

# TAB 1.0

## Team Description





# 1. Team Description



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Eliot on 4th, a DAVIS Construction and Perkins Eastman collaboration, is a new residential building that is a part of the Waterfront Station redevelopment.

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## A. FULL LEGAL NAME OF THE DEVELOPMENT, DESIGN, AND CONSTRUCTION FIRMS

The development, design, and construction firms or individuals who comprise Mason Greens LLC are as follows:

### **Developer**

#### **Republic Family of Companies**

1201 Maryland Avenue, SW Suite 850  
Washington, DC 20024

### **Design**

#### **Perkins Eastman**

One Thomas Circle NW, Suite 200  
Washington, DC 20005

### **Construction**

#### **James G. Davis Construction Corporation**

12530 Parklawn Drive  
Rockville, Maryland 20852

1. Team Description, continued

Please see the contact information below for individual team members:

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## B. CORPORATE ENTITY INFORMATION

Mason Greens LLC is a Limited Liability Company formed in the state of Delaware. An affiliate of the Republic Family of Companies is the sole managing member and through its principals, Richard Kramer and Steven Grigg, are financially responsible for the project..

## C. ORGANIZATIONAL STRUCTURE AND PROJECT MANAGEMENT APPROACH

As shown on Exhibit A on Page 4, Organizational Chart, Mason Greens, LLC (Republic principals and affiliates) serves as the master developer. In that role, it will have overall responsibility for project management and coordination from planning and reaching a Comprehensive Agreement with the City, through entitlements and financing, to project implementation.

Mason Greens will be the point of contact with the City and with the community and other stakeholders.

James G. Davis Construction Company will serve as general contractor for implementing the site master plan as well as the preferred contractor for vertical elements. Davis' involvement begins with cost estimating and value engineering and carries through to bidding and managing construction to completion.

We are pleased to be joined by three premier development partners, who will develop and own projects on three of the projects six development pads. Toll Brothers will develop a multifamily rental residential project. Nova Ventures will develop a Senior Living Continuing Care Retirement Community. Capstone Development will deliver a hotel. Mason Greens will retain and develop the three remaining pads: two as age restricted, mixed-use residential projects, and a third as mixed-use office.

Mason Greens has assembled an excellent team of talented and experienced professional services providers to help design and perfect the project. The Organizational Chart lists the core firms engaged and others will be added as services are required.

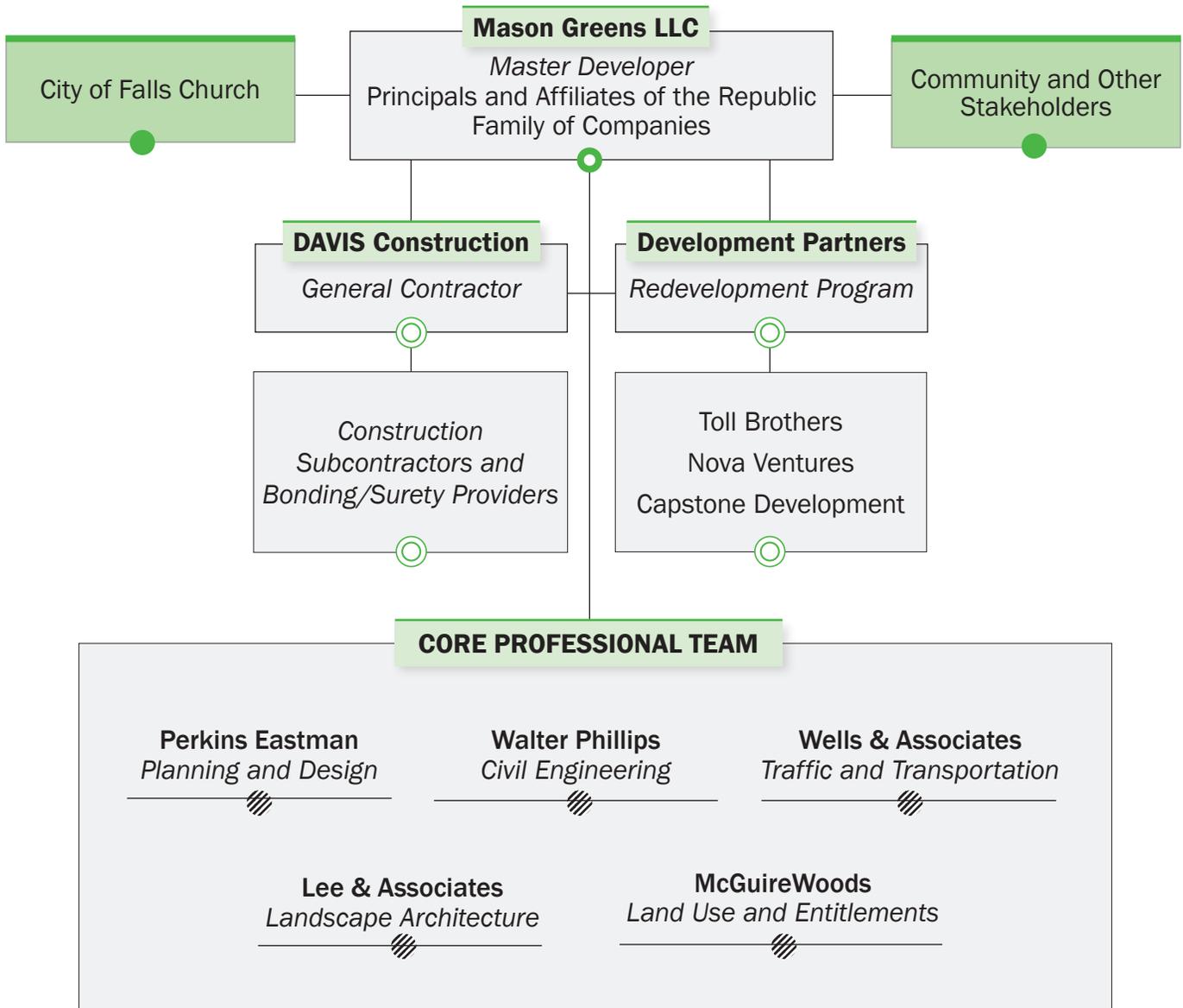


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Our efforts have been noted for the attention paid to local citizen groups. We engage, pay close attention to community needs, and incorporate reasonable responses in our projects.

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**Exhibit A: Organizational Chart**



- Client/Stakeholders ●
- Proposer ○
- Professional Team ▨
- Development Partners ○

## D. CORPORATE BACKGROUND



Republic Family of Companies (“Republic”) is a privately owned, full-service real estate investment, management and development enterprise that encompasses several businesses, including Republic Properties Corporation, Republic Urban Properties LLC, Republic Land Development and Republic Metropolitan with offices in Greenwich, Connecticut, Washington, D.C. and the San Francisco/San Jose, California.

Since 1985, Republic has focused on institutional quality real estate, actively managing partnerships and other fiduciary relationships for successful real estate investments throughout the United States. Republic has developed award-winning real estate projects ranging from land development, multi-family, office, hotel, motel, and industrial to historic adaptive reuse to shopping malls. We have developed and invested in real property transactions totaling over 35 million square feet with a value in excess of \$6 billion.

Republic’s senior management team has successfully developed, invested, and managed a broad range of commercial, residential, hospitality, and retail real estate transactions representing millions of square feet of commercial development, thousands of residential units. Republic provides a full range of real estate services that includes: pre-development planning, financing, construction and architectural supervision, marketing, leasing, property and asset management. Its founder and principal owner, Richard L. Kramer has led Republic since its formation. Prior to founding Republic, Mr. Kramer was a co-founder of the predecessor company to the Mills Corporation, a self-managed real estate investment trust (REIT) that owned, developed, managed and marketed a portfolio of retail and entertainment destinations at 22 locations throughout the United States, totaling more than 1.6 million sf.

## E. DISQUALIFIED PERSONS

The Mason Greens LLC team, including all of the development partners and subcontracting firms listed within, do not have any persons who would be obligated to disqualify themselves from participation in any transaction arising from or in connection with the Project pursuant to the Virginia State and Local Government Conflict of Interest Act, Chapter 31 (Section 2.2-3100, *et seq.* of the *Code of Virginia*). As the Project proceeds, the Mason Greens team will ensure that no members of our team will be subject to disqualify themselves from participation on this project pursuant to the Conflict of Interest Act.



Master Plan by Perkins Eastman, Battery Park City | New York, NY