



# Sunbelt Companies



Real Estate Development

Construction Management

Finance

Land Acquisition and Entitlements

Debt and Equity Placement



## Corporate Philosophy

### Treat others the way you wish to be treated

It sounds simple but for us living by the golden rule is a unifying force that allows us to do our best. At the center of all we do is the goal of creating value through our collective efforts. To start with, we seek projects with strong margins that allow us to dedicate ourselves to the mission with good cheer. Ample margins create room for solid contingency planning and rich rewards at the harvest. Quality is our hallmark, we are Californians and this is our home. It gives us pleasure to create projects that will fit well in their environment and robustly stand the test of time. We will always treat investor money like our own and commit to faithful completion in our endeavors.

## Our Region

### California & the western U.S. ... The Golden State

California is considered to have almost mythical associations with the peoples of the world. Like a country...a big country, California has the most, highest, lowest, wackiest, most profound, most desolate and most serene of almost anything your imagination can conceive. It's here in superlatives. With the worlds 6th largest economy, and leadership in science, technology, agriculture, and the arts, it is among the world's most interesting successful and diverse places. As such, there will be dynamic real estate opportunities far into our golden future.



## Nimble. Lean. Efficient.



Our group is lead by principals that have weathered the cycles over time. We've seen tremendous booms and experienced the tide going way back out. From our perspective, this means, lean efficient operations where fewer people, but highly experienced and energetic people, with potent financial incentives, elect to do more. In an era where many large public companies are dramatically scaling down, we see great niche opportunities for the fleet of foot with the capability and midset to take bold action.

## Eco-Friendly & Sustainable



To the greatest practical extent, we commit to being good stewards of our worksite communities and our planet. We subscribe to the principals of the Green Building Council that support conservation and long-term viability and ultimately cost savings along with responsible development. We also believe in the principals contained in "New Urbanism" that create vibrant inter-connected and user convenient land uses where communities can thrive today and a hundred years from now.

## Deep & Diverse Experience

Within the group we have bought, sold, financed, developed, entitled and construction managed all of the following property types: assisted living, commercial, office, industrial, storage, residential, hospitality and resort properties.



We believe in and strive hard to create long-term relationships with sub-contractors, lenders and planning officials, and, of course, our investors.

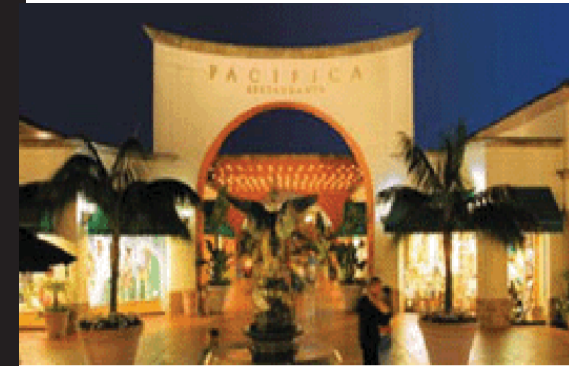
## Capital Markets Access

Through Kurt Toneys we have a front row seat in the capital markets. He has decades of experience with nationally recognized firms and has successfully closed transaction in real estate finance, venture and corporate finance. Kurt enjoys personal friendships at a policy level with major financial and private equity organizations.



## Company Profile

- James Allee' Sunbelt Company Builders, Inc. our building arm: Construction, project management, governmental and regulatory interfacing, license and permit expediting, quality control / quality assurance, mechanical, electrical and structural engineering, grading and excavation and environmental issues. James is also the president of the Sunbelt Companies affiliate, Sunbelt FW Brady, Inc. , a licensed General Engineering Contractor. Sunbelt FW Brady owns and operates all grading and excavation equipment and is licensed for hazardous substance removal.
- Gary Roca Sunbelt Companies: Construction Manager specializing in the supervision of commercial and industrial developments, high-end custom homes, tract homes and tenant improvements.
- Rick Blomgren Access Architects specialize in architecture, land planning and entitlement processing.
- Kurt Toney's KBT Enterprises: Kurt is a real estate finance, corporate finance, acquisition and deal structuring specialist, business manager with political savvy and contacts.
- Nickole Page Sunbelt Companies: Senior Project Manager with 10 years of experience specializing in contract management, billing and scheduling, with extensive trade experience.



**Sunbelt Companies, Inc.**

# Key Projects

## Sunbelt Companies

Sunbelt Companies, Inc. has operated in the building industry for over 18 years. Sunbelt's initial focus was the installation of high end, quality concrete and masonry buildings and installations. In recent years, Sunbelt expanded its staff and skills to include most building trades. Listed below are just a few of the services our team of employees and qualified subcontractors can offer to you:

**Concrete buildings, surfaces and flatwork - Wall applications and retaining walls - Grading & Land Planning - Pools / Spas & Water Features - Landscape Installation**



### **Kohls Department Stores**

Store construction and tenant improvements, slabs, sidewalks and entry flatwork for four stores.

### **Anaheim Mall**

Finish grading, foundation and slab for new building. Tilt-up concrete panels.

### **Phelan Stow-It**

Storage facility - New 6.5 acre facility, 1,560 ft. retaining and CMU walls, concrete slabs, 49,000 sq. ft. masonry and steel buildings.

### **San Diego Lock n Store**

Storage facilities totalling 123,000 sq. ft.



### **Victoria's Secret Stores**

Store construction and tenant improvements, concrete slabs: decorative colored concrete & accent columns for eight stores.

### **Richard MacDonald Art Gallery**

Outside art gallery in Laguna Beach including 3 fountains, stone paving and landscape.

### **Butz Commercial**

Commercial center remodel and addition to structure.

### **International Plaza Tustin, CA**

Two story office complex remodel: Interior and exterior building finishes.



### **Eddie Bauer Stores (Glendale, Corona & Chula Vista)**

Mall construction, tenant improvements, new slab for new store (Corona & Chula Vista) and earthquake retrofit and entry flat work (Glendale).

### **Express Stores, Carlsbad**

Mall construction, tenant improvements, masonry walls & entry flatwork.

### **Santa Ana Lincoln Mercury**

New buildings, masonry construction of all buildings.

### **TRC - Pennsylvania**

Lenscrafters and Sunglass Hut (Five CA stores)

Chronicle / Michael Maloney

# Key Projects

## Sunbelt Companies (Continued)



### Gephart Auto Museum

18 car auto museum building and grounds.



### Shea Homes - Trilogy at Glen Ivy

Golf course clubhouse & pro-shop. Building structure, colored concrete, stone ribbons, concrete pavers, columns with slate veneer, wooden overhead structures and landscape lighting.



### Fashion Island - Newport Beach

Construction of masonry walls for store structures, parking lot removal, grading for new stores, curbs and gutters.

## KBT Enterprises

### Costa Rica

\$275,000,000 resort in San Silencio, Costa Rica, providing a \$70,000,000 a&d loan.

### Oregon

Arranging sale and finance of 1,000 home and commercial development in costal Oregon.

### Southern California

Providing advisory services for \$650,000,000 sports and entertainment facility.

### Northern California

Carmel assisted living project \$27,000,000 cost approximately \$45,000,000 value.

# Key Projects

## Gary Roca

Gary Roca is an experienced Site Manager of production and semi-custom homes, restaurants, and wireless communications and is also a licensed General Contractor. He is currently employed by Sunbelt Companies as a Construction Manager specializing in the supervision of commercial and industrial developments, high-end custom homes, tract homes and tenant improvements.



**Brookfield Homes: Atherton in Coto de Caza, CA**

**Newcrest Homes: Ridgeway in Granada Hills, CA**

**Beazer Homes in French Valley & Winchester, CA**

# Partners

## FW - Brady Development, Inc.

Brady Development was established in 1973 with the purpose of acquiring sub-standard real estate for renovation and subsequent sale. In 1975 the company acquired large apartment complexes for the purpose of condominium conversions. From the period of 1975 to 1980 the Company completed three such projects with sales in excess of \$13,000,000.

The 1980's saw the Companies efforts being diverted to the development of medium rise condominium projects along the coast of Southern California. These were four story-building projects built over subterranean garages. During this period, four such projects were successfully completed totaling in excess of \$7,000,000.

With the downturn in the residential markets in the early 1990's, Brady Development concentrated efforts in the commercial and industrial general construction and maintenance market while specializing in general contracting both in the tenant improvement and new construction markets. The list of clients included American Racing, Mobil Hi Tech, Derlan Industries, Long Beach Community Medical Center, Alpha Therapeutics and Straub Distributing Company. The Company bid several public works projects and was successful bidder on school projects in Ontario, Cal State University of Long Beach, and several with Long Beach Unified School District. In the past two years the Company has built six Head Start Schools for Long Beach Unified School District.

As recently as 1998 the Company has focused efforts in the self-storage market. With the acquisition of heavy equipment, the Company has expanded efforts to include "in-house" grading and demolition along with bidding grading projects for General Contractors. In the construction of storage facilities there is a definitive advantage as a General Contractor in performing your own grading because it enables you to mitigate any unforeseen problems inherent in rough and finish grading. During the last six years F. W. Brady Development Inc. has worked along side several self-storage development companies, both as a General and Sub Contractor, helping to develop in excess of 476,000 square feet of storage.

In 2002 F. W. Brady Development Inc. completed a \$4,000,000 (93,000 square feet) facility for Power Self Storage in Long Beach, California. In 2004 the company completed a \$7,000,000 (164,000) square foot facility in Ventura, California also for Power Self Storage. In June of 2004 the company, acting as owner-builder developed a \$3,500,000 (64,000 square foot) facility in Ontario, California. Recently they finished a 5.5 acre grading project with an excess of 100,000 yards of dirt. The dirt needed to be removed and replaced with a chemical additive to prevent expansion.

F. W. Brady Development Inc. is a licensed General Contractor, a licensed General Engineering Contractor and has a hazardous materials certificate.

The corporation is licensed under License #766223 and was acquired August 2, 1996. However, the original License #456805 under Brady Development Company (a sole proprietorship) was issued in May of 1984 and is now inactive.

BRADY DEVELOPMENT INC.  
16782 INTREPID LANE  
HUNTINGTON BEACH, CA 92649  
LICENSE #B766223  
TEL (562) 592-2138 FAX (562) 592-0829



# Partners

## FW - Brady Development, Inc. - Completed Projects

### Residential Projects

#### Crestmar Condominium

110 Termino Ave  
Long Beach, CA  
16 Unit Condominium Project

#### Park Sorrento Garden

23401 Park Sorrento  
Calabasas, CA  
71 Condominium Homes

#### Signal Savings

Signal Savings/Catalina Bank Bldgs.  
Signal Hill, CA  
120,000 S.F.

#### 3520 E. 1st Street

Long Beach, CA  
6 Unit Condominium Project

#### Plaza Mira Mar

3833 E. 2nd Street  
Long Beach, CA  
17 Unit Condominium Project

#### 3811 Livingston Drive

Long Beach, CA  
8 Unit Condominium Project

#### 4425-4427 E. 5th Street

Long Beach, CA  
8 Unit Condominium Project

### Commercial Public Works Projects

#### Mobil Hi Tech

2610 Columbia Street  
Torrance, CA  
Major Remodel - Warehouse/  
Offices 50,000 S.F. Bldgs.

#### Long Beach Community Medical Center

1720 Termino Avenue  
Long Beach, CA  
Remodel - Emergency Facility,  
Build New Security Facility, & ongoing Maint.

#### Alpha Therapeutics

1633 Long Beach Blvd.  
Long Beach, CA

#### Straub Dist. Company

Orange County Budweiser Distribution  
Major Renovation - 3 Warehouse Facilities

#### American Racing

19200 South Reyes  
Rancho Dominguez, CA  
Remodel Sales Office

### Public Works Projects

#### Cal State University of Long Beach

Renovation of Business School

#### Long Beach Unified School District

Jane Addams Elementary School  
5320 Pine Avenue  
Long Beach, CA

Cafeteria Renovation

#### Long Beach Unified School District

Daniel Webster Elementary  
1755 W. 32nd Way  
Long Beach, CA  
Cafeteria Renovation

#### Long Beach Unified School District

William McKinley Elementary School  
6822 Paramount Blvd.  
Long Beach, CA  
Cafeteria Renovation

#### Long Beach Unified School District

Lafayette Elementary School  
2445 Chestnut Avenue  
Long Beach, CA  
Cafeteria Renovation

#### Ontario Unified School District

Wiltsey Middle School  
Classroom Renovation

# Partners

## FW - Brady Development, Inc. - Completed Projects (Continued)

### **New Head Start Schools**

#### **Eighth Street - Head Start**

820 Long Beach Blvd.  
Long Beach, CA

#### **Pacific Avenue - Head Start**

2179 Pacific Ave.  
Long Beach, CA

#### **Coronado Avenue - Head Start**

1395 Coronado Avenue  
Long Beach, CA

#### **Twelfth Street - Head Start**

1212 Long Beach Blvd.  
Long Beach, CA

#### **Atlantic Avenue - Head Start**

1862 Atlantic Avenue  
Long Beach, CA

### **Commercial Projects**

#### **Storco**

3050 Orange Avenue  
Long Beach, CA  
60,000 S.F. Storage Facility

#### **Chino Hills Storage**

Edison & Oaks Avenue  
Chino, CA

#### **Power Storage Ventura**

1661 Victoria Avenue  
Ventura, CA  
163,000 S.F. Storage Facility

### **Commercial Projects (cont.)**

#### **Industry Self Storage**

16408 Gale Avenue  
City of Industry, CA  
100,000 S.F. Storage Facility

#### **Power Storage Long Beach**

2506 Atlantic Avenue  
Long Beach, CA  
93,000 S.F. Storage Facility

#### **Campus Self Storage**

1661 Campus Avenue  
Ontario, CA  
63,000 S.F. Storage Facility

FW - BRADY DEVELOPMENT INC.

16782 INTREPID LANE

HUNTINGTON BEACH, CA 92649

LICENSE #B766223

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# Products & Affiliations



Metecno-API in our 106,000 square foot plant in Modesto, CA fabricates foam core metal-faced wall and roof panels for the architectural, commercial, and industrial, cold storage and food-processing markets. Centurywall™, an architectural composite building panel known for its light weight and high strength, creates a sleek, modern appearance on single story or multi-story structures. R-SPAN™ foamed-in-place panels are a perfect complement to pre-engineered or structural steel buildings, and are used as exterior wall and roof claddings, interior walls, partitions and suspended ceilings. The Thermalspan® laminated panel, an economical product with high thermal efficiency, is designed for use as interior partitions, wall liners and exterior walls in coolers, freezers and food-processing facilities. When a non-metallic textured surface is desired, Metecno-API offers Granitstone®, a factory-applied stucco finish. Metecno-API's insulated building panels possess many design options in widths, thickness, exterior and interior facings, finishes, patterns, profiles and colors. Visit [www.apipanel.com](http://www.apipanel.com) for more information.



# Resumes of Key Team Members

## James Allee'

### EDUCATION:

Loara High School, Anaheim 1969-1972  
Student Body President

Cal-State University, Fullerton 1972-1977  
B.A. Biology

Saddleback College/Pacific Canyon 1975-1977  
C.R.T.T. license & degree program in Respiratory Therapy

University of California Medical Center: Irvine 1977-1982  
Respiratory clinical

### EXTRACURRICULAR ACTIVITIES:

Honors Society Chairman: Loara High School, 1970 – 1972  
Effectively campaigned to raise funds for a new Anaheim Public Library.

Texas Real Estate Enterprises officer, 1982 – 1989  
Built Low-income apartment programs for families in Austin.

South Coast Water District 1992 – 1996  
Advisory Board Member to Water Board  
Water preservation and plant development/construction.

### WORK EXPERIENCE:

Disneyland Ride Operations  
Weekends, Holidays & Summers: 1971-1977

University of California: Irvine 1977-1984  
Respiratory Therapy, Blood Gasses, Pulmonary  
Function Testing

Sunbelt Co., Inc., San Juan Capistrano, California  
Contractor: Construction Management,  
1982 – Present

Licensed BROKER Real Estate Land: Commercial & Industrial  
Overview of company operations, supervision, and work in  
the field

Saddleback Valley Community Church: Lake Forest. 1997-present  
Choir chairperson for men's group

Pilgrimage Family Counseling Centers. 2001 - Present  
Board Member: Chairman - Fund raising committee.

# Resumes of Key Team Members

## Kurt Toney

### **1983 Account executive/Marketing analyst - DBG&H**

Secured leading accounts including Artesia water and Baskins & Robins (31 Flavors) and also worked on Cadillac Fairview.

### **1986 Real Estate Investment Banker - Lomas and Nettleton**

Completed L&N CUP (Core Underwriting Program) that qualified Toney to originate and place loans through the L&N NYSE lending R.E.I.T. in the Dallas and Newport Beach offices.

### **1987 Mortgage Banker - John Burnham Real Estate Finance**

Underwrote and placed institutional quality loans through correspondents including John Hancock, Principal Mutual, and The New England.

### **1989 Real Estate Investment Banker (Senior Director) - George Smith Grubb & Ellis**

Toney closings included the 550 unit Loma Palisades Apartments (\$29,000,000) for Earnest Rady and Belmont Park refinance (\$12,000,000 (SDG&E).

### **1994 Raydyne Comstream Investment Banker (Venture Capital) - Tiernan Communications, Inc. (In collaboration with Charles Dupont and Company)**

Helped create the business plan and raised \$2,000,000 in seed capital. Customers included NBC, CBS, IBM, BBC and Thompson Electronics.

### **1996 President and CEO - Polar Pacific, LLC**

Led a company which distributed an environmentally friendly replacement for R-12 Freon gas across The Pacific Rim with Summitomo Trading.

### **1998 President and CEO - Javo Beverage**

In 1998, Toney joined a small public coffee company now called Javo Beverage (symbol: Javo.ob) that enjoys a market cap exceeding \$300,000,000 and a Fortune 500 board of directors.

### **2002 President, CEO, Major shareholder - TBH S.A. de C.V. and Churchill Investments, Inc.**

Raised approximately \$2,000,000 capital which was used to perfect titles, estate matters and provide development services for Rancho Ontiveros, a 6,000 acre land development project.

### **2006 - Present - Advisor and Consultant**

Financing the San Silencio Resort in Costa Rica (\$70,000,000 (first phase)), financing the Naples golf destination resort in Waldport, Oregon and acting advisor to Twin Development, LLC. Coastal entertainment center arranging \$400M development funding, \$250M public finance and \$100M in private equity.

### **Directorships**

Toney is a Director of Civic Light, Inc. (Channel 63 TV), Inmobiliarias TBH, S.A. de C.V., and Churchill Investment Corp.

# Resumes of Key Team Members

## Rick A. Blomgren

### **Axcess Architects Inc., Huntington Beach, California - April 1997 to present**

President of the Professional Corporation. Firm specializes in Senior Housing, Hospital work, new and Remodel, Office buildings, Industrial and Self-Storage facilities. Main responsibilities included marketing, client contracts and negotiations, as well design, entitlement processing and construction administration.

### **Encore Enterprises, Huntington Beach, California - July 1991 to March 1997**

Principal Architect, in charge of client relations, project procurement, and marketing. Principal in responsible charge of design and quality control.

### **Blomgren Associates Architects, Orange, California - May 1985 to June 1991**

Senior partner in charge of marketing and oversight of a fifteen person staff. Project types included senbior housing, office buildings, industrial, retail, and self storage facilities

### **Architects Orange, Orange, California - March 1974 to April 1985**

Progressive professional development from entry-level position to senior staff Architect. Responsible for six staff members and the management of large-scale industrial, retail, mini-storage, and apartment projects.

### **Awards:Axcess Architects & Blomgren Associates:**

- 2002 Mutual of America Honorable Mention, Community Partnership Award, HomeAid’s Shelter Development Program – Village of Hope, Tustin
- 2000 County of Orange Corporate Legacy Award, County Supervisors , Orange County Rescue Mission – Village of Hope, Tustin CA
- 1987 City of Claremont Beautification Award, Claremont Triangle Industrial Park
- 1986 City of Orange Beautification Award, Orange Senior Citizen Community Center Remodel
- 1978 OCCAIA Merit Award (Project Manager, Architects Orange), Swift & Swift Offices, Orange, California
- 1979 Gold Nugget Award (Project Manager, Architects Orange), Morningside-on-the-Lake Condominiums

### **EDUCATION:**

Orange High School, Orange, California, 1972  
 Fullerton College, Fullerton, California, 1974  
 Cal Poly Pomona, Pomona, California, 1976

### **LICENSE:**

Architect, State of California, C-013662  
 Architect, State of Hawaii, AR-9572  
 Architect, State of Arizona, 44036  
 Architect, State of Texas (pending)

### **ORGANIZATIONS:**

City of Orange, California Design Review Board member, Orange, California  
 Chairperson, 1986 to 1988  
 American Institute of Architects, Orange County, 1983 to present  
 Huntington Beach Chamber of Commerce Member, May 1997 to present

# Resumes of Key Team Members

## Gary Roca

### **Oranco Development    Superintendent - Costa Mesa, Ca.    11/06-6/07**

Managed the construction of restaurant and commercial tenant improvement projects. Worked with clients, A&E, planning and building departments through permitting process. Maintained fast track building schedules and budget, coordinated contractors and vendors to completion of construction.

### **Beazer Homes    Assistant Superintendent - LaBrea, Ca.    3/06-11/06**

Managed a fast paced tract of approximately 200 mid to large sized homes in French valley Ca. Worked with off site contractors, scheduled and managed building contractors. Specialized in front end construction quality assurance, building inspections, and customer walk through.

### **Self-employed    General Contractor    3/03-current**

Local residential contracting, remodeling, home improvements, handyman service and property inspection.

### **C.N.S. California    Qualifying Contractor, Partner and Project Manager    San Diego, Ca.    7/02-3/03**

Qualified company to bid on wireless projects. Shared responsibilities running a construction business. Created and tracked budgets and schedules, managed supervising employees. Met with A&E., Customers, Property Owners, Planning and Building departments.

### **Mericom Corp.    Civil Superintendent    Irvine, Ca.    11/01-7/02**

Managed the construction and maintenance of multiple cell sites in Las Vegas, Los Angeles and Orange counties. Supervised and scheduled labor, employees, contractors and inspections, attend bid walks and planning meetings with architects, engineers, property owners and customers and building officials.

### **Self-employed    General Contractor    8/00-11/01**

Residential contracting and remodeling, commercial tenant improvement, fast food restaurant (Oranco Development) and wireless construction.

### **Newcrest Homes    Assistant Superintendent, Customer Service    Irvine, Ca    2/99-8/00**

Large and starter size tract homes. Scheduled contractors, building inspections, walkthroughs and customer service. Managed off site work under the supervision of the V.P. of construction including grading, sewer, utilities, curb and gutter, streets, road improvements and all construction on a new tract of 80 homes while running customer service on another tract.

### **Brookfield Homes    Assistant Site Manager - Costa Mesa, Ca.    9/98-2/99**

Town homes and large semi custom homes with many builders options. Assisted in maintaining building schedules, tracking options, creating punch lists, building inspections and customer walkthroughs.

## Sunbelt Companies

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Contractor's License No. 840148

Grading License No. 766223

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