



Following is a partial list of properties we have been involved with as principals from 2001 to the Present:

- Purchased/Site-planning/Platting/Permitting – In May 2001 contracted to buy 66 Acres for \$3,000,000, subject to rezoning, site plan & tentative plat approvals (included lake approvals) for a 249 Single Family community located at SW 87th Avenue and SW 208th Street, Miami-Dade County, Florida. Received all approvals in May 2002, sold our Contract to local homebuilder for \$6,200,000 and closed sale in October 2002.
- Purchased/Site-planned – In May 2001 purchased a 72,000 sq. ft. commercial parcel (includes a Denny's Restaurant) for \$1,800,000, located on Hwy US 1 and SW 102nd Street, Pinecrest, Florida. We have site planned the property and permitted for the construction of approximately 16,500 square feet of retail and office space. We subsequently sold the property for \$4,050,000.
- Purchased/Site-planned/Platted – 35 +/- acres located on Old Cutler Road & SW 224th St. Contracted to buy in January 2001 for \$2,100,000, subject to zoning approval for 300 Townhouse units; obtained said approvals in February 2002, and, resold the property to a Miami-Dade County, Fl. homebuilder in May 2002 for \$4,000,000.
- Purchased/Zoning/Site-planned/Platted – 57 Acres located on SW 224th Street and the Florida Turnpike, Miami-Dade County, Florida. Contracted to buy in April 2002 for \$1,200,000, subject to zoning approvals for 208 single family lots; obtained approvals in November 2002, and, resold the property to a Miami-Dade County, Fl. homebuilder in May 2003 for \$4,300,000.
- Purchased/Zoning/Site-planned/Platted – 25 Acres located on SW 232nd Street and the Florida Turnpike, Miami-Dade County, Florida. Purchased property in May 2003 for \$800,000. In March 2004, contracted to resell the property to a Miami-Dade County, Fl. homebuilder for \$6,000,000. Sale closed in May 2005.
- Purchased/Zoning/Site-planned/Platted – 9.9 Acres located on SW 288th Street & SW 135th Ave., Miami-Dade County, Florida. Contracted to buy in August 2002 for \$800,000, subject to zoning approvals for a 114 Unit Apartment Community; obtained approvals in December 2002, and, resold the property to a Miami-Dade County, Fl. homebuilder in February 2003 for \$1,300,000.
- Purchased/Site-planned/Develop – 5 Acres located at Sample Road & Coral Ridge Drive Coral Springs, Florida. Purchased the property November 2002 for \$700,000. Sold project to Publix Supermarket for \$3,250,000.
- Purchased/Zoning/Site-plan/Plat – 157 Acres located on SW corner of Military Trail & Hood Road, Palm Beach Gardens, Florida. Purchased property in December 2002 for \$11,000,000. In March 2003, contracted to resell the property

- to MI Homes (a NYSE listed homebuilding company) for \$25,000,000, subject to zoning/site planning for a 400+/- unit residential community. MI Homes paid for all zoning entitlements. Closed on sale of the Property in November 2004 and used the proceeds for a 1031 exchange purchase of 800 ± acres in Volusia County.
- Purchased/Zoning/Site-planned/Platted – 197 Acres located adjacent to the Lakeland Square Mall on I-4 & SR 98, Lakeland, Florida. Contracted to buy in February 2002 for \$4,900,000, subject to zoning approvals for 500 Single Family Lots, 325 Multi-Family Units & 150,000 SF Commercial Retail Use; obtained approvals in July 2003, and, sold our contract to MDG, Inc. (a Tampa, Fl. land developer) in February 2004 for \$6,300,000.
 - Purchased/Zoned/Site-planned – 644 Acres located north of Sleepy Hill Drive and across the street from the 197 Acre property adjacent to I-4 and SR 98 in Lakeland, Florida. Contracted to purchase the property in November 2003 for \$5,500,000 subject to zoning and site plan approval. We obtained zoning and site-plan approval for 623 single family lots and contracted to sell the property to Avatar Homes for \$10,280,000. Closed with Avatar March 2005.
 - Purchased/Site-planned– 15.5 Acres located on the NE corner of the Florida Turnpike & SW 288th St., Miami-Dade County, Fl. Contracted to buy in February 2002 for \$3,000,000, subject to site plan approvals for a 150,000 SF Commercial Retail Center together with (3) 1 acre +/- outparcels; obtained approvals in July 2003, and sold our contract to a commercial developer in November 2003 for a \$5,000,000.
 - Purchased/Zoned/Site Planned/ Permitted - Sebastian Park PD, Indian River County, Fl. We contracted to buy this 160 acre property for \$3,920,000 in May 2003, and closed on said parcel in January 2004. We rezoned and obtained site-plan approval, platting, civil engineering, wetlands and drainage permits and land development permits in January 2007, for 400 single family lots located on Wabaso Road (CR 510) and 86th Avenue, Indian River County, Fl. We are currently marketing this property to homebuilders.
 - Purchased – 392 Acres located at the Northeast corner of I-95 and CR 512 in Indian River County, Florida November 2004 for \$4,500,000. We have site plan approval and have annexed the property into the City of Fellsmere and are pursuing land development permits with the ACOE, SJRWMD and other various agencies. We anticipate as a mixed use project with 650-700 residential units and 45± acres of commercial frontage along CR 512, with the flexibility of reducing residential acreage and adding additional commercial acreage.
 - Purchased/Site-planned – 26 Acres in the City of Fort Pierce, Florida. We contracted to purchase the property June 2004 for \$3,000,000. We site-planned the property as a mixed use project including townhouses and commercial outparcels and contracted to sell for \$5,250,000 in December 2004 to Ark Equity Group. We concluded a simultaneous closing January 2005.

- Purchased - 800± Acres located at the Northeast corner of I-95 and SR 44, in Volusia County, Florida January 2005 for \$20,000,000 plus Oil Gas and Mineral Rights for \$3,000,000. We are currently prosecuting zoning, PD Site-Plan approval for approximately 1,365 residential units and 41 acres of commercial fronting SR 44 and annexation into the City of New Smyrna Beach.
- Purchased - 161± Acres located on Old Lucerne Park Road West of US 27 in Winter Haven, Florida April 2005 for \$5,120,000. We zoned and obtained site plan approval for 340 single family home-sites. Sold to KB Homes (a NYSE company) for \$9,010,000 in November 2005.
- Purchased – 11.5± Acres located at the Southeast corner of Fiske Boulevard and Roy Wall Road in Rockledge, Florida July 2005 for \$2,900,000. We site planned the property for 104 Townhouse units and a 20,500 sq. ft. commercial plaza.
- Purchased – 2.23± Acres on Billy’s Creek with Caloosahatchee River views, located at 2880 – 2890 Palm Beach Boulevard in Fort Myers, Florida. We obtained PD approval for a 130 unit - 7,000 sq. ft. commercial mixed use project.
- Purchased – 80,000± Square Feet RV Park and Hotel, located at 97680 Overseas Highway, Key Largo, Florida June 7, 2006 for \$5,550,000. We are currently establishing our entitlements for up to 46 transient units to build a hotel – condo/hotel project.