HT x 24"SPR	No	Medium	20" o.c.
	PRC	17	Philodendron x `Rojo Congo`	Rojo Congo Philodendron	3 Gal.,		24"HT x 24"SPR	No	Medium	24" o.c.
	PTV	72	Pittosporum tobira `Variegata`	Variegated Pittosporum	3 Gal.,		24"HT x 24"SPR	No	Medium	24" o.c.
	PMC	196	Podocarpus macrophyllus .	Podocarpus	3 Gal.,		30"HT x 24"SPR	No	Medium	24" o.c.
	RID	190	Raphiolepis indica `Dwarf`	Dwarf India Hawthorn	3 Gal.,		14" HT x 16" SPR	No	High	18" o.c.
	SAG	41	Schefflera arboricola	Green Schefflera	3 Gal.,		24"HT x 24"SPR	No	Medium	24" o.c.
	SAT	96	Schefflera arboricola `Trinette`	Trinette Schefflera	3 Gal.,		24"HT x 24"SPR	No	Medium	24" o.c.
	TDF	91	Tripsacum floridanum	Florida Gamagrass	3 Gal.,		24"HT x 24"SPR	Yes	High	24" o.c.
	VOW	34	Viburnum obovatum `Dwarf Walter`s`	Dwarf Walter`s Viburnum	3 Gal.,		14" HT x 16" SPR	Yes	High	20" o.c.
	VSS	43	Viburnum suspensum	Sandankwa Viburnum	3 Gal.,		24"HT x 24"SPR	No	Low	24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
	ADM	108	Asparagus meyeri	Foxtail Fern	1 Gal.,		12" Ht. x 12" Spr.	No	High	16" o.c.
	DTB	201	Dianella tasmanica	Blueberry Flax Lily	3 gal		16" HT x 16" SPR @	No	Medium	18" o.c.
	DBY	122	Dietes bicolor	Yellow African Iris	1 Gal.,		16" Ht. x 16" Spr.	No	Medium	18" o.c.
	NBN	69	Neoregelia x `Bossa Nova`	Greeen & White Bromeliad	1 gal		12"HT x 12"SPR @	No	High	20" o.c.
	NED	34	Neoregelia x `Donger`	Red Dwarf Bromeliad	1 gal		12"HT x 12"SPR @	No	High	15" o.c.
	NES	172	Nephrolepis exaltata	Boston Fern	1 gal		12"HT x 12"SPR @	Yes	High	18" o.c.
	TM	906	Trachelospermum asiaticum `Minima`	Minima Jasmine	1 Gal.,		4"HT x 12"SPR @	No	Medium	12" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
	SOD	2,707 sf	Stenotaphrum secundatum `Floritam`	`Floritam` St. Augustine Sod	sod			No	High	

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

SCALE: 1"=20'-0"

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ARCHITECTURAL ALLIANCE

612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 AA26001446 LCC000237
TEL: (954) 764-8858 FAX: (954) 764-0731 E-MAIL: landscape@archall.net

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Revision Dates

DRC SUBMITTAL SET

Fairfield at Flagler Village

FAIRFIELD RESIDENTIAL, LLC.
Fort Lauderdale, Florida

Sheet Description
LANDSCAPE LAYOUT PLAN

Release Date
11-7-2014

Project Number
1450

Drawing Number
LP-1

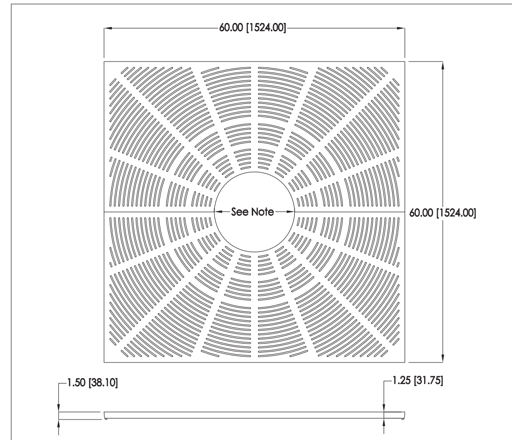
Sheet 1 of 1

LANDSCAPE CALCULATIONS

Fairfield at Flagler Village
LAND USE: D-RAC
ZONING: RAC-UV

SITE AREA	104,250 SF	2.39 AC
TOTAL LANDSCAPE AREA PROVIDED		17,801 SF
TOTAL VEHICULAR USE AREA PROVIDED		0 SF
VUA LANDSCAPE AREA REQUIRED (MIN. 20%)	N/A	N/A
VUA LANDSCAPE AREA PROVIDED	N/A	N/A
PERIMETER LANDSCAPE AREA	N/A	N/A
INTERIOR LANDSCAPE AREA (30 SF EACH SPACE)	N/A	N/A
0 surface parking spaces x 30 = 0 sf		
	REQUIRED	**PROVIDED**
NET LOT AREA (1 TREE PER 1,000 SF OF VUA)		
17,801 SF / 1,000 SF = 18 TREES	18 TREES	20+ TREES
STREET TREES		
1 TREE PER 40 LF		
N.E. 3rd Avenue: 375 LF / 40 LF = 9 TREES	9 TREES	11 TREES
N.E. 7th Street: 290 LF / 40 LF = 7 TREES	7 TREES	8 TREES
N.E. 2nd Avenue: 425 LF / 40 LF = 11 TREES	11 TREES	14 TREES
TOTAL TREES	45 TREES	45+ TREES
NATIVE TREES		
40% TREES MUST BE NATIVE (45 TREES x 40% = 18)	18 TREES	20+ TREES

ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
IRRIGATION SYSTEM SHALL ALSO BE EQUIPT WITH A RAIN SENSOR.
ROYAL PALMS = 1:1
CABBAGE PALMS = 3:1



6006 OLYMPIAN Tree Grate

60" x 60" Tree grate in two sections for pedestrian loads only

1/4" Maximum slot opening for A.D.A. compiance and pedestrian safety

Cast from 100% recycled gray iron or Aluminum or Brass alloy C854 Yellow brass

Tree opening: 16,26,36 Grates can be ordered with or later expanded to these openings. Please specify when ordering.

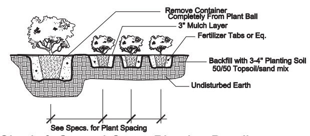
Finish: Unfinished or Black Dip, or Enamel paint, or Polyurethane paint, or Powder coat. Zinc undercoat available. Specify finish and color

Use frame model: 6000F

Weight: iron = 475lb / 215.9 Kg Aluminum: 162lb / 73.6 Kg

DO NOT SCALE DRAWING

IRONSMITH
41-701 Corporate Way #3
Palm Desert, CA 92260
(800) 338-4766
(760) 776-5080 Fax



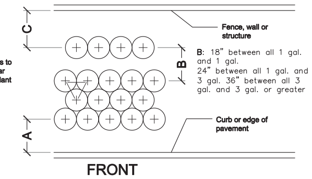
Shrub & Ground Cover Planting Detail

NTS

C: 18" for all 1 gal.
30" for all 3 gal. or greater
vines not included

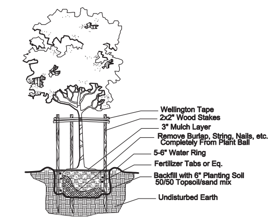
NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

A: 14" for all 1 gal.
24" for all 3 gal. or greater



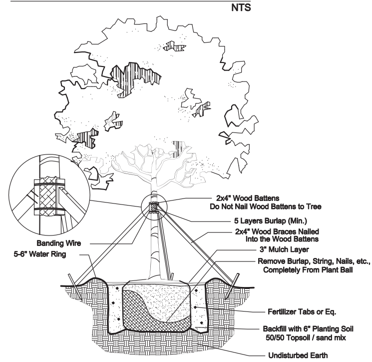
Typical Plant Spacing

NTS



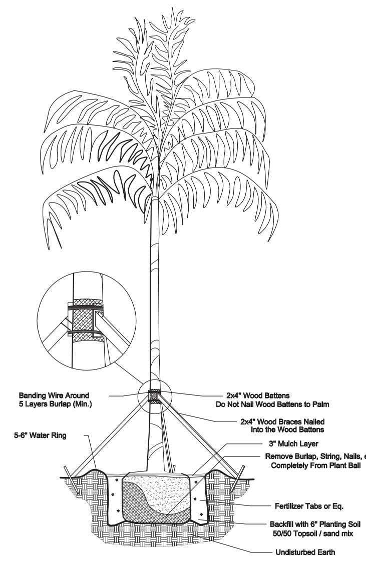
Small Tree Planting Detail

NTS



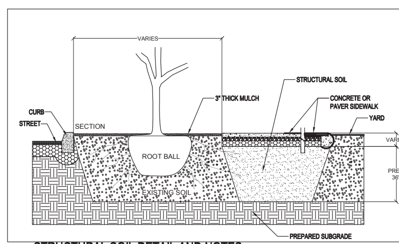
Large Tree Planting Detail

NTS



Palm Planting Detail

NTS



Structural Soil Detail and Specifications

NTS

PART 2 - PRODUCTS

2.1 STRUCTURAL SOIL

A. Provide a Structural Soil mix using the two components listed below that will meet the ASTM standards as follows:

¾" Stalite Expanded Slate 80%
Sandy Clay Loam * 20%
*Percentages of sand and clay may vary to meet testing requirements

1. Air Filled Porosity: 10% - 15% by volume

2. Water Retention (ASTM D2325) at 0.1 bar; minimum of 10% - 12% by volume, up to 30%

3. Permeability (Hydraulic Conductivity) (ASTMD2434 or D5084): Minimum 1/4" - 1/2" per hour

2.2 Structural Soil Components

A. 3/4" Stalite Rotary Kiln Expanded Slate

1. ASTM C29 Unit Dry Weight loose (48 lbs/cf to 55 lbs/cf) Saturated Surface Loose (55 lbs/cf to 60 lbs/cf)

2. ASTM C127 Specific Gravity to meet 1.45 to 1.60 Dry Bulk

3. ASTM C330 to meet the ASTM Gradation 3/4" #4 size

3/4" to #4

Sieve Size	% Passing
1"	100
3/4"	90 - 100
3/8"	10-50
#4	0 - 10

4. Test for degradation loss using Los Angeles Abrasion testing in accordance with **ASTM C-131 modified method FM 1-T096.** No more than 28% of the weight of the aggregate must be lost to degradation.

B. Sandy Clay Loam

1. Texture

40%-65% sand

15%-25% silt

20%-35% clay

2%-5% Organic matter

2.2 MIXING OFFSITE

A. Structural Soi

1. Mechanically mix the sand and loam thoroughly if mixing is necessary to meet the specifications.

2. Saturate the 3/4" Expanded Slate with water and mechanically mix the sandy clay loam until the slate particles are completely coated.

4. When stockpiling the finished mix, cover the pile with a plastic tarp to prevent drying out or soil separation from rain.

5. Install the mix within 48 hours of mixing.

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

NOTES:

1. A SEPARATE PERMIT IS REQUIRED FOR THE TREE REMOVAL. SUB-CONTRACTOR SHALL APPLY AND SUBMIT FOR THIS PERMIT PRIOR TO ANY WORK BEING PERFORMED ON SITE.
2. A SEPARATE PERMIT IS REQUIRED FOR THE LANDSCAPING. SUB-CONTRACTOR SHALL APPLY AND SUBMIT FOR THIS PERMIT PRIOR TO ANY WORK BEING

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Revision Dates

DRC SUBMITTAL SET

Fairfield at Flagler Village

FAIRFIELD RESIDENTIAL, LLC.
Fort Lauderdale, Florida

Sheet Description	LANDSCAPE NOTES AND DETAILS
Release Date	11-7-2014
Project Number	1450
Drawing Number	LP-2

FAIRFIELD
RESIDENTIAL

Cerano Apartments | Milpitas, CA

Corporate Overview 2013

Please see Notice to Recipients on page 1

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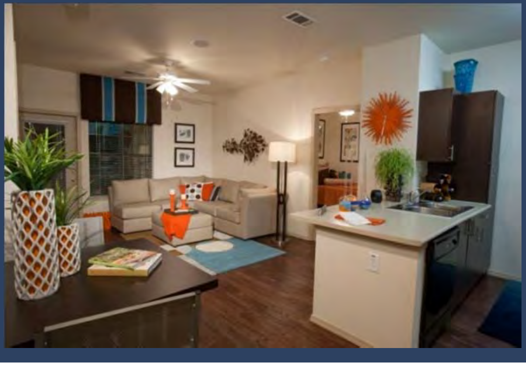
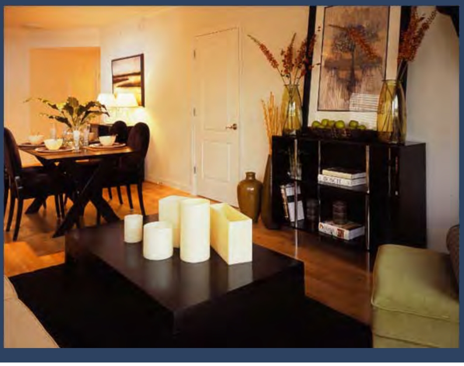
- offers a fully integrated national multifamily platform that provides acquisition, development, construction, renovation, asset and property management, and disposition services across the United States
- operating history of over 25 years acquiring and developing $22 billion of multifamily properties
- level of activity provides Fairfield in-depth transactional knowledge of U.S. apartment markets
- offers what Fairfield believes to be one of the most active in-house research groups in the apartment industry, which drives market selection and strategy
- acts as general partner or managing member of investment partnerships or LLCs; co-invests with its investors in each investment to create alignment
- partnered with our majority owner, Brookfield Asset Management, a global asset manager focused on real estate, renewable power, and infrastructure assets, and CalSTRS, the world's largest educator-only pension fund and the second largest U.S. public pension fund[1]

(1) Source: CalSTRS (http://www.calstrs.com/investments-overview)

Fairfield is a Full-Service Real Estate Operating Company

Fairfield was founded in 1985, and since then has acquired and developed over 680 multifamily communities consisting of over 199,000 apartment homes with equity of $6.9 billion and total project costs of $22 billion.

Ownership Structure

Brookfield

CalSTRS

Fairfield Management

Fairfield Residential Company LLC
a Delaware limited liability company

Fairfield Investment Company LLC
a Delaware limited liability company

Service Companies

Fairfield Development L.P.
a Delaware limited partnership

- provides development, construction and construction management services
- holds General Contractor licenses

FF Properties L.P.
a Delaware limited partnership

- provides property management and disposition services
- holds Real Estate Broker licenses and has employees

Fairfield Realty Advisors LLC
a Delaware limited liability company

- provides investment management services to sponsored funds

Investment Companies

Tranche I

FF Investments LLC
a Delaware limited liability company

- invests through subsidiaries in real estate joint ventures

FF Realty LLC
a Delaware limited liability company

- executes option/purchase agreements
- holds deposits and due diligence/ predevelopment costs on real estate

Tranche II

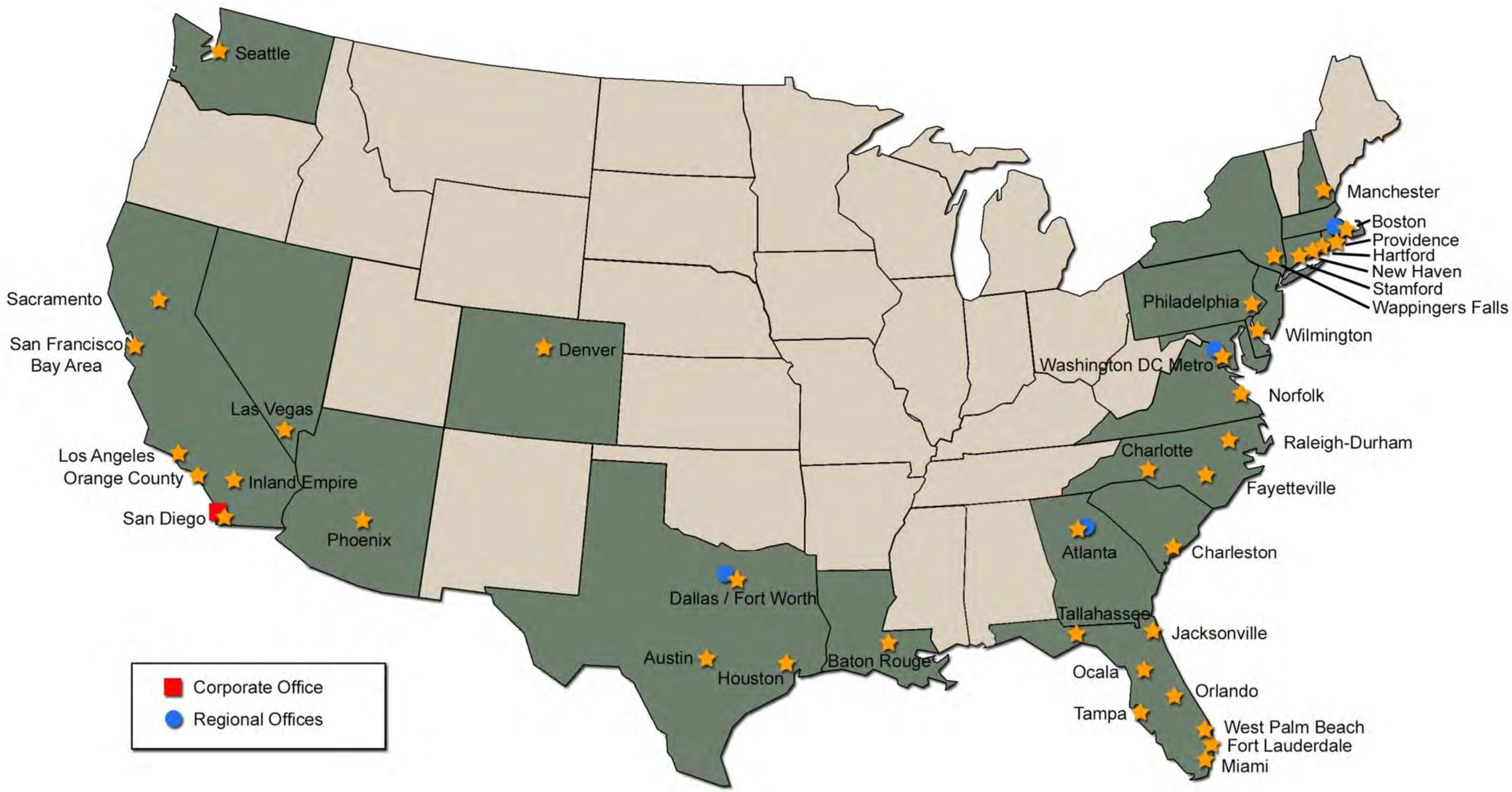
FF Investments II LLC
a Delaware limited liability company

- invests through subsidiaries in real estate joint ventures

FF Realty II LLC
a Delaware limited liability company

- executes option/purchase agreements
- holds deposits and due diligence/ predevelopment costs on real estate

Fairfield Manages Assets in 39 Markets Nationwide



The Reserve, Renton, WA

Fairfield's Senior Management Team

- has worked together successfully for over 20 years
- understands all aspects of residential multifamily real estate from land acquisitions and entitlements through construction, apartment home acquisitions, asset and property management, and property dispositions
- co-invests alongside Fairfield as an equity partner to align Fairfield's interests with our investors

Fairfield employs over 1,600 people nationwide and numerous subcontractors in the markets in which it acquires, builds, manages, and owns properties.

Executive Organization Structure

PRESIDENT & CEO
CHRISTOPHER HASHIOKA
FOUNDED FAIRFIELD COMPANIES 1985

CHIEF OPERATING OFFICER
GREG PINKALLA
JOINED FAIRFIELD 1994

CAPITAL MARKETS
ALAN BEAR*
SENIOR VICE PRESIDENT
JOINED FAIRFIELD IN 2011

DEVELOPMENT
TED BRADFORD
SENIOR VICE PRESIDENT
JOINED FAIRFIELD IN 1989

CONSTRUCTION
PERRY RAPTIS
SENIOR VICE PRESIDENT
JOINED FAIRFIELD IN 1985

ACQUISITIONS
RICHARD BOYNTON
VICE PRESIDENT
JOINED FAIRFIELD IN 1994

ASSET MANAGEMENT
BRENT BALL
SENIOR VICE PRESIDENT
JOINED FAIRFIELD IN 2001

PROPERTY MANAGEMENT
KIM BENDER & TERRY PHILLIPS
SENIOR VICE PRESIDENTS
JOINED FAIRFIELD IN 2001 & 2000

LEGAL
JON MACDONALD
GENERAL COUNSEL & SENIOR VICE PRESIDENT
JOINED FAIRFIELD IN 2009

ACCOUNTING
FINANCIAL REPORTING
INVESTOR/ FUND REPORTING
HUMAN RESOURCES / IT
JAMES HRIBAR
CHIEF FINANCIAL OFFICER
JOINED FAIRFIELD IN 1985

PORTFOLIO MANAGEMENT
TREY STAFFORD & LISA HARING
VICE PRESIDENTS
JOINED FAIRFIELD IN 2005 & 2001

* Fairfield Residential Company LLC is an affiliate of Brookfield Private Advisors LLC ("BPAL"), a FINRA member. Alan Bear is a registered representative of BPAL

Fairfield was Built with the Objective of Providing Complementary Services to Real Estate Investors Throughout the Life Cycle of a Project

Property Acquisition & Renovation	• well-defined program of acquiring and redeveloping properties in markets that are either supply-constrained or in which redevelopment costs are substantially below new construction costs • acquired over 380 properties (over 101,000 units) with total project costs of $11.0 billion • rated in the top 20 multifamily property owners in the country by units owned in 2012 and 2013[(1)] • in-house design professionals on staff
Development Capabilities	• in-house team of entitlement experts to expedite development process • team experienced in core markets throughout the U.S. • negotiate conditions of approvals, development agreements, and necessary permits within project financial parameters
Construction/General Contractor	• ranks among the top multifamily builders in the U.S. by total number of closings in 2012[(2)] • completed over 300 multifamily communities (over 98,000 apartment homes) with total project costs of $11.0 billion
Asset Management	• in-house staff to oversee strategy implementation and manage asset performance with the intention to maximize value and investor returns • provides asset management services to a large and geographically diverse portfolio of properties throughout the U.S. with a dedicated team located in respective markets
Property Management	• consistently among the largest, full service property management companies in the U.S. as ranked by the NMHC (National Multi Housing Council) • manages over 51,000 multifamily apartment homes
Portfolio Management & Reporting	• team of portfolio managers and financial analysts dedicated to managing investment fund portfolios • financial reporting and forecasting system that accommodates its investors' institutional and/or pension fund reporting requirements
Asset Dispositions	• industry presence and broad network of buyer and broker contacts • extensive marketing research capabilities and contract negotiating experience • transaction volume: sold over 320 properties (over 95,000 units) since 1997

(1) As compared to the total units owned in 2012 and 2013 of participants of the NMHC 50 Largest Apartment Owners 2013 ranking
(2) As compared to the total number of closings of participants in the Builder 100 poll for 2012.

Acquisitions & Renovations

- acquired nearly 380 properties consisting of over 101,000 units with total project costs of $11.0 billion
- invests primarily in multifamily assets that require combination of renovation, repositioning, and enhanced property management
- specialists in market rate and affordable multifamily housing communities
- in-house research team provides in-depth, detailed information about market and income trends in our target and prospective new markets
- in-house due diligence staff handles detailed review of physical property to mitigate risk

Our Property Acquisitions are in Geographically Diverse Markets

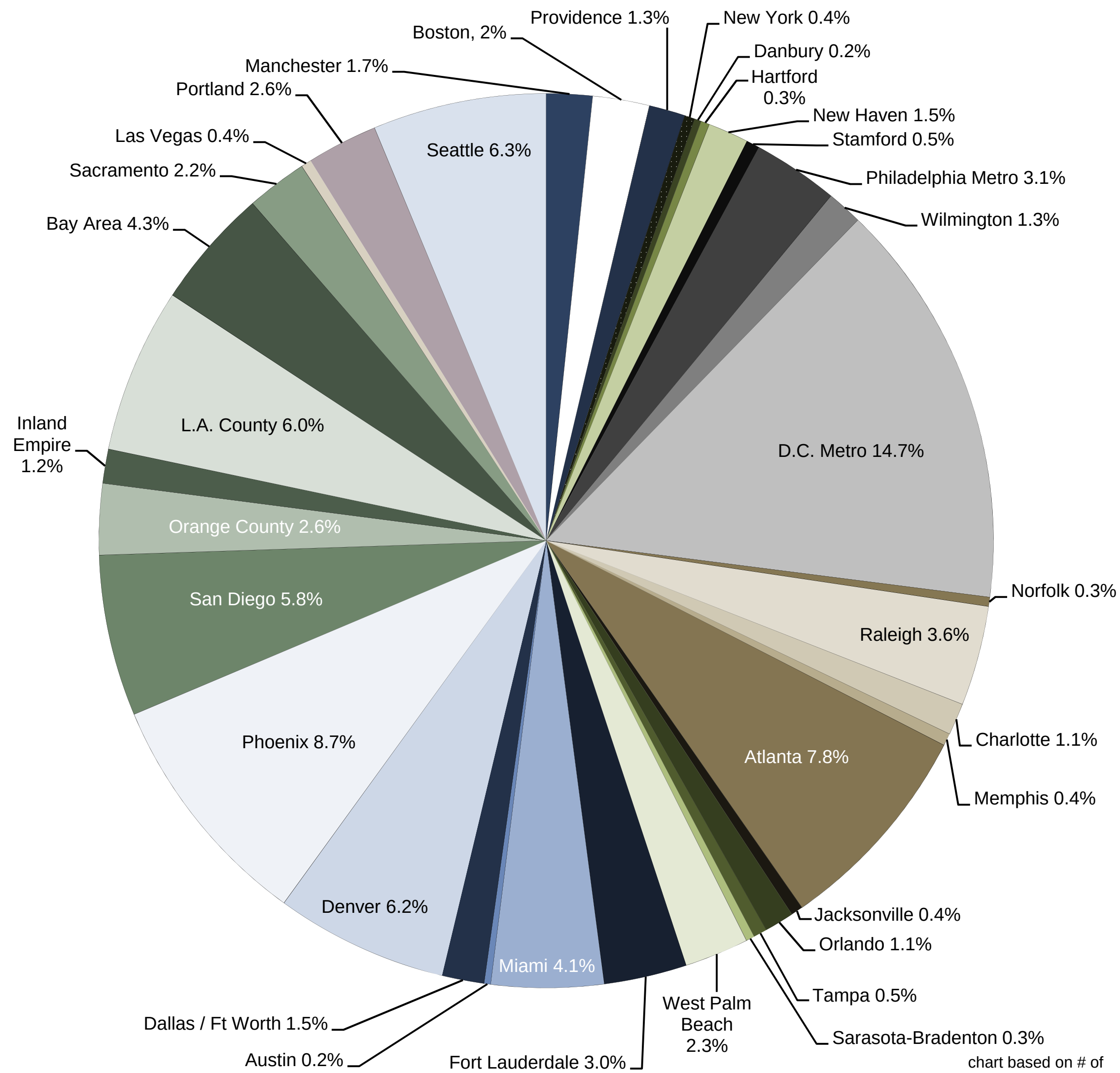


chart based on # of units in market area

Development / Construction

- specialists in developing, entitling, and building large-scale transit-oriented, mixed-use, mixed-income, and student housing communities across the country in both master-plan and urban infill developments
- completed over 300 multifamily communities (over 98,000 apartment homes) with total project costs of $11.0 billion
- development is research driven; our in-house research team tracks geographic and product markets to ensure that we are in the right place at the right time
- acts as its own general contractor; with in-house entitlement and design teams to manage designs, budgets, and timelines to seek to ensure new construction meets stringent quality control measures

Fairfield has Completed Over 300 New Apartment Home Communities

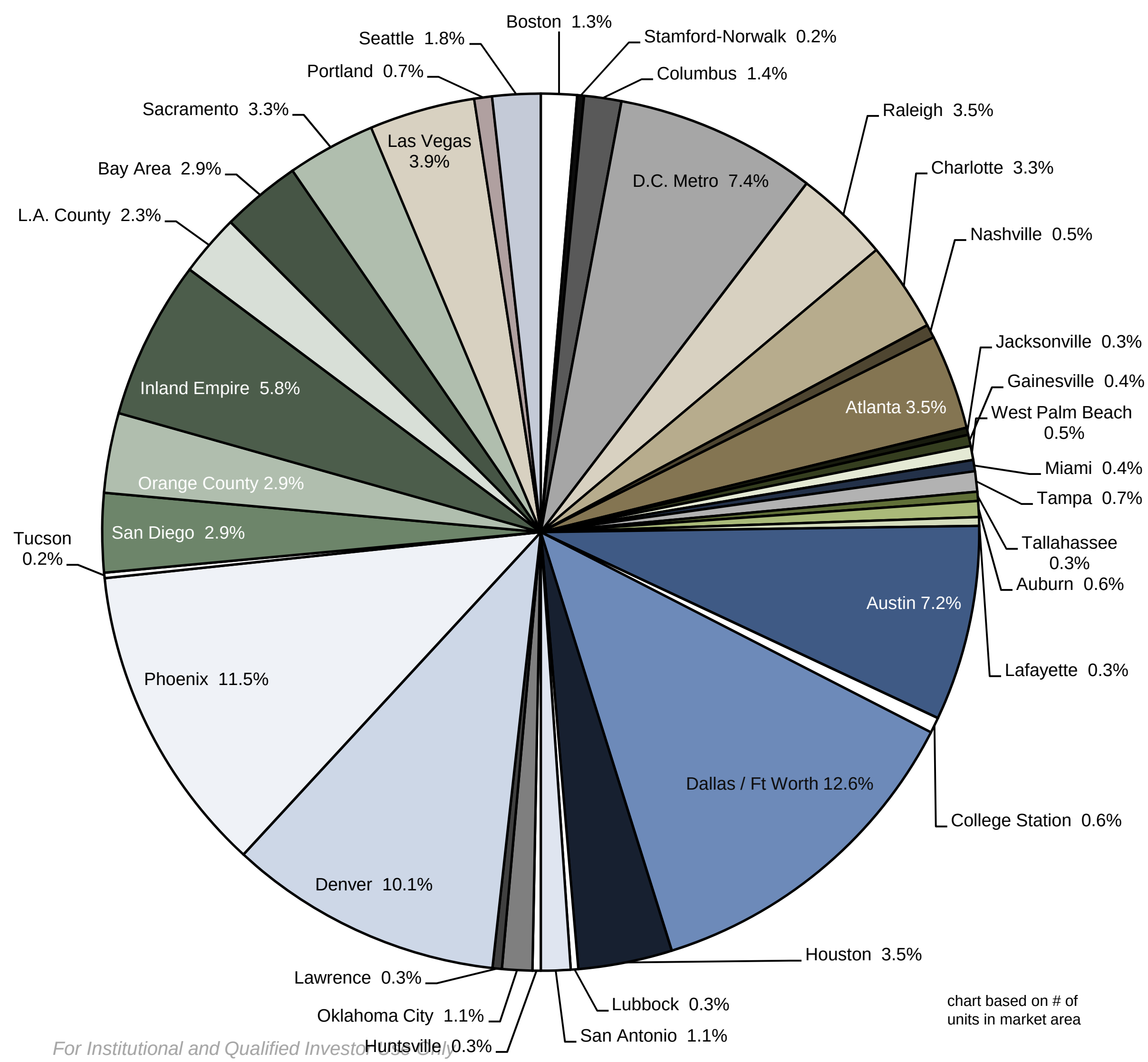


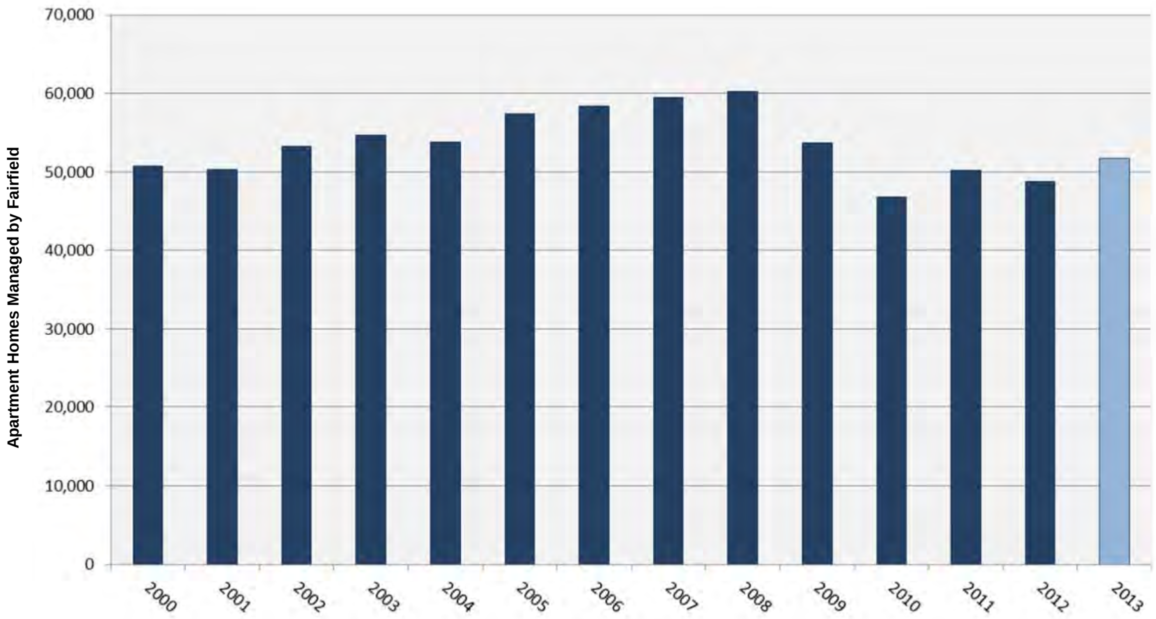
chart based on # of units in market area

Property Management

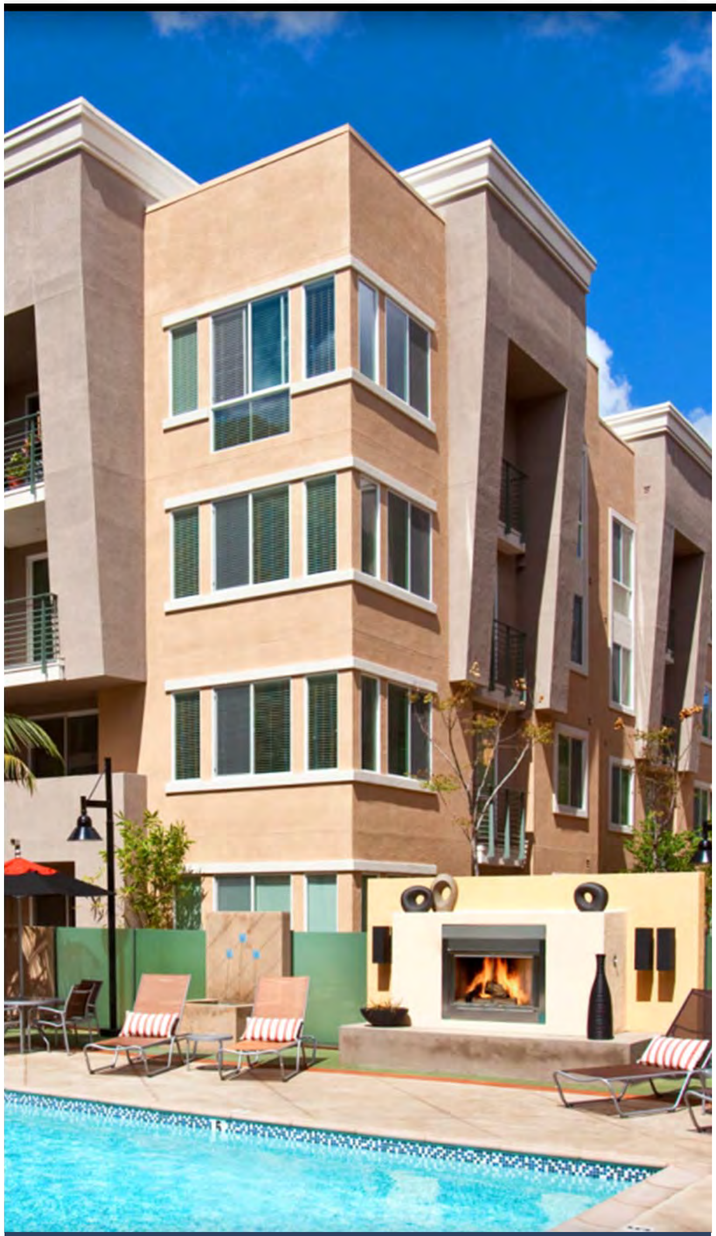
- manages over 51,000 apartment homes
- seeks to create value through operational improvements
- offers in-house property marketing team adept at developing marketing and promotional campaigns for both new and repositioned properties
- negotiates contracts for property services on a large scale allowing for a competitive advantage
- properties typically benefit from latest technology to optimize rents and gain operational efficiencies:
  - property websites allow potential renters to view apartments and floor plans on the internet, then lease and make payments on line
  - revenue management software for pricing rents seeks to optimize rents
  - primary property management accounting and reporting software is Yardi Voyager

Fairfield is One of the Nation's Largest Property Management Companies

Fairfield consistently (for over a decade) ranks among the top 20 property managers on the NMHC list of the 50 largest apartment home management companies in the country.



Fairfield believes its team of professional property managers offers expertise in repositioning apartment home communities, which leads to increased rents, reduced vacancies, and greater profits for its investors.



Alterra at Grossmont Trolley, La Mesa, CA | LEED Certified Gold

LIVING GREEN™

Fairfield is committed to implementing cost effective “green” building programs wherever feasible.

As a national leader in multifamily development and management, we are changing the way we design and operate our communities.

We are proud to have several LEED Certified properties around the country awarded by the U.S.Green Building Council.

U.S. GREEN BUILDING COUNCIL

FAIRFIELD RESIDENTIAL

Biographies



Pravada at Grossmont Trolley | La Mesa, CA

Executive Bios

Christopher E. Hashioka, President and CEO: Chris has over 35 years of real estate experience and was an original founding principal of the Fairfield companies in 1985. Previously, Chris was an initial partner of Balcor/American Express, a national real estate syndication and investment firm. Chris leads the company in attracting operating capital and financing. He graduated from Harvard College and received his MBA from the University of Chicago. He received his CPA from the state of Illinois in 1973 and is a member of the American Institute of Certified Public Accountants, the Illinois CPA Society, and the Institute of Real Estate Management. Chris also serves on the Board of Directors of the National Multi Housing Council.

Greg Pinkalla, Chief Operating Officer: Greg is responsible for overseeing all company operations including human resources, property management, and asset management. He has been involved with multifamily real estate for over 30 years and joined Fairfield in 1994 to start an acquisition/ redevelopment business to complement Fairfield's national development program. He built a team that has since acquired over 300 properties consisting of nearly 82,000 units with total project costs of $8.6 billion. Prior to joining Fairfield, Greg was a partner at Post Oak Partners, a national real estate investment banking firm where he was responsible for originating and placing institutional real estate finance assignments. He was also previously employed in the real estate groups of Prudential Insurance Company in Chicago and Citibank in New York City. Greg received his undergraduate degree from the University of Wisconsin and his MBA from Northwestern University.

Brent A. Ball, Senior Vice President: Brent heads Fairfield's asset management division, and he is responsible for property strategic planning including establishing long and short-term investment goals, financial projections, operations performance, and for implementing investment strategies. He joined Fairfield in 2001 and has over 25 years in real estate. Prior to Fairfield, Brent served as vice president of asset management at The Archon Group, a wholly-owned subsidiary of Goldman Sachs. There he was responsible for the business activities of a 30,000 unit apartment and mixed-use portfolio throughout the western, central and southwestern United States with an emphasis on acquisitions, asset management and asset repositioning.

Alan G. Bear*, Senior Vice President: Alan brings more than 25 years' experience as investment banking and real estate services executive during which he served as a fundraiser or adviser in more than $6 billion of real estate asset and operating company transactions. Prior to joining Fairfield, Alan was a managing director for Alvarez & Marsal's private equity real estate platform and a principal at Probitas Partners, a San Francisco based independent investment bank with a global platform. Prior to the investment bank, Alan was a principal at AGB Consulting, his own real estate transaction and strategic investment advisory services business. He also served as a managing director for The Roulac Group where he was responsible for the firm's transaction advisory business. Alan was previously associated with Arthur Andersen as the director of institutional real estate services, and he holds a BA in business administration from the University of Wisconsin at Madison.

**Fairfield Residential Company LLC is an affiliate of Brookfield Private Advisors LLC ("BPAL"), a FINRA member. Alan Bear is a registered representative of BPAL.*

Executive Bios

Kim Bender, Senior Vice President: Kim joined Fairfield in 2001 and co-manages the property management group including all aspects of the company’s property management service. Kim is also responsible for all property operations for Fairfield's West and Mountain Southwest regions. Her multifamily background spans 25 years and includes experience with both privately held management companies and REITS. Kim has experience in managing conventional apartment home properties, as well as affordable housing communities. Kim began her career in property management with Hall Financial Group, Inc. Subsequently, she worked with National Housing Partnership Incorporated (NHP) and oversaw assets for The NHP Foundation. As a result of the AIMCO purchase of NHP, Kim began supervising AIMCO properties in both Texas and California where she held various management positions. Kim received her education at North Lake College and holds her NCP-E (National Compliance Professional- Executive), CAPS (Certified Apartment Property Supervisor), and a CPM designation with the Institute of Real Estate Management and has a real estate license in the state of California.

Ted Bradford, Senior Vice President: Ted is responsible for development related activities for Fairfield. He joined Fairfield in 1989 to source distressed Resolution Trust Corporation (RTC) apartment communities. As markets recovered, he shifted to locating development opportunities and has been actively involved in all aspects of Fairfield's developments in over 30 states and 50 different markets developing thousands of apartment homes. Prior to joining Fairfield, Ted worked with Trammell Crow Advisory Services and worked with the Federal Home Loan Bank to manage and liquidate a failed savings and loan. He was involved in disposition of a $500 million REO portfolio. Ted graduated with a BS in economics from Southern Methodist University. He is a licensed real estate broker, and a member of The Real Estate Council and Urban Land Institute.

James A. Hribar, Chief Financial Officer: Jim joined Fairfield in 1985 and is responsible for financial operations, accounting, corporate and property reporting, tax, information technology and administrative issues affecting Fairfield. He also oversees risk management and for the company’s financial controls, financial reporting, tax, capital oversight, and compliance. Prior to joining Fairfield, Jim was assistant controller for Lincoln Property Company’s Las Vegas operating division, which was responsible for building and managing 7,000 apartment homes with a value in excess of $300 million. He was previously employed by Grant Thornton & Company, CPAs, a national certified public accounting firm and has 28 years of experience in multifamily real estate. Jim graduated from the University of Colorado with a BS in 1971 and earned an MBA from San Diego State University Graduate School of Business. He is a member of the American Institute of Certified Public Accountants, Construction Financial Management Association, and the California Society of Certified Public Accountants.

Jon A. MacDonald, General Counsel & Senior Vice President: Jon joined Fairfield in 2009 and is responsible for managing the legal affairs of Fairfield, including transactional, operational and litigation matters. From 2005 through 2009, Jon served in a variety of capacities for Downey Financial Corp., including executive vice president, general counsel, chief operating officer and corporate secretary. Jon also served as president of Downey’s real estate development company and was a member of its board of directors. Prior to joining Downey, Jon served as executive vice president and general counsel for Crown Realty & Development, Inc. He started his career with Paul, Hastings, Janofsky & Walker LLP practicing transactional real estate law. Jon received his undergraduate degree from Boston College and his JD from Duke University.

Executive Bios

Terry Phillips, Senior Vice President: Terry co-manages the property management operations at Fairfield and oversees all aspects of the company's property management service. She has been in multifamily industry since 1983 and her experience spans all types and classes of property management both public and private. Joining Fairfield in 2000 as vice president of eastern operations Terry was responsible for the takeover and operations of new acquisitions, a portfolio that grew from 12,000 units in 5 states to over 32,000 units located in 16 states in a 3 year span. Terry's resume includes working at Trammell Crow Residential and AMLI Residential. Terry has served in the Apartment Association of Greater Dallas (AAGD), holds a CPM designation from the Institute of Real Estate Management, and has a real estate license in the state of Texas. Terry received her education at East Texas State University.

Perry Raptis, Senior Vice President: Perry is responsible for all development designs, project coordination, and construction activities at Fairfield, and he has been with the company since 1985. Since joining Fairfield, Perry has been involved in developing garden and high-density urban apartments, student housing, mid-rise and high-rise residences, condominiums and single family subdivisions. He has project experience in 21 states and the Washington, D.C. metro area. Perry started his development and building career with Trammell Crow Residential as an estimator/purchasing agent, and was soon promoted to project manager. Perry graduated from The University of Texas at Arlington with a BA in business administration (BBA).

Research and Capital Markets

Michael J. Hime: Michael Hime is responsible for all market research activities at Fairfield. His background includes economics, real estate theory and appraisal, and he manages a staff of research analysts. Mike is a graduate of the University of Santa Cruz where he received his BA in 1991 and holds an MBA from San Diego State University, which he acquired in 1994. In addition, he was a part-time lecturer at San Diego State University.

Paul Kudirka: Paul is responsible for managing the equity and debt for Fairfield acquisitions, and for underwriting, and financing apartment projects throughout the United States. His previous experience includes work at Kennedy Wilson within multifamily acquisitions and at Pricewaterhouse Coopers as a financial consultant. Paul received his undergraduate degree from UCLA in 1995 and his MBA from UCLA. He joined Fairfield in 2001.

Michelle H. Lord: Michelle joined Fairfield in 2002 and is responsible for managing equity and debt relationships for the company. Before joining Fairfield, Michelle was a vice president in capital markets with Security Capital Group. During her tenure there, Ms. Lord held several positions including office manager Tokyo, Japan, vice president and assistant to the chairman of Prologis Trust, and associate Archstone Trust. Prior to this, Michelle was a trader on the European and Asian currency desk with Asahi Bank, Tokyo. Michelle received her BA in economics from Smith College and her MBA in finance from the University of Chicago Graduate School of Business. She is a member of Urban Land Institute. Michelle currently serves on the Smith College President's Council.

Joe Martin: Joe has over 19 years' multifamily real estate experience and joined Fairfield's asset management group in early 2012. He is responsible for creating and implementing short-term and long-term investment strategies to maximize the return on invested capital. Prior to joining Fairfield, he served as an asset manager for Behringer Harvard Multifamily REIT I, where he was responsible for underwriting and investment management for new developments, acquisitions, and student housing investments. Joe also worked with Equity Residential as vice president of portfolio management. In this role, he oversaw a portfolio that averaged 80 assets with a market capitalization of more than $2 billion. Earlier in his career, Joe worked with companies such as JPI, First Worthing and Archon Residential, and he brings diverse multifamily asset management experience to Fairfield. His experience includes new developments, student housing, redevelopments, high-rises, and mixed use properties. Joe holds a BA in business administration from Stephen F. Austin State University and a master's in business administration from the University of Texas at Dallas.

Doug Ness: Doug joined Fairfield in 2002 and is responsible for managing equity and debt relationships for Fairfield's eastern division. This includes placing, negotiating, and closing land acquisitions and construction financing for all new projects. Prior to joining Fairfield, Doug spent 13 years in the commercial real estate lending business with Bank One, KeyBank, and PNC Bank. He is a graduate of Bowling Green University where he received a BS in finance.

Development, Predevelopment, Entitlement, Renovation, and Construction Management

Richard Boynton: Richard is responsible for overseeing the sourcing, underwriting, and negotiations of apartment property acquisitions for Fairfield. He has been a part of Fairfield's acquisition program since its inception in 1995 and has over 16 years of real estate experience. Richard started with Fairfield in its San Diego office with responsibility for acquisitions in major West Coast markets. In 2000, he moved to Washington D.C. to open an office for Fairfield to establish an acquisition presence on the East Coast. By 2005, the Washington D.C. office had 25 employees overseeing acquisitions, asset management, construction, and property management in all major East Coast markets, and accounted for nearly two-thirds of the acquisition volume for Fairfield nationwide. At that time, Richard moved back to San Diego to assume his current role overseeing the sourcing, underwriting, negotiation, and closing of acquisitions for Fairfield nationwide. During his tenure at Fairfield, Richard has been directly involved in the acquisition of over $5 billion of multifamily properties. Richard graduated from the University of California at Berkeley in 1994 where he earned a BS in economics.

Tommy Brunson: Tommy is responsible for all development and acquisitions activities in the southeastern United States. He works in tandem with Fairfield's capital markets group to raise debt and equity capital. He is involved in site selection, site planning, and property-specific development decisions. He handles underwriting new business opportunities and assists in acquiring permits and entitlements required for development. Prior to joining Fairfield, Tommy was vice president for development and acquisitions at Lincoln Property Company and was responsible for identifying and underwriting potential development opportunities, as well as overseeing the development management and analyst staff. Tommy graduated with a BS in business administration from Birmingham-Southern College and a master's degree in real estate development and finance from Columbia University in New York.

Bryan Condie: Bryan is responsible for obtaining development entitlements for the mid-Atlantic, southeast, and northeast regions of the United States. Bryan has worked in 5 states developing 11 projects consisting of over 2,500 units. Prior to joining Fairfield in 2007, Bryan worked as an entitlement manager for Centex Homes in northern Virginia and was responsible for the approvals and permitting of over 3,000 homes. Bryan has also worked for the Corp of Engineers as a project manager in the Middle East where he was responsible for development approvals for projects on U.S. military bases in Afghanistan. He graduated from West Virginia University with a BS in landscape architecture.

Scott D. Gallacher: Scott is responsible for construction in Virginia and Maryland. He has spent over 35 years in the construction industry, the past 9 years of which have been with Fairfield. Immediately prior to coming to Fairfield, Scott was vice president of construction for National Housing Corporation. Scott has designed and built multifamily, commercial, townhome, condominium, and single-family home projects in 12 states. He has gained a strong background in building and zoning codes, site development, and building construction. Since joining Fairfield in 1999, he has directed the construction of over 5,000 multifamily homes. Scott graduated from Bowling Green State University in Ohio with a BS in business administration, and then attended Architecture School at Hampton University in Hampton, Virginia.

Development, Predevelopment, Entitlement, Renovation, and Construction Management

Marc Ghidotti: Marc is responsible for construction activities in the Northeast. He has been involved in construction projects in Ohio, Virginia, Connecticut, Washington D.C, and Atlanta since joining Fairfield as a project manager in 1997. Marc also has a broad range of experience including commercial, residential, and high-rise residential projects. Marc was responsible for construction administration and for managing third party general contractors for Fairfield's 1440 Rhode Island Ave. and Clarendon highrise new development projects. He received his BA from Ohio State University.

Brendan Hayes: Brendan is responsible for land sourcing and development activities in the western United States. Brendan joined Fairfield in 1997 and has been directly involved in acquiring the land and the development of over 15,000 apartment homes in California with a total development cost of over $2 billion. His most recent development activity at Fairfield has been focused on urban infill and transit oriented communities, urban master plans, and mixed-use communities. Prior to joining Fairfield, he worked for Bank of America as senior real estate appraiser. Brendan graduated from San Diego State University with a BS in Business/Real Estate. He has ongoing professional affiliations with Urban Land Institute, Building Industry Association and its affiliates, and the International Council of Shopping Centers.

Lance Hill: Lance joined Fairfield in 2007 and is responsible for the aesthetics and design of Fairfield's new construction and redevelopment projects across the country. Lance coordinates with design consultants and project teams to ensure that all projects meet Fairfield's national design initiatives. While at Fairfield, he has coordinated the design of over 20,000 apartment homes in 18 states. Lance is a former employee of both Paul Duesing Partners and Wilson & Associates, where he was heavily involved in creating and designing many 5-star resorts and luxury residences worldwide. Within the past 13 years, Lance's extensive travel has exposed him to several styles of projects such as The One & Only Palmilla in San Jose del Cabo, Mexico, The Palms Resort and Spa in Turks and Caicos, and The Cosmopolitan in Las Vegas. Lance is a licensed interior designer and a graduate of Texas A&M University where he received a BS degree in environmental design with an emphasis on construction science and business.

Martin Howle: Martin is responsible for overseeing investment and development activity in Fairfield's mid-Atlantic region. With over 20 years of commercial real estate experience, Martin was recently the executive vice president for Post Properties where he directed multifamily investment and development activity for Post's mid-Atlantic region. Prior to joining Post, Martin served senior positions with JPI Mid-Atlantic, Lincoln Property Company, and UDR, where he acquired and/or directed the development of multifamily assets primarily in mid- Atlantic markets. Martin has worked on all property types and has been responsible for acquiring and developing over 7,500 multifamily units. He holds a bachelor's degree in architecture from North Carolina State University and a master of science in real estate development from Columbia University.

Development, Predevelopment, Entitlement, Renovation, and Construction Management

L. Andy Jennings: Andy is responsible for the administrative aspects of the redevelopment construction projects throughout the country. Activities include ongoing employee training and monitoring of commitments, budgets, and schedules. Prior to joining Fairfield, Mr. Jennings was a construction project manager with Etkin-Skanska, a general contractor based in the state of Colorado. Mr. Jennings received his Bachelor of Science degree in Civil Engineering from the University of Colorado.

Zach Johnston: Zach is responsible for sourcing development opportunities in the Southwest markets (Texas & Arizona), as well as generating new student housing development and acquisition opportunities across the United States. He is responsible for asset management of all student housing properties and assists the capital markets group in raising debt and equity for student projects. Zach helps secure permits and entitlements necessary for development, and assists in site planning and property-specific development decisions. He also manages relations with current investors involved in Fairfield's student housing program. Zach received a BS in administration in 2004 from the University of Florida. He is a member of the Real Estate Council and Urban Land Institute.

Wayne C. Laliberte: Wayne is responsible for Fairfield construction activities in the western United States. Wayne began his career at Fairfield as a project manager and was promoted to vice president of construction. His construction experience includes multifamily homes, custom built single-family homes, and commercial projects in Arizona, California, Colorado, Florida, Idaho, Nevada North Carolina, Virginia, Texas, and Washington. Wayne graduated from the University of Maine with a BS in forestry.

Larry Lee: Larry is responsible for managing due diligence, risk assessments, land use, entitlements, design coordination and planning, and engineering-related entitlements for more than 7,000 residential, mixed-use, and student housing units. He initiates and contracts real estate due diligence investigations that include engineering feasibility studies, ALTA surveys, Phase I and Phase II Environmental Site Assessments, geotechnical, property condition assessments, wetlands, and archaeological studies. He coordinates predevelopment activities with in-house teams, and directs surveying and engineering firm to prepare construction plans and ensure quality control. Prior to joining Fairfield in 1999, Larry was an environmental planner for the Niagara County Planning and Development Department in NY where he secured a $200,000 grant from the U.S. EPA. Larry has a BA in environmental design/planning from State University of New York and has taken master-level courses in planning. He is a member of the American Institute of Certified Planners (AICP), American Planning Association, and Urban Land Institute.

Development, Predevelopment, Entitlement, Renovation, and Construction Management

George Lloyd: George handles property acquisitions in West Coast markets. He is responsible for transaction sourcing, property review, underwriting, contract negotiation, and due diligence. Prior to joining in Fairfield in 2010, George was with BRE Properties. He sourced and closed more than $292 million of multifamily real estate in 2010. George's experience includes managing the acquisitions program for a private multifamily company where he developed and implemented a strategic business plan to purchase distressed multifamily properties. He was responsible for the purchase of over $150 million of real estate in California in 2008. Prior to that, he managed an acquisition and disposition investment group for a large multifamily REIT that purchased $3.1 billion and sold $605 million of multifamily real estate in California. George graduated from Ohio State University in 1985 where he earned his BA in accounting with an emphasis in finance and real estate.

Kevin Maley: Kevin is responsible for new development activities in the Northeast. With Fairfield, Kevin has been directly involved in completing four apartment home communities (nearly 1,300 units) in the greater Boston area. He originally started with Fairfield in 2004. Kevin's experience includes serving as a partner at JPI where he developed apartment communities in Massachusetts, Connecticut, and Rhode Island. He was also responsible for land acquisitions and permitting activities for luxury apartment communities as development vice president for Wood Partners. In addition, Kevin spent six years developing senior housing and retirement communities throughout the United States. He has a BS in finance from Babson College in Wellesley, Massachusetts.

Edward F. McCoy: Ed is a real estate professional with over 23 years experience as a consultant, city planner, and developer. Ed joined Fairfield in 1999 and is responsible for the due diligence, entitlements and permitting functions for new construction projects in the western U.S. In his tenure at Fairfield, Ed has managed the development of over 25,000 luxury apartments and condominiums throughout the western United States.

Ron Peterson: Ron is responsible for coordinating designs for urban wrap and podium, mixed use, garden, and student housing properties in the eastern U.S. Since joining Fairfield in 1996, Ron has been involved with the design and construction of over 16,000 multifamily and student units across the country. Ron began his tenure with Fairfield as operations manager and vice president of Fairfield Homes. He was responsible for the construction and operations of 4 single family home developments. Prior to joining Fairfield, he worked with Centex Homes in building single family housing developments. His 35 years of architectural and construction experience include institutional, hotel and motel, educational, commercial, multifamily, and mixed use properties. Ron graduated from the University of Kentucky with a BA in architecture.

Development, Predevelopment, Entitlement, Renovation, and Construction Management

Chris Raptis: Chris is responsible for the design of garden, high-density urban, mixed use, and student housing apartment projects for the eastern U.S. Since joining Fairfield in 1998, he has been involved in the design of over 32,000 multifamily and student units across the country. Chris began his career at Fairfield as an assistant project manager and has since been promoted to the position of design manager. Prior to joining Fairfield, Chris was in retail management for 13 years. He graduated from the University of North Texas with a BA in business administration.

William Revers: Bill has 25 years of multifamily and commercial real estate experience. Bill joined Fairfield in 2004 to direct acquisitions activities in the mid-Atlantic and Northeast where he purchased over $800 million of multifamily real estate. Previously, he worked as vice president of east coast acquisitions for Home Properties, a Real Estate Investment Trust, where he acquired over $400 million of multifamily assets. Before specializing in multifamily real estate, Bill focused on the office sector and gained experience in the retail, medical, hotel and industrial asset classes for Smith Commercial Realty, a subsidiary of Vornado Realty Trust. Bill graduated from the University of Richmond, where he earned a BA in both economics and English. He holds a master's degree in real estate science from Johns Hopkins University.

Lawrence A. Scott: Larry oversees the company's multifamily development activities throughout the western U.S. Larry has 25 years in the residential investment industry, including extensive development, acquisition, and asset management experience of multifamily rental and for-sale communities. Prior to joining Fairfield Residential in 2011, he was managing director of Urban Housing Group (a subsidiary of The Marcus & Millichap Company) overseeing development. Previously, he was a senior vice president for AvalonBay Communities Inc., where he led the company's residential development efforts throughout six counties in southern California. There he was responsible for entitling, developing, and building over 2,400 apartment homes. Larry has also held senior officer positions for both public and private apartment companies where he was involved in developing and acquiring over 10,000 multifamily units. Larry received his BA in accounting from California State University, Fullerton. He is a Certified Public Accountant (inactive) and a licensed California real estate broker. His professional affiliations include the Urban Land Institute and the National Multi-Housing Council.

Steven D. Smith: Steve is responsible for construction activities for Fairfield's southeastern region including all projects in North Carolina, Georgia, and Florida. Steve has 45 years of experience in the construction industry, and joined Fairfield in 1997 as a project manager. Prior to joining Fairfield, Steve spent 30 years as a general contractor, and he has a strong background in many different types of construction projects. Since joining Fairfield, he has directed the construction of over 4,000 multifamily units. Steve is a graduate of Emporia State University.

Funds

Lisa Haring: Lisa is the portfolio manager of Fairfield California Housing Fund, a joint venture with the California State Teachers' Retirement System (CalSTRS). Since joining Fairfield in 2001, Lisa has been involved in new construction asset management, securing new construction loans and subscription credit facilities, and managing the CalSTRS account since its inception in 2002. Prior to Fairfield, she was with Deloitte & Touche LLP as a senior auditor in assurance and advisory services where she worked with a diverse client base including public companies in financial services and real estate industries. Lisa obtained her BS from Miami University, Ohio, and received her CPA from the state of Illinois in 1999.

Trey Stafford: Trey is responsible for the accounting and financial reporting of Fairfield's real estate funds to Fairfield investors. He is also the portfolio manager for several of Fairfield's funds. As portfolio manager, Trey is involved with the funds from origination through closing, and throughout the entire term of the fund. He is responsible for managing investment performance, compliance and reporting, and managing the investor relationships for the funds. Trey has been involved in the multifamily housing industry for 14 years. Prior to joining Fairfield, he was chief financial officer for SBM Financial, a public investment company in Washington, D.C. Prior to that, Trey was an audit manager for the Reznick Group, a CPA firm. He also worked at Charles E. Smith Residential REIT. Trey graduated from James Madison University in Virginia with a BA in business administration in 1996 and is licensed as a CPA in the state of Virginia. He is a member of the American Institute of Certified Public Accountants.

Dispositions

Gino A. Barra: Gino joined Fairfield in 1995 and handles property disposition activities nationwide. He is responsible for asset sales including underwriting, marketing, contract negotiations, closing, and the overall management of the sales process. Since 1995, Gino has managed the sale of over 400 properties (approximately 121,000 apartment homes) totaling over $13 billion in sales for Fairfield and its investors. Before he joined Fairfield, Gino was with the Balcor Company as first vice president of asset management. He has over 35 years of experience in the real estate industry and received his BA in urban studies in 1976 from Trinity College.

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