

MOST RECENT APPOINTMENTS

2009

RECEIVER, Towers at Channelside. Appointed Receiver after extensive interviewing by the five member bank group for this 257 unit condominium tower in Tampa's well known Channelside Entertainment District. This 125 million dollar property required the complete management and sales of unsold units. Receivership took control of the property and handled all existing contract holders, escrow disputes, owner and tenant issues as well as the Condominium Association. Receiver secured proposals from the highest quality marketing and management companies and submitted same to the Bank group members for consideration along with his suggestions. Closed several million dollars of sales in the first several weeks. Through negotiated discussions with the building contractor, the receiver was able to restart and then reach agreement for the contractor to provide warranty repairs to the property after talks had previously broken down. Prepared a plan for marketing and sales as well as management and reduced the Association budget without increasing the developer contribution. Total sell out estimated at \$55 million. Consent was reached between the parties and final judgment is pending for the Bank Group to take Title.

2009

RECEIVER, Back Bay at Carillon. Appointed Receiver for this 33 million dollar luxury condominium. Prices ranged from 495K to 725K. This project Back Bay at Carillon in St. Petersburg, Florida consists of 54 unsold units. Responsibilities included the complete operation of the property and condominium association. Additionally created a budget for operational purposes and took over the rental of 22 units while working with prospective buyers to market the units.

2008

RECEIVER, Regent Park Condominiums, Orlando, Florida. Immediately took control of this 196 unit development. Hired contractor and finished construction of the remaining 45 units. Brought finished units ahead of schedule and on time. Took over control of the Association. Brought in new management company and created operational and deficit funding budget. Put into effect sales and marketing program for sales. Approximately 48 units had contracts with deposits that were expired. Worked to mitigate costs to deal with all existing contracts.

2008

RECEIVER, Waterford Palms at Riviera Dunes. Appointed Receiver for this luxury condominium development in Manatee, Florida with an outstanding loan of \$22 million known as Waterford at Riviera Dunes. Property included original building of 58 units selling for between 300K and 1.2 million dollars. Took control of the Homeowners Association, developed working budget for the Association and created budget for the day-to-day operational expenses to allow deficit funding to be received. Stabilized property allowing for the bulk sale to occur.

2008

RECEIVER, Hammocks at Cape Haze. Appointed for this luxury condominium complex in Placida, Florida. Development loan was in excess of 20 million dollars. Was responsible for total operations including serving as President of three Associations. Assisted in the creation of budgets and met with prospective contract holders. Additionally, Order requested both sales and rentals of units in the range of 200K to 600K. Set up program for both sales and rentals of developer units.

2008

RECEIVER, Levitt Homes. A \$105 million loan. The property is comprised of 8 residential developments across the state of Florida. There are over 3,500 buildable home sites, in excess of 150 existing built homes including over 50 furnished model homes and hundreds of acres of land under the control of the receiver. See www.levittreceivership.com. In addition, the Receiver is President of 5 HOA's, chairman of a community development district, and responsible to interface with the municipalities where the properties are located. Numerous issues of permitting, compliance, concurrency, and zoning are handled on a daily basis. Additionally, the preservation and upkeep of the existing structures for collateral valuation and enhancement are necessary. Receiver is also responsible for the sale and marketing of the existing homes, and in some developments, completion of amenities. Additionally, the receiver's include the total responsibility for the preservation, protection, and operation of all 8 developments.

2008

RECEIVER, The Reserve at Naples. Appointed Receiver for this luxury 250 unit condominium complex in Naples, Florida. Responsibilities included operations, hiring of on-site management company, since property was developer controlled. Receiver served as President of the Condominium Association. Remaining 73 units were rented achieving occupancy of 92%.

2008 RECEIVER, Jacob's Landing. Appointed Receiver of this 144 unit student housing apartment complex located in Tallahassee. This property serves Florida Sates University and is located close to campus. Responsibilities include locating and the hiring of a management company. In addition, reviewed and approved engineering work to repair structural issues. Successful leasing and marketing of this property was accomplished.

2008

RECEIVER, Wilton Towers Development. A residential tower in Ft. Lauderdale with an outstanding loan of \$24 million. Operated the site as a rental property achieving 93% occupancy. Responsibilities included complete operation management by the receivership, correction of code violations, marketing and income stabilization, and preparation for sale. Handled all permit issues and brought property back to code compliance. Reduced operating costs to balance income and expenses.

2007

CONSULTANT, Neumann Homes. Served as consultant for BOA for seven existing residential communities in the Chicago area for a well-known homebuilder who is currently in Chapter 11. Responsibilities include the taking and winterization of all existing homes in various stages of completion and immediate winterization of homes partially built. In addition, Receiver completed a cost to complete all existing homes and to prepare for sale. Currently working with two of Chicago's largest homebuilders and hired them to prepare estimates and complete the winterization process with bank funding under agreement with the Debtor. Serving as a liaison between the Bank and the homebuilder in Chapter 11 as well as working with all the Attorneys to secure the interests of the lender. Working with local city authorities for permitting issues and concerns. The winterization will complete in mid December.

2007-2008

RECEIVER, Sanctuary Ridge Golf Course, formerly known as Diamond Players Club in Clermont, Florida. Responsibilities required a complete assessment of the property and its operations as well as a complete and major change in the management of the property. Retained well-known golf course management group and together transformed the property back into a profitable operation. Banks loan was in excess of \$5 million. Final hearing scheduled for early January 2008.

2007

RECEIVER, Shoppes of Oakland Park. Receiver for two South Florida shopping centers with an outstanding loan of over \$12 million. Responsibilities included complete enforcement of tenant leases, leasing and management, taking care of code violations, all leasing, maintenance and tenant issues including evictions for non payment of rent. Multiple bidders at the Judicial sale.

RECEIVER, The Fountains of Delray Shopping Center, Delray Beach, Florida. Responsible for all aspects of operations, leasing, budget analysis and maintenance issues. Shopping center was in need of repairs which were made and approved by City.

2005-2006

RECEIVER, Harbor House Apartments, Madison, Wisconsin. This 250 unit property valued at over \$22 million with an outstanding mortgage of \$19 million. Responsibilities included bringing in new management, leasing and preparing for conversion to condominiums. Worked and established the sales of note and mortgage to a well-known New York investment group.

RECEIVER, Appointed Receiver of two buildings with luxury condominiums valued at \$400K each on Lenox Road in the Buckhead area of Atlanta. In addition, land valued at \$3 million was also included as part of the Receiver's duties. Responsible for leasing of units, sales of the foreclosed units as well as the marketing of the units themselves. Personally worked with the purchasers to assure a smooth sales and closing. Hired real estate firm to market and sell with coordination of the receivership. Total sellout valued at over \$15 million. Sales at rate of 18 units per month.

2004-2005

RECEIVER, The Pointe at Adams Place, Tallahassee, Florida. Appointed Receiver for this 486 unit apartment complex converting to condominium. Responsible for completing construction on the remaining 200 units and leased to 94% occupancy. Note for \$12 million sold prior to completion.

2002-2003

RECEIVER, Oakbridge Country Club, Jacksonville, Florida. Appointed receiver for this full service country club which includes a well-known golf course, major tennis club, and pool and aquatics center located in the Sawgrass Village. After discharge Receiver continued to manage at lenders request all phases of Amenities.

RECEIVER, St. Augustine Golf Club, St. Augustine, Florida. Appointed receiver of this public golf club in historic St. Augustine. Responsibilities include complete operational responsibility for this facility.

RECEIVER, Hidden Hills Country Club, Jacksonville, Florida. Receiver for this well-known, prominent and established Jacksonville Club, featuring: golf, tennis, complex and swimming facilities. Responsible for complete operation of all aspects of this club. In addition, reduced outstanding obligations to vendors which were in excess of \$1 million dollars to zero.

CONSULTANT, Sapphire Beach Resort, United States Virgin Islands. Hired by lender to be at property on a monthly basis in order to protect lenders' interest. Duties included review of all financial information and recommendations to lender. In addition, consultation as to operation of resort was key in this position in order to increase sales through more effective marketing.

2001-2007

RECEIVER, Terrace Collection, Tampa, Florida. Receiver for this 60,000 square foot shopping center located in Tampa's Temple Terrace.

2000-2001

RECEIVER, Bentley Place Apartments, Orlando, Florida. Duties included resolving code violations that preceded receivership. Increased occupancy from 61% to 88% in 5 months. Cleaned up property in preparation for lender to take title and sell. Responsibilities included complete management and leasing of this property.

1998-2001

RECEIVER, Shoppes of Victoria Square, DeLand, Florida. Appointed receiver of this 115,000 square foot shopping center. Responsible for all operations, rent and tenant issues such as leasing and all shopping center functions. In addition, Receiver negotiated tenant buyouts at request of all parties.

1998-1999

RECEIVER, Tampa Bay Center Inc. Appointed Receiver of this 48,000 square foot four story multi-tenant professional office building. Tenants included mostly Physicians and special needs services. Responsibilities included complete operation of this professional center. Had numerous issues dealing with past due obligations of the borrower which I was able to discharge from the property obligations.

RECEIVER, CJ's Air Conditioning, Heating, and Electrical Company. Appointed Receiver of Pasco County's largest A/C company. Revenues in excess of one half million dollars per month. Duties included obtaining control of all assets of the company including real estate and over 50 vehicles. Upon order of the Court held auction to sell all assets of the company.

RECEIVER, Countryside Bowling Center, Clearwater, Florida. Appointed Receiver of this 40 lane bowling center. Obtained permit for liquor license based on past receiver history. Responsibilities included complete management of operations including bar and restaurant departments. In addition, dealt with tenants that leased space within center. Took over in June, and as of this fall center now has over 1,000 league bowlers.

1997-1998

RECEIVER, Paces Apartments, Tarpon Springs, Florida 106 unit apartment complex. Assigned duties included complete operation and management as well as examination of the books and records. Completion of construction on final two buildings.

RECEIVER, Marketplace Shopping Center located in Spring Hill, Florida. Complete management, leasing and operation of this 15,000 square foot plus center.

RECEIVER, One Carrollwood Place Office Center, Tampa, Florida. Appointed Receiver of these multi-story, multi-tenant office buildings. Stabilized tenancy and addressed problems of deferred maintenance in these buildings.

1997-PRESENT

ASSET MANAGER, Winter Haven, Florida office building. Multiple unit office center.

1997-1999

ASSET MANAGER, Umatilla Shopping Center, Umatilla, Florida. Asked to stay on and manage the property through Receivers property management company, Portfolio realty Services, Inc. until sale was completed.

1996-1997

RECEIVER, Umatilla Shopping Center, Umatilla Florida. Took over as Receiver for this 60,000 square foot retail shopping center with two out parcels that were sold to Pizza Hut and Hardees. One additional out parcel site was located at site.

RECEIVER, Beach Club Apartments, Orlando, Florida. 157 unit apartment complex located on Lake Buchanan.

1996-1998

ASSET MANAGER, Barnett Bank Building. A multi-tenant office building located in South Tampa. Responsibilities include complete management, leasing, and preparation of the building for sale.

1996-1999

ASSET MANAGER, Commercial Airport Warehouse. A 460,000 square foot warehouse facility with multiple tenants located in the Tampa Airport area industrial park.

1996-1997

ASSET MANAGER, Sentry Mini Storage. A 485 unit self-storage facility located in Holiday, Florida.

1995-1997

RECEIVER, Sparks Performance Centers, Seminole and Port Richey, Florida. Two retail automotive multi-tenant business centers.

1993-1995

RECEIVER, Radisson Suite Beach resort on Marco Island. Appointed by the U.S. District Court, Middle District, Ft. Myers, Florida for this 269 room all suite resort with a \$63 million outstanding loan on behalf on the FDIC.

1994-1995

RECEIVER, Austad Industrial Park, Hudson, Florida. Multi-tenant light industrial center.

1993-1996

RECEIVER, Watson Properties, Tampa, Florida. 15,000 square foot, multi-tenant retail center.

1993-1994

RECEIVER, Ridge Performance Center, Oldsmar, Florida. Multi-tenant retail and automotive center.

RECEIVER, Sarasota Performance Center, Sarasota, Florida. Retail shopping and automotive center.

RECEIVER, Twiggs Avenue Office Building, Downtown Tampa, Florida. Commercial office building plus parking lot.

1993-1995

RECEIVER, Javer Property Interests, New Port Richey, Florida. Three commercial retail buildings plus 100 unit mobile home park.

1992-1993

RECEIVER, Oakridge Apartments, Palmetto, Florida. Completion of construction on this Section 8 complex.

1992-1994

RECEIVER, Waters Avenue Business Center, Tampa, Florida. A 30,000 square foot office and retail complex.

1992-1993

RECEIVER, Garden Avenue Interests, Clearwater, Florida. Office building and retail complex.

1991

EXAMINER, Bloomingdale Corporation, apartment complex, Tampa, Florida. Appointed by the U.S. Bankruptcy Court, Middle District, Chapter 11.

EXAMINER, Victoria Corporation, apartment complex, Tampa, Florida. Appointed by the U.S. Bankruptcy Court, Middle District, Chapter 11.

EXAMINER, 51st Street Station, apartment complex, Tampa, Florida. Appointed by U.S. Bankruptcy Court, Middle District, Chapter 11.

EXAMINER, Fletcher Regency Associates, Inc. Apartment complex in Brandon, Florida. Appointed by U.S. Bankruptcy Court, Middle District, Chapter 11.

1990-1991

RECEIVER, Riverwoods Mobile Home Park, Riverview, Florida. 75 pad mobile home park. Weekly rentals.

1989-1990

RECEIVER, Maximo Plaza, St. Petersburg, Florida. A 120,000 square foot retail shopping center.

1989 1991

RECEIVER, Hillsborough County Circuit Court. A low-income housing project. Worked in coordination with the Department of Housing and Urban Development (HUD).

1989-1990

RECEIVER, Williamsburg Building, Tampa, Florida downtown office building.

1988-1990

RECEIVER, Virmel Associates, Russelwood Apartments. A 245 unit complex located in Brandon, Florida.

1988-1992

RECEIVER, Hamlins Landing Resort, Indian Rocks Beach, Florida. The property is a multi-use facility comprised of a hotel, shopping center, and a full-service marina. The property had an outstanding mortgage of \$30 million.

1987-1992

TRUSTEE, Hideaway Sands Resort, Inc. and Treasure Shores Development Corporation. Appointed by the U.S. Bankruptcy Court, Middle District in these two Chapter 11 estates. Total units involved in this Vacation Club property was in excess of 2500. Responsibilities included complete operation of the properties. Hideaway Sands resulted in a successful confirmed and consummated plan of reorganization.

1987-1988

ESCROW AGENT, University East Shopping Center and La Viva Professional Center. University East is a 120,000 square foot shopping center and La Viva Professional Center is a 50,000 square foot medical office center.

1987-1989

RECEIVER, Dartmoor Plaza, Temple Terrace, Florida. A 90,000 square foot retail shopping center and office building.

1987-1988

RECEIVER, Gulf Cove Condominium, Tierre Verde, Florida. Appointed by the Circuit Court for this multi-unit luxury condominium property.

1984-1988

RECEIVER, Camaron Cove Resort, Indian Rocks Beach, Florida. A vacation club resort property with 2010 unit weeks for sale. Sold 75% before Favorable discharge.

1983-1987

RECEIVER, Calini Beach Club, Sarasota, Florida. Appointed by the Circuit Court to operate and sell the unit weeks in this vacation club resort. Total weeks to sell were 2040.

ADDITIONAL INFORMATION

I have also been appointed receiver of income properties or have managed other properties which are too numerous to be listed above. Additionally I have also managed many other hotel and vacation club properties with full accountability for daily operations management, payroll, supervision of on-site personnel, budget administration, inventory control, collection, and rental and general management. Other properties include luxury condominium developments, shopping centers, apartment complexes, office buildings and industrial parks and single-family home developments in both sales and construction. Additional information is available upon request.

REAL ESTATE BROKER – Personally accounted for the sale of over \$900 million of commercial real estate.

PROPERTY MANAGER – 1984-Present, President, PORTFOLION REALTY SERVICES, INC. Involved in the management of numerous income properties, including properties in Naples, Ft. Myers, Ormond Beach, Jacksonville, Bradenton, to Park City, Utah, Minnesota, Georgia, Tennessee and other States. Manage most types of commercial and residential income properties for over 25 years.

ARBITRATOR – Have been directly involved in the arbitration of large multiple securities cases as well as real estate, general contract disputes and franchiser/franchisee related matters.

SUPPLEMENTARY INFORMATION

EDUCATION: University of Arizona, Tucson
*B.S., 1973
Advanced Arbitrator Training, 1991,2,3,4,5,- 40 hour, 1992
Radisson Hotel Management Training, 1993, 1994
Employment Law Training – NASD 1996-1998
CCIM Course 1996, 1997 Course #101, #401

LICENSES: Real Estate Broker – Florida since 1981
Mortgage Broker – Florida since 1982
Securities Broker – Series 7, 1986

PANEL MEMBER: Florida Bar Grievance Committee
National Futures Association
National Association of Securities Dealers
American Arbitration Association
Vice-Chairman, Ethics Committee, FGCAR
Florida Association of Realtors
National Association of Realtors

REFERENCES

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ADDITIONAL REFERENCES AVAILABLE UPON REQUEST