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## *Principal Developer's Biographies and History of Projects*

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*Bob Horian (President), after creating and operating a highly successful manufacturing facility in Central Florida employing over 1000 people, he turned to Real Estate Development. Bob has initiated numerous projects in the residential housing market and expanded to create a number of high profile retail commercial developments. He has been acknowledged on numerous occasions by the Seminole County, Florida Board of Commissions for having created considerable capital investments and job creations, both large and small and acknowledged for having made major contributions to the economic well-being of the entire area.*

*Ron Semans (Vice President), after graduating from the University of Florida and excelling in both Finance and Technology careers, he turned to Real Estate Development as well. Ron has managed the operations and finances for numerous companies. He currently manages the Operations and Finances for the development companies as well as acting as the company's Licensed Real Estate Broker and Building Contractor.*

*Some of our projects are:*

- ★ Construction and Management of Gateway at Riverwalk a World Class Mixed-Use development on Lake Monroe in Sanford, Florida with four 6 Story condominium towers, consisting of 247 luxury residential units(543,000 square feet) and 13,000 square feet of upscale retail and office space.*
- ★ Construction and Management of Regal Pointe Park an Mixed-Use Urban-infill development consisting of 80 condominium units, 39 town home units plus 35,000 square feet of Retail and 30,000 square of office space.*
- ★ Construction and Management of 160 International Parkway, a 25,000 square foot office building located in Heathrow, Florida. The project is a signature building for Merrill Lynch Pierce, Fenner and Smith who is the lead tenant.*
- ★ Construction and Management of Crystal Center, a 33,000 square foot office building located in Lake Mary, Florida. The project was a model of cooperative effort between city involvement and developer.*
- ★ Construction and Management of Recoton Manufacturing Facility which grew from 40,000 square feet to a sprawling complex encompassing over 40 acres.*

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- ★ *Construction and Management of Trailhead at Marina Isle an architectural sensation at the entrance to the Sanford Marina consisting of multiple retail outlets.*
- ★ *Construction and Management of Oscars Waterfront Bar and Grill a 3,600 square foot upscale waterfront restaurant. The restaurant was a dining experience catering to nautical and marine enthusiast alike.*
- ★ *Construction and Management of The Shoppes of Lake Mary a 46,000 square foot retail shopping center located on W. Lake Mary Blvd., Lake Mary, Florida catering to the upscale Heathrow community..*
- ★ *Construction and Management of Regal Centre a retail shopping village consisting of three separate buildings totaling 23,000 square feet. The retail shopping village, located at S. Sun Drive, Lake Mary, Florida, contains an anchor restaurant (Atlanta Bread), office (Remax) and retail facilities all within a single parcel of land.*
- ★ *Construction and sales of Feather Edge a residential condominium project located in Lake Mary, Florida. A Townhome community blended within an existing mature development..*
- ★ *Acquisition and management of the Market Square Shopping Center in Heathrow, Florida. The 102,000 square foot neighborhood shopping center, anchored by Goodings Super Markets (now Winn Dixie) and Eckerd Drugs (now CVS), which is located at the entrance to Heathrow International Business Center.*
- ★ *Acquisition and management of The Palms Island Resort and Marina, a 100 room hotel and conference center on the shores of a beautiful 12,000 acre lake in Sanford, Florida.*
- ★ *Acquisition and Management of Wolfy's Riverfront Bar and Grill, a stand-alone 3,000 square foot restaurant on the shores of Lake Monroe.*
- ★ *Acquisition and Management of Seralago Hotel, a sensational 617 room resort facility accommodating families and kids visiting the Central Florida attractions.*

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- ★ *Construction of Gator's Dockside, a 7,700 square foot restaurant which served as the prototype for future projects.*
- ★ *Construction of Staples Office Center, a 24,000 square foot retail store located in., Lake Mary, Florida. The project was completed per the tenant's requirements and in record time.*
- ★ *Construction of the Mercantile Building, a 5,000 square foot retail building fronting the popular Riverwalk in Sanford, Florida.*
- ★ *Construction of numerous Single-Family Custom Homes in the Florida communities of Wekiva, Sweetwater, Cutler Cove, Lake Brantley, Wingfield, Alaqua Lakes and Heathrow.*
- ★ *Site selector and developer of several Planned Unit Developments (PUD) resulting in thousands of multi-family, single-family and commercial units for numerous national builders.*