



A) Firm information and Development Qualifications

- 1) FD Construction Consulting was established in October 2010, with over 75 years of cumulative experience, the owner and his team have worked in several ground up developments throughout the state of Florida, from Boynton Beach to Homestead over 1000 units were built under the direct supervision and license of Gery Fernandez Davila.

FD is a Limited Liability Company and registered as an "S" corporation, business is located within Pompano at 1090 SE 3rd Street, Pompano Beach Florida 33060, Gery Fernandez has an AA in architecture, a BS in Construction Management and holds a General Contractor's license since 2007, however he has been involved in the construction and development industry since 1992.

We already have filed and registered an entity that will be used for the purpose of developing and building the project. Solstice Townhomes LLC will be the Developing Company while FD Construction Consulting will be the General Contractor in the project. Solstice has two partners, Raul Scherrer (50%) and Carlos Gerardo (Gery) Fernandez (50%) partners in the proposed development, we also have investors that will participate as equity partners in the development.

- 2) The development team will be led by Gery Fernandez-Davila, supported by our VP of public relations and development Mikelage Olbel. Field operations will be run by Jerry Uvari, Jerry has over 35 years of field and hands on construction experience throughout the tri County area (Dade, Broward and West Palm Beach). Our day to day construction superintendent will be Wilfredo Calzadilla, structural engineer by profession he is detailed oriented and will ensure that project is delivered on time and with outstanding quality. Please see attached organizational chart and also resumes included in presentation.

Our architect will be Austin Fox Architecture, with his MEP, Structural and Civil Engineering team will ensure that all zoning, engineering and building department requirements are met. He is familiar with the City of Pompano Beach and has been the key person in obtaining all of our approvals in phase I of The Solstice Townhome project.

- 3) Our investors are ready and willing to move forward with phase II and are eager to help us obtain our approvals so we can move forward with this proposal. Attached please find financial statements from EMS site development, Xena Girl, and FD Construction Consulting LLC. As a team we are ready to take on this development and convert it into a family-oriented townhome community.
- 4) Please see attached list of projects completed under the GC license, also information regarding the last three projects that were just completed or about to be completed, construction cost on these projects is around \$15,000,000. Pictures and a brief project description are attached.
- 5) Please see below names and contact information of the owners of the most recent projects.

Anthony Mondazze	Progressive Point Apartments	954-931-4182
Gustavo Lopez	Custom Home Parkland	954-955-0429
Patricia Vasquez (Royal Legacy LLC)	Duplex Ft Lauderdale	954-804-2530

- 6) At this time there are no legal or administrative actions against FD Construction LLC, Solstice Townhomes LLC or any individual associated with these entities. Also there are no outstanding pending litigation processes with any entity or principals of the entities associated with this development, in addition to that none of the principals related to this development have been indicted or convicted of any felonies.

B) Market/Financial Feasibility and Financial Qualifications/Capacity

- 1) Proforma is attached.
- 2) Financials attached
- 3) Commitment letters attached (Phase II and Phase III)

B) Project Design/Development Concept.

- 1) This project is a continuation of Solstice Townhomes, two story three and two bedroom townhomes for sale, contemporary design, custom quality finishes, these phases will complement the new development to the north and add to the beautification of Dixie Highway corridor.

- 2) Please see attached site plans for phase II and phase III
- 3) Please see attached proposed floor plans and renderings.
- 4) Please see attached table from Austin Fox Architecture.
- 5) Please see attached development and construction timeline.
- 6) Proposed townhomes are two story unit with a 24' maximum height, no height variances will be required.
- 7) Project will require a variance for the west landscape buffer to match the property on the north side, it will also require a right of way abandonment on the West side of Dixie Highway.
- 8) Project will require allocation of residential Flex units.

C) Fiscal Impact

- 1) Proposed purchase price of land will be \$275,000 (Two hundred and seventy-five thousand 00/100 dollars)
- 2) Please see attached proposed construction budget.
- 3) Estimated tax value for townhome units will be around \$385,000