



Qualifications Waterfront Rochester

Firm Profile

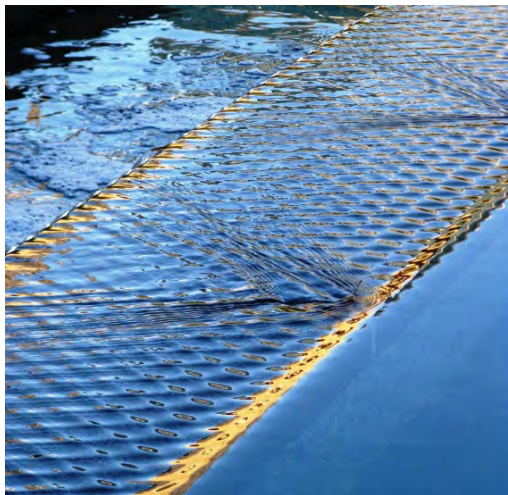


Edgewater Resources was founded with the goal of enhancing communities and their waterfronts, with a focus on planning, design, and development solutions based in economic reality. We consider the built environment to be our final deliverable, with the work not complete until the project is built and open to the community. Our core skill set goes beyond traditional design, planning, and engineering expertise to include development finance and economics based on real world experience to create successful mixed-use waterfront developments.



Our team includes licensed engineers, planners, architects, surveyors, appraisers, and landscape architects providing professional services including:

- Landscape Architecture, Planning, and Public Process
- Development Finance, Economics, and Grant Funding
- Local, National, and International Capital Funding
- Architecture and Urban Design
- Civil, Structural, and Marine Engineering
- Marina Planning, Design, Engineering, Operations, and Finance
- Coastal Engineering, Wave Studies, and Modeling
- Regulatory, Permitting, Assessments, and Mitigation
- Professional Land and ASCM Certified Hydrographic Surveying
- MAI Certified Appraisal



This internal team allows us to bring all facets of the process including, vision, finance, architecture, and planning to the table from the very beginning, so our projects progress at a much faster pace than is typical.

Our mission is to help communities build on their natural strengths to identify and implement projects that foster long term economic prosperity within a context of social, environmental, and economic sustainability. Our combined background in design, development, construction, and operations allows us to build waterfront projects that are beautiful, functional, durable, and financially feasible. We go beyond imagining what a waterfront could be, and develop plans that can actually be financed and built by our internal team, creating projects that achieve measurable economic benefits to the broader community.

We recognize that waterfronts work best when they're fully integrated into their community and environment, and the waterfront is a gateway to your community. The value of these sites to a community call for a project that is aspirational in its vision, and financially sustainable in execution.

Project Principals



Ronald E. Schults, PE is recognized as one of the most notable waterfront and marina development experts in the world, and often speaks on the topic at national and international conferences. His combined passion for community development, coastal engineering, and sailing inspired him to focus on projects that help preserve our waterways and sustain the economic growth and vitality of waterfront communities across the Great Lakes and around the world. In 1979, he founded The Abonmarche Group and grew his international waterfront design group through more than 300 waterfront projects around the world. He has personally developed and financed multiple successful waterfront developments valued in excess of \$100 million, and applies that real world experience on behalf of clients and community partners who are working to create sustainable and responsible waterfront development projects.



Gregory Weykamp, ASLA, LEED AP has more than twenty years of experience in the planning and design of the public realm, with an emphasis on implementation of sustainable built landscapes and urban waterfront environments. His project experience spans waterfront parks, marinas, master planned communities, urban revitalization, streetscapes, parks and recreation facilities. Greg was the principal and leader of the Chicago office of EDAW AECOM, one of the most prominent planning and landscape architecture firms in the world. He has worked on internationally significant projects, including Centennial Olympic Park in Atlanta, the Olympic Village for the 2000 Olympic Games in Sydney, Gateway and 31st Street Harbors in Chicago, and the redevelopment of Denver's Stapleton Airport into an award-winning urban infill residential community incorporating traditional neighborhood design strategies.



Following years of successful collaborations on more than a dozen projects both at home and abroad, Ron and Greg cofounded Edgewater Resources to combine their experience and focus their time and energy more fully on projects. Currently, Edgewater Resources has a staff of twenty seven, and we collaborate with uniquely qualified partners to provide the specific resources needed on a project by project basis. For this project, we will be collaborating with Edgemere Development, Ed Vandenack of The Edge Hospitality Management, Inc, Bob King of Bob King Re/Max, and Labella Associates PC.

Development Team / Project Roles



Our project team will be led by Edgewater Resources, who will be the Master Developer. Our role will be to manage the overall design and development process, lead the marketing and sales team, complete all financial analyses, secure project financing, manage the hotel operator, and oversee construction. In addition, our team includes the following project partners:

Edgemere Development - Townhome Development and Sales:

Edgemere Development is a Rochester based housing development firm specializing in multifamily and senior apartments, historic building conversions, owner-occupied housing, and mixed-finance development. As a developer of premier housing products, they have completed over \$225 million in development over the last twelve years. They will take the lead role in the development of townhomes at Waterfront Rochester, and assist the Edgewater Resources sales team in the marketing of the condominiums and commercial products.

Bob King Re/Max of Rochester - Project Marketing and Sales:

Mr. King will utilize his 40 years of experience in the sales and marketing of waterfront projects in Rochester to assist the project team to develop the final marketing plan and sales force needed to sell the townhomes and condominiums in the project.



The Edge Hospitality Management - Hotel Management and Operations:

Ed Vandenack, president of The Edge Hospitality Group, is a partner with Edgewater Resources in projects in Saint Joseph, Michigan and Green Bay, Wisconsin. Ed will supervise the selection of the hotel/food & beverage operator for this project, and we have already had high-level negotiations with Starwood Properties (Sheraton Hotels). While we cannot receive a final commitment from Starwood until we have secured a letter of intent from the City of Rochester to select our team, it is our intent to utilize the Sheraton Hotel Group and Edge Hospitality in the role of Hotel/Food & Beverage operator. His expertise in the fine details of hospitality and management allow him to deliver high quality guest experiences within a sound financial framework to ensure the properties he owns and manages meet the expectations of both guests and investors alike. The Edge Hospitality Group currently manages nine hotels across the Great Lakes.

LaBella Associates, PC - Local Architect / Engineer:



LaBella Associates, PC has extensive experience at the Port of Rochester and a successful track record with the City of Rochester. Edgewater Resources has an ongoing three year partnership with LaBella Associates, PC working on the Port of Rochester Marina project, and excellent relationships with their team. We will continue to collaborate with them on specific site engineering and architecture tasks, as well as permitting and local project engineering representation. Additionally, as LaBella designed the existing Terminal Building, they have significant knowledge and expertise that will expedite the process of renovating that building should our offer be accepted.



Edgewater Capital / Rhodes Consulting Group – Capital Finance:

Edgewater Capital is an organization wholly owned by Edgewater Resources, who will partner with agents in Asia including NYSA in India, US Advisors in Hong Kong, and SVS in Singapore. Edgewater Capital will be responsible for organizing and raising EB-5 Capital needed for project. Rhodes Consulting Group is a Rochester based equity capital funding group. We are currently working with Rhodes Consulting Group on projects in Morris, Illinois and Belize, and we intend on working with them to assist in raising the domestic equity required for this project.



Construction Contractor:

The construction of the hotel, condominium, and townhomes has yet to be determined; however we have had multiple conversations with both local and national contractors. Final selection of the contractor will occur at a later date, but we are considering Lamar Construction, a General Contractor currently working on projects across the country and locally with us at the Inn at Harbor Village in Saint Joseph, Michigan. This eight-story 118,000sf structure includes a hotel, conference center, restaurant, and condominiums. Despite an eleven month construction schedule to meet on opening deadline for the 2014 Senior PGA Golf Tournament, the project is on time and on budget.

Edgewater Resources, LLC Firm Organization

Greg Weykamp, ASLA, LEED AP BD+C

President

Planning, Landscape Architecture, Sustainability
and Community Engagement

Ron Schults, PE

Chief Executive Officer

Economic Feasibility, Finance, Real Estate, and
Marine/Civil Engineering,

Kathy Weykamp, ASLA

Principal

Land Planning, Urban Design

James Muschell, PE

Associate Principal

Coastal and Ice Engineering

Ron Smith

Director of Real Estate Marketing

Suzanne Fromson, ASLA, LEED AP

Project Manager

Landscape Architecture

John Schlak, PE

Senior Engineer

Coastal and Marine Engineering

Melanie Taylor

Real Estate Marketing

Michelle Rumsa, RA

Project Manager

Architecture

Mike Morphe, PE, LEED AP

Project Manager

Civil Engineering

Jason Keller

Real Estate Marketing

Heather Saunders, ASLA

Staff Landscape Designer

Daryl Veldman, PE

Project Manager

Civil Engineering

Fred Leiner

Associate Principal

Project Finance

Kevin Krogulecki, ASLA

Staff Landscape Designer

Colin Hassenger, EIT

Staff Engineer

Mark Hesemann

EB-5 Financing

Andrew Gloeckner, ASLA

Staff Landscape Designer

Alan Bartlett, PLS

Professional Land Surveyor

Mike Wood

Construction Management

Amy Peterson

Landscape Designer

Graphic Design / Illustration

David Horne, PE

ASCM Certified Hydrographer

Bob Bogner, MAI

Real Estate, Land Appraisal

James Carolla

Director of Marina Management

Gary Kurek

Information Technology / CAD

Jason Kurek

Director of Operations, Asia

John Oster

Development Partner

Edgemere Development, Inc.

Ed Vandenack

President

The Edge Hospitality Group

Bob King

President

Bob King Re/Max

Steve Metzger

Principal

Labella Associates PC

Vision Statement



Our vision for the Port of Rochester private development opportunity is to build on the decades of work that have gone into the revitalization of the City's waterfront and help transform the area into a regional destination for visitors and residents alike. Our vision, which we call Waterfront Rochester, will recognize the unique cultural and historic assets of the area and become an integrated part of the Charlotte neighborhood. Waterfront Rochester will create more than one thousand new jobs and serve as a catalyst for growth in neighboring businesses and property values, while reconnecting the Lake Ontario waterfront with the City of Rochester. The project will create new residential opportunities that do not currently exist in the City, which will make Rochester more competitive when recruiting and retaining businesses and the employees that will work there.

Waterfront Rochester will be a high quality mixed use development that includes a 96 room Four Star hotel, conference facilities, commercial/retail/office/restaurant opportunities, 120 for-sale condominiums, and 50 townhomes. While the primary market will be higher end snowbirds and young professionals, it will also include a meaningful affordable housing component. Overall, we anticipate an investment of more than \$77 million for Parcel 1, resulting in taxable values approaching \$120 million.



The buildings themselves will conform to the guidelines, spirit, and intent of the Marina District Zoning code, and will be designed to create a dense, walkable, and sustainable environment that is respectful of the Charlotte neighborhood. The streetscape and waterfront plaza will respond to the feel and character of the existing neighborhood, and integrate seamlessly with the improvements soon to be underway at the marina and promenade.

The redevelopment of this brownfield site will enhance the surrounding park, create and protect views of Lake Ontario and the Genesee River, and bring more people to Rochester's waterfront. Our proposal also includes an offer to purchase the Port of Rochester Terminal building, which will be revitalized to create additional market rate and affordable residential opportunities.

Ability to Undertake the Project



Edgewater Resources has a successful track record of similar projects valued in excess of \$135 million, including projects with all components proposed for Waterfront Rochester. Our team of 25 includes a dedicated Development Team of ten professionals who focus on project finance, capital development, construction management, operations, and real estate sales and marketing. While we have a number of ongoing projects actively under construction and in the development phase, the timing of this project fits nicely into our long term development schedule.

From a financing perspective, we have recently completely filled all available subscriptions for our active EB-5 projects. We have a significant list of potential investors looking to us for our next available project. We have already reviewed early concepts for the Waterfront Rochester project with our investors, and there is significant interest in the project.

From a detailed design, architecture, and engineering perspective, our design and engineering team of professionals at Edgewater Resources and the local LaBella Associates team both contributed to the design and engineering of the Port of Rochester Marina project. This means that we are all fully up to speed with the project site, including all engineering and permitting issues. Our work with you on the SEQR process has given our team a deeper understanding of the City of Rochester's goals, the desires of the Charlotte neighborhood, and the spirit and intent of the overall project. No other development team can match our depth of knowledge and experience at the project site. We have shared your vision of the project since 2008, and we remain firmly committed to seeing the project through to fruition with you.

Marketing Plan

Our marketing team will be led by Ron Smith and Melanie Taylor of Edgewater Resources, in partnership with Charlie Oster of Edgemere Development and Bob King of Bob King Re/Max. Combined, this team has been responsible for the marketing and sale of thousands of units over the last fifty years. Their combined national, international, and local expertise will provide the right mix of experience to define the appropriate project product mix and target markets. They will perform and oversee the appropriate market analyses, and actively participate in the design process to ensure the final product is in line with market realities.



TARGET MARKETS



While Waterfront Rochester will appeal to a broad range of potential buyers, we believe the strongest markets will include young professionals and empty nesters. The young professionals are a group of highly educated successful younger professionals looking for a unique urban lifestyle that combines the convenience of a low maintenance/high service home with a walkable urban environment filled with local shops and restaurants. This group generally has yet to start a family and is often more focused on convenience, amenities, and location rather than second bedrooms and extra space. Located within walking distance of Ontario Beach Park, the pier, Genesee Riverway Trail, and the new Port of Rochester Marina and promenade, Waterfront Rochester will provide a live/work/play lifestyle unavailable anywhere else in Rochester.



The empty-nesters are folks looking to downsize from larger homes after the kids have grown up and left home. While they're looking for a home with high quality amenities and much less maintenance, they're also looking for a place with room for the kids to visit and many of the amenities they're accustomed to from their larger homes. In other words, while they may be moving to a smaller home, they still want full size closets, gourmet kitchens, and comfortable guest accommodations. Coupled with views of the lake and convenient access to boating, the beach, and local restaurants, we believe this market will be very interested in Waterfront Rochester, particularly since there are no similar homes or condominiums available in this area. The resort rental condominiums are conveniently located in the project so that when the children of the empty-nesters come to visit, they can stay in the adjoining hotel or rent a resort condominium for an extended stay.



ANTICIPATED SALES PRICES

Sales prices will start at \$199,000 for an 800sf one bedroom unit, \$349,000 for a 1,100sf two bedroom unit, and \$599,000 for a 2,200sf three-bedroom units. Prices will increase based on the floor (higher floors will command higher prices), views, and amenities. Penthouse units will range from \$900,000 - \$1.2 million. Affordable units will be provided in the plinth and lower floors of the condominium buildings, in addition to the townhomes, which will meet regional pricing expectations identified by Edgemere in similar properties such as Mill Race in downtown Rochester. We are also considering affordable units within the Terminal Building.



PRESALE FINANCING REQUIREMENTS

The primary financing for the project will be the EB-5 capital program, which does not have pre-sale requirements. However, if additional mezzanine financing is needed while EB-5 funding process is underway, or if a senior lender is utilized for a portion of the project, the typical pre-sale requirements that we anticipate is 30-50% of the units sold prior to commencement of that phase.

COMMERCIAL RENTAL/LEASING PLAN

Our rental/leasing marketing plan for commercial uses will utilize the Edgemere team, Bob King, and others as appropriate, who will prepare a detailed marketing plan for the commercial and retail uses within the plinth structure in addition to the expansion of the existing commercial and retail uses at the Terminal Building. We intend to work with the existing tenants/operations to continue their involvement and add additional operators/tenants that meet our overall project vision, goals, and branding.



PROMOTION SCHEDULE AND PHASING

We will begin to promote the project immediately upon execution of a purchase agreement with the City, and initiate presales as soon as possible. This will include preparation of appropriate marketing materials, web site, and making the project available to buyers on a reservation basis. This process typically takes two to six months while detailed construction plans are completed, along with condominium documents, etc. At that point the promotional/preconstruction phase would be complete, and we would enter into the construction phase marketing, followed by post-construction marketing of the project on an “as-is” basis.



MARKETING TEAM

Our marketing team will provide in-house review and supervision of the project, and will be overseen by Ron Smith and Melanie Taylor. Ron has more than 50 years' experience marketing thousands of resort/condominium sales in high-end projects, and Melanie has 35 years' experience marketing international and high-end products in the Caribbean and Ritz Carlton developments throughout the US and in Saint Joseph, Michigan. This team will be assisted locally by Edgemere Development and Bob King Re/Max.



Development Plan



The overall development plan for Waterfront Rochester is a mix of hotel, restaurant, commercial, and residential uses, located within a compact walkable neighborhood that complements the existing Charlotte community and builds on the waterfront promenade soon to be under construction at the Port of Rochester Marina. This project vision is based on our current understanding of local market conditions and the desires of the City of Rochester. As the project is advanced and additional detailed market analyses are performed, we will work closely with the City of Rochester to refine the project vision to create the most marketable project that complements the City's vision for the area. Our intent is to work in partnership with the City of Rochester to create the most value for the community and future residents, while remaining true to the overall vision, spirit, and intent of the Marina District Zoning and long term waterfront plans. We believe our vision is fully compatible with these goals and will be an asset to both the Charlotte neighborhood and the broader City of Rochester.

As illustrated in the drawings that follow, the individual elements of Waterfront Rochester include:



Parcel I North, East Building – The Inn at Waterfront Rochester

The Inn at Waterfront Rochester will be a four-star, world class destination resort hotel. The Inn will have 96 rooms, a full service 1-2 story restaurant, pool, recreation amenities, and conference facilities for up to 350 people. Atop the Inn will be three floors of luxury condominiums that may provide additional short term rental suites for the hotel.

The building itself will be 128,000sf on thirteen floors, including two floors of covered parking. Twenty four 1,000sf condominiums will be constructed, six units per floor. Two penthouse three-bedroom units with large private decks details. The plan includes amenities such as a pool, hot tub, exercise facility, spa, and restaurant take-out service.

Adjacent to the south side of the Inn will be three two-story townhomes of approximately 1,800sf overlooking the marina, and a 900sf commercial space overlooking the Waterfront Plaza.



Parcel I North, West Building – The Residences at Waterfront Rochester

The Residences at Waterfront Rochester will be an eleven-story mixed use building that includes 48 one-three bedroom condominiums, 14 townhomes on the ground level, 4,000sf of commercial space on the Lake Avenue corners, and two levels of parking below grade.

The plinth levels of the structure will be two stories high, providing space for up to fourteen 1,800sf two floor townhomes. It is possible that the market analysis may indicate a preference for some number of one bedroom, 900sf townhomes, in which case a portion of these units may be split. Each floor of the residential tower will include 6 condominium units ranging between 1,220sf to 1,480sf, with the possibility that some of the units may be combined to create larger units if desired by the buyers. Three to four bedroom penthouse units will be included on the top floor. Some of the townhome units may qualify for the City's affordable housing goals.

Parcel I South – The Residences at Waterfront Rochester



The next phase of the Residences at Waterfront Rochester will be located in a ten-story mixed use building that includes 48 one-three bedroom condominiums, 33 townhomes, 11,000sf of commercial space, and underground parking sufficient for these uses.

The plinth levels of the structure will be two stories high, providing space for up to twenty two bedroom townhomes of approximately 1,600sf. In addition to these units, an additional thirteen townhomes will line the east edge of the plinth and overlook the marina. Each of the eight floors of the residential tower will include 6 condominium units ranging between 2,300sf to 2,500sf, with the possibility that some of the units may be combined to create larger units if desired by the buyers. 11,000sf of commercial space will be provided at the Lake Avenue and Waterfront Plaza corners. Some of the townhome units may qualify for the City's affordable housing goals.

Waterfront Plaza



Waterfront Plaza is a multi-level outdoor living space designed to complement the commercial and residential uses on the ground floor of the adjacent buildings. This 21,000sf plaza is aligned on the Hinchey Street right of way, and will become a part of the Charlotte streetscape



by providing a pedestrian and visual connection between Lake Avenue and the new marina.

The upper level includes an elegant bosque of trees set in crushed stone that will provide a comfortable shaded for outdoor dining served by the adjacent restaurants. Flanking the bosque on both sides will be wide pedestrian walkways along additional outdoor seating adjacent to the structures. At the east end of the bosque is an outdoor kitchen and serving area at the top of the grand stairs overlooking the marina. The lower level of the plaza is a more informal space designed to provide a flexible area for a wide range of activities. Anchored on both edges by restaurants and/or small retail spaces, we envision brightly colored umbrellas and welcoming landscape features.

We request that the City pay for the public improvements within the plaza area, and our project will pay for any private improvements or uses. As an example, we would pay for outdoor seating, furnishings, lighting, landscaping and outdoor dining in adjoining restaurant spaces.

The Port of Rochester Terminal Building

We believe that the Port of Rochester Terminal Building should be an integral part of the Waterfront Rochester project, and the uses we propose there will complement both the businesses on Lake Avenue and those in Parcel I. Our plan for the Terminal Building is to focus the ground floor retail areas in the northern portion of the building, and convert the southern portion of the building to market rate and affordable residential units. The upper level of the building would be similar, with Pier 45 remaining in its current location, and the underutilized southern area converted to residential uses.

The future use of the Terminal building for commercial cruise or passenger ships is not critical to our development proposal for Parcel I, but we would be willing to discuss any necessary modifications to our proposal for the Terminal Building to accommodate these uses if desired by the City of Rochester.

Please see the diagrams that follow for additional detail, followed by excerpts from Starwood Properties describing two potential hotel brands under consideration.



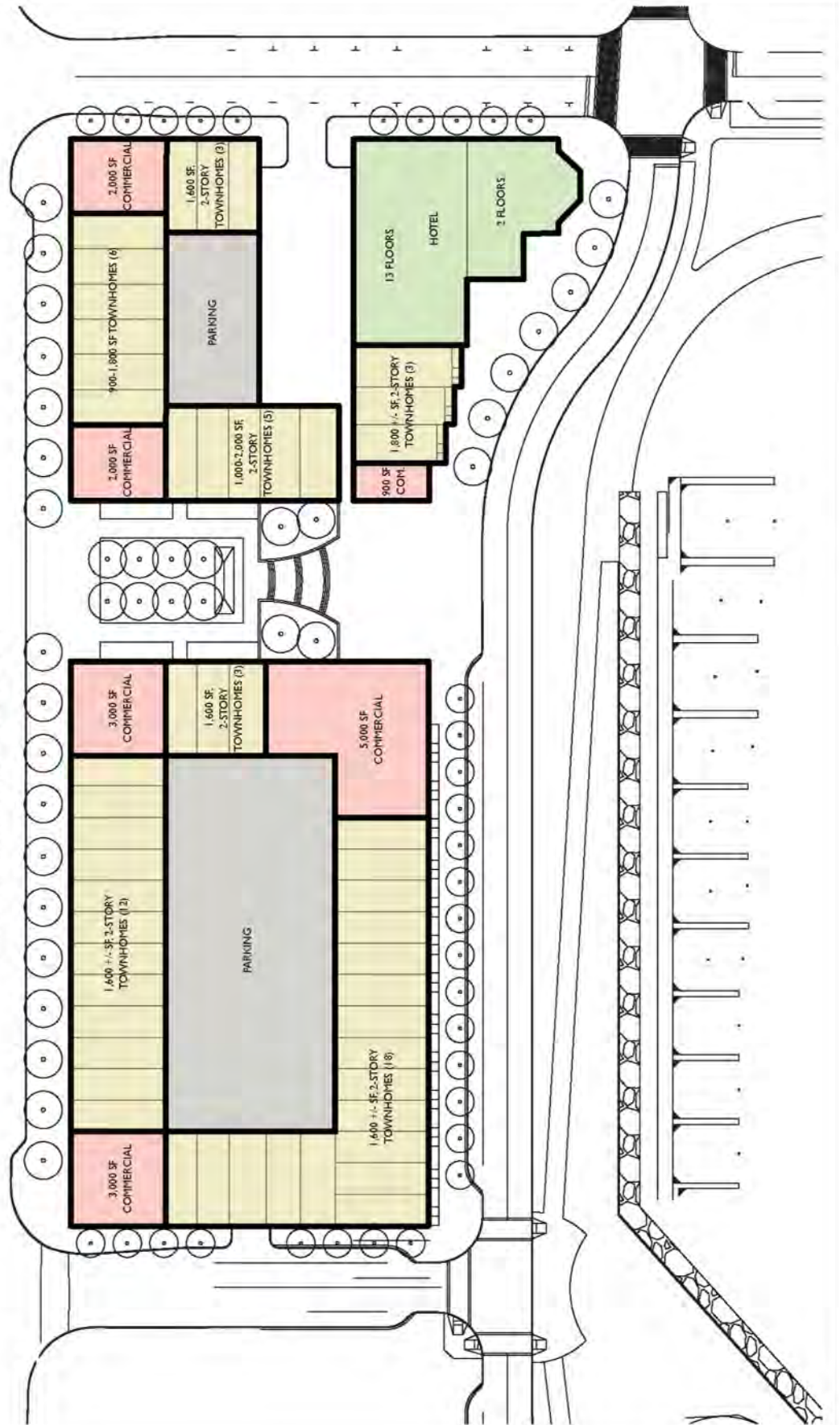
PARCEL 1 - FLOORS 1-2

LEGEND



HOTEL

- 85,800 SF, 13 STORIES
- MAIN FLOOR ENTRY W/ RESTAURANT ACCESS
- 2ND FLOOR: 6,000 SF EVENT SPACES
- 3RD - 10TH FLOORS: 96 HOTEL ROOMS, 12 ROOMS PER FLOOR
- 11TH - 13TH FLOORS: 24 CONDOS, 6 UNITS PER FLOOR AT 1,000 SF



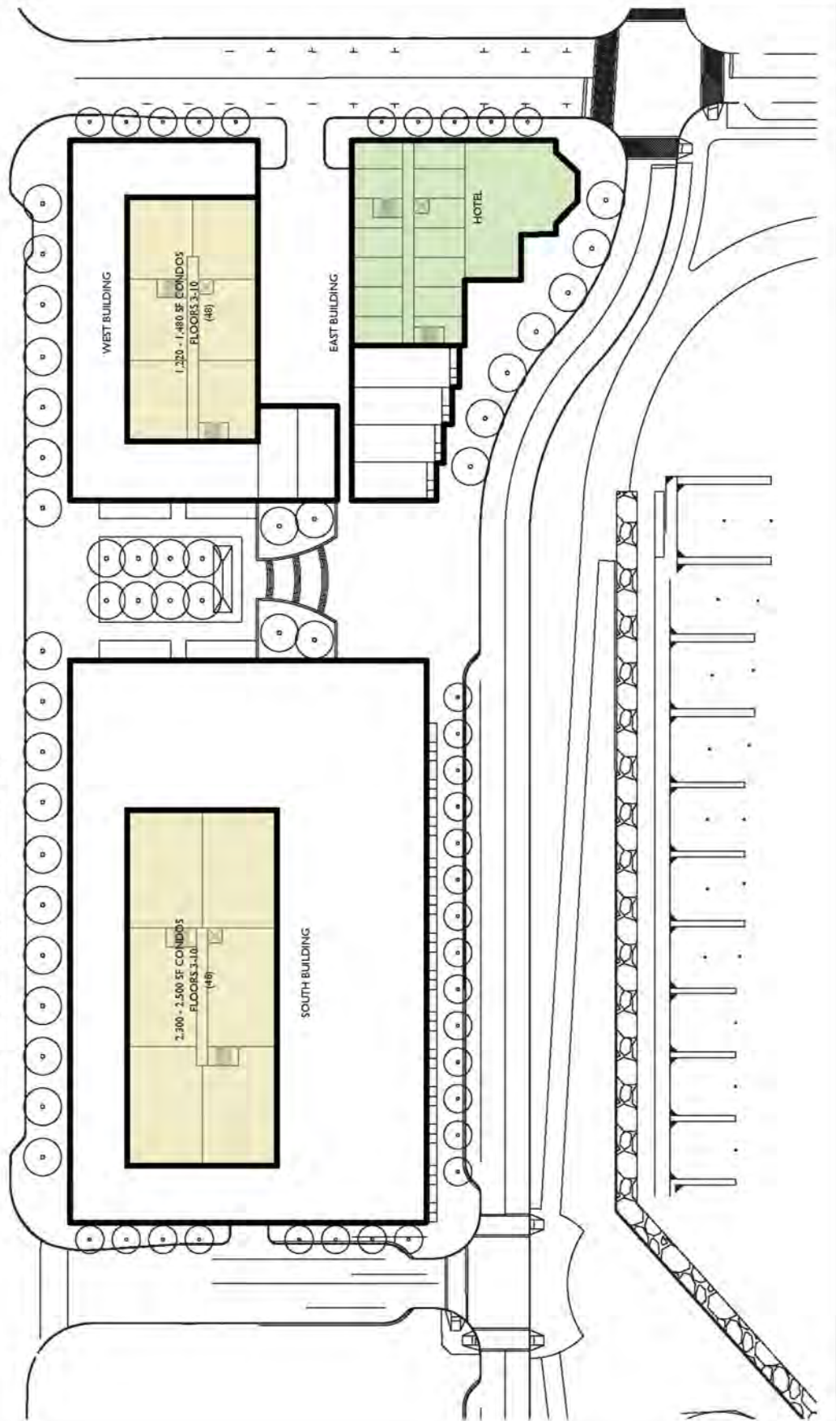
PARCEL 1 - FLOORS 3-TOP

LEGEND



HOTEL

- 83,800 SF, 13 STORIES
- MAIN FLOOR ENTRY W/ RESTAURANT ACCESS
- 2ND FLOOR: 6,000 SF EVENT SPACES
- 3RD - 10TH FLOORS: 96 HOTEL ROOMS, 12 ROOMS PER FLOOR
- 11TH - 13TH FLOORS: 24 CONDOS, 8 UNITS PER FLOOR AT 1,000 SF







East Elevation – Concept Illustration



West Elevation – Concept Illustration



Concept Massing Study, View from the South



Concept Massing Study, View from the East



Concept Massing Study, View from the North



Concept Massing Study, View from the North



Parking Demand and Supply

We are aware of the parking issues associated with the Charlotte neighborhood, and are thoroughly familiar with the parking study performed by Bergmann Associates included in the SEQR documents for the Port of Rochester Marina. We understand that all parking necessary for the residents and employees living and working in Waterfront Rochester will need to be provided within Parcel I, and we will provide the necessary parking within the lower levels of the structures.

In nearly all cases, the structured parking will be screened from the surrounding areas by commercial and residential units that will line the parking areas. With the exception of a small amount of surface parking located in the interior service area between the hotel and residential structure, the parking will all be underground or within the structures. We will provide one parking space for one bedroom residential units and two spaces for residential units with two or more bedrooms. Additionally, we will provide parking for employees of commercial spaces as required.

Project Schedule

Assuming the project is awarded on the schedule outlined in the Request for Proposal, we anticipate formal notification in mid-December, 2013. Final design and project financing will require approximately twelve months, including zoning and permitting approvals. This would allow construction to begin in early 2015 once final design, permits, and financing are in place. We anticipate construction of Phase One require approximately twelve months, with occupancy in late 2015 or early 2016.



Project Financing and Offer



We propose to fund the Waterfront Rochester project through a combination of private equity and EB-5 Funding, which is an approach that we have used successfully in the past. In fact, we are currently under construction on Phase One of a similar scale development here in Saint Joseph, Michigan. The Harbor Village at Harbor Shores project is a \$135 million mixed use waterfront project that includes hotel, condominium, retail, conference, marina, and residential cottage lots. Phase One includes a 92 room hotel with conference and four floors of hotel/condominium units above. This project includes EB-5 funding in the amount of \$18 million, and will be completed next April in time for the 2014 Senior PGA Golf Tournament at the Golf Club at Harbor Shores.



Our international agents from NYSA and Edgewater Capital have visited the Port of Rochester site and are familiar with all aspects of the project. They are in agreement that this project has tremendous potential and will be well received by the international investment community. NYSA's letter of support for the project is attached following the Project Budget, Job Creation/Capital Raise Analysis, and Waterfront Rochester Sources and Uses documents.

Additional funding sources may include LIHTC Equity, NYS Tax Exempt Bonds, and possible consideration of City Home Funds for a small portion of the affordable housing components if appropriate.



NYSA/Comm/2013-14/140
September 27, 2013

Mr. Ron Schults
Edgewater Resources LLC
518 Broad St Suite 200
St Joseph MI 49085

Re. City of Rochester Condominium/Marina/Hotel project

Dear Mr. Schults

Thank you for the opportunity to review the above referenced project plan and community background. This letter will serve as our indication of interest in raising EB-5 funding to become a significant part of the financing package for the project in a manner similar to the recently completed successful EB-5 funding for the Harbor Village at Harbor Shores project in Southwest Michigan;

1. Public/private partnerships are highly sought after investments in our markets. The governmental support including that of various local, state and federal agencies indicated will be a tremendous enhancement to the ability raise the required capital in a timely manner.
2. The site is ideally located on the southern edge of Lake Ontario and the Genessee River in a reputable market.
3. The Population of more than 1,000,000 people within a 30 minute drive coupled with reasonable close proximity to major population centers such as Toronto and New York City indicate strong market demand.
4. The planned product mix is designed to serve the business traveler; resort guest; and the ever growing quality waterfront housing need for the baby boomers entering retirement years.

We have introduced the project to both agents and potential investors in our market areas, and have received strong indication that the investment opportunity will be well received.

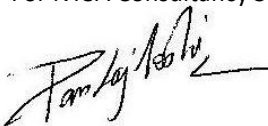
Given the fact there are more investors than quality projects in the market today, and given the factors mentioned herein we are confident we can accomplish similar results to the Harbor Shores project.

We look forward to receipt of the PPM/Business Plan/Jobs report and other documentation required for an EB-5 offering. Once this information is available, we are prepared to begin marketing the project at once.

Thank you.

Sincerely

For NYSA Consultancy Services Pvt. Ltd.



Pankaj Joshi
Managing Director



NYSA CONSULTANCY SERVICES PVT. LTD.

A-88, Masudpur, Vasant Kunj, New Delhi – 110070 | INDIA

T: +91 11 2613 9286 | E: info@nysa.com | W: www.nysa.co



30 September 2013

Mr. Ron Schults
Edgewater Resources LLC
518 Broad St Suite 200
St Joseph MI 49085

Re City of Rochester Condominium/Marina/Hotel project

Dear Mr Schults

Thank you for the opportunity to review the above referenced project plan and community background. This letter will serve as our indication of interest to review all information in regard to raising EB-5 funding for the project in a manner similar to the recently completed successful EB-5 funding for the Harbor Village at Harbor Shores project in Southwest Michigan; We like that:

1. The site is ideally located on the southern edge of Lake Ontario and the Genessee River in a reputable market.
2. The Population of more than 1,000,000 people within a 30 minute drive coupled with reasonable close proximity to major population centers such as Toronto and New York City indicate strong market demand.
3. The planned product mix is designed to serve the business traveler; resort guest; and the ever growing quality waterfront housing need for the baby boomers entering retirement years.

We look forward to receipt of the PPM/Business Plan/Jobs report and other documentation.

Regards,

A handwritten signature in blue ink, appearing to read 'Darwin Forer', with a long horizontal flourish extending to the right.

Darwin Forer

Hong Kong Office:

502 Golden Centre, 188 Des Voeux Road Central, Hong Kong.

香港中環德輔道中188號金龍中心502室

電話 : (852) 2815 9128 傳真 : (852) 2815 9828



SECURITY VISION SYSTEMS PTE. LTD.

GST Registration Number: 20-0304123-G

27th September 2013

Mr. Ron Schults
Edgewater Resources LLC
518 Broad St Suite 200
St Joseph MI 49085

Re City of Rochester Condominium/Marina/Hotel project

Dear Ron,

Thank you for the opportunity to review the above referenced project plan and community background.

This letter will serve as our indication of interest in assisting with raising EB-5 funding for the above referenced project in addition to supporting the overall development objectives.

Additionally, I make available my 15 years experiences working on the multi-billion dollar Keppel Harbour Redevelopment, a.k.a. *Keppel Bay*. *Keppel Bay* is a major waterfront revitalization project within the historic Keppel Harbour; transforming an historic operational shipyard to an award winning development including more than 2,000 residential units (*Reflections at Keppel Bay*, *Caribbean at Keppel Bay*), international marina (*Marina at Keppel Bay*) and dining & entertainment venues (*Prive*, *Takumi*, and *Wine Glass*, etc.).

We look forward to receipt of the PPM/Business Plan/Jobs report and other documentation required for an EB-5 offering.

Thank you.

Sincerely,

SECURITY VISION SYSTEMS PTE. LTD.

A handwritten signature in dark ink, appearing to read 'Jason P. Kurek', is written over a horizontal line.

Jason P. Kurek
Director

CAPITAL FUNDING EXPERIENCE



The following documents show recent examples of our proposed funding process as implemented at the Harbor Village at Harbor Shores project in Saint Joseph, Michigan. These documents are submitted as proof of our ability to secure equity funding through the EB-5 program.

For the Harbor Village at Harbor Shores project, we needed 36 investors to raise the \$18 million required to fund the initial phase of the project. To date we have raised \$19.5 million through 39 investors, which means the project is already oversubscribed and closed to new investment. Those three investors who will not be able to participate in the Harbor Village project are looking for another project to invest in, and they have expressed interest in Waterfront Rochester.



The first document that follows is a list of our current subscribers/ investors and the status of their EB-5 application. The second document is an executed loan agreement with Hall Structured Finance to provide mezzanine funding for the Harbor Village at Harbor Shores project if needed.

Sustainable Development Preference



The physical design of the project will be led by Greg Weykamp, ASLA, LEED AP BD+C and our team here at Edgewater Resources. As a LEED Accredited Professional with specialty in Building Design + Construction, Greg will provide the overall vision for the project and lead our internal and external architecture and site design team through an integrated process that makes the most of the opportunities inherent in the project to incorporate pragmatic and cost effective sustainable design strategies that produce measurable results. As principle-in-charge of the LEED Gold Certified 31st Street Harbor project, Greg has real world experience in implementing successful design strategies in complex waterfront projects.

While still very early in the design phase, our project will likely incorporate the following strategies:

- Integrated design approach from Day One
- Community Connectivity and Access to Public Transportation and Regional Multi-Use Trails
- Development of a pedestrian friendly, dense, and walkable neighborhood integrated with the Charlotte community
- Sustainable Sites strategies including green roofs where appropriate to minimize stormwater volume and improve water quality while reducing urban heat island effects
- Water conserving fixtures
- Energy Star appliances
- High efficiency mechanical systems
- Native plant materials, permeable pavements, rain gardens, and bio-retention/infiltration
- Use of regional and recycled materials

References

Harbor Shores, Saint Joseph, Michigan
Bob McFeeter, Executive Director, Harbor Shores, 269 926 6688
bmcfeeter@evgnmanagement.com

Harbor Village, City of Manistee, Michigan
Contact: Cyndy Fuller, Executive Director, Alliance for Economic Success 231-723-4325

Edgewater Dunes, City of Saint Joseph, Michigan
Frank Walsh, former City Manager, City of Saint Joseph, Michigan

Qualifications

Edgewater Resources is a full-service design, planning, engineering, and development firm, and leader in the private development and financing of complex mixed-use waterfront development projects. In addition to our work consulting with public and private clients, we are actively developing and financing complex mixed-use waterfront projects in Michigan, Illinois, New York, Curacao, and Belize.

We have a successful track record of private projects valued in excess of \$135 million, and we are currently collaborating with a number of local municipalities to write, facilitate, and manage the RFP process for private development.

As part of our project development services, our internal financing group Edgewater Capital links international investors with significant projects like this through the EB-5 program managed by the US State Department. This program provides a source of investment capital that can be leveraged to secure more traditional funding sources. When combined with innovative land purchase strategies that allow the municipality to benefit from the upside in value creation through project entitlement, we are finding ways to fund and finance projects more efficiently, particularly in the current constrained financing environment.

We currently have five waterfront projects actively in construction in the Great Lakes Region, including the \$103 million 31st Street Harbor for the Chicago Park District and the Harbor Village marina and mixed-use waterfront community at Harbor Shores in Saint Joseph, Michigan. As such, we have very current data on regional construction costs and a firm understanding of the issues facing municipalities and private developers in these trying economic times. We are also deeply involved in assisting our clients with acquisition of grant funding and working with adjacent developers to create public private partnerships that get projects built. In recent years, we have been successful in helping our clients secure nearly \$10 million in grant funding. As public funding is continually decreasing, revitalization of brownfield properties into thriving public waterfronts often requires leadership from both the public and private sectors.

Project Examples and References

Harbor Village at Harbor Shores, Saint Joseph, Michigan

Services Provided: Civil Engineering, Marine Engineering, Planning, and Landscape Architecture

Dates of Work: 2010 - Ongoing

Total Value of Projects: \$135 million

Client: Harbor Shores

Contact: Bob McFeeter, Executive Director



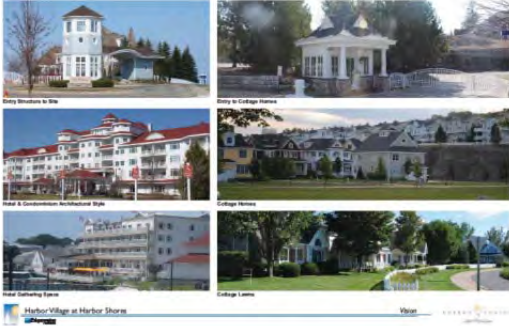
In the mid-eighties, Saint Joseph, Michigan lost more than 15,000 manufacturing jobs over a span of ten years and was left with a waterfront shaped largely by abandoned factories. Over the last decade, supported largely by the Whirlpool Corporation through the local Economic Development Corporation, more than 560 acres of blighted, contaminated waterfront have been converted into the Harbor Shores community along the shores of the Saint Joseph River.

As part of this project, Edgewater Resources is leading the design, planning, engineering, and development of the Harbor Village at Harbor Shores project. In addition, we are also the overall developer for the project, which will create a mixed-use waterfront hotel, marina, and residential project valued in excess of \$135 million. The entire waterfront is public, with waterfront paths linking the project to Downtown and a variety of shoreline edge conditions, including soft native landscape, sheet pile marina basin, elevated boardwalk promenade, and stone revetment.



This project is an excellent example of how real estate projects on complex waterfront sites are being implemented in the post real estate crash economy. This project, under construction now, includes a 92-room hotel, 80-slip marina, public promenade (every inch of the waterfront is accessible to the public), 48 hotel condominiums, 68 condominiums, and 62 cottage lots. The project will generate significant property tax revenues on the 22-acre site, and more importantly, the project will create more than 480 permanent low- to moderate-income jobs in a targeted employment area. This job creation led to \$3 million in funding from the Michigan Economic Development Corporation to assist in the construction of public infrastructure (roads, parking, transient marina, and utilities).

One other major benefit of the public private partnership is in securing private funding to get the project built. Through our financing group, Edgewater Capital, we utilize a funding mechanism known as the EB-5 program. The EB-5 program is run by the United States Immigration Department and links investment opportunities that create jobs with foreign investors seeking Green Cards for their families.



Essentially, the investor provides at-risk capital to help fund projects that create permanent low- to moderate-income jobs. EB-5 investors seek projects with significant public involvement, and this funding can assist in securing traditional financing to get projects built.

All of these elements need to be assessed together before a meaningful response regarding potential rental payments and lease terms could be considered. In terms of the potential sale of the property, you may want to consider an arrangement where the developer pays a percentage of sales of any units at the time of closing rather than an upfront payment. In the current real estate environment, upfront payments are much lower than in the past and well below actual market value due to current increased financial risks. We are aware of projects where payment over time would be five to ten times greater than a traditional upfront land payment.

Project partners include Lamar Construction Company, who is leading the construction of the Inn at Harbor Village, scheduled to open next spring in time for the Senior PGA Golf Tournament.





Lakeshore Landing, Decatur, Illinois

Services Provided: Landscape Architecture, Civil/Marine Engineering, Park Planning, Outreach, and Development Economics

Dates of Work: January, 2010 through August, 2011

Total Value of Project: \$50+ Million

Client: Decatur Park District / City of Decatur

Contact: Bill Clevenger, Executive Director, 217 422 5911

The Nelson Park Master Plan will revitalize Nelson Park and provide an economic catalyst for the long term economic success of the City of Decatur. Lake Decatur was built in 1920 to create a water supply for local industry. Back then, the resource most in demand was water, while today that resource is people. The goal of the master plan is to transform the waterfront to create a place that draws visitors and new residents alike. The implementation strategy for the plan includes a number of revenue generating elements that will help support the construction and ongoing maintenance of the new park elements. The master plan was developed through an extensive program of community outreach.

Greg Weykamp is the principal-in-charge of the project, providing planning and landscape architecture services necessary to complete the design of the park. Ron Schults led the marina master plan component of the project, as well as the economics and development finance scope of work. The public Request for Proposal for the development of Chandler Pak will be issued in the spring of 2013, leading to the first phase of private development in support of the overall project.



Port of Rochester Waterfront and Marina, Rochester, New York

Services Provided: Landscape Architecture, Civil, Engineering, Marine Engineering, Park Planning, and Development Economics

Dates of Work: May, 2010, ongoing

Total Value of Project: \$200 Million

Client: City of Rochester

Contact: Mark Gregor, Manager of Environmental Quality, 585 428 5978



The Port of Rochester project will convert former impervious asphalt parking and loading areas into a new active public waterfront with a new waterfront park, public promenade, and a 180 slip marina serving both seasonal and transient boaters on the shores of the Genesee River. Further, the project will serve as a catalyst for the redevelopment of underutilized land into retail, commercial, and residential purposes designed and scaled to support and integrate into the historic Charlotte neighborhood. Additionally, the project will provide the final link in the seven mile public pedestrian promenade linking downtown Rochester to Lake Ontario and spur reinvestment into the former Port Terminal building.

The economic feasibility analysis included a market study, cash flow projections, and recommendations for operation strategies. Funding and implementation of the project required a combination of local funds, bond funding, grants, and public private partnerships that will revitalize the local economy.



Edgewater Dunes Subdivision Saint Joseph, Michigan



In 2001, Ronald E. Schults, P.E. began the transformation of this previous industrial manufacturing area in Benton Harbor and St. Joseph, Michigan. The site, now known as Edgewater, was redeveloped as a 444-acre multi-use Brownfield, with 101 single-family homes, in a neo-traditional style. At 65% completion, the neighborhood's current tax-base is \$12,000,000. Included in the residential development were roadway, storm sewer, sanitary sewer, watermain, sidewalks, curbs, gutters, signage, landscape architecture, and playground design. Land use designations were established based on not only the best use, but also to derive maximum benefit of Brownfield, waterfront, and economic development grant programs. In 2002, the American Society of Civil Engineers, Michigan Chapter awarded Abonmarche the prestigious Quality of Life Award.



Development Features

- Brownfield Redevelopment
- \$12,000,000 Tax Base
- 130 Single-Family Homes
- Roadway/Curbs
- Storm & Sanitary Sewers
- Watermain
- Sidewalks
- Signage
- Recreational Features



Edgewater Center Saint Joseph, Michigan



As part of the Edgewater Brownfield Redevelopment Project, A.G.I., LLC (owned by Ronald E. Schults, P.E.) developed the commercial, retail and medical office complex. Now known as The Edgewater Center, this commercial development consists of 20,000 square feet of professional office and retail space. This \$3,000,000 project is 100% occupied. Key elements of the project included obtaining approvals from the Edgewater Group by composing architectural guideline standards that is both stand-alone aesthetically pleasing and yet, cohesive with the surrounding residential neighborhood. The professional design provided the site with a high-level appearance including landscaping, signage, greenbelt buffers and non-motorized trails throughout the site.



Development Features

- Brownfield Redevelopment
- \$3,000,000 Project
- 100% Occupied
- Parking Lot
- Sidewalks
- Curbs/Gutters
- Signage
- Non-Motorized Path
- Greenspace



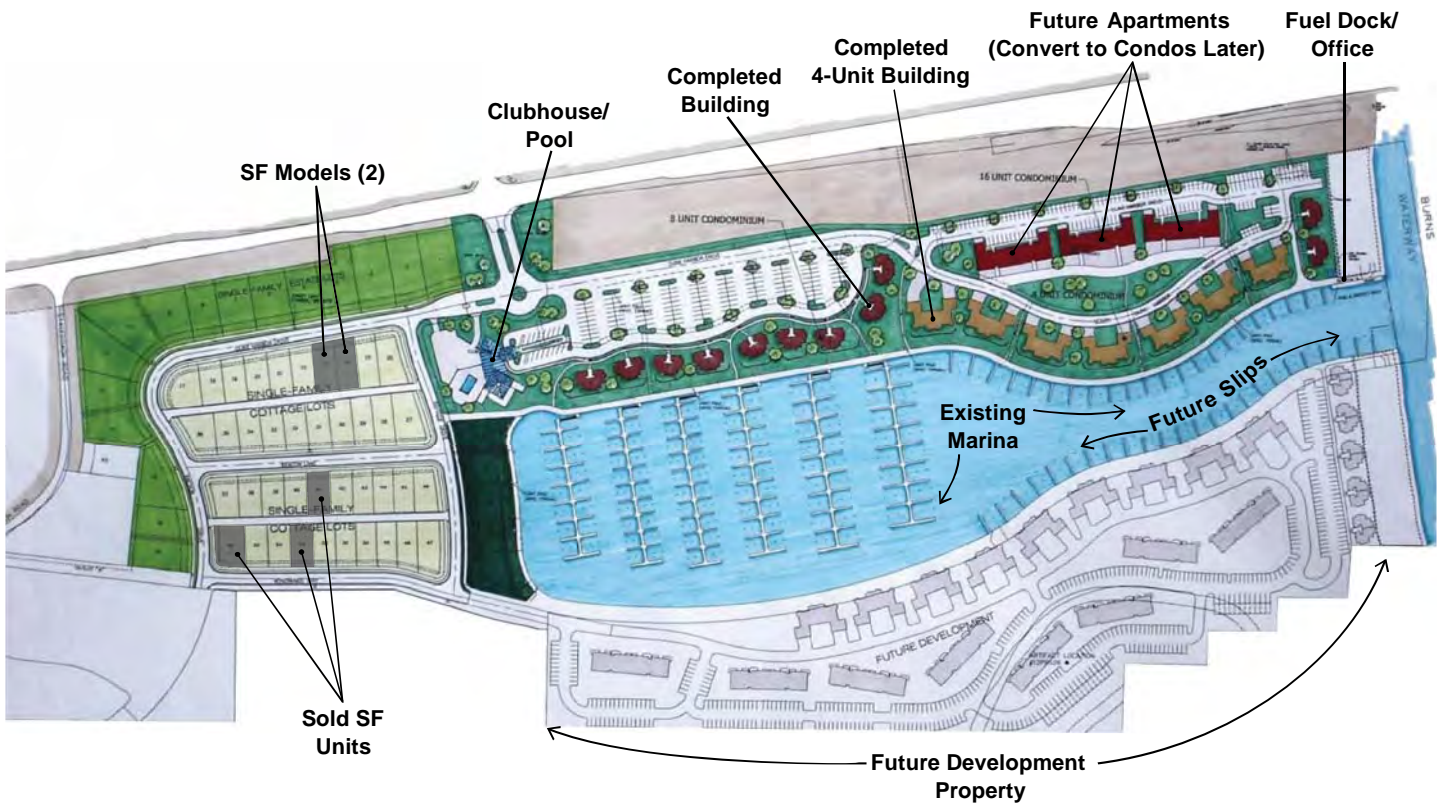
Edgewater Center Saint Joseph, Michigan



In November 2003, Abonmarche affiliate, Dune Harbor Investments, LLC (owned by Ronald E. Schults, P.E.) obtained a 75-acre site located along the Little Calumet River, approximately 1-mile from Lake Michigan. This 460-unit, \$125,000,000 marina-residential community project has been ongoing for since 1997. Abonmarche Consultants, Inc. had a development role in securing local, state and federal entitlements of this highly controversial parcel prior to the sale. Although Dune Harbor Investments, LLC subsequently sold the site in December 2004, Abonmarche Consultants, Inc. was the marina technical advisor.

Development Features

- \$125,000,000 Project
- 460 Units
- Marina Design
- Residential Design



Harbor Village Manistee, Michigan



Ron Schults became affiliated with the Harbor Village project in 1985 and received an option to purchase the property from the City of Manistee, contingent upon receiving approvals, permits and financing. Over the next three years under Ron's leadership, project approvals were received and a joint venture was formed with DSLT Development Company of St. Clair, Michigan to construct the project. This 66-acre, \$90 million project began construction in 1988, with construction continuing in multiple phases for both the marina and residential units through today. Approximately 200 of the 240 residential units have been completed, along with extensive amenities. Community goals and objectives were successfully met, including expanding the tax base with private development that creates jobs, diversifying the community's profile with a recreational tourism component, and continuing the City of Manistee's historic/Victorian design and architectural themes throughout the project. Regulatory complexities including addressing the site wave/surge issues with the entrance through the Corps of Engineers' seawalls, dealing with beachfront threatened and endangered species (Pitcher's thistle) and related community impacts by relocating roadways that access a busy public beach.



Manistee Dunes

Lakefront Subdivision

This is also an Abonmarche/DSLT project in Manistee, wherein 3,500 l.f. of Lake Michigan frontage was purchased and converted into a single-family residential project. All lots are sold to date except for one. The residential values of this property were initially at a purchase price of \$212 per lineal foot (1992), with the last unit being sold in 2004 at \$4,500 per lineal foot.

Boardwalk Subdivision

Royalton Township, Michigan

Ron Schults and two other partners developed this 42-lot subdivision and marina community in 1987. The project was completed approximately eight years later and contains a community center, including tennis court, swimming pool, clubhouse, marina and common riverfront park property.

Tiberon Residential Community

Sawyer, Michigan

This is a 25-lot subdivision on Lake Michigan in the New Buffalo area, which began in 1985 and was completed in 1995.

Fairway, LLC

South Bend, Indiana

Ron Schults is a partner in this 100-lot residential subdivision on the northwest side of South Bend. The project began in 2004 and is approximately 20% complete. Place Builders of South Bend is the primary builder for this project.

Cane Garden, LLC

South Bend, Indiana

Ron Schults is a partner in this 80-lot subdivision developed in 2003 and is approximately 60% complete to date. Weiss Homes of South Bend, Indiana is the primary builder for this project.

Concorde Ridge

Royalton Township, Michigan

Ron Schults provided engineering design, construction management, land use and master planning, environmental testing, and surveying services for this 99.5-acre residential and commercial community. The 125-lot, 72.5-acre residential portion includes three (3) unique neighborhoods (Empty Nesters, Traditional Family, and Executive Homes). A seamless transition connects the 3 neighborhoods by non-linear roadways and cul-de-sacs. Each residential entrance will have brick/stone signage/postal

features. Other residential features include a pond and Tot Lot. Landscaped berms with in ground irrigation systems will separate the residential site from the remaining twenty-seven acres, which will be utilized for commercial development. Both the residential and commercial sites include sanitary sewer, storm sewer, watermain, roadway & sidewalks. Phase I, which consists of 48 residential lots, began construction in Summer of 2004.

Waterfront Crossing Saint Joseph, Michigan

In a creative property exchange, Waterfront Crossing, LLC, (Ronald E. Schults, P.E. partner) obtained a large parcel of Lake Michigan property from the St. Joseph River Yacht Club, while the Yacht Club received The Lighthouse Depot, a nationally recognized historical building, including 140 feet of river frontage next to their existing marina/waterfront facilities. The Lake Michigan front property was then converted into an upscale 6-lot privately owned and developed subdivision project. Key features of the development included new sanitary sewer, storm sewer, roadway, and watermain. To date, four of the six lots have been sold. Orren Pickell, an award-winning architect and builder from Chicago, is the primary designer and architect for the site.

Saint Joseph River Yacht Club Saint Joseph, Michigan

The St. Joseph River Yacht Club received The Lighthouse Depot, a nationally recognized historical building, including 140 feet of river frontage next to their existing marina/waterfront facilities through a property exchange with Waterfront Crossing, LLC (Ronald E. Schults, P.E. partner). The building was originally constructed in 1891, by the U.S. Government, serving as a supply and buoy repair depot for all lighthouses. As part of the property exchange Waterfront Crossing, LLC provided the historical renovation of the three-story 11,500 s.f. building, new restaurant facilities, and a five-lane swimming. The Yacht Club has gained popularity from 130 members before the project to over 450 at present, and the sailing school enjoys its waterfront location with a substantial endowment fund established by Waterfront Crossing, LLC.

EDUCATION

Bachelor of Science, Civil Engineering with Honors

Michigan Technological University

REGISTRATIONS

Registered Professional Engineer
State of Illinois
State of Florida
State of Indiana
State of Michigan
State of Ohio

PROFESSIONAL AFFILIATIONS

National/Michigan Society of Professional Engineers
American Society of Civil Engineers
Michigan Boating Industries Association
International Marine Institute

PUBLICATIONS / LECTURES

"Waterfront Development Strategies" IMI 2011
"Boating This Year and Beyond" and "Marina Vision," Great Lakes Boating, April 2009
"New Chicago Marinas," Great Lakes Boating, February 2009
Speaker, States Organization for Boating Access Conference, 1996
Speaker, Asia Pacific Waterfront Development Conference, 1996
Speaker, International Council of Marina Industry Associations Conference, 1996
Speaker, International Conference & Exposition "Transferring Wetland Properties," Realtor Review, 1992

Ronald E. Schults, P.E.
Principal / Chairman

Mr. Schults is co-founder and Chairman of Edgewater Resources, a specialty waterfront design and development consulting firm. He is also the founder and former owner of Abonmarche Consultants, Inc., and served as Project Executive for Abonmarche on high-profile waterfront development projects worldwide from 1979 to 2008.

With over 33 years of waterfront development, finance, and project planning experience, Mr. Schults combines real world marine engineering and construction experience with significant project finance and real estate development experience. Mr. Schults speaks on the topic at a number of national and international conferences. Mr. Schults was also co-owner and Vice President of Morren Construction and Engineering from 1986 to 2005, a marine construction company providing general construction and construction management services on numerous waterfront projects. Mr. Schults is also the developer of private and public/private development projects valued in excess of \$100 million.

Domestic Waterfront Projects:

- Harbor Village at Harbor Shores, Saint Joseph, MI Mixed Use Development
- Chicago Park District Marinas at Navy Pier and 31st Street
- City of Rochester, New York Port of Rochester Mixed Use Development and Harbor
- Lorain, OH, Marina/Residential Mixed Use Master Plan
- Harbor Village, Manistee, MI
- Acme Municipal Marina Feasibility Study
- Nelson Park / Chandler Cove Financial Feasibility and Developer RFP
- Edgewater Dunes, Saint Joseph, MI

International Projects:

- Lestari Island Resort, Pulau Kapal Besar Islands, Indonesia
- Dun Laoghaire Marina, Dublin, Ireland
- Port Dickson Community, Port Dickson, Malaysia
- The Malacca Club, Malacca, Malaysia
- Penang Swimming & Tennis Club, Penang, Malaysia
- Port Klang Golf Resort, Port Klang, Malaysia
- Langkawi Island Resort, Kuala Lumpur, Malaysia
- Mofaz Marina, Port Klang, Malaysia
- Linggi Riverine Resort Marina, Port Dickson, Malaysia
- Puerto Penasco Marina / Resort, Sea of Cortez, Mexico

Select Michigan Downtown Business Development Projects

- Elks Building Redevelopment, Saint Joseph, MI, including:
 - RyeBelle's Restaurant
 - Lana's Boutique
 - Purely Michigan
 - The Candlestick Maker Shop
 - The Yarn Shop
- Concord Ridge Equestrian Center, Royalton Township, MI

EDUCATION

Bachelor of Landscape Architecture
Michigan State University, 1992

REGISTRATIONS

Registered Landscape Architect
State of New York
State of Illinois
State of Indiana
State of Michigan
State of Ohio
State of Wisconsin

CLARB Certified
Council of Landscape Architecture Registration
Boards

LEED Accredited Professional

HONORS + AWARDS

AIA Chicago SustainABILITY Leadership Merit
Award, 2012, 31st Street Harbor

First Place, Engineering News Record Midwest
"Best Projects" 2012, 31st Street Harbor

Design Evanston Urban Design Award 2010
Evanston Lakefront Master Plan

Air Force Design Award, Planning / Design
Guidelines Category, Misawa AB, 2005

Merit Award for Research, Summer Student
Program 2001, Colorado Chapter ASLA, 2001

Merit Award for Planning, Great Plains Chapter
American Society of Landscape Architecture,
Omaha City Parks Master Plan, 1999

National APA Honor Award, GASLA Merit
Award, Georgia APA Honor Award: Gateway
to Coastal Georgia

Award of Excellence, Atlanta Urban Design
Commission: Centennial Olympic Park

GASLA Honor Award, University of Arkansas,
Pine Bluffs

Award of Excellence, Atlanta Urban Design
Commission: John Wesley Dobbs Plaza

Graphics published in Landscape Architecture
Magazine, August, 1996

Graphics published in Landscape Australia
Magazine, Issue 2, 1998

**Gregory J Weykamp, ASLA, LEED AP
Principal / President**

Greg Weykamp has twenty years' experience in the planning and design of the public realm, with an emphasis on implementation of sustainable built landscapes and urban waterfront environments. His project experience spans waterfront parks, marinas, master planned communities, urban revitalization, streetscapes, parks and recreation facilities, medical and university campuses, and military installations. As a LEED Accredited Professional, Mr. Weykamp approaches every project from the perspective of efficiency in design, maintenance, and operations to create the most environmentally sustainable project possible within a pragmatic framework of cost and value to the client and community. As a registered landscape architect, certified nationally by the Council of Landscape Architecture Registration Boards, Mr. Weykamp has the technical expertise and proven construction experience to ensure safe and efficient completion of the built environment.

PROJECT EXPERIENCE

Chicago Gateway Harbor, Chicago Park District

31st Street Harbor, Chicago Park District

Port of Rochester, City of Rochester

Decatur Park District Master Plan, Decatur Park District

Nelson Park Master Plan, Decatur Park District/City of Decatur

Disney's Celebration Town Center, Celebration FL, Walt Disney Imagineering

Disney's Boardwalk Resort, Orlando, FL, Walt Disney Imagineering

MASDAR Headquarters, Abu Dhabi, UAE, Abu Dhabi Future Energy Corporation

Evanston Lakefront Master Plan, City of Evanston

Centennial Olympic Park, Atlanta, GA, The Georgia World Congress Center Authority

ACOG Festival Temporary Landscape, Centennial Olympic Park, Atlanta, GA Atlanta
Committee for the Olympic Games

Newington, The Olympic Village, Sydney, Australia, Mirvac Lend Lease Village Consortium

Stapleton Parks and Town Center, Denver, CO, Park Creek Metropolitan District

Kalamazoo Projects Downtown, Kalamazoo, MI, City of Kalamazoo, Downtown Kalamazoo
Inc., and Kalamazoo Downtown Development Authority

Omaha Northeast Downtown Redevelopment, Omaha, NE, City of Omaha

Cherry Creek North Business Improvement District, Denver, CO, Cherry Creek North
Business Improvement District

Grand River Avenue Streetscape Enhancement, East Lansing, MI, City of East Lansing

East Michigan Avenue Revitalization Plan, Lansing, MI, City of Lansing

Acme Municipal Marina Feasibility Study, Acme Township

Ronald J. Smith
Director of Resort Development
Real Estate Broker, Illinois & Michigan

SUMMARY OF QUALIFICATIONS

Mr. Smith has been involved in creating the vision and market-sensitive plans for the sale and marketing of real estate developments and communities since the 1970's. Extensive experience in conception, planning, zoning, financing, sales and marketing of upscale residential projects with particular emphasis on golf or marina driven resort oriented residential real estate developments.

Experience spans second home markets in Michigan, single-family communities in suburban Chicago and mid- to large-scale townhome projects in the City of Chicago. Responsibilities have ranged from Vice President of Real Estate for one of the largest resort developments in Michigan to managing new construction sales centers to working directly with prospects.

More recently, Mr. Smith formed a real estate consultancy with a long-time associate to provide feasibility studies for developers of large-scale mixed-use (retail, office, residential) real estate projects. Studies have been completed for proposed projects in Grand Rapids, Michigan; Santo Domingo, Dominican Republic; Baton Rouge, Louisiana, Springfield, Illinois, Bakersfield, California and Kiev, Ukraine.

Mr. Smith is currently associated with Edgewater Resources to provide vision/planning and marketing/ brokerage for a \$125 million mixed-use hotel/condominium/marina project in St. Joseph, Michigan (Harbor Shores).

Ron Smith has worked with Ron Schults since 1985 on projects, including Harbor Village of Manistee, taking that underdeveloped industrial site to a \$95 million luxury, mixed-use marina/condominium resort from 1985 to 2003.

SUMMARY OF EXPERIENCE

Michigan
Leelanau County

- Managed sales of townhouse and building lots at Sugar Loaf Mountain Resort (ski, golf, tennis).
- Established general real estate brokerage office in the Village of Leland.
- Marketed upper market second homes and cottages on Lake Michigan and North Lake Leelanau.
- Developed small lot subdivisions.
- Redeveloped commercial buildings in the Village of Leland – adaptive reuse.
- Co-developed and marketed the Leland River Condominium in Village of Leland.

Grand Traverse Resort, Grand Traverse County (www.grandtraverseresort.com)

- Vice President Real Estate for Grand Traverse Resort. Large-scale (1,500 acres) project now comprised of three golf courses, including a Nicklaus Signature, extensive indoor sports facilities (tennis, racquet ball, lap and recreational swimming pools, fitness center), two hotel components (250 room mid-rise and 186 room high-rise), and retail space and resort real estate.
- Merchantable real estate development included approximately 500 condominium units, sites for custom single-family homes and 20,000 square feet of upscale boutique retail shops.
- Responsible for all aspects of real estate sales, retail space leasing and marketing.
- Managed nine condominium associations and an association of retail shop owners.
- Managed the Resort's 300 unit condominium resort rental program.

Harbor Village at Manistee Beach (www.manisteebeach.com)
Manistee, Michigan

- Property with Lake Michigan frontage owned by Diamond Crystal Salt Company.
- Master planned for phased development of a 150-250 slip marina with Lake Michigan access.
- Provided initial marketing consultation, product design input and selection of sales team.



- Initial vertical components primarily townhouse and stacked flat condominium units.
- Product offerings ultimately included a free-standing cottage component.
- Approximately 250 residential units built to date.

Island Harbor
Grosse Isle, Michigan

- Marina/condominium project in the Detroit area

Greater Chicago
The Cotswold
Dundee Road, Northbrook, Illinois

- Upscale residential project in the Chicago area

The Reserve at the Merit Club
Milwaukee Avenue, Libertyville, Illinois

- Free-standing semi-custom homes and custom home sites in conjunction with The Merit Club

City of Chicago
River Walk Lofts
Avondale Neighborhood

- Adaptive re-use of former manufacturing site (Hammond Organ) on Chicago's northwest side.

River Walk Townhomes
Avondale Neighborhood
Adjacent to River Walk Lofts

- Project included establishment of Mayor Daly's River Walk Plan in northwest Chicago, a canoe/kayak launch and an internal park area.

St. John's Park
Westtown Neighborhood
Adaptive re-use of former manufacturing site (statuary factory).

- Property proximate to the iconic St. John's Catholic Church.
- New construction 81 townhomes around internal courtyard park.

River Park North
Irving Park Neighborhood

- Adaptive re-use of former a food additive processing site on the North Branch of the Chicago River.
- New construction of 54 three-story townhomes.

The Commonwealth on Historic Prairie Avenue
Prairie Avenue Historic District

- Property adjacent to Mansions on Prairie Avenue townhomes.
- 37 four story townhomes with attached garages.

Melanie Ann Taylor
Director of Sales & Marketing-U.S. & Caribbean
Real Estate Broker U.S.V.I.
Real Estate Agent California

SUMMARY OF EXPERIENCE

Ms. Taylor has been in sales and marketing since the early 1980's. She began her sales career with Xerox Corporation where she was consistently made President's Club and was in the top 1% in the country. While working for Xerox, Melanie earned an M.B.A. in marketing from Fairleigh Dickinson University in Rutherford, NJ. Soon after, Melanie found great success as Vice President of the Midwest Sales & Marketing, for Clark-O'Neill a pharmaceutical marketing company in Carlstadt, New Jersey.

Her real estate experience started in St. Thomas, U.S. Virgin Islands where she began her career with The Ritz-Carlton, St. Thomas. The Ritz-Carlton St. Thomas development sold out 2 years ahead of projection, where Melanie was #1 in pre-construction sales and in owner referrals. She was also responsible for developing the marketing and sales strategy at John Foster Real Estate for the \$250 million mixed use mega-yacht marina/condominium/retail resort Yacht Haven Grande in St. Thomas, U. S. Virgin Islands. From Yacht Haven Grande Ms. Taylor was hired by Timber's Resort of Carbondale, Colorado as principal broker for pre-constructions sales of "The Preserve at Botany Bay", an exclusive 300 acre site with single family home sites, hotel, and Villas on the West End of St. Thomas. Melanie has a wealth of selling high end, mixed use and resort real estate for the Ritz-Carlton with pre-construction sales, and more recently at The Carneros Inn a Plump Jack Resort in Napa, California.

Clark O'Neill Direct Marketing Company, Carlstadt, NJ
Hired and managed the Midwest Sales & Client Service Teams.

The Ritz-Carlton St. Thomas, U.S.V.I
Launched pre-construction sales of the Ritz-Carlton Club Brand, via telephone and internet marketing.
#1 Salesperson in Owner Referrals and telephone sales.

Yacht Haven Grande, St. Thomas, U.S.V.I.
Developed the sales and marketing plan for a mixed use Mega Yacht Marina, Condo's & Retail Space.
Sold the highest cost, per square footage, of real estate at Yacht Haven Grande and in St. Thomas.

The Preserve at Botany Bay, St. Thomas, U.S.V.I.
Developed pre-sales strategy for a master planned community.
Principal Broker responsible for sales training, and sales for "on island" marketing.

The Ritz-Carlton Lake Tahoe, California
Launched pre-construction sales, as a Real Estate Sales Agent and responsible for all sales training.

"The Orchard" at The Carneros Inn, a Plump Jack Resort, Napa, California
Generated \$ 1.25M in fractional sales in 8 months with internet, telephone and linkage leads.

Michael Wood, Associate
Project Management
Edgewater Resources/Harbor Village

SUMMARY OF EXPERIENCE

Construction Management:

Michael Wood has been involved in all phases and areas of construction management for over thirty years. He has experience in industrial, commercial, institutional and high-end, single-family residential construction. He has worked as site superintendent, owner's representative, project manager and construction manager on numerous and wide-ranging projects from industrial to eight-figure institutional buildings to architecturally significant homes. He worked for the University Architects Office at Indiana University where he was involved in campus projects from program development to bid process to completion. His residential projects have been featured in prominent magazines and journals such as *Inland Architect* and *Architectural Digest* where his projects were featured on three different occasions. In 1994 he was recognized with a Distinguished Building Award by the Chicago Chapter of the American Institute of Architects for The Preserve Clubhouse in New Buffalo, Michigan, designed by Tigerman McCurry Architects. He enjoys all phases of construction from initial site development to completion and especially enjoys the collaboration with the design team in the solution of program details.

Real Estate Management:

Michael Wood was Director of Real Estate Management for a privately held national distribution company with annual sales in the high nine figures. In this position, he was responsible for six million square feet of commercial/industrial property in one hundred and twenty five locations in twenty two states. This portfolio was located from Boston MA to Los Angeles CA, from Seattle WA to Miami FL. He was responsible for lease administration, maintenance budgets, acquisition, disposition, and development and construction of new facilities. He reported directly to the CEO and CFO. In 1999, he guided this portfolio through a complex merger and was responsible for the disposition of remaining property helping to create double-digit returns to the shareholders. Thereafter, he worked as a consultant for various private equity groups in industrial real estate engaged in portfolio management where he assisted with target properties in 1031 Exchanges, among other things. He enjoys all aspects of real estate development from raw land acquisition, to entitlements, to planning and construction.

EDUCATION

Masters of Architecture
University of Illinois, Champaign-Urbana, 1993

Bachelor of Fine Arts
Central Michigan University, 1984

REGISTRATIONS

Registered Architect
State of Michigan

NCARB registered

Michelle M. Rumsa
Registered Architect

Michelle Rumsa has nearly 20 years of architectural planning experience. Her projects include residential, renovation, hospitality and commercial clients. Her experience range includes programming, schematic design, design development and preparing contract documents including code, barrier free and energy code compliance. She is an advocate for appropriate design solutions to meet each unique client need and budget.

While in graduate school Michelle spent a year in Versailles, France with the University of Illinois study abroad program where she gained an appreciation for culture, language and the interaction of art and architecture. She is active in the local community sharing architectural awareness and education by providing seminars for local middle school students several times a year.

RECENT PROJECT EXPERIENCE:**Inn at Harbor Shores**
Harbor Village at Harbor Shores, St. Joseph, Michigan
Architect of Record

Development of the 92 room, 9 story Inn at Harbor Shores. The program includes a full service restaurant, spa, indoor and outdoor pools, several event spaces, 92 hotel rooms and 14 condominiums with a rooftop deck. The building overlooks the St. Joseph River, the Paw Paw River and the new Harborage Marina. Key elements are strategic siting to take advantage of the river and Lake Michigan views, the integration of sustainable design strategies including materials selection, energy awareness, all designed within a vernacular coastal scale to compliment the resort community of Harbor Shores and the cities of St. Joseph and Benton Harbor.

Harbor House at Harbor Shores
Architect of Record

Harbor House is a series of three, five story, 22 unit condominium buildings in the Harbor Village at Harbor Shores development. Residential units range in size from 900 square feet, one bedroom to 1,500 square feet three bedroom units with upper floor lofts. Planning and programming includes multiple balconies for all units capturing extended views of the Golf Course and Harbor Shores and the St. Joseph River.

Racine Marina Renovation
Project Architect
Racine, Wisconsin

Renovation of the Marina boaters services spaces. Clients desire to refresh boaters amenities for the 400 slip marina on Lake Michigan. Renovations included a boaters services lounge, public restrooms, laundry facilities and the dock office with interior architecture, lighting, new flooring, colors and textures to enhance the resort experience.

Baer Residence
Design Architect

CLIENT: Dr. Russell Baer, Sawyer, Michigan

Three story, 4000sf., summer residence adjacent to Lake Michigan in Sawyer, Michigan. This renovated home in a rural setting is a minimalistic balance of forms and textures as a contrast to the naturally occurring undulation of the sand dunes surrounding the site. The home is integrated into the landscape creating a welcoming entry courtyard. Materials chosen to boldly emphasize the rectilinear forms include vertical galvanized siding and industrial sliding barn doors arranged to sculpturally co-exist with a random pattern of selectively placed rectangular window opening.

Edward C. Vandenack; BA, CHA

3041 Sehler Road, Conklin, Michigan 49403 • Cell: (616)212-7340 Fax (616) 743-5975

Highlights of Qualifications

- ** Strong organizational and supervisory skill
- ** Highly effective sales and marketing discipline
- ** Powerful oral and written communications technique
- ** Self-motivated, confident, and dependable
- ** Outstanding leader and team player
- ** Highly effective in sales and marketing
- ** Powerful oral and written communications skills
- ** Expert knowledge of P&L Statements
- ** Proven record of devising and maintaining Fiscal Budgets

Professional Experience

President and Senior Consultant

The Edge Hospitality Management, Inc.

719 West Randall

Coopersville, MI 49404

A hospitality management company that performs management consulting for limited service hotels throughout the Midwest.

President, Senior Consultant November 2004 to Present

- Producing and implementing Fiscal Budgets for 9 properties
- Devising and implementing Sales and Marketing strategies
- Conducting staff training sessions
- Conducting management training sessions
- Supervising all operations of 4 limited service properties of over 340 rooms

Michigan Hotel Management, Inc.

1232 I-75 Business Loop

Grayling, MI 49738

A hotel management company that operates, buys and sells limited service hotels throughout the Midwest.

Regional Director of Sales and Operations May 2004 to November 2004

- Coordinating conversion of 40 year old property to franchised Econo Lodge
- Recruiting and training of Hotel General Manager and hotel staff
- Producing and implementing Fiscal Budget for property
- Devising and implementing Sales and Marketing strategies
- Conducting staff training sessions
- Conducting management training sessions

Pinnacle Hospitality, Inc.

9040 Holly Road

Grand Blanc, MI 48439

A hotel development and management group that operates, buys and sells limited service hotels throughout the state of Michigan.

Regional Director of Sales and Operations September 2000 to May 2004

- Coordinating transition of ownership of newly acquired properties
- Responsible for hotel operations and marketing of 3 hotels throughout Michigan
- Recruiting and training of Hotel General Managers and hotel staff
- Producing and implementing Fiscal Budgets for each property
- Devising and implementing Sales and Marketing strategies
- Conducting management training sessions

AmeriHost Properties, Inc.
2355 South Arlington Heights Road
Arlington Heights, IL 60005

A hotel development, operations, management and franchise company that owns, builds, manages and franchises mid-priced hotels.

Regional Director of Operations 1999-2000

- Supervising 9 Hotel General Managers throughout Michigan
- Responsible for all hotel operations of 9 hotels throughout Michigan
- Recruiting and training of Hotel General Managers
- Producing and implementing Fiscal Budgets for each property
- Implementing Sales and Marketing strategies
- Conducting staff training sessions
- Conducting management training sessions
- Recruiting and training of Hotel General Managers

Area Director of Sales 1997 to 1999

- Design and coordinate sales and marketing strategies for 7 hotels in the Central and Eastern Michigan region
- Design and coordinate public relations strategies
- Mentor with General Managers on all sales and marketing activities
- Conduct sales and customer service seminars for front line staff
- Coordinate regional sales development activities

The Edge Marketing, Communications and Promotions, Inc.
124 South Van Buren
Green Bay, WI 54301

President/Owner 1991 to 1998

A marketing and public relations firm which works with small businesses helping to devise short and long term marketing strategies, define target markets, and implement public relations policies

- Responsible for all Marketing and Advertising strategies for up to 13 clients
- Produce marketing and advertising material for clientele
- Design and coordinate public relations strategies
- Prepare press releases
- Manage office
- Conduct sales and marketing seminars
- Liaise with media representatives
- Write, produce and edit Radio and TV commercials



EDUCATION

University of Akron, Ohio
B.S.B.A in Marketing

Attended University of Miami

PROFESSIONAL DESIGNATIONS

CERTIFIED RELOCATION
PROFESSIONAL (CRES)

SENIOR REAL ESTATE SPECIALIST
(SRES)

NATIONAL ASSOCIATION OF
REALTORS

NEW YORK STATE
ASSOCIATION OF REALTORS

GREATER ROCHESTER
ASSOCIATION OF REALTORS

SALES ASSOCIATE OF THE YEAR
FOR GREATER ROCHESTER
ASSOCIATION OF REALTORS,
1987

RECIPIENT OF MULTIPLE
SALESMAN AND
SALESMAN AWARDS

HALL OF FAME; RE/MAX
INTERNATIONAL, 1997

Robert D. King, Broker

Re/Max Realty Group
101 Canal Landing Blvd
Rochester, NY 14626

EXPERTISE

Robert D. King has been a broker with Re/Max Realty Group, In Rochester NY for the past 25 years and has been working in the real estate business for 41 years.

Bob was born in Rochester, New York, and graduated in 1968 from Greece Arcadia High School.

Bob was licensed in 1972 and associated with John C. Geisler from 1972 to 1981 and Wills Realty from 1981 to 1988. In 1988 Bob started Re/Max first and served as its owner until 2001. In 1977 he was awarded one of the Real Estate Board of Rochester's first Sales Master awards, and he has received this award each year since. In 1986 Bob received the Realtor Associate of the Year Award from the Rochester Board of Realtors. Bob has been a multimillion dollar producer since 1977 and in the last three years, Bob has sold in excess of \$12 million of real estate each year. He has also earned the Relocation Professional designation. In 2003, Bob earned his SRES designation, which stands for Senior Real Estate Specialist.

Bob is recognized as a dynamic, highly professional Realtor, providing the highest quality of friendly, personal and efficient service. He believes that in order to have a winning relationship with clients, a mutual goal must be established. Honesty, loyalty, understanding, accountability and creativity are essential. All these factors will contribute to an unusually high level of customer loyalty, repeat and referral business.

An extension of Bob's professionalism and service is found in his marketing team. Shelley King and Sue Britton are Bob's **Client Services Coordinators**. Shelley and Sue coordinate the day-to-day follow-up of your home purchase or sale, gather and communicate information during your home search or sale and are efficient, valuable resources during this process.

Steven P. Metzger, PE, CPESC

Steve has 18 years experience as a project and design engineer, and is the Director of Civil Engineering at LaBella Associates. His design background includes urban street reconstruction, stormwater management, water treatment and distribution, gas and electric distribution, and site development. His project work while at LaBella Associates has given him a strong background in technical report writing, budget development, design, specification writing, bid assistance, and providing technical services during construction.

Project Experience

City of Rochester/Monroe County Port Marina Redesign Rochester, NY

Project Manager responsible for the oversight of LaBella's efforts on this high profile redevelopment project. Mr. Metzger works closely with all stakeholders including the City, the County and the lead engineering firm, Edgewater Resources, LLC. Mr. Metzger will assist in providing engineering design for the Port's utility infrastructure, and realignment and reconstruction of adjacent roadways. Additionally, our firm will provide environmental consulting for slag and soil management, SEQR services, and architectural design elements.

City of Rochester/Monroe County Port of Rochester Harbor Improvements and Ferry Terminal Project Rochester, NY

Project Engineer for the coordination of seven subconsultants working on this multi-phased, multi-million dollar project. The project included: marine improvements, development of new city streets with utilities, landscape improvements, and construction of a ferry terminal / border crossing related to a fast ferry service to Toronto, Canada. Additional responsibilities included: development of the design report / environmental impact statement / environmental assessment, and bid documents for the all phases of the project.

City of Rochester, Midtown Redevelopment Plan Rochester, NY

Civil Engineering Project Manager responsible for identifying and assessing impacts to utility and roadway infrastructure as part of the development of the project's Environmental Impact Statement. Responsibilities included



Civil Engineer with 18 years of experience

- University at Buffalo : B.S. in Civil Engineering
- SUNY Potsdam: B.A. in Mathematics
- Professional Engineer: New York, Pennsylvania, North Carolina, Maine
- Certified Professional in Erosion & Sediment Control
- American Society of Civil Engineers Member
- National Society of Professional Engineers Member
- New York Water Environment Association Member

oversight of data gathering and mapping effort, followed by Utility Agency meetings to understand and document the physical impacts of demolition on below-grade utility infrastructure. Also considered and evaluated impacts of various proposed alternatives for redevelopment.

Sasaki Associates, City of Ithaca, Commons Redesign Ithaca, NY

Principal-In-Charge working with prime consultant, Sasaki Associates, for this Ithaca Commons Redesign. Utility work will include design of improvements to water mains, sanitary sewers, storm sewers, and City-owned electrical distribution (site lighting and electrical service to utility pedestals / bollards). Utility work will also include coordination of modifications / improvements to NYSEG gas mains, NYSEG power, Verizon communication ducts, and public pay phones (design by individual utilities).

Thomas Marchetti

Tom has served as a Construction Inspector for 25 years at LaBella Associates, working with a variety of clients to provide construction related services. He routinely provides construction management, administration, inspection and resident engineering services on construction projects. Tom specializes in construction inspection for municipal street reconstruction projects.

Project Experience

City of Rochester, Port of Rochester Harbor Improvements & Fast Ferry Terminal Rochester, NY

Tom served as the Resident Engineer/Office Engineer for this multi-phased, multi-million dollar project. The project includes marine improvements, development of new city streets with utilities, landscape improvements, and construction of a ferry terminal / border crossing and fueling facility related to a fast ferry service to Toronto, Canada. Mr. Marchetti was responsible for on site inspection, quantity computation, documentation and securing conformance with the contract documents.

City of Rochester, Erie Harbor East River Wall Rehabilitation Project Rochester, NY

Tom served as the resident engineer for this structural seawall reconstruction project. The project consisted of installing temporary coffer dams, removal of the existing wall down to the water level, installation of rock anchors down to bedrock, replacement of the structural concrete retaining wall, installation of railings, sidewalks (including stone pavers), utility relocations, street lighting, and park area landscaping. A new basketball court and playground equipment were also installed. Mr. Marchetti was responsible for on site inspection, quantity computation, documentation and securing conformance with the contract documents. Approximate project cost was \$5.2M.

City of Rochester, Lawrence Street Group Improvements Rochester, NY

Resident Engineer / Office Engineer that provided site inspection, quantity computation, documentation and securing conformance with contract documents.



Construction Inspector with 30 years of experience

- Brockport High School
- NICET Level III: Highway Construction
- OSHA Construction Site Safety Training Course
- OSHA Design & Operation of Work Zone Traffic Control Training Course

City of Rochester, Festival Site Improvements Rochester, NY

Resident Engineer for this two phase project. The first phase involved the installation of sanitary sewers, water mains, hydrants, electrical conduit, and transformer pads. The second phase involved the rehabilitation of the existing building and site development. Mr. Marchetti was responsible for on site inspection, contract coordination with Kend Management, Inc., quantity computation, documentation, approval of payments to contractors, and conformance with the contract documents. Approximate project cost was \$2M.

City of Rochester, Liberty Pole Way / St. Mary's Place Rochester, NY

Resident Inspector for this \$450,000 reconstruction project. This project involved storm sewers and structures, watermains and appurtenances, curbing, sidewalks, bituminous pavement, street lighting, landscaping and traffic control.

James W. Matzat, PE, CPESC

Jim has served as a Project Manager and Senior Civil Engineer on an array of projects specializing in hydrology, hydraulics, and related water resource issues. His 25 years of experience includes analysis/design of: sanitary and storm sewers, drainage studies, erosion control projects, regional stormwater management facilities for enhancement of water quality, infiltration/inflow studies, hydraulic studies for bridges, water distribution systems, and storm water management/detention pond design for site developments.

Project Experience

City of Rochester/Monroe County Port of Rochester Marina Development Project Rochester, NY

Lead Engineer responsible for the utility design for this redevelopment project. This project includes construction of a 100+ slip marina basin, support facilities, site amenities, and reconfiguration of adjacent roadways.

City of Rochester, Port of Rochester Harbor and Ferry Terminal Improvements Project Rochester, NY

Project Engineer responsible for facilities planning and design of storm and sanitary sewers. The project included renovation of a 56,000 sf structure into a customs terminal building with an adjacent 16,000 sf 3-story passenger link. Recipient of an AIA Design Excellence Award, ACEC Engineering Excellence Award, and NAIOOP Adaptive Reuse Award.

Sasaki Associates, City of Ithaca, Commons Redesign Ithaca, NY

Team Leader and Senior Civil Engineer working with prime consultant, Sasaki Associates, for this Ithaca Commons Redesign. Utility work will include design of improvements to water mains, sanitary sewers, storm sewers, and City-owned electrical distribution (site lighting and electrical service to utility pedestals / bollards). Construction phasing and MPOT are critical elements that will be incorporated into the overall design to minimize disruption to business operations and related pedestrian / vehicle access during construction.



Civil Engineer with 25 years of experience

- SUNY College of Environmental Science and Forestry at Syracuse University, School of Environmental Resource Engineering: B.S.
- Professional Engineer: New York
- Certified Professional in Erosion & Sediment Control
- American Society of Civil Engineers Member
- Water & Environment Federation Member
- New York Water Environment Association Member

Adelphia Comm., Commercial Site Development Coudersport, PA

Project Engineer for several commercial site development projects including a parking garage, corporate office buildings, and data center for a telecommunications company. Responsibilities included the design and preparation of site, utility, and grading plans; erosion and sediment pollution control plans and reports; storm water management plans and reports; and Joint Applications for USACE Section 404 Permit and PA Water Obstruction and Encroachment Permit.

Telcove, Site Development Projects Coudersport, PA

Team Leader for the development of a new 12,500 sf facility for a telecommunications company. Project included site development plans for the new facility, parking lot, stormwater management facilities, and off-site parking lots.

