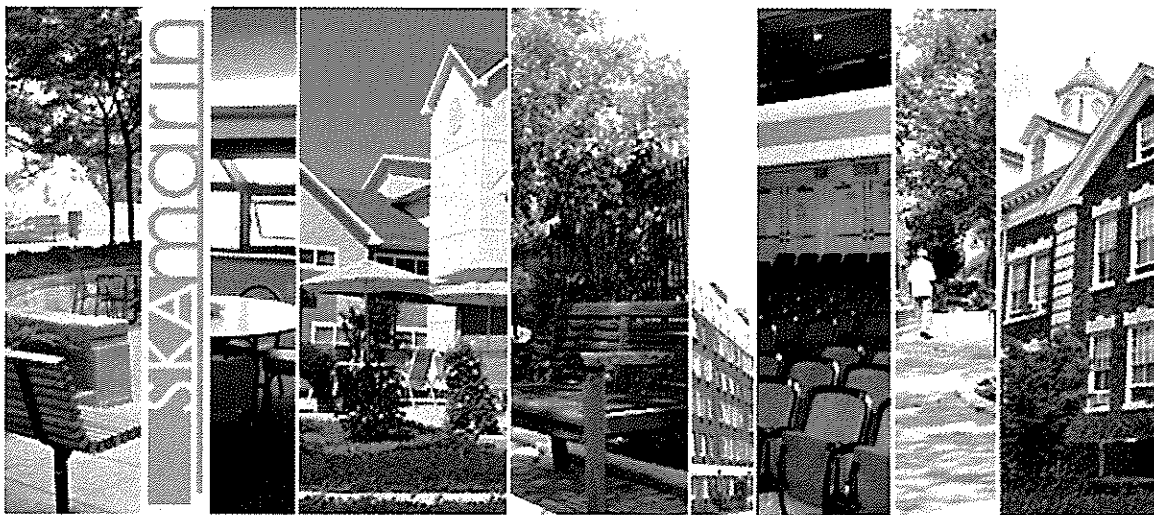


SKAMARIN

Real Estate Development and Consulting

A **passion** to get the job done well, **the knowledge and experience** to do it.



Firm Overview



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SKA Marin is a real estate development and consulting firm specializing in affordable housing, senior living and community development in the New York metropolitan area.

Using creative private and public partnerships, we have developed thousands of affordable housing apartments during our twenty five years of operation. We are widely respected for our innovative approaches to aging in place and for our ease in using creative finance.

About Us

Our clients and partners include businesses, financial institutions, private funds, not for profit institutions, public entities and individual investors.

We approach affordable development with a passion for getting the job done well and the knowledge and experience to do it. We are attentive to each detail of the development process and can provide solutions at each step; in finance, site development and project management.

Company Philosophy:

SKA Marin's approach to our core business is to anticipate problems and pose solutions. Every project engagement, whether small or large, is treated as if it is the only one in the pipeline. Attention to detail and to establishing strong controls over every phase of the development process, from site review through occupancy, is a hallmark of SKA Marin involvement.

SKA Marin is committed to the goal of making communities better places to live. For each project, we recognize that our clients, lenders, investors and government funders are our partners in the development process. Representing their needs and incorporating this in a project is SKA Marin's view of the best way to get the job done, on time, and with the highest level of quality and satisfaction. SKA Marin takes great pride in the projects that it has partnered to create.

For Lenders and Investors

Today, community development requires recognizing that "one size" does not fit all deals. A successful project financing will typically consist of multiple sources tailored to meet the needs of the user. SKA Marin specializes in the creative design and use of financing tools. In our projects, we have pioneered the combining of low income housing tax credits, historic credits, FHA insurance; and project based Section 8 operating subsidies. We have used many variations of bond financing including tax exempt and taxable models, 501c3 and 11B bond models. We have married health related licensing and special needs operating subsidies with housing models. And, we are conversant in federal programs such as HOME, the new HUD Assisted Living model, and the refinancing and redevelopment of Section 202 senior housing. The attention to detail in pre-development is matched by an attention to the details of construction, rent-up and compliance. A hands-on approach to the construction process, rent-up and closeout assures that the project will come in on time, within budget and compliant with all lender, investor and government requirements.

We take pride in our knowledge and experience in navigating the intricacies of development and finance to help our clients and projects come to a successful conclusion.

For Communities, Organizations and Institutions

SKA Marin projects are not just buildings. Each is a home to its residents. Projects may include programs to support frail persons such as seniors. Some may service a broader community need with a neighborhood center, a theatre, day care, senior centers and primary care. Their sponsors and owners may



be housing organizations, religious institutions, hospitals, nursing homes, cultural organizations or community based social service providers. What distinguishes our projects, whether they are with not for profit, for profit or quasi-governmental entities is that they typically require a unique approach to project development.

SKA Marin brings to project sponsors or owners the expertise that permits an institution or organization to continue its primary mission without worrying about the myriad decisions involved in developing, owning and operating a building. When SKA Marin is engaged on a particular project, the firm looks first at a client's mission, programs, needs and its longer term business plan and goals. By addressing these at the initial stage of development, SKA Marin structures the type of project, financing and working relationship that benefits clients and advances their goals to the next level.

SKA Marin stays with a project from conception through occupancy and final closeout. The success of a client's project is a success for us as well. Working as a team, SKA Marin expertise has facilitated successful partnerships with many different types of community organizations and institutions in urban, rural and suburban settings.

Company History

SKA Marin has had a presence in the New York metropolitan area since 1985. The firm was founded by Sydelle Knepper and certified as a WBE in New York State. SKA Marin started exclusively as a consulting firm; structuring affordable housing and community revitalization projects. Working with a primary core of dedicated housing and social service clients, we focused on getting the job done by mastering the intricacies of the affordable housing business. We rose to the challenge of market conditions. There was a plethora of land available but subsidy programs did not reach to the depth needed for affordability. Nevertheless, our work in supportive housing led to long relationships with many committed organizations and housing advocates including the Partnership for the Homeless and the New York City Council of Religious Leaders.

In 1990, SKA Marin added construction management to its services. This extended our experience to the construction phase of development. Our success added another base of clients including housing authorities and other owners that were concerned with preserving the existing housing stock of their communities. Among our projects, we were cited by the New York City Housing Authority for our ability to take charge of two very visible and large development renovations and to complete the construction management, ahead of time and on budget.

The years of expertise in crafting financial solutions and overseeing the development process with new construction, renovation or tenant-in-place redevelopment have brought SKA Marin to a third phase of its business. Partnering with clients, lenders and investors, the firm develops projects for others and for our own account. We are still reaching ahead for new challenges. We are interested in how affordable housing has changed our communities for the better and what yet remains to be done. We see the continued need to maintain affordability and build the new housing for young families. We see seniors aging in place as the fastest growing population in the New York metropolitan area and we will find new models to facilitate those who would like to continue to live in their neighborhoods. We see mixed use development as a way to provide a unique flavor to not only urban but suburban and rural areas.

We are committed to our partners and clients and the localities that we serve to continue to provide the personal attention, service, quality and teamwork that distinguishes our firm.

Founder's Bio
Sydelle Marin Knepper
Founder and CEO

Ms. Knepper is the founder and owner of SKA Marin. She has more than thirty years of experience in community and real estate development. Ms. Knepper brings to the development and construction process the practical knowledge acquired through hands-on experience; an understanding of the regulatory process in which today's affordable housing developments are sited and go forward, and the leadership capable of managing multiple projects. In 2005, she was honored by the National and New York Housing Conferences for her contributions to housing development in New York.

Ms. Knepper's experience includes both the private and public sectors. Her career in the private sector includes leadership positions as principal; project executive; managing partner and owner's representative. Her project experience aggregates in excess of over one billion in total constructed value. She has expertise in all phases of development and construction management. SKA Marin has completed turn-key developments; multi-prime; Wick's Law; design-build, fee development and ownership models.

Before starting SKA Marin, Ms. Knepper held positions as Assistant Commissioner for Development and Policy at the New York State Division of Housing and Community Renewal, Director of Project Finance at the New York State Housing Finance Agency, Special Assistant at the U.S. Department of Housing and Urban Development and Director of Local Legislation for Mayor Ed Koch. Her career in government began as a New York City Urban Fellow. More recently, as Chair of the first public water authority in Nassau County, she oversaw the business of running a water delivery system to 35,000 residents and businesses and augmenting the existing well water delivery system.

Ms. Knepper is Secretary of the Executive Committee of the New York Housing Conference, and a member of the National Housing Conference, a member of the Board of Directors of the Council of Senior Centers and Services, a member of the Manhattan Borough President's Task Force on Assisted Living, and the Public Advocate's Task Force on Aging. She has also served on other numerous Boards and Authorities including the New York City Loft Board, the U.S. Department of Labor Construction Liaison Group, the New York City Council's Legislative Advisory Commission on the Homeless, the Mayor's Advisory Board for M/WBE programs and as an elected Trustee of the Village of Kensington.

Ms. Knepper has a B.A. (Brooklyn College) and M.Phil. from the Graduate Center, City University of New York. She studied in France as a recipient of the Center for European Studies Fellowship and started her career in city government as a New York City Urban Fellow.

She is the author of Government Assisted Housing and Community Development, Warren's Weed, Real Property, Matthew Bender, and co-authored, Housing Needs and Housing Production in New York City, Pratt University.

Our services to our clients and partners include:

Development

SKA Marin provides comprehensive services to clients and partners who seek to develop, rehabilitate, or expand property. From project inception through construction completion and final closeout, the firm is involved in every aspect of planning and development. By addressing the needs of our clients and partners from the start, we can then focus on the technical mechanics of the project, zoning, design, financing, program budget, regulations, and scheduling. Our approach is to try to anticipate and solve problems. With our knowledge and experience, we can offer insight and a practical, fast-track approach as a fee developer and/or owner

Consulting

SKA Marin provides real estate development consulting services to non-profit, for-profit and public entities. We recognize that for many clients, a development or rehabilitation project is ancillary to their ongoing business or purpose yet it demands a major commitment in time, staff and cost. We view our job as providing the expertise and range of project development and management that may not be available in-house. Our services provide our clients a professional approach to project development and the personal attention and practical experience on an ongoing basis.

Construction Management

With over 4,000 of multifamily housing units of new construction, substantial rehabilitation and tenant-in place renovation under the company belt, SKA Marin has provided construction oversight and review in conjunction with or directly following the design team's completion of working drawings. Our initial focus is to define and structure the process of construction management with the client. We seek to establish a teamwork approach with all of the parties that we work with. By defining the team's objectives and strategy, SKA Marin is able to successfully complete projects of varying caliber. Our current philosophy is to provide construction management oversight on projects that we are directly involved with as fee developers and owners.

Preliminary design and planning

- Meet with client's staff to establish program needs and goals
- Establish preliminary budgets
- Analysis of property zoning and regulatory environment
- Formation of the development team (Architect, Contractor, Accountant, Legal Counsel)
- Interface with the architect and other development team professionals
- Review of construction drawings in anticipation of the local community review process

Financing

- Development of various financial scenarios and sources of funding
- Grant-writing
- Creation of the following preliminary budgets: development, sources and uses, maintenance and operations, debt service analysis and cash flow projections
- Securing of loan approvals and funding commitments
- Bringing the project to an initial closing

Pre-Construction

- Constructability reviews
- Design of record keeping systems to track various funding sources
- Review of bidders' list of subcontractors
- Regulatory Compliance
- Interface with project attorneys and accountants to coordinate construction closings

Construction Phase

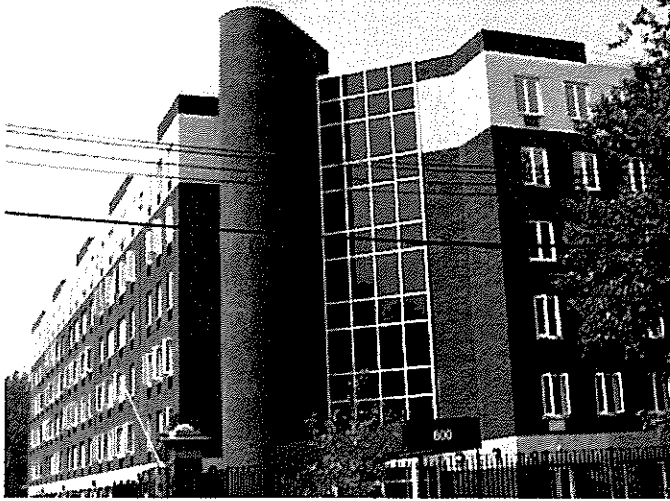
- Project documentation and record keeping
- Oversight and inspection services
- Review and processing of payment applications
- Interface with building management during marketing and rent-up procedures
- Ongoing review of labor and equal opportunity requirements

Project Close-out

- Interface with funding agencies and project attorneys for final loan closing
- Project budget close-out
- Oversee securing of all building certifications and approvals
- Final budget close-out

Featured Projects

Kings County Senior Residence



Location:
Brooklyn, New York

Description:
173 units of senior housing

Notes:
An independent housing development located on the Kings County Medical Center, adjacent to the city owned Sarah McKinney Nursing Home, this project offers residents proximity to health care and supportive services to enable aging in place.

Kingston Avenue Apartments



Location: Brooklyn, New York

Description: Refinancing and renovation of a 153 unit building.

Notes: This was one of the first existing HUD projects to secure new financing through tax exempt bond financing, the NYS Weatherization program and a New York State Energy Research and Development Authority loan. The moderate rehabilitation of the building was performed with tenants in place.

St. Mary's Manor



Location:
Inwood, New York

Description:
Conversion of a portion of a senior housing project to assisted living.

Notes:
This was the first use of the HUD Assisted Living program in downstate New York. The project involved securing licensure from the New York State Department of Health and developing and completing a renovation to assisted living standards.

Crown Heights Apartments



Location:
Brooklyn, New York

Description:
New construction of 144 units of housing

Notes:
The project financing is a public-private partnership that includes tax exempt bonds backed by a private lender and city subsidies. It has commenced construction in early 2008.

Landmark on Main Street



Location:
Port Washington, New York

Description:
Fifty nine units of affordable housing, a 500 seat theatre, day and after school care, and a teen center.

Notes:
This was the first low income tax credit project on Long Island. The combination of public and private financing reduced the final debt on the project from \$12 million to \$1 million. The project won the 1996 New York State award for Historic Community Development.

Council Towers 2, 3, & 4



Location:
Brooklyn, New York

Description:
375 units of senior housing on a campus setting.

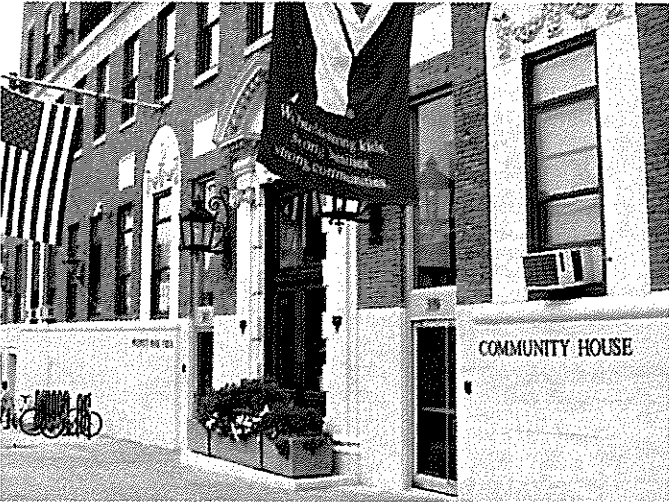
Notes:
The projects were developed on city owned property adjacent to Starrett City. Funding included grants from the U.S. Department of Housing and Urban Development and foundations. The siting of the buildings facilitated economies of scale in development and service delivery for residents.

Senior Housing



- **Shorefront Towers** Brooklyn, NY
- **Carlos Rios**
Manhattan, NY
- **Mt Pleasant Apartments** Manhattan, NY
- **Lucille Clark Housing**
Manhattan, NY
- **Casita Park Senior Hsg.**
Manhattan, NY
- **Abyssinian Towers**
Manhattan, NY
- **Filomena Gardens**
Bronx, NY
- **Melrose Villa Hermosa**
Bronx, NY

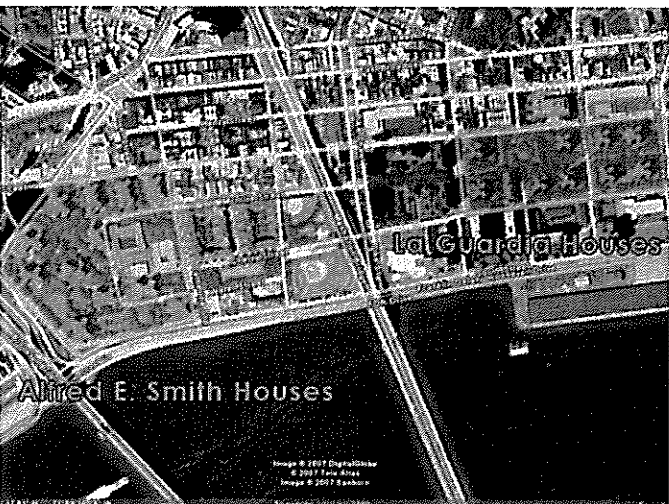
Supportive Housing



These supportive transitional and permanent housing developments serve a wide number of special needs populations including SRO housing, housing for the mentally disabled, homeless seniors and adults.

- **Community House HDFC**
Brooklyn, NY
- **Gema Hall**
Manhattan NY
- **Ega Hall**
Manhattan, NY
- **Columba Hall**
Manhattan, NY
- **George Daly House**
Manhattan, NY

CM and Renovations



These are selected construction management and renovation projects.

- **Smith Houses**
Manhattan, NY
- **La Guardia Houses**
Manhattan, NY
- **565 Crown Street**
Brooklyn, NY
- **141 W127th Street**
Manhattan, NY
- **635 E169th Street**
Bronx, NY

SKA MARIN SENIOR HOUSING EXPERIENCE

SKA Marin has had significant experience as developer, owner and consultant in senior housing.

Developer/Managing Member

Crown Heights Apartments

New construction of a 144 unit project based Section 8 building in Brooklyn with a 4,500 community facility space to be leased to geriatric health care providers. The project is financed with tax exempt bonds, HOME funds, and low income tax credits.

Kingston Apartments

Rehabilitation, restructuring and refinancing of a 153 unit Section 202 building with tax exempt bonds, low income tax credits and the substantial rehabilitation of an existing senior center.

Kings County Senior Residence

New construction of a 173 unit project based Section 8 building with tax exempt bonds, City subsidies, low income tax credits and FHA mortgage insurance on the grounds of Kings County Medical Center with linkages to services.

Landmark on Main Street

Rehabilitation of an historic school with historic and low income tax credits, a 500 seat theatre, day-care center, gymnasium, ten apartments for the developmentally disabled with YAI, and an Alzheimer's respite center. The project was financed through DHCR Trust Fund program, Nassau County HOME and CDBG funds and private financing. Landmark on Main Street in Port Washington, New York, won the 1996 New York State Historic Preservation Award for Community Development.

Consultant/ Assisted Living, Special Needs Projects for the Elderly

St. Mary's Housing, Catholic Charities of Nassau and Suffolk Counties

Conversion of a floor of an existing Section 202 building in the Five Towns, Nassau County, through HUD's Assisted Living Conversion Program and the NYS DOH Enriched Housing Program. This was the first downstate use of the HUD program.

The Village at Tenth, Village Care of New York

New construction of a middle income building with supportive services and health center. The housing was financed with 501c3 bonds and DHCR Homes for Working Families subsidies.

East Fourth Street, New York Foundation for Senior Citizens

Conversion of a school to transitional housing with supportive services for homeless elderly persons financed through New York City's SRO Housing and transitional housing programs.

Consultant/Section 202 Housing

Abyssinian Baptist Church, Abyssinian Baptist Church, Harlem, New York

Council Towers I, Metropolitan Council on Jewish Poverty, Bronx, New York

Council Towers II, Metropolitan Council on Jewish Poverty, Brooklyn, New York

Council Towers III, Metropolitan Council on Jewish Poverty, Brooklyn, New York

Council Towers IV, Metropolitan Council on Jewish Poverty, Brooklyn, New York

Hope Senior Housing, Hope Community, New York, New York

Mt. Pleasant Senior Housing, St. Francis De Sales, New York, New York

Casita Park, Casita Maria, Inc. and St. Francis De Sales, New York, New York

Lucille Clark, St. Francis De Sales, New York, New York

Seaview Towers, Metropolitan Jewish Geriatric Center, Brooklyn, New York

Filomena Gardens, Southeast Bronx Community Organization, Bronx, New York

Mahopac Hills, Putnam County Development Corp, Mahopac, New York.

Lakeview Senior Housing, Putnam County Development Corp, Carmel, New York

Melrose Villa Hermosa, South Bronx Churches, Bronx, New York

SKA MARIN SENIOR HOUSING CLIENT LIST

Abyssinian Baptist Church

Archdiocese of New York

BHRAGS, Inc/East Brooklyn Congregations

Casita Maria, Inc.,

Catholic Charities of Nassau and Suffolk

Hope Community

Landmark on Main Street, Inc.

Local Development Corp. of Crown Heights

Metropolitan Jewish Geriatric Center

Metropolitan New York Coordinating Council on Jewish Poverty

New York City Economic Development Corporation

New York City Health and Hospitals Corporation

New York City Housing Authority

New York Foundation for Senior Citizens

Putnam County Development Corp.

Services Now For Adult Persons

Southeast Bronx Community Organization (SEBCO)

South Bronx Churches

St. Francis Development Corporation

Village Care of New York



SKA Marin Selected Development Experience

Property Address Bldg#, Street, City	Role	No. of Units/ Stories	No. of Bids	Construction Cost	Program Name	Construction Period (mm/yy)		References GP-Bank GC-Owner
						Start Date	Status	
Mahopac Senior Housing Mahopac, NY	C	48 units	1	\$6,000,000	US Dept. of HUD	Apr-05	Complete	Ms. Connie Fagan 845-225-8493
Kings County Senior Residence Brooklyn, NY	GP/D	173	1	\$28,000,000	HDC, HUD, tax credits	Jun-05	Complete	Ms. Larey Brown Executive VP., NYCHHC, 212-788-3449
Crown Heights Apartments Brooklyn, NY	GP/D	144	1	30,000,000	NYCHA, tax credits, HDC, LAMP	Dec-07	IN	Barry Krinsky 561 620 8181 Ext 222
Lakeview Senior Housing Carmel, NY	C	24 units	1	\$2,500,000	US Dept. of HUD	2004	Complete	Ms. Connie Fagan 845-225-8493
Kingston Avenue Development Brooklyn, NY	GP/D	153	1	\$15,000,000	Tax exempt bonds, tax credits	Oct-06	Complete	Mr. Jonathan Springer (718) 248-5926
Landmark on Main St. Senior Housing Pl. Washington, NY	GP/GC/D	500 seat theatre, daycare center	1	\$12,000,000	DHCR, tax credits, conventional	1996	Complete	212-449-0809
Riverway Apartments Castle Park Housing for the Elderly New York, NY	GP/D	115 Units 8 stories 92 units	1	\$25,000,000 \$9,000,000	HDC, Tax Credits US Dept. of HUD	2009 Sep-00	Pre-dev Complete	Mr. Jack Hammer 212-863-8667 Fr. Robert Lott 212-289-0425
Council Towers IV Senior Housing Brooklyn, NY	C	12 stories 124 units	1	\$12,000,000	US Dept. of HUD	Mar-99	Complete	Mr. William Rappfogel 212-453-9500
Village Center for Care New York, NY	C	7 stories 102 units	1	\$13,000,000	Conventional, HDC	Mar-99	Complete	Mr. Chuck Brass 212-227-9407



Property/Address Bldg# Street, City	Role	No. of Units/ Stories	No. of Bids	Construction Cost	Program Name	Construction Period (mm/yy)		References GP-Bank GC-Owner
						Start Date	Status	
Lucille Clark Housing for the Elderly New York, NY	C/ Owner Rep.	8 stories 62 units	1	\$8,000,000	US Dept. of HUD	Dec-98	IN	Fr. Robert Lott 212-289-0425
Flomena Gardens Housing for the Elderly Bronx, NY	C/ Owner Rep.	8 stories 94 units	1	\$7,500,000	US Dept. of HUD	Oct-98	Complete	Mr. Louis Gaccione 718-617-2800
Council Towers III (202) Brooklyn, NY	C/ Owner Rep.	12 stories 123 units	1	\$12,000,000	US Dept. of HUD	Oct-97	Complete	Mr. William Rappfogel 212-453-9500
LaGuardia Houses, New York, NY	GP/CM	15-20 stories 1,000 units	9	\$29,000,000	Housing Authority of the City of New York	Apr-96	Complete	Mr. Tom Bolger, Director of Construction Management New York City Housing Authority 212-306-4630
Mt. Pleasant Housing for the Elderly New York, NY	C	8 stories 63 units	1	\$7,000,000	US Dept. of HUD	Jun-95	Complete	Fr. Robert Lott 212-289-0425 Mr. William Rappfogel 212-453-9500
Council Towers II (202) Brooklyn, NY	C	12 stories 124 units	1	\$12,000,000	US Dept. of HUD Housing Authority of the City of New York	May-95	Complete	Mr. Tom Bolger 212-306-4630
Smith Houses, New York, NY	GP/CM	15-20 stories 2,000 units	12	\$19,000,000	US Dept. of HUD Housing Authority of the City of New York	Apr-95	Complete	Mr. Tom Bolger 212-306-4630
635 East 169 th Street Bronx, NY	GP/CM/ Build	17 units	1	Total Contract \$8,000,000	HPD/DPM	Jul-94	Complete	Mr. Mike Provenzano 212-863-7657
639 East 169th Street Bronx, NY	GP/CM	16 units	1		HPD/DPM	Jul-94	Complete	Mr. Mike Provenzano 212-863-7657
851 East 169th Street Bronx, NY	GP/CM	13 units	1		HPD/DPM	Jul-94	Complete	Mr. Mike Provenzano 212-863-7657
4031 Park Avenue New York, NY	GP/CM	12 units	1		HPD/DPM	Jul-94	Complete	Mr. Mike Provenzano 212-863-7657



Property/Address Bldg# Street, City	Role	No. of Units/ Stories	No. of Bids	Construction Cost	Program Name	Construction Period (mm/yy)		References	
						Start Date	Status	GP-Bank	GC-Owner
1418-26 Clinton Avenue New York, NY	GP/CM	10 units	1		HPD/DPM	Jul-94	Complete	Mr. Mike Provenzano 212-863-7657	
641 East 169th Street Bronx, NY	GP/CM	10 units	1		HPD/DPM	Jul-94	Complete	Mr. Mike Provenzano 212-863-7657	
Council Towers I Bronx, NY	C	10 stories 124 units	1	\$11,000,000	US Dept. of HUD	Jun-94	Complete	Mr. William Rappfogel 212-453-9500	
116-18, 116-20 W. 129 St, New York, NY	GP/CM/Build	24 units	1	Total Contract \$8,000,000	HPD/DPM	Jun-94	Complete	Mr. Richard Heitler, Asst. Comm., HPD 150 William Street, 212-240-5310	
135 West 132 Street New York, NY	GP/CM/Build	37 units	1		HPD/DPM	Jun-94	Complete	Mr. Richard Heitler, 212-240-5310	
141 West 127 Street New York, NY	GP/CM/Build	18 units	1		HPD/DPM	Jun-94	Complete	Mr. Richard Heitler, 212-240-5310	
30 West 152 Street New York, NY	GP/CM/Build	30 units	1		HPD/DPM	Jun-94	Complete	Mr. Richard Heitler, 212-240-5310	
15 West 137th Street New York, NY	GP/CM/Build	34 units	1		HPD/DPM	Jun-94	Complete	Mr. Richard Heitler, 212-240-5310	
29-35 West 119 th Street New York, NY	GP/CM/Build	24 units	1		HPD/DPM	Jun-94	Complete	Mr. Richard Heitler, 212-240-5310	
204 West 120 th Street New York, NY	GP/CM/Build	24 units	1		HPD/DPM	Jun-94	Complete	Mr. Richard Heitler, 212-240-5310	
206 West 120th Street New York, NY	GP/CM/Build	24 units	1		HPD/DPM	Jun-94	Complete	Mr. Richard Heitler, 212-240-5310	
215 West 127 th Street New York, NY	GP/CM/Build	34 units	1		HPD/DPM	Jun-94	Complete	Mr. Richard Heitler, 212-240-5310	



Property/Address Bldg# Street, City	Role	No. of Units/ Stories	No. of Bldgs	Construction Cost	Program Name	Construction Period		References GP-Bank GC-Owner
						Start Date (mm/yy)	Status	
Highbridge Phase II Bronx, NY	GP/D	129 units	7	15,000,000	HPD	Jul-93	Complete	Mr. Jorge Battista 718-293-3100
GROUP 1 1093 Jerome Avenue 1095 Jerome Avenue 1194 Sherman Avenue Bronx, NY	GP/CM/Build	56 units	3	\$2,038,028	HPD/DPM	Jul-93	Complete	Mr. Richard Heitler, 212-240-5310
GROUP 2 635 Jefferson Place 1018 Hoe Avenue 1022 Hoe Avenue Bronx, NY	GP/CM/Build	57 units	3	\$2,092,919	HPD/DPM	Jul-93	Complete	Mr. Richard Heitler, 212-240-5310
GROUP 3 450 East 165 Street 1019 Trinity Avenue 1017 Trinity Avenue 771 Jackson Avenue Carlos Rios Housing for the Elderly New York, NY	GP/CM/Build	87 units 12 stories 110 units	4	\$3,138,842	HPD/DPM	Jul-93	Complete	Mr. Richard Heitler, 212-240-5310
Shorfront Towers Brooklyn, NY	C	10 stories 106 units	1	\$12,000,000	US Dept. of HUD	May-93	Complete	Mr. Mark Alexander 212-860-8821 Mr. Eli Feldman 718-921-8066
1635-9 Fulton Avenue Bronx, NY	GP/CM/Build	63 units	1	\$2,500,000	US Dept. of HUD	May-93	Complete	Mr. Richard Heitler, 212-240-5310
615 West 150th Street New York, NY	GP/CM/Build	61 units	1	\$2,952,479	HPD/DPM	Apr-91	Complete	Mr. Richard Heitler, 212-240-5310
1288 Hoe Avenue Bronx, NY	GP/CM/Build	25 units	1	\$824,451	HPD/DPM	Apr-91	Complete	Mr. Richard Heitler, 212-240-5310
1291 Hoe Avenue Bronx, NY	GP/CM/Build	25 units	1	\$834,000	HPD/DPM	Apr-91	Complete	Mr. Richard Heitler, 212-240-5310



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Property/Address Bldg#, Street, City	Role	No. of Units/ Stories	No. of Bids	Construction Cost	Program Name	Construction Period		References GP-Bank GC-Owner
						Start Date (m/n/yy)	Status	
2000 Daly Avenue Bronx, NY	GP/CM/Build	50 units	1	\$1,900,000	HPD/DPM	Apr-91	Complete	Mr. Richard Heitler, 212-240-5310
567 Southern Boulevard Bronx, NY	GP/CM/Build	42 units	1	\$1,600,000	HPD/DPM	Apr-91	Complete	Mr. Richard Heitler, 212-240-5310
108 Division Avenue New York, NY	GP/CM/Build	30 units	1	\$350,000	HPD/DPM	May-90	Complete	Mr. Richard Heitler, 212-240-5310
601 West 136 Street New York, NY	GP/CM/Build	39 units	1	\$184,900	HPD/DPM	May-90	Complete	Mr. Richard Heitler, 212-240-5310
2 Webster Avenue Bronx, NY	GP/CM/Build	18 units	1	\$110,000	HPD	Jun-90	Complete	Mr. Richard Heitler, 212-240-5310
10 West 93 Street New York, NY	GP/CM/Build	24 units	1	\$525,000	HPD	Jun-90	Complete	Mr. Richard Heitler, 212-240-5310
458 West 57 Street New York, NY	GP/CM/Build	15 units	1	\$390,000	HPD	Jun-90	Complete	Mr. Richard Heitler, 212-240-5310
64-68 West 51 Street New York, NY	GP/CM/Build	25 units	1	\$250,000	HPD	Jun-90	Complete	Mr. Richard Heitler, 212-240-5310
1515 West 7 Street New York, NY	GP/CM/Build	20 units	1	\$250,000	HPD/DPM	Jan-90	Complete	Mr. Richard Heitler, 212-240-5310
205 West 124 Street New York, NY	GP/CM/Build	20 units	1	\$100,000	HPD/DPM	Jan-90	Complete	Mr. Richard Heitler, 212-240-5310
434 West 49 Street New York, NY	GP/CM/Build	10 units	1	\$450,000	HPD/DPM	Jan-90	Complete	Mr. Richard Heitler, 212-240-5310

CM
 CM/Build
 GC/GP/D
 C/ Owner Rep.
 IN

Construction Manager
 Construction Manager/ Builder
 General Contractor, General
 Consultant/ Owner
 In Construction

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 1225 Res. No. _____
 in favor in opposition
Date: 10-27-09

(PLEASE PRINT)

Name: Sydelle Knepper
Address: _____
I represent: Riverway Apts LLC
Address: 1 Linden Place Ste 400
Great Neck NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. PRE 551 Res. No. _____
 in favor in opposition
Date: 10-27-09

(PLEASE PRINT)

Name: DONALD CAPOCCIA
Address: _____
I represent: BFC Partners
Address: 44 Bond St NYC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition
Date: 10/27/09

(PLEASE PRINT)

Name: Juan Barahona
Address: Pre-551 Bay St
I represent: BFC Partners
Address: 150 Myrtle Ave Brooklyn

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1242 Res. No. _____

in favor in opposition

Date: 10-27-09

(PLEASE PRINT)

Name: CAROL CLARK

Address: _____

I represent: HPD

Address: 100 Gold St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1242 Res. No. _____

in favor in opposition

Date: 10-27-09

(PLEASE PRINT)

Name: Sal D'Avola

Address: _____

I represent: Restored Homes

Address: 150 Broadway

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1241 Res. No. _____

in favor in opposition

Date: 10-27-09

(PLEASE PRINT)

Name: Sal D'Avola

Address: _____

I represent: Restored Homes

Address: 150 Broadway

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1225 Res. No. _____

in favor in opposition

Date: 10-27-09

(PLEASE PRINT)

Name: JAMES TERJESEN

Address: 248 WEST 35 ST NY NY 10001

I represent: ARCHITECT TERJESEN ASSOCIATE

Address: 248 WEST 35 ST NY NY 10001

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1225 Res. No. _____

in favor in opposition

Date: 10-27-09

(PLEASE PRINT)

Name: CAROL CLARK

Address: _____

I represent: HPD

Address: 100 Gold St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1226 Res. No. _____

in favor in opposition

Date: 10-27-09

(PLEASE PRINT)

Name: CAROL CLARK

Address: _____

I represent: HPD

Address: 100 Gold St

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1231 Res. No. _____

in favor in opposition

Date: 10-27-09

(PLEASE PRINT)

Name: CAROL CLARK

Address: _____

I represent: HPD

Address: 100 Gold St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1241 Res. No. _____

in favor in opposition

Date: 10-27-09

(PLEASE PRINT)

Name: CAROL CLARK

Address: _____

I represent: HPD

Address: 100 Gold St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1226 Res. No. _____

in favor in opposition

Date: 10/27/09

(PLEASE PRINT)

Name: Donald C. Notice

Address: 1652 Amsterdam Ave

I represent: West Harlem Comm Assis

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆