

SPONSOR –
CLEMENS CONSTRUCTION GROUP

SPONSORSHIP – CLEMENS CONSTRUCTION, LLC

Clemens Construction, LLC is a full-service development and construction company based in Washington, D.C., specializing in extraordinary high-end custom homes, renovations and residential developments. The company has successfully delivered more than 60 units in the District of Columbia, Montgomery County, and Northern Virginia, and continues to be a premier upper end builder in the Metropolitan Area.

Clemens Construction, LLC was founded in 1998 by Mark Knebel, where each project is approached and managed with a get-it-done attitude striving to integrate the most sophisticated, seasoned and dedicated management team at each phase of the project. Attention to each and every detail, precision craftsmanship, budgetary compliance, realistic, on-time scheduling, and comprehensive follow through ensure that each delivered project exceeds the clients' expectations, satisfies neighborhood concerns, compliments existing streetscapes, and delivers successful results to its clients and investment partners. Mr. Knebel, along with a talented, experienced and dedicated staff provides an active, daily level of involvement that assures this exceptional level of quality from pre-construction services through completion of each and every project.

Past and recent projects include a new 10-unit condominium in Mount Vernon Square, to name a few, a 4-unit Dupont Circle condominium conversion development named The Virginian, a six townhome Planned Unit Development project in Tenley Circle named Tenley Park, a new eight unit condominium building in Logan Circle, named the Empire Lofts, several high-end single family homes in Maryland, Virginia, and Washington, D.C..



Empire Lofts – 1735 Johnson Avenue

Clemens Construction has been involved in the redevelopment efforts along Johnson Avenue by transforming a turn of the century truck service station into high-end true loft styled condominium units along with the construction and development of The Empire Lofts in 2002, a new 8-unit condominium project. Currently, they are developing a new 10-unit residential condominium building located at 426 M Street, NW in the historic Mount Vernon Square neighborhood in northwest Washington, DC. They are also building two custom, high-end residences in the upper northwest neighborhood of Spring Valley and in an Arlington, Virginia neighborhood called Country Club Hills.

Clemens Construction is recognized for its high quality craftsmanship, customer service, and attention to detail.

Mark Knebel, President

Mark Knebel is the president and sole owner of Clemens Construction LLC. He actively oversees all aspects of the company. After graduating with a degree in architecture from The University of Virginia, Mr. Knebel started working for OMNI Construction in Bethesda, Maryland. His first project with OMNI (now Clark Construction) was the new Columbus School of Law at Catholic University. Mr. Knebel worked in the field as an engineer and assistant superintendent on that \$24 million project. From there he decided to switch from field operations to office operations and was quickly promoted to project manager for the remaining years that he worked with Clark Construction. Some of the projects that he managed include the \$65 million, 365,000 square foot New International Terminal at Baltimore-Washington International Airport, the 220,000 square foot Columbus School of Law at Catholic University and its adjacent 95,000 square foot below grade concrete parking structure, the 110,000 square foot Frontier Village retail "big box" project in Springfield, VA, which included the fit out of Best Buy and PetsMart stores, an addition to the Museum for Women in the Arts on New York Avenue in Washington, D.C., and the 212-unit apartment complete building renovation at Edgewood Terrace in northeast Washington, which later gained national recognition for its full service, state of the art on site computer training facility sponsored by Microsoft, to name a few. Additionally, Mr. Knebel has extensive experience in pre-construction, scheduling, purchasing, and estimating as well.

Mr. Knebel left Clark Construction in 1998 and joined the international consulting firm of KPMG, where he helped develop a construction management practice that assisted



SoHo Lofts – 1737 Johnson Avenue

corporations and government affiliates that have eliminated their internal construction management divisions. At KPMG, Mr. Knebel assisted in the defense of a large claim against the U.S. government from damages to real property during a government lease in Kavouri, Greece. He reviewed claim documentation, assessed property damages, and assisted in negotiations resulting in an equitable settlement for the United States. He also provided construction program management services to a national restaurant company related to the renovation of existing facilities. This included site visits to monitor, schedule, and resolve field issues, coordination of equipment delivery and installation, and preparation and completion of project punch lists. Mr. Knebel also assisted in the development of a standard facilities evaluation program for the Department of Housing and Urban Development. This sophisticated electronic data collection program was established

to assist and obtain similar results from independent agencies that perform financial/physical performance evaluations relevant to subsidized public house grantees. In March of 1999, Mr. Knebel left the firm of KPMG to pursue his interests in residential construction as his full time endeavor.

Mr. Knebel received his Bachelor of Science degree in Architecture from the University of Virginia in Charlottesville. During his last two years of schooling, he participated in a pilot program titled "technology concentration" where he regularly took advanced classes in civil engineering graduate program. This program was tailored to those design students interested in pursuing a career in construction and development.

Gregory A. O'Dell, PMP, Vice President

Mr. O'Dell has over 13 years experience in development and construction projects, performing program management and project financial management support services to various clients in numerous industries. As Vice President of Business Operations and Consulting Services for Clemens Construction, Mr. O'Dell is responsible for business operations, inclusive of budgeting and planning, finance and accounting, and development analysis. Additionally, Mr. O'Dell runs the consulting division for the company, where they service clients with a myriad of development and construction-related services. Prior to joining Clemens Construction, Mr. O'Dell served as Senior Manager for BearingPoint (formerly KPMG Consulting), a \$3 billion IT and management consulting firm.



Edgewood Terrace – 601 Edgewood Terrace

As Senior Manager at BearingPoint, Mr. O'Dell served various clients, providing program management and project financial management on a wide range of large-scale, complex projects. Specifically, Mr. O'Dell served as BearingPoint's Project Manager in assisting the Washington Convention Center Authority in the project financial management and program management support of the \$850 million new Washington Convention Center project. Responsible for the development, implementation, and maintenance of the financial control plan of the new center project – inclusive of implementation and maintenance of project accounting system (Timberline), implementation and maintenance of project administrative procedures concerning payment and invoicing, change order reviews, and financial reporting for the project. Other services also include the development and maintenance of fiscal year monetary plans (budgeting); contractor compliance reviews, cost auditing, preparation of responses to inquiries from external stakeholders, and review entities such as the General Accounting Office (GAO). Other projects performed by Mr. O'Dell include the recent renovation of RFK Stadium for the

inaugural season of the Washington National and various housing developments for several public housing authorities as part of the HUD's HOPE VI program.

Prior to joining BearingPoint, Mr. O'Dell was the Assistant Director of Real Estate and Construction for a Fortune 500 food service company that owned more than 3,000 retail units across the United States. In this role, Mr. O'Dell was responsible for the planning and oversight of development projects across the United States. Specific duties include the performance of financial analysis to determine the financial viability of each proposed project within the development program, performance of cost and schedule analysis to assess program progress, and provision of project reporting during the life cycle of the project to advise stakeholders on the progress of the overall program. Other duties included pre-construction activities inclusive of preparation of project estimates, permitting, and contractor selection.

Mr. O'Dell received his Bachelor of Arts degree in Finance and in Government from Wofford College in Spartanburg, SC. Additionally, Mr. O'Dell is a certified Project Management Professional (PMP) with the Project Management Institute.



Museum of Women in the Arts

CURRENT PROJECTS

- **426 M Street** – This is a 15,000 gross square foot, ground up construction, condominium project located at 426 M Street, NW, Washington, D.C. The project yielded 10 units and 10 parking spaces and delivered on June 1, 2006. At present, this project is in the process of selling out, with unit pricing above \$600 per square foot.



PREVIOUS PROJECTS

- **4847 Rockwood Parkway, NW** – This is a 14,000 square foot custom high-end single family home located in the upper northwest neighborhood of Spring Valley.
- **4615 N. 32nd Street** – This is a 7,500 square foot high-end single family home located in Country Club Hills in Arlington, VA. The house sold for more than \$2.8 million in March 2006.
- **1735 Johnson Avenue, NW – Empire Lofts** – Mr. Knebel developed this 8-unit project on Johnson Avenue in the heart of the 14th Street Corridor. The project delivered in 2002 and a recent resale priced at \$936,000.
- **1737 Johnson Avenue, NW – SoHo Lofts** – Mr. Knebel purchased, developed, and sold two of the five units in this building and was hired to renovate and add on to a third unit. Sales at SoHo Lofts ranged from \$850,000 to over \$1,000,000, exceeding \$550 per square foot in 2003.
- **3901 through 3911 Albemarle Street, NW – Tenley Park** – This project was situated on a ½ acre site in the Tenley submarket of Washington, D.C. Mr. Knebel received a PUD zoning variance, developed and delivered 6 single-family duplex townhouses that were approximately 4,400 square feet each. Sales at Tenley Park ranged from \$1,000,000 to \$1,400,000. Challenges included a resistant neighborhood group and a PUD, however, Clemens Construction was able to receive approval from the neighborhood, build a project on time on a difficult, tight sight, and provide a high quality product to the purchasers.
- **Frontier Village at Springfield Mall** – Mr. Knebel was the project manager for an 110,000 square foot strip mall that included the fit out of a Best Buy and PetsMart store. The project was \$5.5 million and was completed within a rigorous 7-month schedule.
- **601 Edgewood Terrace, NE – Edgewood Terrace** – Mr. Knebel managed the renovation of a HUD subsidized residential housing complex of 212 units, where the tenants were living in one wing while the other was renovated and flipped upon completion. This project has been featured in some of the Microsoft commercials where Mark's team built an on site training facility for the tenants that helped them take education and computer training classes to improve their employment chances. This was a tough, but rewarding project.



- **Museum for Women in the Arts** – While at Clark, Mr. Knebel managed the addition to the Museum for Women in the Arts. The annex is situated on a tight site between two commercial buildings.
- **Catholic University Law School** – While at OMNI, Mr. Knebel worked in the field as an engineer and assistant superintendent building a 220,000 square foot high-end finish law school that was attached to a 95,000 below grade concrete parking structure.
- **BWI International Terminal** – Mr. Knebel was the project manager for this \$65 million project that included 7 international gates and high security access, passenger-processing locations.

426 M Street



426 M Street Roof Deck



426 M Street Living/Dining Area



426 M Street Kitchen



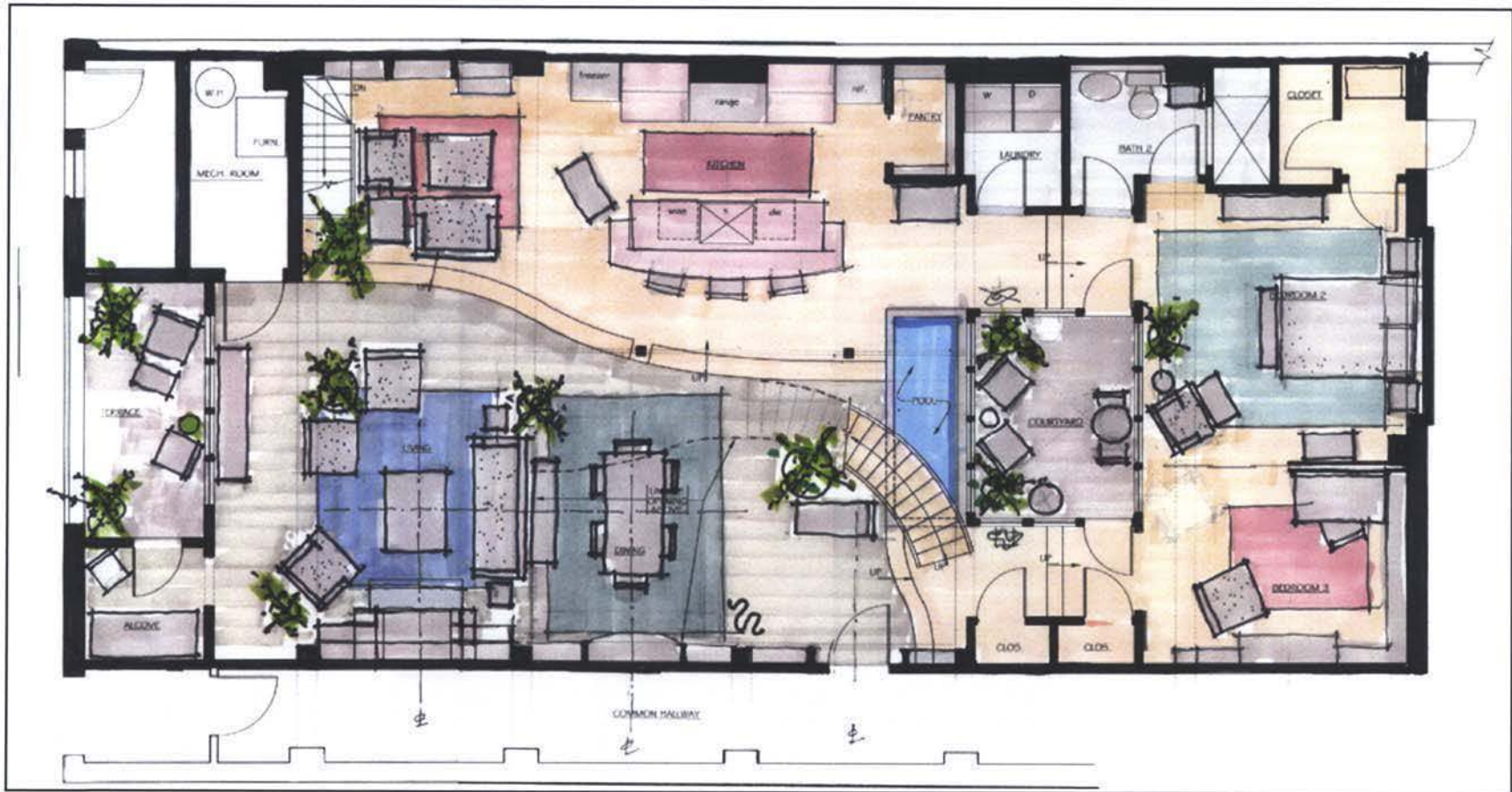
Empire Lofts



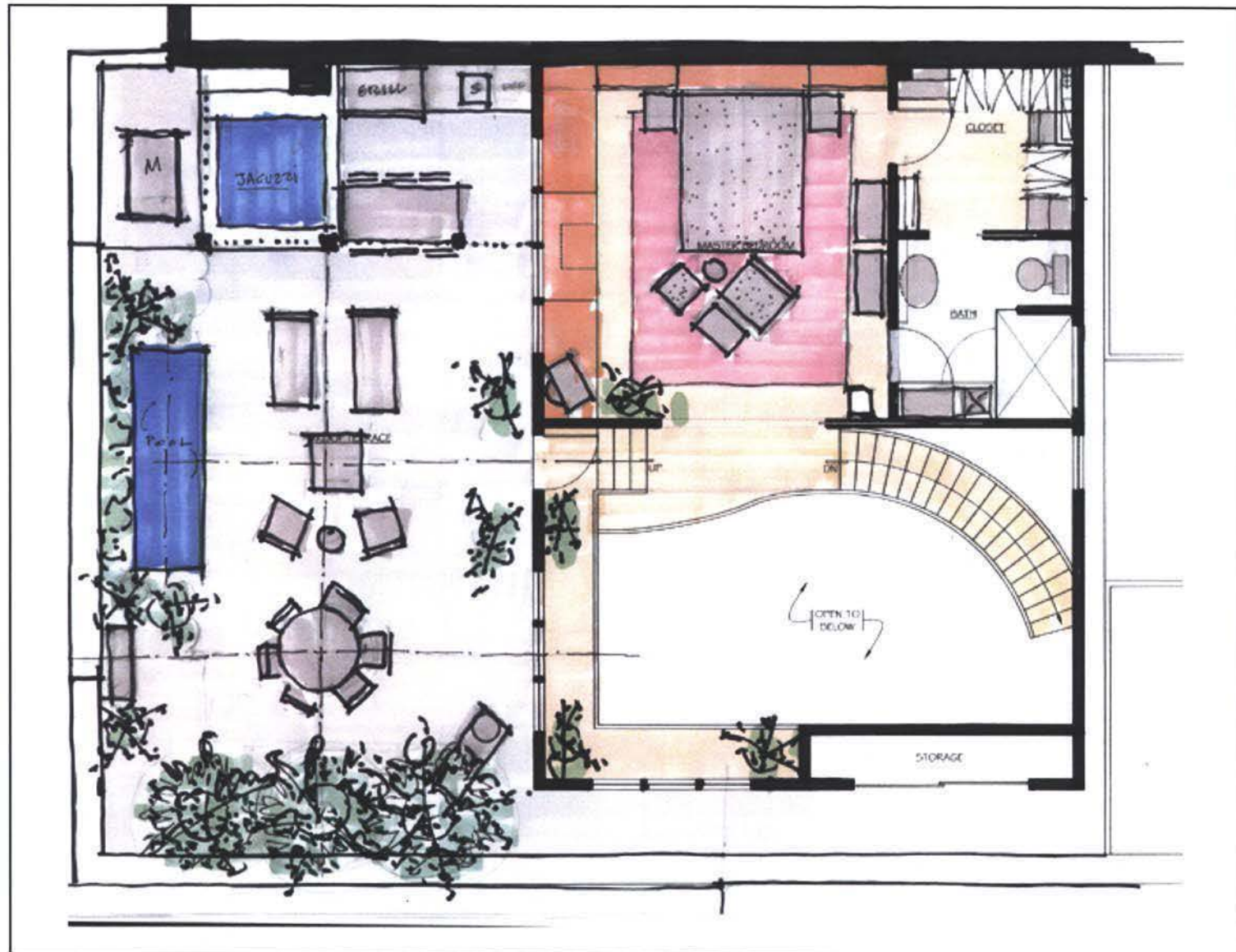
SoHo Loft Interior



SoHo Loft Unit Layout



SoHo Loft Unit Layout



Tenley Park



Tenley Park Interior



4847 Rockwood Parkway



4847 Rockwood Parkway Exterior Detail



4847 Rockwood Parkway Interior Detail



Country Club Hills



Women's Museum



Columbus School of Law at Catholic University



Edgewood Terrace



Baltimore Washington International Airport



Best Buy



ARCHITECT –
CUNNINGHAM + QUILL ARCHITECTS

ARCHITECT

Cunningham + Quill Architects PLLC (www.cunninghamquill.com) will be the architect for the Project. The firm, located at Canal Square in historic Georgetown, Washington, D.C., was founded in 1996 to provide complete professional services in the fields of architecture, community planning and urban design. The principals of the firm, Ralph Cunningham, AIA and Lee Quill, AIA have over twenty-five years of combined experience and came together to allow their complementary strengths and experience to better serve their clients and the community.

Ralph Cunningham, AIA holds a Master of Architecture degree from Columbia University and a Bachelors Degree in Architecture from Washington University in St. Louis. Prior to founding Cunningham + Quill Architects, he was Principal of Cunningham Architects in Takoma Park, Senior Associate at Cass & Associates Architects in Washington, and an Architect with Beyer Blinder Belle Architects in New York. Mr. Cunningham retains an active interest in academics, and has been a visiting critic at Catholic University, Howard University, Ohio State University, and Columbia University. His projects have received numerous design awards, including, most recently, The Award of Excellence from the Washington Chapter of The American Institute of Architects, The AIA/ Washingtonian Residential Design Award, The "Best of the Year" Renaissance Award from the National Association of Home Builders, and the Custom Home Award from Custom Home Magazine.

Lee Quill, AIA holds a Bachelor of Architecture degree from Virginia Polytechnic Institute and State University. Prior to founding Cunningham + Quill Architects, he was an Associate in the Washington, D.C. office of Skidmore, Owings & Merrill. Mr. Quill has extensive experience in community and university planning, urban design, in-fill multifamily housing, institutional projects and commercial/corporate architecture. An Alexandria, Virginia resident, he is actively involved in numerous community/regional planning and urban design initiatives, recently serving as Chairman of the Alexandria Urban Design Advisory Committee (Old Town North). In 1996, Mr. Quill was appointed as a member of the Metropolitan Washington Council of Governments - Metropolitan Development Policy Committee, where he continues to serve. A former member of the ULI Washington, D.C. District Council Executive Committee, he currently serves on numerous ULI technical advisory planning panels. He has received numerous design awards, including the Pro Bono Publico Award from the Washington Architectural Foundation and the Award of Merit from the Washington Chapter of the American Institute of Architects.

Cunningham + Quill Architects' multi-family buildings are infill projects that extend the existing urban fabric and enhance the surrounding built environment. When designing these projects, they look at the immediate context and study the precedents of existing buildings. From here, they draw from the traditional model and transform it into a building appropriate for modern urban living. In addition to enhancing the cityscape, these buildings provide dwelling units that depart from the model of repetitive flats. The interiors are designed with care and provide unique spaces for urban living. In addition to providing

amenities for the residents, these projects often include retail and office spaces that bring new life to an area and serve the entire community.

SAMPLE PORTFOLIO

The Tenley Hill Building is in the highly sought-after Washington, DC neighborhoods of Tenley Circle and Friendship Heights. Cunningham + Quill Architects and PN Hoffman Inc. (owner/developer) worked with the neighborhood, the ANC, and the Zoning Commission to change the zoning of this site, resulting in unanimous approval of a 50% increase in Buidable Area (FAR).



The facade is architecturally divided to clearly express the mixed-use nature of the development. Rising from Wisconsin Avenue on the west side of the site, a detailed two story base of brick, cast stone, and glass contains the retail, office, and parking components of the building. Five stories of brick clad residential condominiums are placed on the base. This component has been divided into vertical towers to contrast with the horizontality of the site. The residential floors consist of three floors of flats and two floors of duplexes, with units ranging in size from 800 to 3,000 square feet. Large full height areas of glass open the loft like interior volumes of the units to commanding views of Fort Reno Park and Northern Virginia. The upper level duplex units have three levels of open interconnected space with bridges at the upper most level connecting the units to a gallery and exterior terrace.

The building steps down in scale to meet the primarily residential Davenport and 41st Streets to the east. A series of five townhouses surround the courtyard, which serves as the residential entry for the building. The project is designed to sensitively fit its urban context, while bringing a new type of upscale mixed- use development to upper Wisconsin

Park Hill Condominiums - This Washington, D.C. condominium brings a modern architectural style to an established urban neighborhood while mixing seamlessly with the adjacent embassies and residences. In response to the masonry apartment buildings that form the existing street wall, the new building is composed of two brick and cast stone "bookends" that anchor the building to the ground. Between these two pieces a metal and glass facade rises eight stories, bridging between the two solid pieces at the top in a collection of volumes that form the penthouse. With its modern yet contextual design, this building brings to upper Connecticut Avenue a new prototype of urban living rarely found in Washington, D.C.



GENERAL CONTRACTOR – PRILL CONSTRUCTION GROUP

PRILL CONSTRUCTION GROUP

The Prill Construction Group (www.prillconstruction.com) was formed in July of 2000. The members of PCG have been building in the Washington Metro Area for more than 30 years. Because PCG builds both residentially and commercially, they are uniquely positioned to leverage their expertise in one project type to broaden their capabilities in the other. They draw from their vast experience constructing substantial commercial projects with intricate components when tackling large-scale residential finishes. Moreover, they bring the attention to detail found in residential finishes to detail-oriented commercial projects.

Anyone who has developed a multi-million dollar commercial project or contracted a residential renovation will agree that management is the key to a successful project. Because PCG hails from the Washington DC area, their hometown knowledge provides them with an edge in project management that only comes with local experience.

Their involvement in a project begins well before the start of construction. Drawing upon their in-house expertise in real estate and construction, as well as their solid relationships with architects, real estate agents and lenders, they are well equipped to add value during all phases of the project.

During the design phase, they take a proactive approach with the architect to ensure that the Sponsor's requirements can be met within budgetary parameters. They provide an itemized budget for your project, fully disclosing their costs and fees, to give a level of comfort that and to help identify cost saving opportunities.

Superior workmanship, professionalism, and fiscal awareness are their core values. Keeping the Sponsor involved in all aspects of construction is a priority.