



SCHAEFER FAGAN
& ASSOCIATES, INC.
ENGINEERING





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ENGINEERING

561.848.7223
www.sfcei.com



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COMPANY PROFILE

A full-service consulting engineering firm, Schaefer Fagan & Associates Inc. specializes in large-scale development projects in South Florida. Founded by professional civil engineer Conrad W. Schaefer in 1969, the Company has completed more than 500 projects, including:

- Golf Course Communities
- Planned Unit Developments
- Residential Subdivisions
- Shopping Centers
- Commercial Facilities
- Office Buildings
- Major Roadways

Schaefer Fagan & Associates provides complete, turnkey service from site acquisition analysis and project feasibility to consulting and project management. High-profile projects in Palm Beach and Martin counties include the Trump International Golf Club, PGA National Golf Course, Admirals Cove, Andros Isle Shopping Center, The Benjamin School (Upper School), Donald Ross Village and subdivisions such as Hammock Creek, Tuscawilla, Caloosa, Andros Isle, Hamilton Bay/Briar Bay, Wycliffe, San Michele, Woodbine, Stonebridge Golf & Country Club, Fox Trail and Bayhill Estates.

Schaefer Fagan & Associates has been assisting developers in the due diligence, acquisition and development of land for nearly 40 years. Schaefer Fagan is unique in its capabilities, experience and expertise in both the development and technical engineering sides of the development business as owners, developers and engineers. Mr. Schaefer and his business partner, professional engineer Gregory Fagan and other principal engineers Jeffrey Bergmann, Erik Cooper and Michael Grzelka have vast engineering design, permitting and infrastructure construction experience. Their expertise lies in engineering water management systems, wetlands, water distribution systems, sewerage collection systems, recreational facilities and roadways.



One asset of Schaefer Fagan & Associates is the ability to look beyond the typical engineering solutions with monetary analysis to creative problem solving to enhance the project's entitlements. They offer a long, successful track record in design and permitting, project management, construction management and post construction regulatory compliance.

Schaefer Fagan has built a strong working relationship with Associated Land Surveying and Mapping, including the use of Associated Land Surveying for surveying and support services on each project. Schaefer Fagan & Associates brings significant expertise to every project from the ground up. Because of the Company's vast resources, expertise and business relationships, Schaefer Fagan moves quickly and confidently through the entitlement and permitting processes and creates value by virtue of its experience.

Schaefer Fagan & Associates is headquartered in North Palm Beach, Florida with an office in Stuart, operating primarily in South Florida with hundreds of successfully completed projects. Schaefer Fagan is fast and competent in engineering design, permitting and bidding for contemporary real estate properties in Palm Beach and Martin counties and throughout the South Florida real estate market.

ENGINEERING TEAM

Conrad W. Schaefer

Founder

Mr. Schaefer, a professional engineer with a degree in Engineering from the University of Florida, founded Schaefer Consulting Engineers in 1969. Prior to establishing the Company, Schaefer was a civil engineer at Boeing Aircraft from 1960-1962 and worked as a civil engineer at Hutcheon Engineers from 1962-1965. He also acted as the Assistant County Engineer for Palm Beach County from 1965-1969. As Principal Owner and Chairman of the Board of Schaefer Fagan & Associates, Mr. Schaefer has led the growth and expansion of the Company and continues to provide a leadership role. He's a 62-year resident of Palm Beach County.

conrad@sfcei.com

Gregory J. Fagan, P.E.

President, Schaefer Fagan & Associates Inc. and Schaefer Fagan Land Acquisition & Development

A professional engineer, Mr. Fagan has more than 25 years of diverse experience in land acquisition, development, planning and zoning, civil engineering, and construction management. Mr. Fagan received his degree in Civil Engineering from the University of Florida in 1981. He joined Mr. Schaefer's firm and became a partner in 1982, firmly establishing Schaefer Fagan & Associates Inc. as industry leaders in South Florida. His expertise includes pre-acquisition engineering due diligence for all projects, as well as roadway design, storm-water analysis and design, water distribution and sanitary sewer collection system design. In addition to providing the pre-acquisition engineering due diligence for developers, Mr. Fagan has managed all planning and zoning approvals, design, platting, permitting and construction phase services for numerous high-profile projects in South Florida, including golf courses at Admirals Cove in Jupiter and Trump International Golf Course in West Palm Beach. His residential projects include Hammock Creek and Tuscawilla in Martin County and Hamilton Bay in Palm Beach County.

Mr. Fagan is very active in the community as a current member and past chairman of the Economic Council of the Palm Beaches, a director and past chairman of the Business Development Board of Palm Beach County, a board member of Bizbac and is on the Citizens Advisory Committee of the Metropolitan Planning Organization. In addition, he is a past trustee of The Benjamin School, a former director of Palm Beach Savings & Loan and is a member of the National Society of Professional Engineers and the American Society of Civil Engineers. He is director and past chairman of SunFest, a former board member of the School Readiness Coalition and past member of the Council of Advisors for the InternetCoast. Mr. Fagan was raised in Palm Beach County and now resides in Palm Beach Gardens with his wife and two children.

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Erik Cooper, P.E.

Principal, Schaefer Fagan & Associates Inc.

A professional engineer, Mr. Cooper brings more than 11 years of diverse experience in land development, civil engineering and construction management to Schaefer Fagan & Associates Inc. His expertise lies in roadway design, storm-water analysis and design, water distribution and sanitary sewer collection system design. Mr. Cooper received his degree in Civil Engineering from the University of Florida in 1996. He is a member of the American Society of Civil Engineers and the Florida Engineering Society.

Mr. Cooper performed the roadway, surface water management system, water distribution and sewer collection system design, permitting and construction management for the following representative projects: Andros Isle in West Palm Beach; Mallory Square/Hamilton Bay in West Palm Beach; Wycliffe Commercial in Wellington; The Benjamin School (Upper School) in Palm Beach Gardens; Savannah Estates in Palm Beach County; and Jupiter Isles in Jupiter. Mr. Cooper was raised in northern Palm Beach County and now resides in North Palm Beach with his wife and two children.

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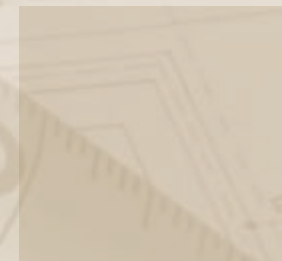
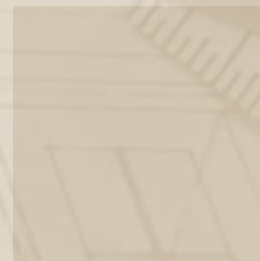
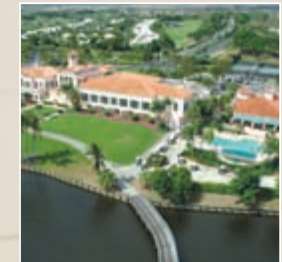
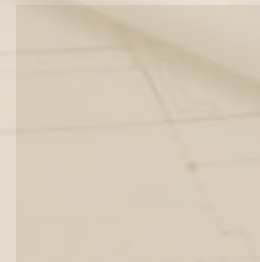
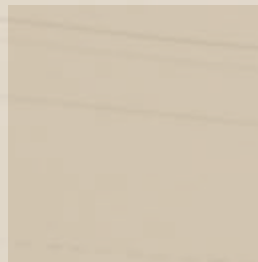
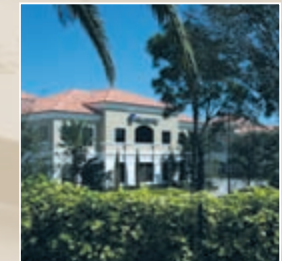
Jeffrey R. Bergmann, P.E.

Principal, Schaefer Fagan & Associates Inc.

A professional engineer, Mr. Bergmann has more than 23 years of diverse engineering experience in civil and structural engineering, construction administration and project management. His technical expertise includes design and permitting of surface water management systems, structural engineering, finite element analysis, structural inspection, forensic analysis, sediment transportation and erosion analysis, roadway design and water distribution and sanitary sewer collection system design. Mr. Bergmann received his degree in Civil Engineering from the University of New Mexico in 1984. He is a member of the American Society of Civil Engineers and the Florida Engineering Society.

Prior to becoming a Principal at Schaefer Fagan in 2004, Mr. Bergmann was the District Engineer for the Northern Palm Beach County Improvement District (NPBCID), a Florida 298 District, from 1999-2002. He was responsible for general consulting, capital improvement projects and the administration of design and construction activities in connection with bond issue infrastructure construction programs. He also acted as Senior Project Manager for the NPBCID for the Abacoa Development project, responsible for bidding, award evaluation and recommendations, engineering inspection and contract administration of \$33 million in simultaneous construction contracts. Prior to coming to Florida, Mr. Bergmann managed, designed and permitted various projects in New Mexico, Arizona and Idaho, including the civil and structural systems for the 146,000-sq.-ft., 100-acre Desert Ridge Middle School site and the 120-acre Alba Prado residential development in Albuquerque. In a joint project between the Department of Energy and the Department of Defense at the White Sands Missile Range in New Mexico, Mr. Bergmann managed and designed civil and structural systems and performed construction administration on a new three-mile, single-span, aerial-test cable structure. He has designed, permitted and provided the construction management for the following representative projects: Jupiter Isles, Loxahatchee Reserve, Old Plantation, Bridgewater and Bayhill Estates. Mr. Bergmann resides in Wellington with his wife and son.

jeffrey@sfcei.com



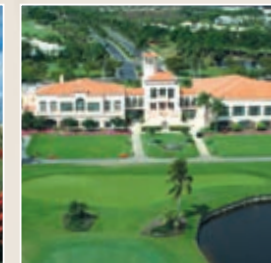
Michael J. Grzelka, P.E.

Principal, Schaefer Fagan & Associates Inc.

A professional engineer, Mr. Grzelka has more than 19 years of engineering and construction administration experience, performing all types of general civil projects from land development of commercial, residential and golf courses to agricultural projects, utility work and construction management. Mr. Grzelka has extensive experience working with regulatory agencies and the permitting process in South Florida. Mr. Grzelka received his degree in Civil Engineering from the University of South Florida in 1988. He is a member of the American Society of Civil Engineers, the National Society of Professional Engineers and the Florida Engineering Society.

Prior to becoming a Principal at Schaefer Fagan & Associates, Mr. Grzelka practiced engineering in South Florida, primarily within Martin County. Some of his recent significant design projects include serving as project manager for Highlands Reserve, McArthur Golf Club, Tuscawilla, Tres Belle, White Marsh, Centerpointe, Kanner Square and Blue Harbour among many others. Mr. Grzelka is also active in the local community serving on the Palm City Chamber of Commerce, the Economic Council of the Martin County Board of Directors and as the past president of the Martin County Young Republicans. He was on the Republican Executive Committee in Martin County and served on the Leadership Alumni Council of the Martin County Chamber of Commerce. Mr. Grzelka was raised in Jensen Beach and enjoys boating, fishing, hunting, diving, skiing and playing golf. He and his wife Kimberly have two daughters and reside in Palm City.

michael@sfcei.com



Robert J. Collins, R.A.

Architect and IT Manager, Schaefer Fagan & Associates Inc.

A Registered Architect, Mr. Collins has more than 16 years of architectural and construction administration experience. Mr. Collins received his degree in Architecture from Auburn University in Alabama in 1991. He is a Microsoft Certified Systems Engineer and leads the Geographical Information System Development at Schaefer Fagan & Associates.

Prior to working for Schaefer Fagan & Associates, Mr. Collins worked for Song & Associates in West Palm Beach as an architect and IT manager, responsible for managing several financial institution projects. Mr. Collins was raised in Palm Beach County and now resides in Palm Beach Gardens with his wife and son.

bobc@sfcei.com



SIGNIFICANT PROJECTS

Golf Course Communities

- Trump International Golf Course – 200 acres
- Admirals Cove – 1,000 acres – 27 holes of golf
- Hunters Run – 1,000 acres – 36 holes of golf
- Boca Lago – 600 acres – 36 holes of golf
- Wycliffe – 640 acres – 36 holes of golf
- Stonebridge Golf & CC – 400 acres – 18 holes of golf
- Bayhill – 1,000 acres – 18 holes of golf
- Overoaks – 1,000 acres – 36 holes of golf
- PGA National (4th Course) – 150 acres
- Hammock Creek – 600 acres – 18 holes of golf
- Boynton Beach Municipal Golf Course – 300 acres – 27 holes of golf

Shopping Centers/Industrial/Office

- Pine Trail Shopping Center (Military Trail & Okeechobee Blvd.) – 27 acres
- Wycliffe Shoppes (Lake Worth Rd. & S.R. 7) – 18 acres
- Centerpoint Business Park (I-95 & Blue Heron Blvd.) – 11.5 acres
- Andros Isle Shopping Center (Okeechobee & Sansbury's Way) – 15 acres
- Lake Point Center (Okeechobee Blvd. & Jog Rd.) – 16.4 acres
- Donald Ross Village (Donald Ross Rd. & Military Trail) – 45 acres
- Okeechobee MUPD (Okeechobee Blvd. & Golden Lakes) – 24 acres
- Oakton Commons (Okeechobee Blvd. & Benoist Farms Rd.) – 44 acres
- 45th Street Shopping Center (45th St. & Military Trail) – 18 acres
- Gardens Mall (Out-Parcels) – 17.5 acres
- Northcorp Center (I-95 & RCA Blvd.) – 100 acres
- Boynton Commerce Center (I-95 & Woolbright Rd.) – 50 acres
- Skees Road Industrial – 10 acres
- Clearlake Plaza (Australian Ave. & Okeechobee Blvd.) – 33 acres
- Trafalgar Square (Forest Hill Blvd. & Jog Rd.) – 16 acres

Specialty Projects

- WCI Acquisition of 18,000 acres from MacArthur Foundation
- The Benjamin School (Upper School) – 50 acres
- Parkway Asphalt Rail Siding
- Moroso Go-Cart Track
- Pierce Hammock Elementary School – 35 acres
- Palm Beach Gardens West Post Office Facility – 35 acres
- Acreage Community Park – 40 acres

Residential Subdivisions

- Caloosa – 1,948 acres
- Fox Trail – 1,045 acres
- Andros Isle – 640 acres
- Abbey Park – 80 acres
- Tusawilla (a.k.a. Canopy Creek) – 814 acres
- Bay Winds – 1,000 acres
- Hamilton Bay – 200 acres
- Briar Bay/Mallory Square – 200 acres
- Jupiter Isles – 160 acres
- Loxahatchee Reserve – 100 acres
- San Michele – 64 acres
- Andros Isle Apartments – 15 acres
- Pipers Glen – 1,000 acres
- Rainbow Lakes – 1,000 acres
- Lakes of Boca Barwood – 160 acres
- Polo Trace – 82 acres
- Lone Pine – 14 acres
- Madison Lakes – 40 acres
- Manor Forest – 80 acres
- Oakridge – 80 acres
- Polo Club (Cypress Isle & Ashborne)
- Sanctuary – 80 acres
- Woodbine – 160 acres
- Okeechobee Estates – 900 acres
- Bridgewater – 200 acres
- Old Plantation – 80 acres
- Pennock Preserve – 200 acres

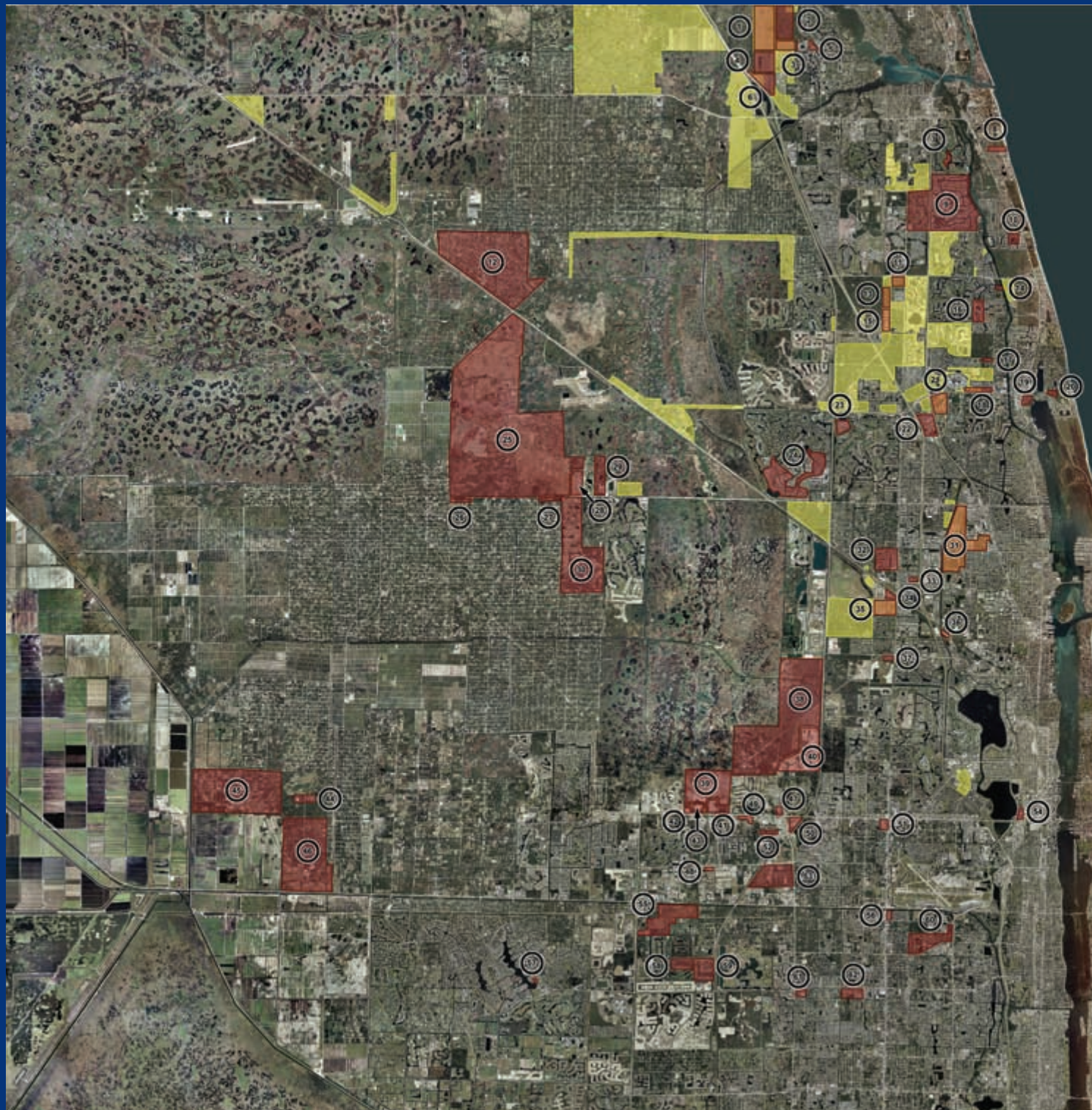


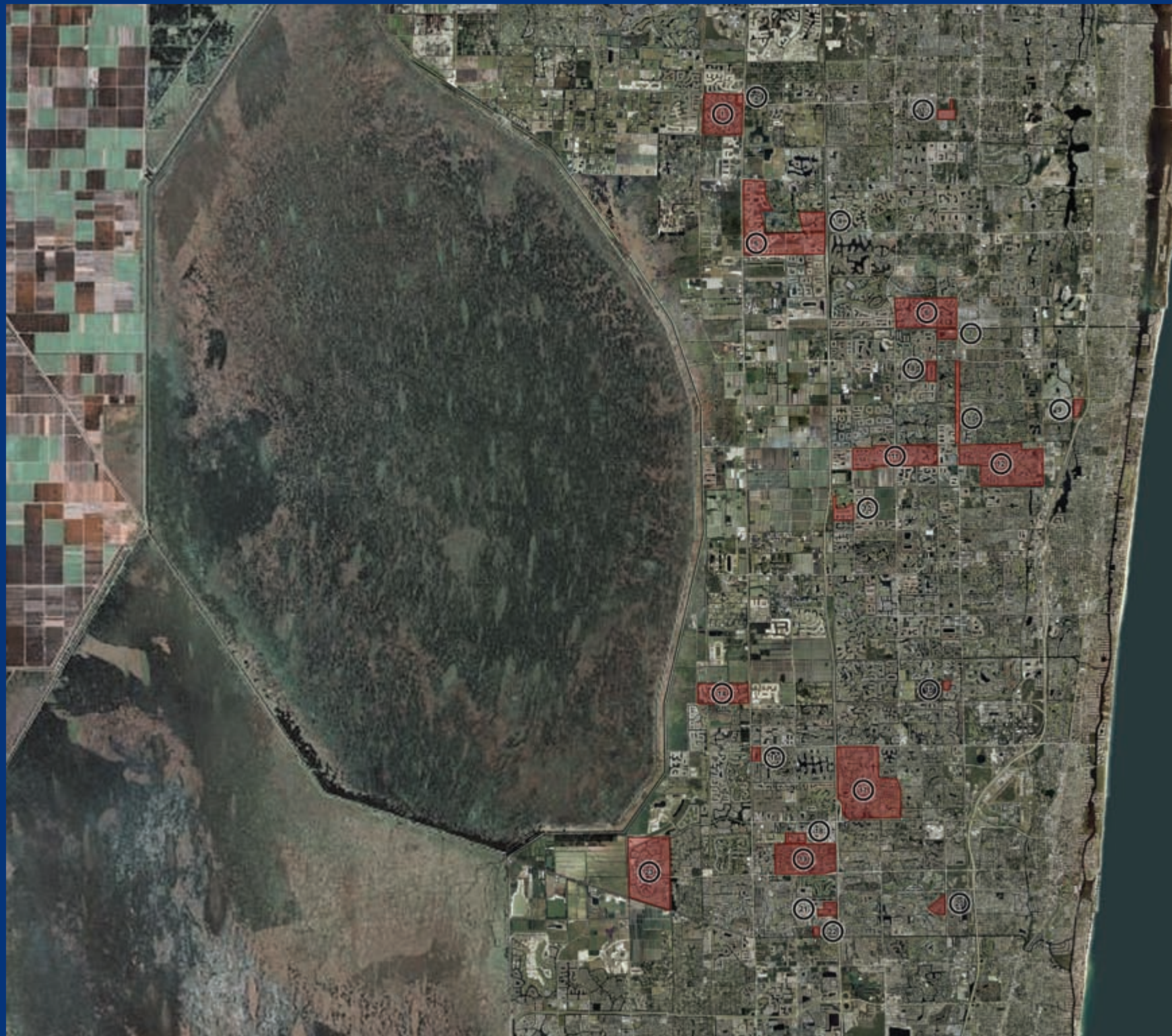
Palm Beach County - North

Schaefer - Fagan Engineering Projects

1. Bridgewater 200AC - Jupiter
2. Pennock Preserve 210AC - Jupiter
3. Jupiter Isles 160AC - Jupiter
4. Old Plantation 80AC - Jupiter
5. Loxahatchee Estates 30AC - Jupiter
6. Loxahatchee Reserve 100AC - Jupiter
7. Jonathans Landing - Jupiter
8. Xanadu - Jupiter
9. Admirals Cove - Jupiter
10. Yogi by the Sea RV Park - Jupiter
11. Donald Ross Village - Palm Beach Gardens
12. Caloosa - Unincorporated Palm Beach County
13. Benjamin High School - Palm Beach Gardens
14. Snook Hole - Palm Beach Gardens
15. San Michele - Palm Beach Gardens
16. Sanctuary - Palm Beach Gardens
17. Lone Pine - Palm Beach Gardens
18. Gardens Mall 27.05/27.06 - Palm Beach Gardens
19. Twelve Oaks - North Palm Beach
20. Lost Tree Village Golf Facility - North Palm Beach
21. Legacy Place - Palm Beach Gardens
22. Northcorp Center - Palm Beach Gardens
23. Ballen Isles "Coral Cay" - Palm Beach Gardens
24. PGA National "The General" Golf Course - Palm Beach Gardens
25. Vavrus Due Diligence - Palm Beach Gardens
26. Hammock Pierce Elementary School - Palm Beach Gardens
27. United States Post Office - Palm Beach Gardens
28. Balsamo - Palm Beach Gardens
29. Campbell 140AC - Palm Beach Gardens
30. Bayhill Estates - Palm Beach Gardens
31. Congress Avenue Holdings, Divosta - Lake Pake
32. Woodbine - Riviera Beach
33. Center Point Business Park - Riviera Beach
34. Parkway Asphalt Co. - Riviera Beach
35. West Riviera (Turtle Cay) 100AC - Riviera Beach
36. 84 Lumber - Mangonia Park
37. 45th Street Shopping Center - West Palm Beach
38. Burgess Trust - West Palm Beach
39. Andros Isle - West Palm Beach
40. Hamilton Bay/Briar Bay - West Palm Beach
41. Oakton Commons - West Palm Beach
42. Andros Isle Apts. - West Palm Beach
43. Andros Isle Shopping Center - West Palm Beach
44. Lion Country Safari RV Park - Palm Beach County
45. White Fences - Palm Beach County
46. Fox Trail - Palm Beach County
47. Lake Point Center - West Palm Beach
48. Belvedere Isles - West Palm Beach
49. Okeechobee MUPD - West Palm Beach
50. Metro - West Palm Beach
51. Pine Trail Shopping Center - West Palm Beach
52. Skees Road Industrial - West Palm Beach
53. Johnson Property 200AC - West Palm Beach
54. Clearlake Plaza - West Palm Beach
55. Diamond "C" Ranch - West Palm Beach
56. Four Points Center - West Palm Beach
57. Montauk Harbour - Wellington
58. Banyan Estates - Wellington
59. Banyan Lakes - Wellington
60. Trump International Golf Club - West Palm Beach
61. Trafalgar Square - West Palm Beach
62. Abbey Park - West Palm Beach

WCI Communities Acquisition
 MacArthur Foundation

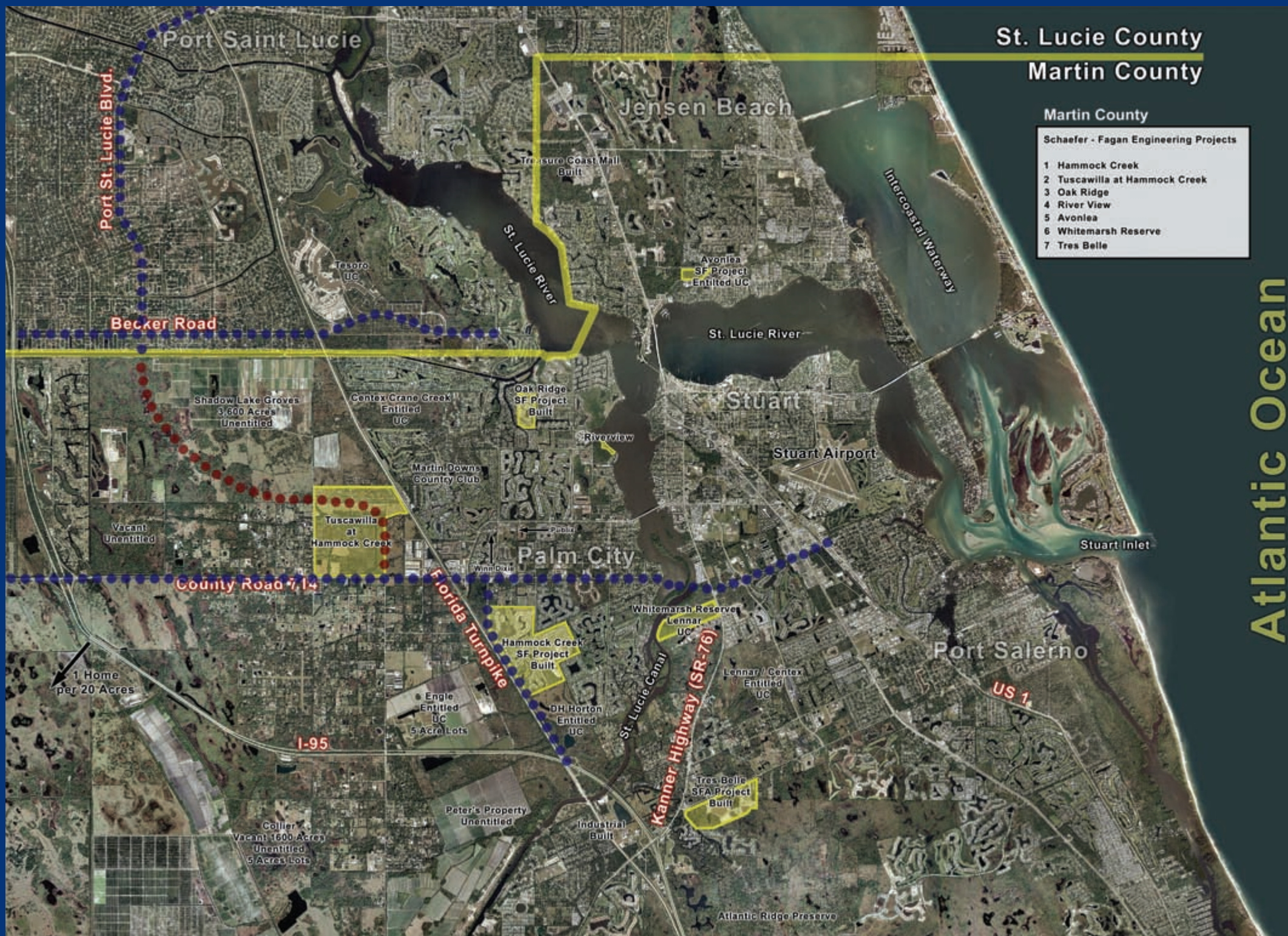




Palm Beach County - South

Schaefer - Fagan Engineering Projects

1. Wycliffe Country Club
2. Shoppes of Wycliffe
3. Lake Worth Village
4. Sherbrook
5. Knoll Brooke
6. Rainbow Lakes
7. Mirror Lakes
8. Courts of Boynton
9. Boynton Commerce Center
10. Military Trail
11. Pipers Glen
12. Hunters Run
13. Polo Trace
14. Stonebridge
15. Ashbourne Polo Club
16. Yamato Court
17. Boca West Yusem Homes
18. Escondido
19. Boca Lago
20. Palms of Boca Del Mar
21. Boca Rio
22. Laies of Boca Barwick
23. Baywinds



ADMIRALS COVE

Jupiter, FL

- 1,000 acres
- 45 holes of golf
- 900 Units
- 122,000 sq. ft. clubhouse
- 74 slip marina and 500 private docks
- 12 tennis courts
- 6 miles of navigable waterways
- 12 miles of bulkhead
- Olympic-size swimming pool
- Located in Jupiter, Florida on the Intracoastal Waterway.





ADMIRALS COVE



ADMIRALS COVE





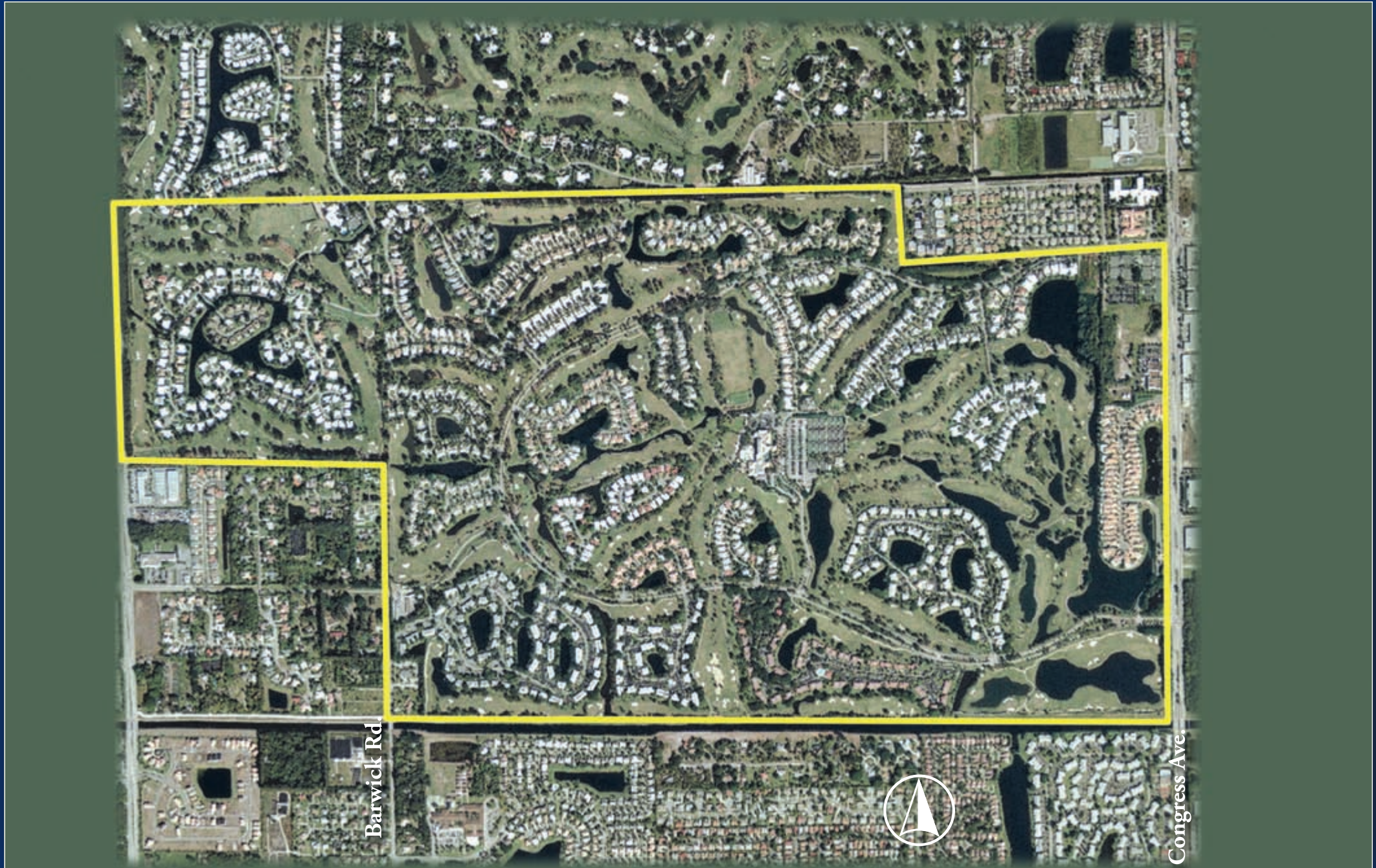
ADMIRALS COVE



HUNTERS RUN

Boynton Beach, FL

- 865 acres
- 54 holes of championship golf
- 3,000 units
- Recreation & tennis complex





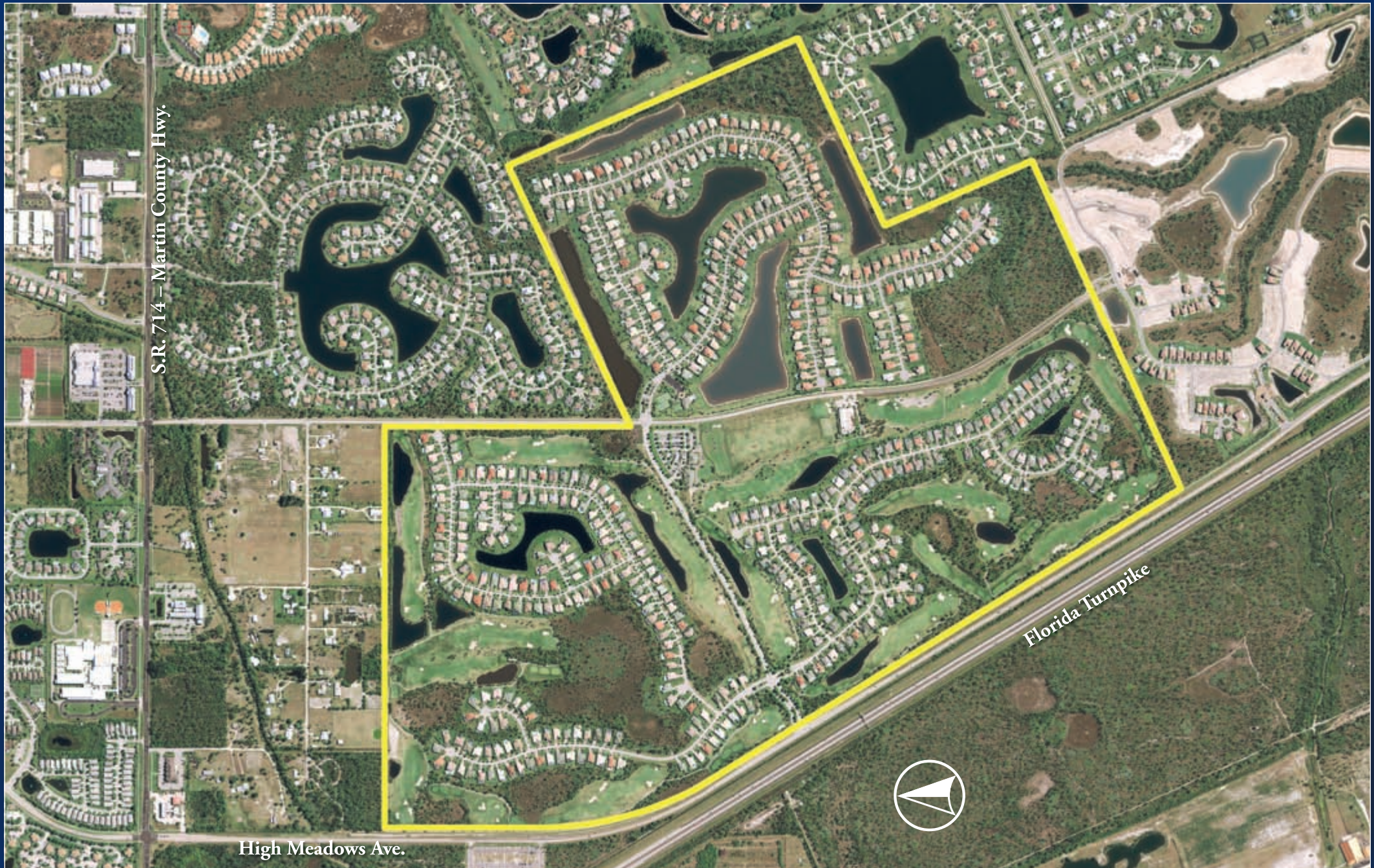
HUNTERS RUN



HAMMOCK CREEK

Palm City, FL

- 600 acres
- Residential golf course community
- Jack Nicklaus Golf Course





HAMMOCK CREEK



WYCLIFFE COUNTRY CLUB

Wellington, FL

- 640-acre residential subdivision
- Championship golf course
- Clubhouse
- 1,200 units





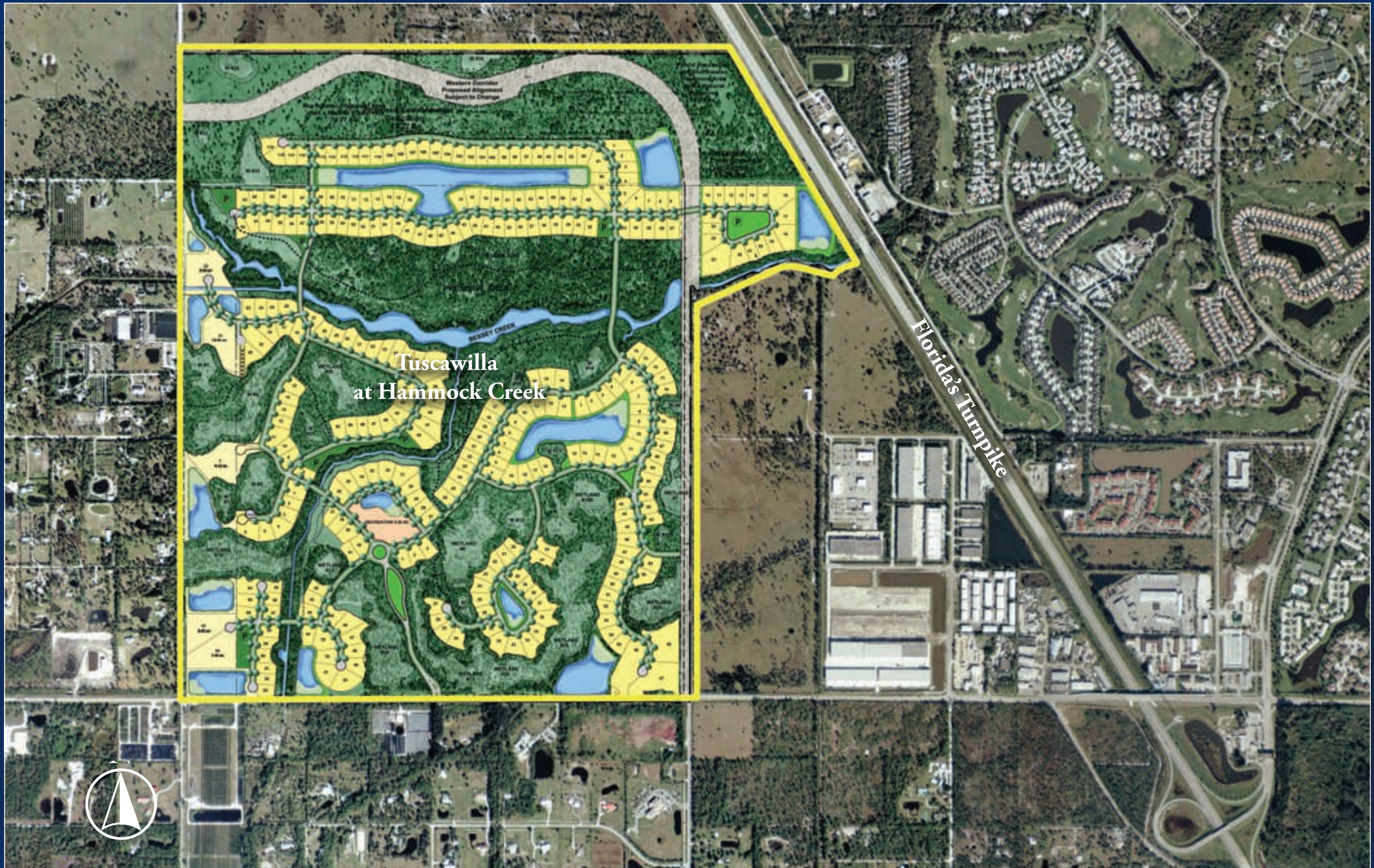
WYCLIFFE COUNTRY CLUB



TUSCAWILLA (a.k.a. Canopy Creek)

Palm City, FL

- 814 acres
- 296 unit residential community





TUSCAWILLA (a.k.a. Canopy Creek)



ANDROS ISLE

West Palm Beach, FL

Andros Isle:

- 640 acres
- 1,500 units

Andros Isle Shopping Center:

- 15 acres
- 125,000 sq. ft.

Andros Isle Apartments:

- 15 acres
- 300 units

Oakton Commons:

- 100,000 sq. ft. commercial property
- 124 townhomes
- Fire station
- Bank





ANDROS ISLE



HAMILTON BAY/BRIAR BAY

West Palm Beach, FL

- 374 acres
- 1,093 single family and multi-family units
- 79 acres of lakes
- 6 acres of recreation areas
- 35-acre middle school
- 15-acre elementary school





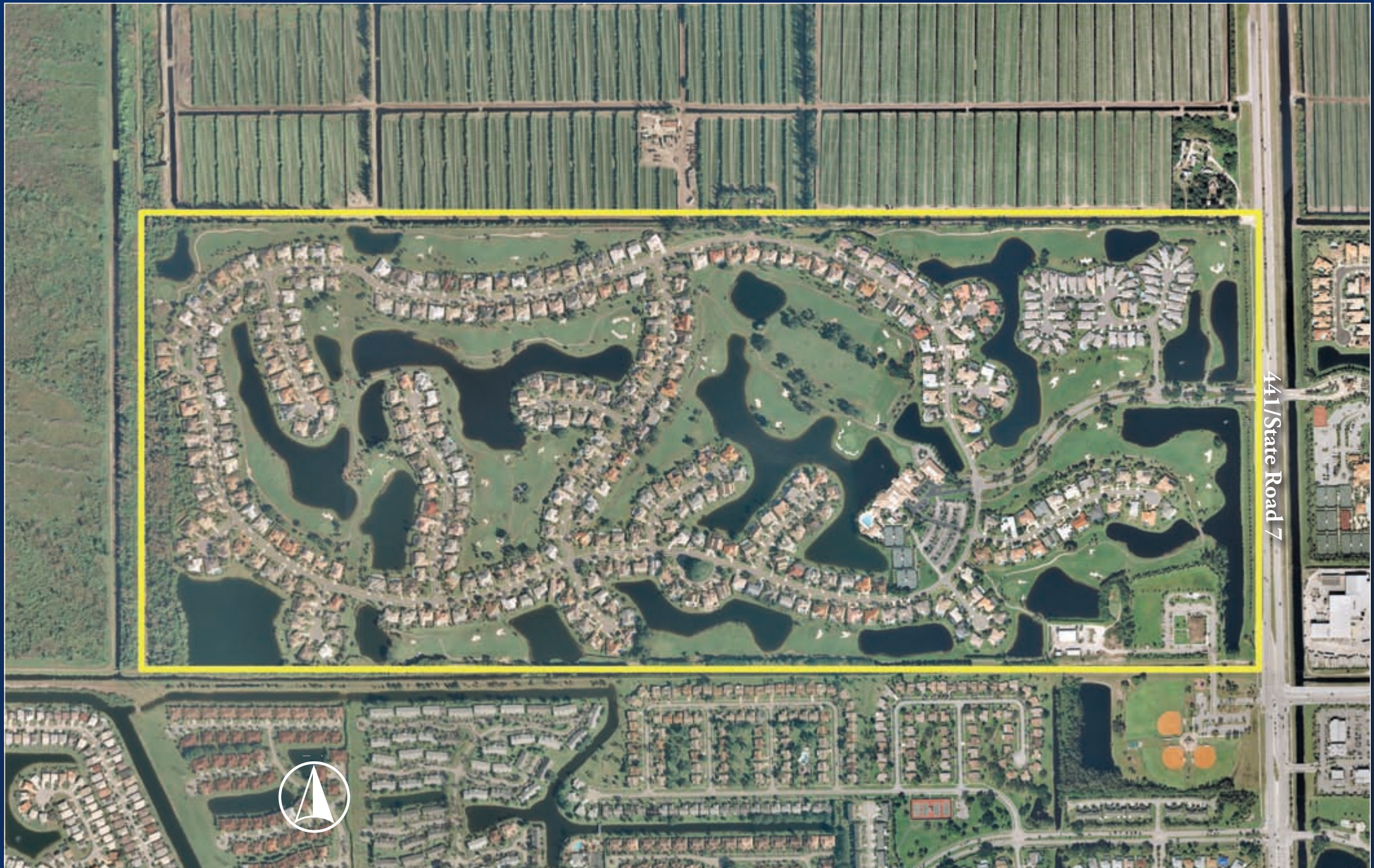
HAMILTON BAY/BRIAR BAY



STONEBRIDGE GOLF & COUNTRY CLUB

Boca Raton, FL

- 400 acres
- 400 units
- 18 hole championship golf course





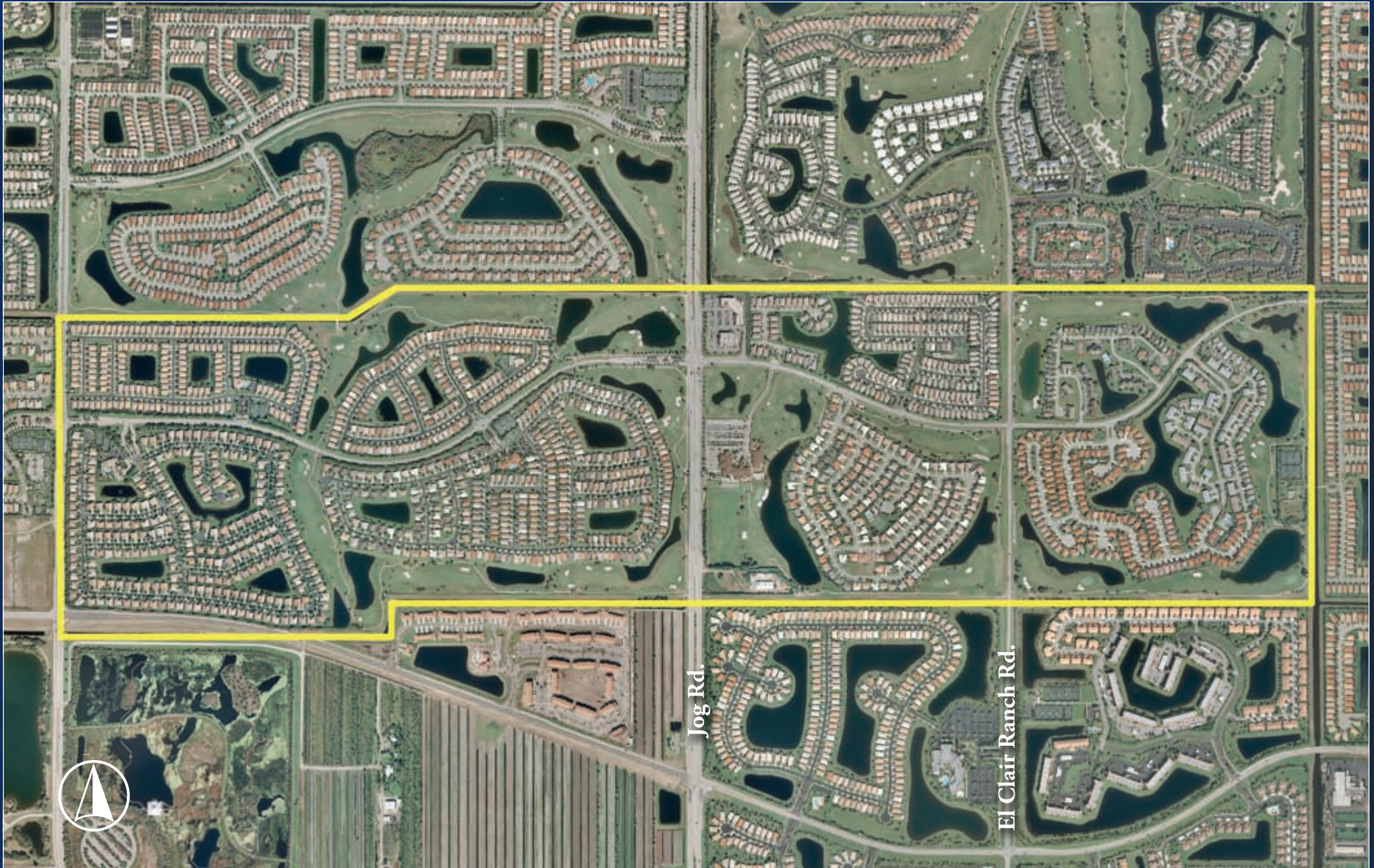
STONEBRIDGE GOLF & COUNTRY CLUB



PIPERS GLEN

Boynton Beach, FL

- 900 acres
- 18 hole golf course





PIPERS GLEN



RAINBOW LAKES

Boynton Beach, FL

- 1,000 acres
- 2,400 units





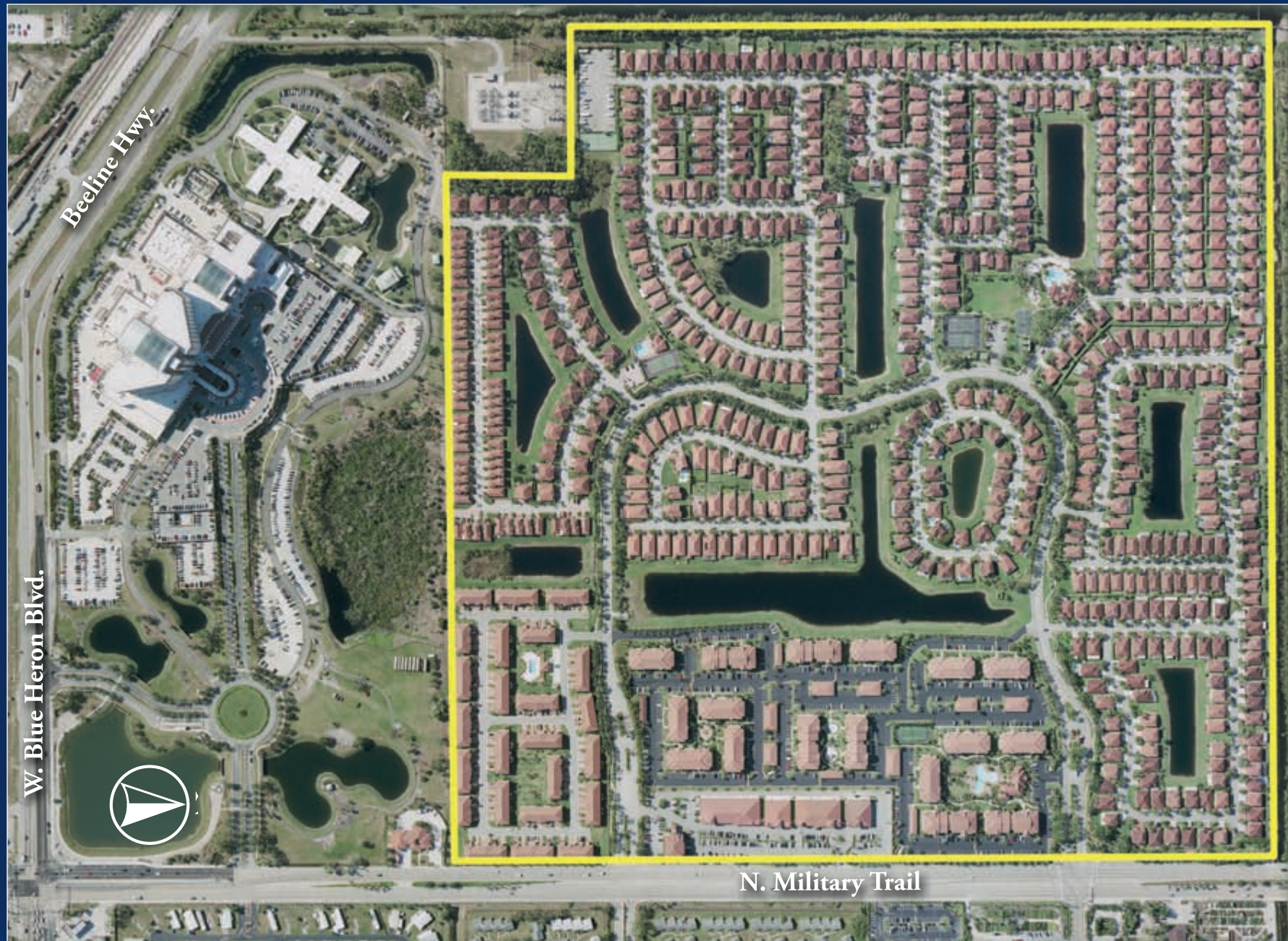
RAINBOW LAKES



WOODBINE

West Palm Beach, FL

- 160 acres
- 572 unit mixed-use development
- 15 acre commercial center





WOODBINE



DONALD ROSS VILLAGE

Palm Beach Gardens, FL

- 45 acres
- 156 units
- 250,000 sq. ft. of commercial, retail, office space
- Hotel





DONALD ROSS VILLAGE



BAYHILL ESTATES

Palm Beach County, FL

- 987 acres
- 491 units on 1-acre and 1/2-acre lots
- 18 holes of golf, lakes and preserves





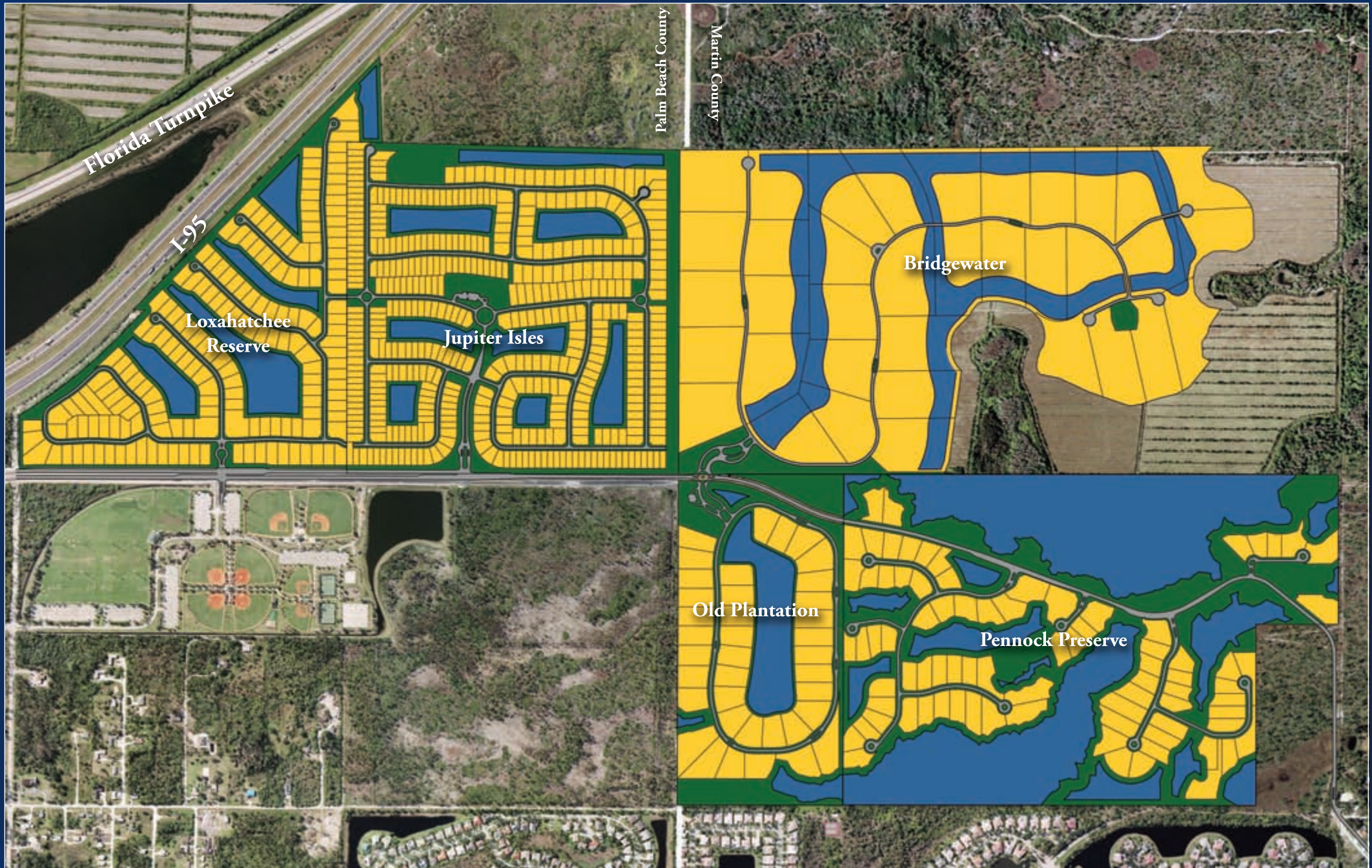
BAYHILL ESTATES



ISLAND WAY CORRIDOR

Jupiter & Martin County, FL

- *Loxahatchee Reserve* — 447 single family homes
- *Jupiter Isles* — 154 single family homes
- *Bridgewater* — 36 five-acre, luxury estate lots
- *Old Plantation* — 39 one-acre, luxury estate lots
- *Pennock Preserve* — 82 lots integrated within nature preserve





BRIDGEWATER, PENNOCK PRESERVE, JUPITER ISLES, OLD PLANTATION, LOXAHATCHEE RESERVE



OAK RIDGE

Palm City, FL

- 80 acres
- 135 single family homes





OAK RIDGE



SANCTUARY

Palm Beach Gardens, FL

- 79 acres
- 184 lots around lakes and preserves





SANCTUARY



SAN MICHELE

Palm Beach Gardens, FL

- 64 Acres
- 90 Single family units





SAN MICHELE



COURTS OF BOYNTON

Boynton Beach, FL

- 80 acres
- 400 homes





COURTS OF BOYNTON



POLO TRACE

Delray Beach, FL

- 82 acres
- 127 single family units





POLO TRACE



BANYAN LAKES

West Palm Beach, FL

- 110 acres
- 61 residences on 1-acre lots





BANYAN LAKES



BANYAN ESTATES

West Palm Beach, FL

- 79 acres
- 41 residential units on 1-acre lots





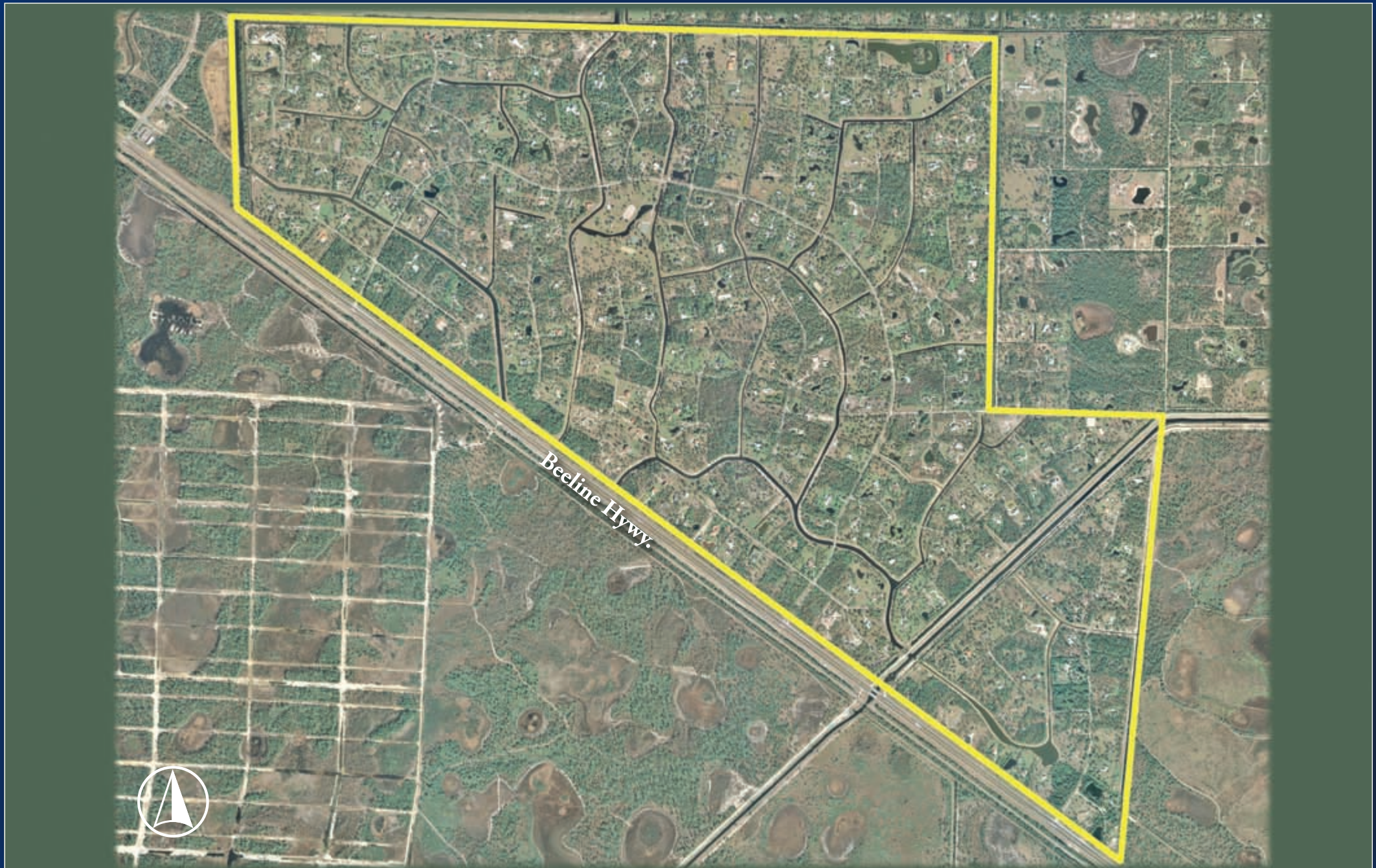
BANYAN ESTATES



CALOOSA

Palm Beach Gardens, FL

- 1,854 acres
- Northwestern Palm Beach County
- 5-acre homesites





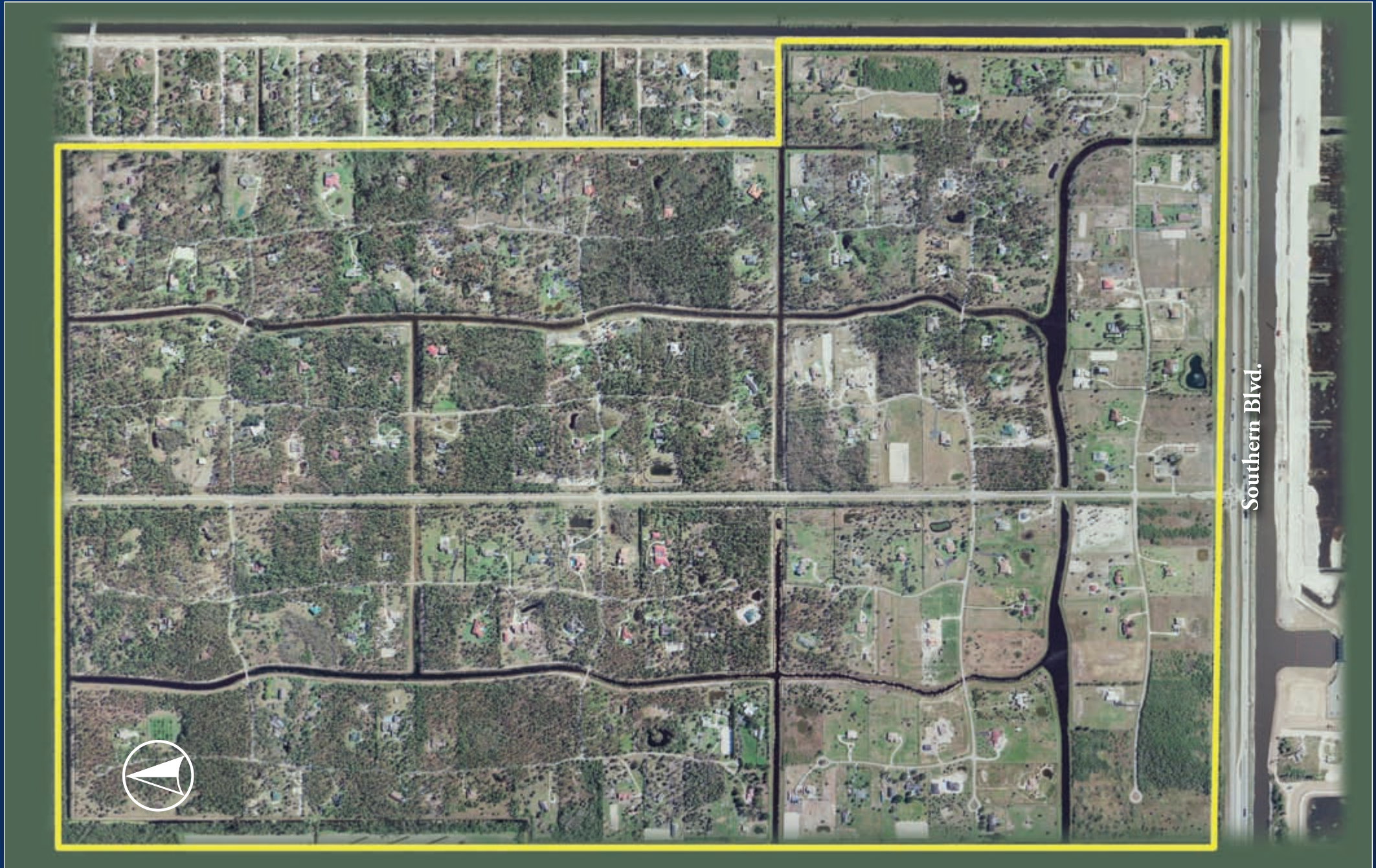
CALOOSA



FOX TRAIL

Palm Beach County, FL

- *Located in Western Palm Beach County*
- *1,115 Acres*
- *212 5-acre lots*





FOX TRAIL



CORAL CAY - BALLENISLES

Palm Beach Gardens, FL

- 19 acres located within BallenIsles Country Club
- 105 units surrounded by a championship golf course
- Pool and cabana





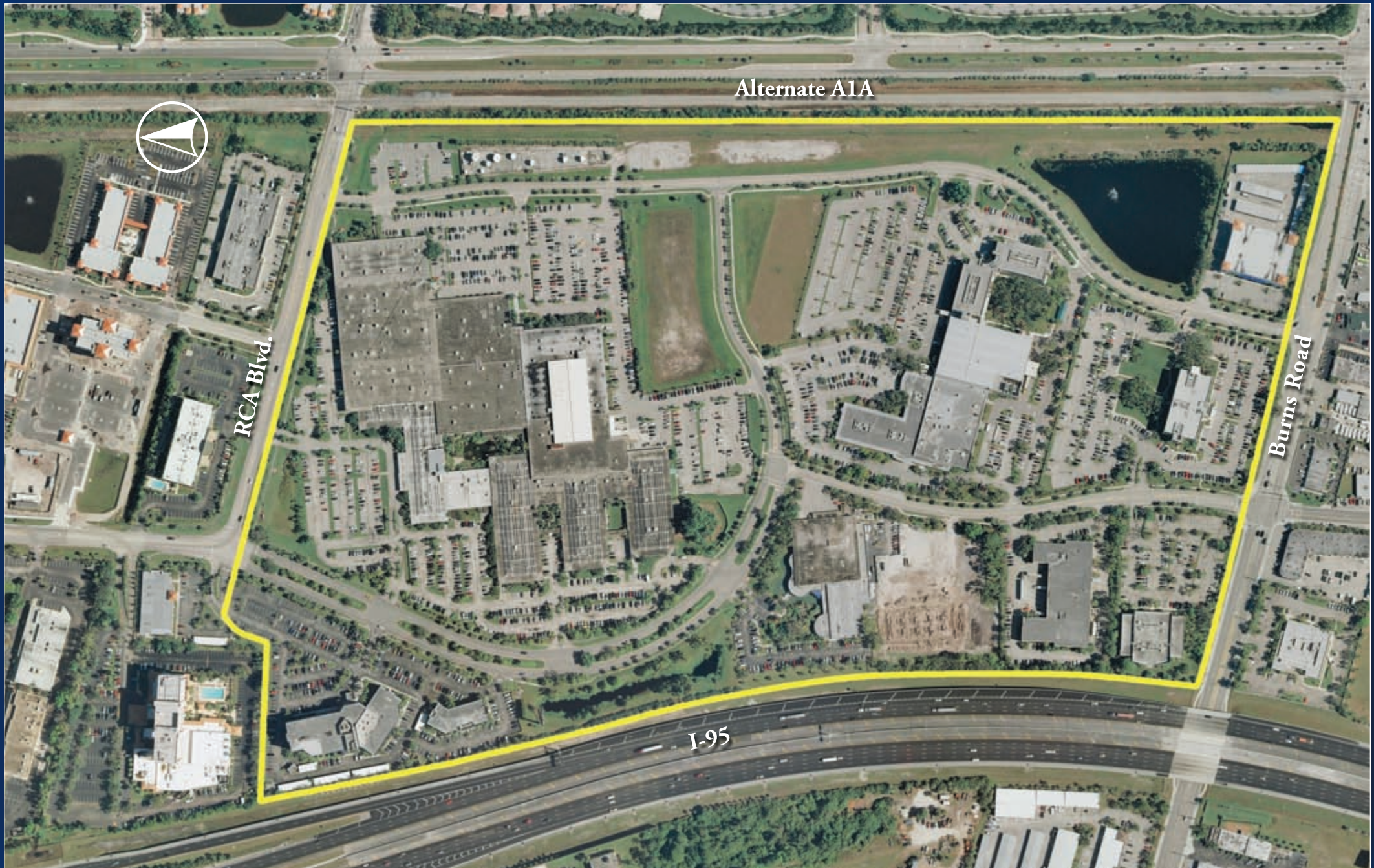
CORAL CAY - BALLENISLES



NORTHCORP CENTER

Palm Beach Gardens, FL

- 100-acre office park
- Master infrastructure





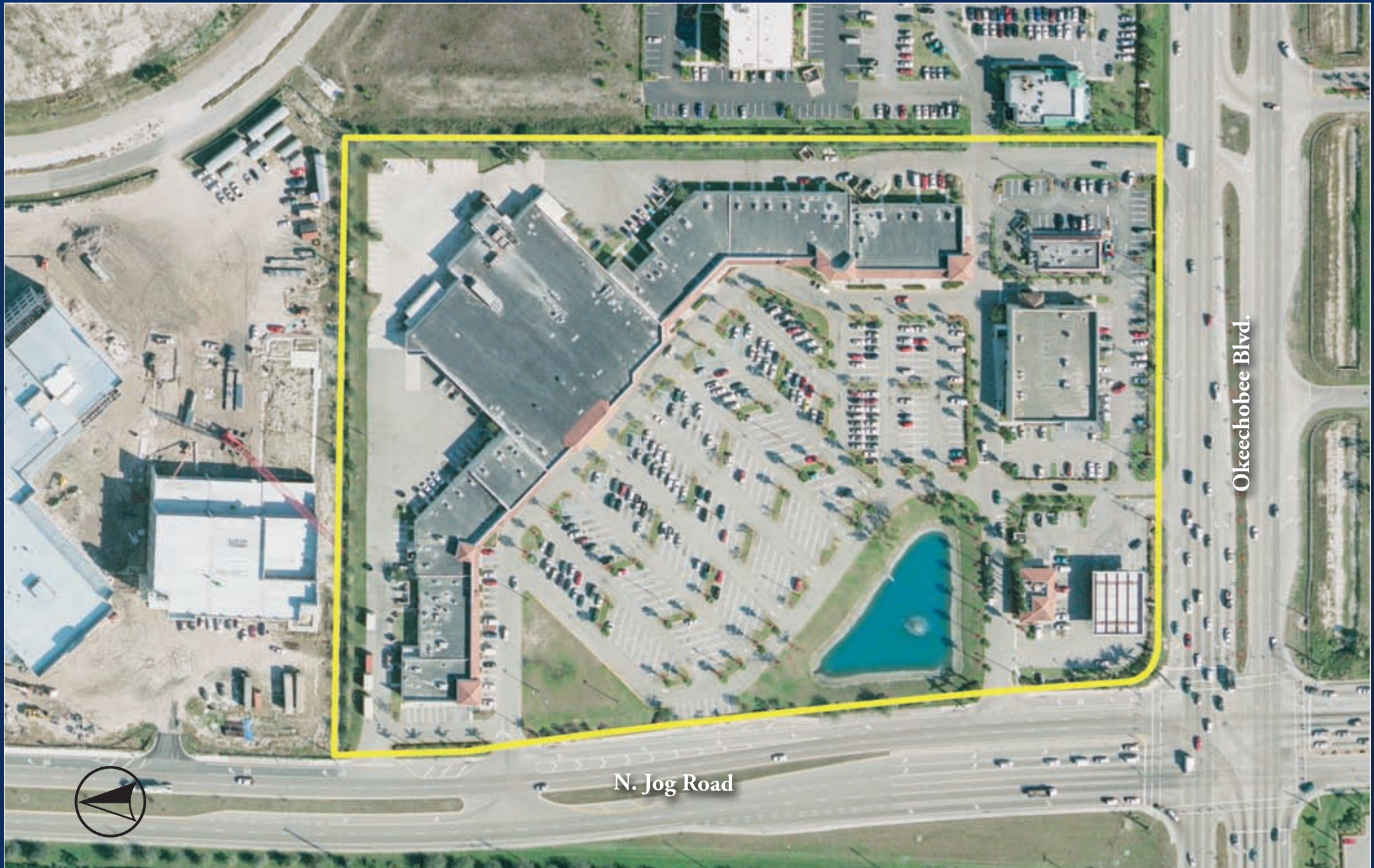
NORTHCORP CENTER



LAKE POINT CENTER

West Palm Beach, FL

- 16 acres
- 124,000 sq. ft. shopping center with out-parcels





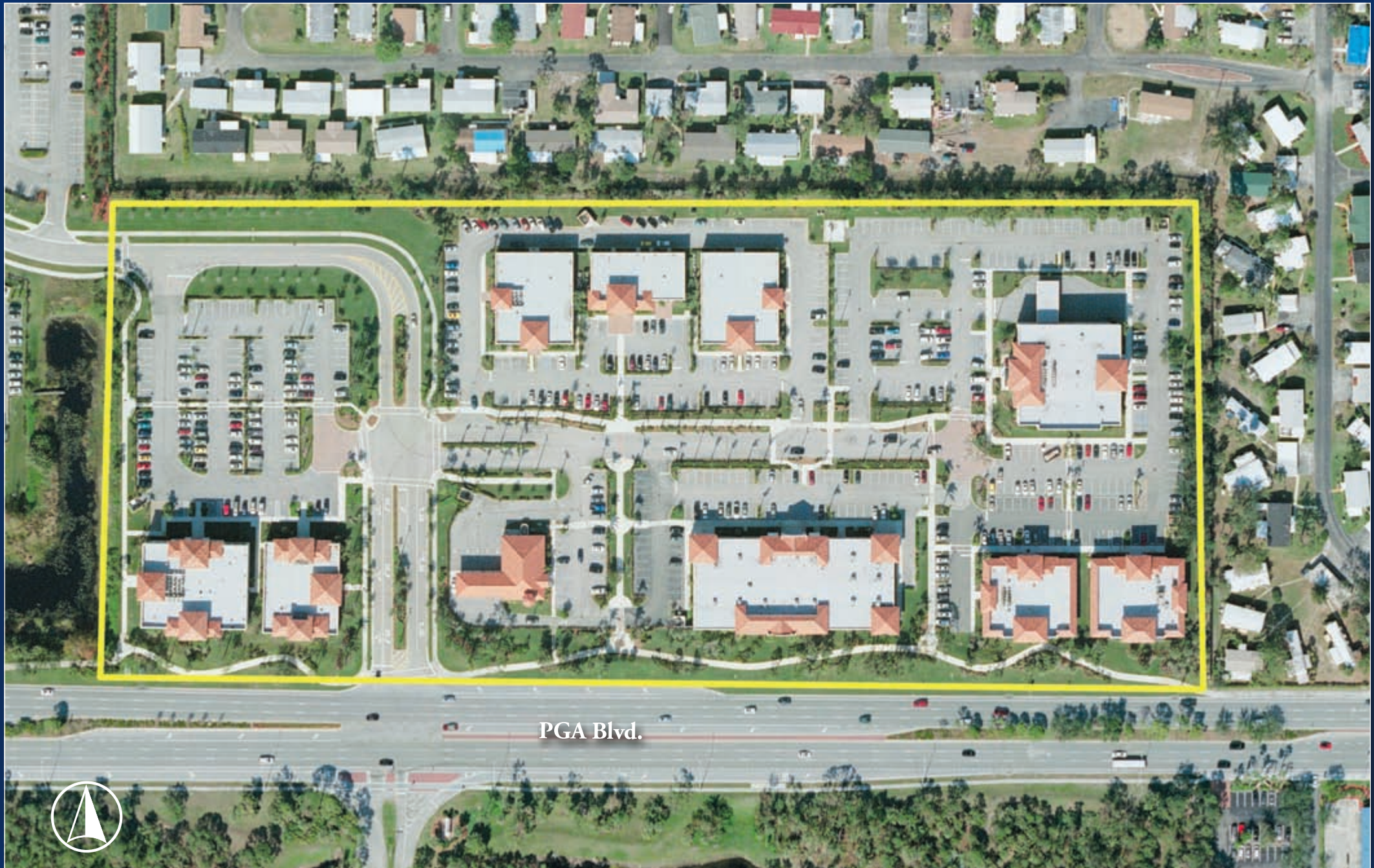
LAKE POINT CENTER



GARDENS MALL

Palm Beach Gardens, FL

- 17 acres
- 105,000 sq. ft. of retail & office space
- Located at the Gardens Mall





GARDENS MALL



PINE TRAIL SHOPPING CENTER

West Palm Beach, FL

- 27 acres
- 300,000 sq. ft. of retail space





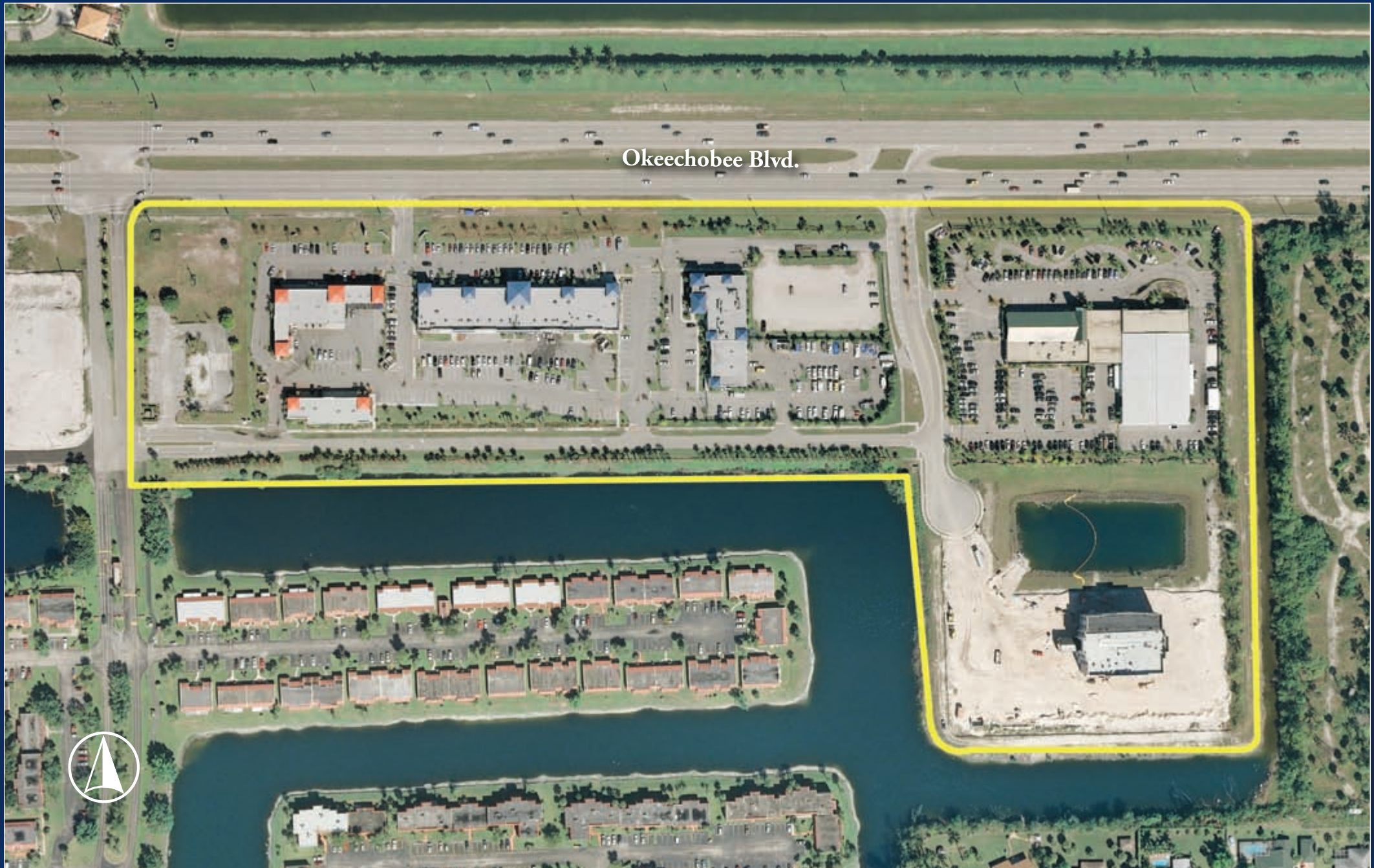
PINE TRAIL SHOPPING CENTER



OKEECHOBEE MUPD

West Palm Beach, FL

- 24-acre commercial property
- Master infrastructure





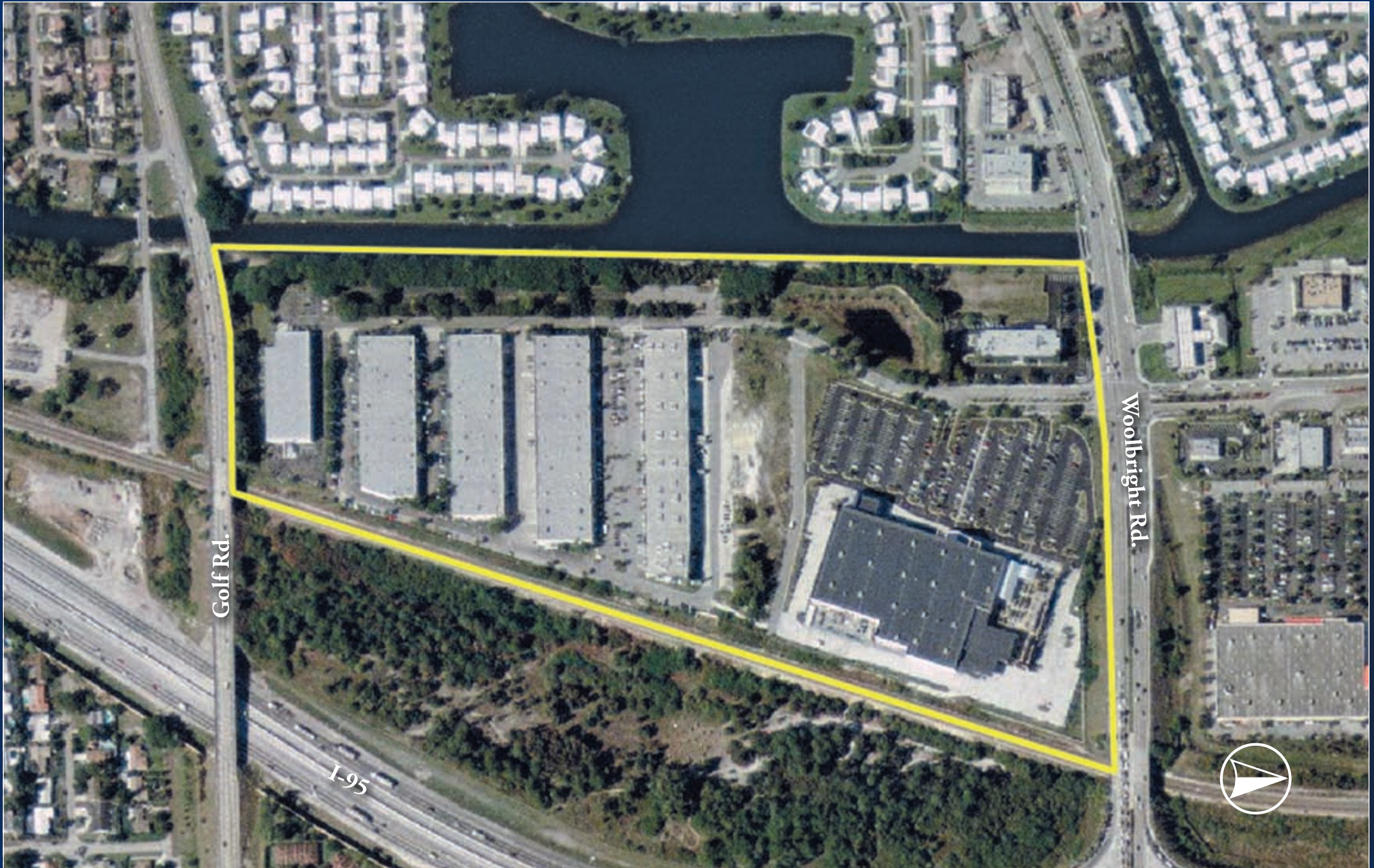
OKEECHOBEE MUPD



BOYNTON COMMERCE CENTER

Boynton Beach, FL

- 50 acres
- Commercial/Industrial Park





BOYNTON COMMERCE CENTER



45TH STREET SHOPPING CENTER

West Palm Beach, FL

- 18 acres
- Shopping center
- Retail & office out-parcels





45TH STREET SHOPPING CENTER



TRUMP INTERNATIONAL GOLF CLUB

West Palm Beach, FL

- 18 hole championship golf course
- 195 acres with clubhouse and cart barn





TRUMP INTERNATIONAL GOLF CLUB



BENJAMIN HIGH SCHOOL

Palm Beach Gardens, FL

- 50 acres
- 183,000 sq. ft. High School
- 16 acres of athletic fields (Football Stadium, Track, Baseball, Soccer)





BENJAMIN HIGH SCHOOL



PGA NATIONAL

Palm Beach Gardens, FL

- 18 hole Arnold Palmer golf course
(The General)
- Mobil gas station
- Devonshire assisted living facility
- Fairway Villas multi-family subdivision





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