

ANDREW J. BOLNICK

Andrew Bolnick & Associates Inc.
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A Full Time Professional Receiver and Trustee for 40 years. State and Federal Court

Areas of Professional Expertise

- Foreclosure Proceedings
 - Rent Collection
 - Leasing Operations
 - Budget Administration
 - Financial Controls
 - Environmental
 - Retail Management
 - Short/Long-Range Planning
 - Operations Management
 - Facilities Management
 - Retail Business
 - Legal Affairs
 - Human Resources Management
 - Bankruptcy Proceedings
 - Real Estate Sales
 - Arbitration Proceedings
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RECENT RECEIVER APPOINTMENTS

RECENT OR CURRENT CASES:

- *Prattville Shopping Center. Federal District Court, Montgomery Al
 - *St Pete Beach Apartment, St Petersburg, FL/
 - *Reynolds Plantation, World Class Golf Resort. \$250 million loan
 - *Ritz Carlton, Greensboro, Ga \$110 million Loan
 - *Crew Distributing, Texaco , Federal District Court, Montgomery, Al
 - *UP Development, Commercial Fishing Marina, Key West FL.
 - * Moultrie Toyota, Toyota Auto dealership, Gadsden, Alabama.
 - *Tampa Apartments, Tampa Fl
 - *Rio Grande, Orlando , Florida
 - *Crooked Creek Golf Club
 - *Alpharetta Athletic Club, Alpharetta Ga
 - *Walden Lakes Country Club, Plant City , Florida
 - *Coquina Key Plaza, 110,000 sq. ft. retail shopping center Coquina Key, south St Petersburg, Florida.
 - *North Myrtle Liquidating Trust, Brunswick County North Carolina. Golf course development including beach house, model homes and improved land for single family homes. Finished Bond Work
 - * Hairston Plaza, Retail shopping center, Stone Mountain GA
 - *Midtown Plaza, Neighborhood Walmart anchored shopping center, St. Petersburg FL
 - *Fountain Square, Retail shopping center, Snellville GA
 - *Hidden Harbor of the Golden Isles, Marina and incomplete condo project, Brunswick GA
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- *Tara Crossing, Atlanta, Ga. 256,000 sq. ft. shopping center located in South Atlanta.
 - *Point West Golf Club, Vero Beach Florida. Appointed Receiver on this operating golf club.
 - *Farrow Road Office Building, Columbia South Carolina. Appointed Receiver for this 97,000 sq. ft. office building.
 - *Roadrunner /Mexatalia Highway Sign, Bradenton Florida. Business and office building disbursement.
 - *Ironwood Properties, Lexington, Kentucky. Multiple apartment complexes with tax credit contracts.
 - *Galleria, Oldsmar, Florida. Mixed use residential, retail and office condominiums.
 - *Panama Coliseum, Panama City, Florida. 188,000 q. ft. retail center.
 - *Olympic LLC, Port Richey, Fl. Gas station and convenience store.
 - *Reynolds Plantation, Greensboro, Georgia. 6 designer golf courses, 4 marinas and 5 star Ritz Carlton.
 - *400 Cleveland Street, Clearwater Florida. 100,000 sq. ft. office building.
 - *Days Inn, Tampa Florida. 281 unit motel located on Dale Mabry Hwy, a major thoroughfare.
 - *Spanish Fort Town Center, Spanish Fort Alabama. Town center with mixed use with Retail. and a 215 unit apartment complex.
 - *Blue Heron Resort, Orlando Florida. Vacation club/time share property located adjacent to Disney Park.
 - *Moorings at Carrabelle, Carrabelle Florida. Marina with 115 wet slips, 55 dry slips, 29,000 sq. ft. of motel/ apartments and commercial office space.
 - *Windermere Business Center, Windermere, Florida. Luxury office, 110 units and 133,000 total sq. ft.
 - *Sea Plum Shopping Center, Jupiter, Florida. Publix anchored shopping center, 60,000 sq. ft. retail
 - *College Club Apartments, Ft Myers Florida. 428 lease apartment complex
 - *Parkland Commons Shopping Center, Parkland Florida. A Publix anchored shopping center.
 - *Dozier Homes, Atlanta Georgia. 21 separate subdivisions in 6 Counties in and around Atlanta.
 - *North Miami Shopping Center, Miami Florida. Publix anchored shopping center .
 - *The Shoppes at Verandah, Ft. Myers Florida. Publix anchored shopping center.
 - *Tyrone Crossings, St. Petersburg, Florida. Publix anchored shopping center.
 - * Days Inn, Sun City Center, Tampa Florida. 81 room limited services Hotel property.
 - *AGMT Econo Lodge. Ormond Beach FL. 75 room mid-level limited services motel.
 - * LHI Ponce Inlet Marina, Ormond Beach, Florida. Marina with 165 slip marina with fuel and restaurant.
 - *La Paloma Plaza, South Daytona Beach, Florida. Shopping center/ office building.
 - *Grand Lacuna Golf Course, Palm Beach Florida. Full service Country Club.
 - *Suffolk Property, Inc., New Port Richey FL. Full service gas station.
 - *Towers of Channelside. Tampa FL. 257 unit condominium tower.
 - *Keys Marina Marathon, Marathon Florida. 135 slip marina, repair yard, and 6500 sq. ft. restaurant.
 - *Back Bay at Carillon, St. Petersburg FL. 54 unit luxury townhouse subdivision.
 - *Regent Park Condominiums, Orlando, Florida. 196 unit incomplete condo development..
 - *Waterford Palms at Riviera Dunes. 58 unit luxury condominium development in Manatee
 - *Hammocks at Cape Haze. Luxury condominium complex in Placida, Florida.
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- *Levitt Homes. 8 residential developments across the state of Florida. \$128 million
 - *Star Suites. 240 room student housing property located in Tallahassee Florida.
 - *The Reserve at Naples. 250 unit luxury condominium complex in Naples, Florida.
 - *Jacob's Landing. 144 unit student housing apartment complex located in Tallahassee.
 - *Wilton Towers Development. A residential tower in Ft. Lauderdale FL. \$15 million
 - *Neumann Homes, Chicago IL. 8 partially completed SFH subdivisions in the Chicago area \$48 million
 - *Sanctuary Ridge Golf Course, Clermont, Florida. Fully operational course and country club.
 - *Shoppes of Oakland Park. 2 South Florida shopping centers.
 - *Fountains of Delray Shopping Center, Delray Beach, Florida. Shopping center .
 - *Harbor House Apartments, Madison, Wisconsin. This 250 unit multi-family project
 - *Lenox Road Property, Buckhead Atlanta
 - *The Pointe at Adams Place, Tallahassee, Florida. 486 unit apartment condo conversion.
 - *Oakbridge Country Club, Jacksonville, Florida. Full service country club.
 - *St. Augustine Golf Club, St. Augustine, Florida. Public golf club in historic St. Augustine.
 - *Hidden Hills Country Club, Jacksonville, FL. Jacksonville Club, featuring: golf, tennis and swim.
 - *Sapphire Beach Resort, United States Virgin Islands. Hotel beach resort.
 - *Terrace Collection, Tampa, Florida. 60,000 square foot shopping center.
 - *Bentley Place Apartments, Orlando, Florida. Partially occupied apartment building.
 - *Shoppes of Victoria Square, Deland, Florida. 115,000 square foot shopping center.
 - *Tampa Bay Center Inc. 48,000 square foot four story multi-tenant professional office building.
 - *CJ's Air Conditioning, Heating, and Electrical Company. Pasco County's largest A/C company.
 - *Countryside Bowling Center, Clearwater, Florida. 40 lane bowling center.
 - *Paces Apartments, Tarpon Springs, Florida 106 unit apartment complex.
 - *Marketplace Shopping Center, Spring Hill, Florida. 15,000 square foot plus center.
 - *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.
 - *Winter Haven, Florida office building. Multiple unit office center.
 - *Umatilla Shopping Center, Umatilla Florida. 60,000 square foot retail shopping center.
 - *Beach Club Apartments, Orlando, Florida. 157 unit apartment complex located on Lake Buchanan.
 - *Barnett Bank Building. A multi-tenant office building located in South Tampa.
 - *Commercial Airport Warehouse. A 460,000 square foot warehouse facility in the Tampa Airport area industrial park.
 - *Sentry Mini Storage. A 485 unit self-storage facility located in Holiday, Florida.
 - *Sparks Performance Centers, Seminole and Port Richey, Florida. Two retail automotive multi-tenant business centers.
 - *Austad Industrial Park, Hudson, Florida. Multi-tenant light industrial center.
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- *Radisson Suite Beach resort on Marco Island. FDIC, 269 room all suite resort. \$64 million
- *Watson Properties, Tampa, Florida. 15,000 square foot, multi-tenant retail center.
- *Ridge Performance Center, Oldsmar, Florida. Multi-tenant retail and automotive center.
- *Sarasota Performance Center, Sarasota, Florida. Retail shopping and automotive center.
- *Twiggs Avenue Office Building, Downtown Tampa, Florida. Commercial office building & parking lot.
- *Javer Property Interests, New Port Richey, FL. 3 commercial retail buildings plus 100 unit mobile park.
- *Oakridge Apartments, Palmetto, Florida. Section 8 complex.
- *Waters Avenue Business Center, Tampa, Florida. A 30,000 square foot office and retail complex.
- *Garden Avenue Interests, Clearwater, Florida. Office building and retail complex.
- *Riverwoods Mobile Home Park, Riverview, Florida. 75 pad mobile home park. Weekly rentals.
- *Maximo Plaza, St. Petersburg, Florida. A 120,000 square foot retail shopping center.
- *Hillsborough County Circuit Court. A low-income housing project. Worked in coordination with the Department of Housing and Urban Development (HUD).
- *Williamsburg Building, Tampa, Florida downtown office building.
- *Virnel Associates, Russelwood Apartments. A 245 unit complex located in Brandon, Florida.
- *Hamlin's Landing Resort, Indian Rocks Beach, Florida. The property is a multi-use facility comprised of hotel, shopping center, and a full-service marina. The property had an outstanding mortgage of \$30 million.
- *Camaron Cove Resort, Indian Rocks Beach, Florida. A vacation club resort property.
- *Calini Beach Club, Sarasota, Florida. A vacation club resort.

TRUSTEE Chapter 11 Bankruptcy:

- *Hideaway Sands Resort, Inc. and Treasure Shores Development Corporation.
- *Dartmoor Plaza, Temple Terrace, Florida. A 90,000 square foot retail shopping center /office building.
- *Gulf Cove Condominium, Terre Verde, Florida. Multi-unit luxury condominium property.

EXAMINER, Chapter 11 Bankruptcy Court

- *Bloomingdale Corporation, apartment complex, Tampa, Florida. Appointed by the U.S. Bankruptcy Court, Middle District, Chapter 11.
 - *Victoria Corporation, apartment complex, Tampa, Florida. Appointed by the U.S. Bankruptcy Court, Middle District, Chapter 11.
 - *51st Street Station, apartment complex, Tampa, Florida. Appointed by U.S. Bankruptcy Court, Middle District, Chapter 11.
 - *Fletcher Regency Associates, Inc. Apartment complex in Brandon, Florida. Appointed by U.S. Bankruptcy Court, Middle District, Chapter 11.
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ADDITIONAL INFORMATION

As a Receiver I have also been appointed on over 300 income properties and 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. 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 \$1 billion of commercial real estate.

PROPERTY MANAGER – 1984-Present, President, PORTFOLIO 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, training – 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 1982-2014
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

REFERENCES

Mr. Robert Quinn, Attorney at Law, Carlton, Fields, et al.

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Mr. John Favret, Director, Wells Fargo Bank, Tampa Florida

(813) 275-5285

Ms. Alice Huneycutt, Managing Partner, Stearns, Weaver, Miller

(813) 223-4800

Mr. Mark Wolfson, Attorney at Law-Managing Partner, Foley & Lardner, Tampa, FL

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Mr. Joel Tew, Attorney at Law, Clearwater, FL

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Ms. Roberta Colton, Federal Bankruptcy Judge, Middle District Tampa, Fl.

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Mr. John Muratides, Attorney at Law, Stearns, Weaver, Miller, et al.

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Ms. Stephanie Lieb, Attorney at Trenan Law

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ADDITIONAL REFERENCES AVAILABLE UPON REQUEST
