

StoneArch Development & Construction

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EXECUTIVE HIGHLIGHTS:

STONEARCH DEVELOPMENT, INC.

We have been in the real-estate development and construction business since 1981. Every project that we undertake benefits from more than twenty-five years of engineering, development and construction experience. Because we develop for our own portfolio, we invest in quality and in our communities. Whether it is our projects or our relationships, we build for the long-term. Our investors and lenders also benefit from our commitment to quality and long-term investments.

Kenneth Cash, the president of StoneArch Development, Inc. has built and developed projects in Texas, North Carolina, Florida, Tennessee, Ohio, Arizona and Alabama. Our real-estate development operations track factors such as job creation, population growth and new commercial construction starts, to forecast new, strong markets. Our development strategy incorporates strategic locations, features and amenities that create value. As General Contractor, StoneArch Builders, LLC manages every aspect of design and construction. This gives us better control over quality, scheduling and costs.

STONEARCH BUILDERS LLC

StoneArch Builders LLC was incorporated into business to manage the design, development and construction of our multi-family projects. Our people have worked on projects with challenging designs, tight budgets and demanding schedules. We have been able to build straightforward relationships with clients, design professionals, suppliers and the trade contractors who have worked shoulder to shoulder with us on those projects.

As a result of our diverse construction experience, StoneArch Builders LLC has followed the trend toward total project and construction management. We place great value on the team aspect of construction, working with the lenders, architects, engineers and trade contractors, toward common goals; control of costs, schedule and quality. Because we recognize how important the “team” is to a project’s ultimate success, we emphasize clear and concise communication with all project team members throughout the project. Our clients benefit from our ability to provide a budget and coordinate a comprehensive design and specifications, to the required budget.

We combine the knowledge gained from 25 years of direct, hands-on, construction field experience with that of a project management team that is proficient in the application of today’s management/control systems and new construction techniques. Because of this combined expertise, we know how to plan during the pre-construction phase. We posses the ability to set a course of action and redirect or adjust it when conditions change. We consider ourselves to be a unique organization that can deliver and meet the high expectations of our clients.

We speak the language of architects and engineers as well as that of trade contractors and regulatory agencies. Because of the large volume of construction purchases that we have made over the years, we know what things should cost and how to get the best prices. Above all, we know how to think like an owner, and therefore, how to represent one. Every contract we negotiate, every alternative we recommend, and every change order we issue is done as if we were standing in the owner’s shoes. What this means to our clients is that we are able to identify and implement prudent solutions on their behalf, and they can trust our commitment to do so.

OUR CORPORATE MISSION:

We are committed to:

- Providing the best quality, location and amenities within our industry.
- Meeting or exceeding the expectations of our residents, clients and partners.
- Developing and building residential communities that will stand the test of time.
- Creating the highest quality product at the lowest cost possible to maximize the return for our investors.
- In summary, we are committed to teamwork, honesty, loyalty, discipline, diligence and dedication to excellence in everything that we do.

OUR CORPORATE GOALS:

- To develop and build the most innovative and cost effective multi-family communities, within the market place.
- To utilize the most talented people in the industry to ensure the most effective design, construction and property management.
- To work as a team with our development and construction partners, to create long term alliances.
- To use innovative and practical applications of construction methods to provide superior quality multi-family developments for all of our clients.

OUR PEOPLE:

Kenneth G. Cash

President

Mr. Cash is responsible for our project management, cost estimating, coordination of architects and engineers, development of plans and specifications, cost control and the coordination of all phases of our real-estate developments. Dealing directly with construction lenders, Mr. Cash coordinates the development budgets and the implementation of monthly draws and job cost accounting. Prior to forming StoneArch Builders LLC, Mr. Cash acted as Vice President of RCI Constructions for eight years. He has managed construction and engineering operations since 1985. His experiences with the Hanover Company included construction project management, predevelopment coordination and implementation of improved construction procedures, for the development of investment grade, class “A” apartment communities. Mr. Cash has guided the development and construction of 15 apartment communities consisting of 4,640 units throughout the United States. In addition to new multi-family construction, his experience also includes single-family homes, townhomes, commercial and industrial development, construction and engineering. Mr. Cash holds a Bachelor of Science in Construction Management from the University of Cincinnati and has completed construction projects in 9 states.

David Russell
Construction Management & Development Consultant

Mr. Russell has been coordinating the development and construction of multi-family housing for 11 Years. David also coordinates financing, design, construction and property management operations, and is member of the general partner on six different apartment communities. David has proven and successful experience in:

- Development & Construction Management
- Design & Permit Coordination
- Product Specifications Development
- Cash-flow projections
- Vendor & Subcontractor Selections
- Contract Management
- Managerial Accounting
- Employee relationships
- Project design & Specifications
- Project Manager

Gary Fairchild
Senior Project Manager

Mr. Fairchild has been influential in the site and multi-family construction industry for over thirty years. He is currently in charge of all field operations for StoneArch Builders LLC. Not only is Mr. Fairchild proven in project management, he has a strong background in facility design and is highly proficient in developing and implementing renovation programs.

Mitch Bailey
Project Supervisor

Mr. Bailey has been affiliated with the construction industry for over twenty five years. He is currently in charge of ensuring quality control and coordination of scheduling of all trades and vendors.

Paula Barrera
Office Manager

Mrs. Barrera has been working in the construction industry for over twenty years in positions with increasing responsibilities in contract administration, purchasing and supervision. Her experience also includes site feasibility studies, development of training manuals, division policies and procedures.

Rosemary G. Cash
Project Administrator

Mrs. Cash provides support for our due diligence, accounts payable and other office administrative functions. Rosemary holds a bachelor degree from Duquesne University and she graduated in 1987. She worked as a teacher from 1988 to 2003 and has been working for StoneArch Development since 2005.

Susan Morelli
Accounting

Ms. Morelli has worked as a business accountant and assistant to CPA's for fourteen years. Her experience in financial accounting procedures has been valuable in coordinating our accounting records with our corporate CPA's and partnership accountants.



STONEARCH

DEVELOPMENT

&

CONSTRUCTION

APPENDIX
RESUMES

Kenneth G. Cash - President

SUMMARY

Mr. Cash is a real-estate developer and builder, with twenty-three years of experience successfully developing and building multi-family, single-family and commercial real-estate projects. He engineers and manages his projects to obtain the highest possible quality at the lowest possible cost. His technical and financial experiences have allowed Mr. Cash to both develop and build projects with superior locations, features and amenities.

PROFESSIONAL EXPERIENCE

STONEARCH DEVELOPMENT, INC. / STONEARCH BUILDERS - Houston, TX — Oct 2005–Present
President

- Real-estate developer and builder of high quality multi-family apartment communities.
- Financial coordinator, devoted to creating value and quality for his investors and partners.
- Construction manager and land development specialist.

RCI CONSTRUCTION, LLC. & ROBINSON CAPITAL & INVESTMENT – Houston, Texas — Feb 1998 – Oct 2005
Vice President

- Managed the development and construction process from site acquisition through construction.
- Produce maximum profitability while completing projects ahead of schedule and with strict quality control.
- Started-up a new construction company, hired all employees, vendors, subcontractors and consultants.
- Finished apartment projects ahead of schedule and under budget.

THE HANOVER COMPANY - Houston, Texas — Jan. 1996 – Feb 1998
Project Manager / Pre-Development Coordinator

- Managed development, design and construction of luxury apartment projects from $15-$22 million.
- Coordinated engineering, architecture, permitting, assessment fees, subcontractors and suppliers.
- Produced more than the anticipated profit on new apartment construction projects.
- Built projects on schedule with attention to detail and quality.

AMERICAN INTERNATIONAL CONSTRUCTION, INC. - Houston, Texas — Jan 1995 - Jan 1996
Construction Project Manager & Estimator

- Managed land development, design and construction of commercial building development.
- Estimated construction, design, permit and development costs.
- Reduced project costs and increased productivity by improving subcontractor competition and selection.

PERRY HOMES - Houston, Texas — Jan 1993 – Jan 1995
Construction Superintendent / Project Manager

- Coordinated construction and warranty service of new homes and town homes from the $130s - $260s.
- Managed subcontractors, materials, labor, scheduling and quality control.
- Administered payroll, contracts, invoices, change orders and purchase orders.

M. W. KELLOGG (KELLOGG, BROWN & ROOT) - Houston, Texas — 1990 - 1993
Project Engineer

- Monitored equipment deliveries, concrete pours, structural steel installation and building finish work.
- Supervised the distribution of engineering documents and improved monitoring procedures.
- Executed subcontractor and vendor back charges in excess of $450,000 through quality management.

Project Cost Control Analyst

- Performed cost predictions, estimates and cash flow analysis; monitored project costs and man-hours.
- Produced client approved changes orders that increased project revenue in excess of $12 million.
- Improved project management control by creating database and spreadsheet programs.

R.E. SCHWEITZER CONSTRUCTION COMPANY - Cincinnati, Ohio 1985 - 1989

Estimator / Assistant Project Manager

- Developed new commercial construction and renovation projects through competitive General Contractor bids.
- Created computerized quantity take-off's for excavation, concrete, carpentry, interior finish work and other general contractor performed items.
- Obtained subcontractor, material and equipment pricing which reduced project costs.

Assistant Superintendent

- Established foundation, column and beam locations; increased construction accuracy and quality.
- Shot elevations for subcontractors using a laser level; calculated excavation and concrete quantities.
- Supervised construction sites while performing concrete forming, rough carpentry and excavation work.

LOCKWOOD JONES & BEALS CIVIL & STRUCTURAL ENGINEERS - Kettering, Ohio 1984 - 1985

Engineering and Construction Surveyor

- Surveyed property and building projects, developed site plans and performed exploratory surveys.
- Set subdivision property corners, lots, streets, excavation line, grade, cut and fill.
- Laid-out building foundations, streets, signs, sidewalks, curbs and utilities.

GERALD CASH CIVIL ENGINEERING & SURVEYING CO. - Centerville, Ohio 1978 - 1987
Land and Construction Survey Technician

- Surveyed properties, building projects, performed topographic surveys and percolation tests, part time while in middle school, high school and college. Helped to build new custom homes and performed construction labor work, while learning about construction methods, civil and structural engineering and design.

EDUCATION

Post-graduate studies in real-estate, finance, project management, accounting and computer systems.

UNIVERSITY OF CINCINNATI, Cincinnati, Ohio:
Construction Management - Bachelor of Science 1990
Civil Engineering - Associate of Science 1988

Project Summary

Multi-Family Projects	# of Units	Location
Stonehaven Apartment Homes	192	Houston, TX
Baypointe Apartments	236	Webster, TX
Fairlake Cove Apartments	200	Houston, TX
Northland Woods Apartments	280	Houston, TX
Longboat Key Apartments	272	Houston, TX
Copperwood Ranch Apartments	288	Houston, TX
Bellfort Pines Apartments	248	Houston, TX
Sundance Apartments	176	Harlingen, TX
Cabo Del Sol Apartments	136	Tucson, AZ
La Posada Apartments	136	Tucson, AZ
The Colony Apartments	56	Albertville, AL
The Veranda Apartments	88	Killeen, TX
Waterford Crossings Apartments	300	Nashville, TN
Waterford Forest Apartments	384	Cary, NC
Churchill on the Park Apartments	448	Dallas, TX
	3,462 units total	

Single Family Town Home Projects	# of Units	Location
Near-Town, 2-5 unit town houses	22	Houston, TX

Single Family Homes	# of Homes	Location
Katy Texas	17	Katy, TX
NW Harris County	8	Houston, TX
Kingwood Area	5	Houston, TX
Memorial Area	2	Houston, TX
Spring Branch Renovation	1	Houston, TX
Conroe Custom	1	Montgomery, TX

Commercial Projects	Type of Project	Location
The Storage Connection	Mini Storage Warehouse Complex	Port St. Lucy, FL
Private Storage Solutions	Mini Storage Warehouse Complex	Houston, TX
U-Haul Self Storage	Mini Storage Warehouse Complex	Charlotte, NC

Civil Engineering / Surveying Projects	Type of Project	Location
2 Prestige Plaza	Office Building	Dayton, OH
Cranes Run Road Subdivision	Housing Subdivision	Miamisburg, OH
Furrow Building Materials	Retail Warehouse	Centerville, OH
Miller Valentine Corporate Office	Office Building	Dayton, OH

David W. Russell – Construction Management Consultant – StoneArch Builders LLC

SUMMARY

11 Years of increased responsibility and exceeding professional expectations, with proven experience in:

- Development & Construction Management
- Design & Permit Coordination
- Product Specifications Development
- Cash-flow projections
- Vendor & Subcontractor Selections
- Contract Management
- Managerial Accounting
- Employee relationships
- Project design & Specifications
- Project Manager

PROFESSIONAL EXPERIENCE

StoneArch Development / StoneArch Builders / The Property Group June 2003 - Present

The Property Group, founded in 1988, is a Houston based real-estate brokerage and development firm. This group has developed multifamily communities in five states, along with condominium properties and light retail. The current portfolio consists of six apartment properties and one condominium property. From 2004-2006 we constructed over 1,200 multifamily units totaling $103,585,525. Currently working for StoneArch Builders as a member of the construction management consultant and an owner's representative.

Project Manager June 2004 – Present

Responsible for the feasibility studies, property design, finance implementation and construction management on multifamily communities using low-income housing tax credits and public bonds.

- Completed property acquisition, design and construction in 14 months on a 192 units apartment community, an $18 million transaction
- Responsible for managing the financing, design and engineering teams
- Supervised construction of 224 units, completing the development in 16 months
- Completed 844 apartment units in 30 months.

Development Analyst June 2002 – Present

Responsible for financial analysis, due diligence and construction management for new construction communities.

- Completed financing on 452 units, totaling over $38 million
- Completed construction on 228 units, 12 months after date of transaction closing
- Responsible for all construction management
- Lead property design team

EDUCATION Bachelor of Science - Texas State University

PROJECT SUMMARY

Name	Type	Units	Year	Location
Chisholm Trail Apartments	Garden Style	228	2004	Houston, TX
Montgomery Pines Apartments	Garden Style	224	2004	Porter, TX
Atascocita Pines Apartments	Garden Style	192	2005	Houston, TX
Canal Place Apartments	Low-Rise Podium	200	2006	Houston, TX
Autumn Pines Apartments	Garden Style	252	2007	Houston, TX

SUMMARY

Over thirty years of experience in all phases of construction supervision, development and project management on single-family homes and multi-family housing projects. Strong background in facility design, scheduling and budgeting. Highly proficient in developing and implementing regional and nationwide construction management programs.

PROFESSIONAL EXPERIENCE

STONEARCH BUILDERS LLC - Houston, Texas 2008 to Present

Senior Project Manager

- Manage and coordinate Architect, Civil, MEP and Structural Engineers and Contractors
- Oversee plans and material to ensure feasible schedules and to meet construction deadlines

THE MORGAN GROUP - Houston, Texas 2006 to 2008

Project Manager

- Took over two projects in progress assuring accuracy and timeliness of materials, plans and installation by contractors
- Responsibilities included coordination of Architect and Engineers for final plans for construction

DMC BUILDING COMPANY - Houston, Texas 1996 to 2006

Senior Development Manager

- Negotiate real estate documents and consultant contracts
- Handle preliminary site suitability, review of site planning, value engineering and cost estimating
- Hiring of engineers, architects and specialty study firms

CHANCELLOR BUILDERS - Houston, Texas 1978 to 1996

Senior Construction Superintendent

- Handle complete construction of 184 unit apartment complex
- Coordinate rehabilitation to a 240 unit apartment complex
- Developed and implemented a major rehabilitation program to a private residence in excess of $800,000

VARIOUS SINGLE AND MULTIFAMILY BUILDRERS - Houston, Texas 1970 to 1978

Construction Superintendent

Worked for Trendmaker, Greenmark, W.Q. Real Estate, Gray Construction, Randall Davis Company and E.E. Reed

- New construction and major rehabilitation
- Managed all phases of construction from clearing stage to completion of project
- Interaction with contractors and vendors to ensure quality work and adherence to schedules

EDUCATION

Sam Houston State, Huntsville, TX – General Business

Houston Community College, Houston, TX – Construction Technology & Estimating, Blue Print Details, Real Estate and Real Estate Inspection

Project Summary

Name	Units	Location
Eagle Creek Apartments	228	Houston, TX
Park Place Apartments – Phase I	175	Austin, TX
Park Place Apartments – Phase II	175	Austin, TX
Lakes @ 610	272	Houston, TX
W. Alabama Apartments with Parking Garage	176	Houston, TX
Dakota Lofts – Rehab	84	Houston, TX
West Hollywood – Condo	28	Hollywood, CA
Iron Rock Ranch	248	Austin, TX
Sacramento Apartments	172	Sacramento, CA
Arnez Condo Complex	14	Los Angles, CA
Hayes Condo Complex	14	West Hollywood, CA
3636 Richmond	328	Houston, TX
Hawkins Street Apartments	332	Charlotte, NC
Howard Lane Apartments	350	Austin, TX
San Antonio Apartments	184	San Antonio, TX
Hobby Place Apartments – Rehab	240	Houston, TX

Student Housing Projects

Sterling University Village	220	College Station, TX
Sterling University Springs	152	San Marcos, TX
Sterling University Plains	144	Ames, IA
Sterling University Canyon	192	Austin, TX
Sterling University Pines	144	Statesboro, GA
Sterling University Lodge	156	Laramie, WY
Sterling University Meadows	156	Kalamazoo, MI
Sterling University Trails	144	Columbia, SC
Sterling University Riverside	156	Cayce. SC
Sterling University Mills	120	Cedar Falls, IA
Sterling University Place	144	Charlottesville, VA
Sterling University Student Housing	168	Riverside, CA
Sterling University Davis	132	Davis, CA

Mitch Bailey – Project Supervisor

SUMMARY

Over twenty five years experience in all phases of construction supervision and project management on commercial, retail, office, residential hi-rise and multi-family housing projects.

PROFESSIONAL EXPERIENCE

STONEARCH BUILDERS LLC - Houston, Texas 2008 to Present

Project Supervisor
- Coordinate with consultants and contractors for expeditious and accurate solutions
- Provide support and general supervision for field personnel

TRIBBLE & STEPHENS CONSTRUCTORS - Houston, Texas 2006 to 2008

Senior Project Manager
- Correspond with consultants and contractors for expeditious and accurate solutions
- Prepare requests for proposals to engineers, architects, contractors and other consultants

MRB CONSULTING - Houston, Texas 2003 to 2005

Project Management, Predevelopment & General Supervision
- Responsible for site suitability, due diligence requirements and site supervision.

DMC BUILDING COMPANY - Houston, Texas 1997 to 2003

Project Manager and Predevelopment
- Attend and manage approval meetings, presentations and conferences
- Develop and maintain relationships with local and state jurisdictions

THE HANOVER COMPANY - Houston, Texas 1995 to 1997

Project Manager
- Routinely monitor quality workmanship of contractors
- Routinely monitor safety compliance policies and procedures.

GABLES RESIDENTIAL - Houston, Texas 1993 to 1995

Project Superintendent
- Complete responsibility of single-family residential projects.
- Serve as primary representative for the project

LATIGO CORPORATION/SOUTHWAY CONSTRUCTION - Houston, Texas 1981 to 1993

Director of Construction
- General management of commercial, retail and office/residential hi-rise development.
- Document and take action on items in the projects best interest

EDUCATION

Durham Technical College , Houston, TX
Angelina Junior College, Lufkin, TX
Houston Community College, Houston, TX
Texas Real Estate License and Commercial Real Estate Appraisal Certificate

Project Summary

Name	Units	Location
Creekwood Ranch – Tax Credit	160	Victoria, TX
Creekside Place – HUD	216	Thornton, CO
The Trestles	188	Stafford, TX
The Bridges of Eldridge	224	Houston, TX
Heights @ Madison Park – Condos	60	Houston, TX
Patterson Townhouses	16	Houston, TX
Parmer/Metric Apartments	192	Austin, TX
Lamar Student Apartments	168	Beaumont, TX
Sevilla Place – Condos	60	Phoenix, AZ
Deerbrook Apartments	274	Houston, TX
Lodge on the Parkway	286	Houston, TX
Waterford Square II	180	Charlotte, NC
Woodway Trinity Centre	432	Fairfax, VA
The Vinyard Apartments	216	Germantown, TN
Waterford Square Apartments	224	Charlotte, NC
Metropolitan Uptown Apartments 4 Levels with Garages & Elevators	318	Houston, TX

Student Housing Projects

Sterling University Peaks	192	Boulder, CO
Sterling University Greens	156	Norman, OK
Sterling University Canyon	192	Austin, TX
Sterling University Riverside	156	Cayce, SC
Sterling University Village II	48	College Station, TX
Sterling University Mills	120	Cedar Falls, IA
Sterling University Place	144	Charlottesville, VA

Commercial/Retail

Sonat Tower	Interior Build-Out	Houston, TX
100 Wilshire	Rehab GTE Bldg.	Santa Monica, CA
Colorado Place	2 Floor Retail/Restaurant	Los Angeles, CA
7700 San Felipe	6 Floor Office Bldg. Rehab	Houston, TX
1800 Bering	2 Floor Office Bldg. Rehab	Houston, TX
1776 Yorktown	8 Floor Office Bldg. Rehab	Houston, TX
Pinemont Professional Center	2 Floor Medical Bldg.	Houston, TX
Walmart/Brookshire Bros.	Retail Complex	Livingston, TX
One Northwind Plaza	8 Floor Office Bldg.	Houston, TX

Paula Barrera – Office Manager

SUMMARY

Twenty years experience in multi-family contract administration, purchasing, site feasibility studies, supervision, development of training manuals, division policies and procedures.

EXPERIENCE

STONEARCH BUILDERS LLC - Houston, Texas 2008 – Present

Office Manager
- Contract administration
- Liaison with Lenders, Architects, Engineers, Contractors and Subcontractors
- Establish policies and procedures

SIGMA MARBLE & GRANITE - Houston, Texas 2007 – 2008

Assistant Project Manager
- Prepared Sub-Contractor Pre-Qualification Applications
- Coordinated Safety training per Contractor requirements
- Performed compliance with construction contracts regarding Bonds and Certified Payrolls

PERSONAL TIME Houston, Texas 2006 – 2007

- Personal time to care for terminally ill parent.

GRAY ELECTRIC - Houston, Texas 2004 - 2006

HVAC Manager
- Management and coordination of estimating, purchasing and field operations

GRAY ELECTRIC - Houston, Texas 2003 to 2004

HVAC Division Coordinator
- Start up team member in an HVAC division in an established multi-family electrical company

THE DINERSTEIN CORPORATION - Houston, Texas 1999 – 2003

Development Coordinator
- Management, coordination & planning with Architects, Engineers, City & State agencies from site suitability to permitting process.

THE DINERSTEIN CORPORATION - Houston, Texas 1998 to 1999

Training Coordinator
- Developed field training procedures, hired jobsite assistants and trained and coordinated same on construction and accounting procedures.

THE HANOVER COMPANY - Houston, Texas 1998 to 1998

Jobsite Coordinator
- Managed jobsite office