

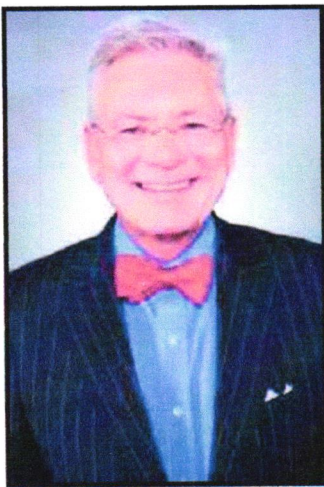
Proof he did not develop Post Road Lofts. He apparently bought 1 town home in there, pulled some permits, which later was foreclosed on.

## FIRM PROFILE

PALM BEACH, FLORIDA  
702.592.4200

Audubon Development is a boutique development firm focused on transforming overlooked and under-appreciated properties into highly desirable assets. With a proven intelligence in team design, the firm has a cross-country track record in building real estate resources that complement their surroundings and bolster their locations for future growth.

Audubon Development sources and relies on expert partners to ensure project success, developing long-term relationships with general contractors, architects, engineering firms, financial advisors and community consultants. With a whole-team approach, allowing each partner to contribute to projects from inception through completion, Audubon Development delivers well rounded products, tailored to and ready for market.



As founder and CEO of Audubon Development, Dale Matteson has a 30-year proven track record of transforming underperforming assets into leading properties in their industries. Beginning in broadcast, Matteson was instrumental in growing a seven-station radio group in Texas into the largest radio broadcasting firm in the United States. Clear Channel Communications included more than 1,000 radio stations, an outdoor advertising company and the concert promoter Live Nation before it was sold to Bain Capital Partners and Thomas H. Lee Partners for \$20 billion. It is now called iHeartMedia. Following, he became president of WESCOM Media Group, a multi-state radio broadcasting and consulting group that would later triple its partners' investments.

While serving as president of WESCOM, he simultaneously laid the groundwork for Audubon Development, developing single-family housing projects in Houston, Las Vegas, New Orleans, St. Petersburg and West Palm Beach. With success in the single-family sector, he expanded his sights to larger tracts of land and added the 54,000 square-foot mixed use property Post Road Lofts in Las Vegas to the Audubon Development portfolio.

Today, Dale Matteson is a shareholder and member of management of Sinclair Broadcast Group, the country's largest television broadcast company. He is also currently prospecting several real estate development opportunities throughout South Florida, each with teams selected specifically for their devotion to contributing intelligent, intuitive products for their specific market.

## Dale Matteson "Post Road Lofts" timeline

Nov. 12 2003 Silvestri and Post, LLC (Bruce Familian) purchase the vacant property from Cactus Property Holdings LLC for \$1.2 MM. 4.59 acres total. Silvestri develops the property Matteson refers to as Post Road Lofts.

Feb. 23, 2006 Silvestri sell a portion of the land now classified as Commercial/Industrial to Derryberry, Bush, and McClung for \$440,485.00 .17 acre total

Dec. 22, 2006 Derryberry, Bush, and McClung sell property to Dale Matteson for \$540,000. .17 acre total

May 30, 2007 Matteson pulls permits for tenant improvements on his unit, F6. Unit F6/Matteson Media is showcased on Audubon's website.

June 21, 2010 Matteson's unit is foreclosed upon through a Trustee's Deed sale for \$10,000.01. .17 acre total.

\* IN RFQ Dale said he "expanded his sights to larger tracts of land + added 54,000 sq ft mixed use Property Post Road Lofts in LAS Vegas to Audubon Development Portfolio.

Essentially he bought 1 town home, pulled some permits + declared a Business Unit

pg 1-4

**B1 (Official Form 1) (1/08)**

<b>United States Bankruptcy Court District of Nevada</b>		<b>Voluntary Petition</b>
Name of Debtor (if individual, enter Last, First, Middle): <b>MATTESON, DALE JAY</b>		Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all): <b>6342</b>		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all):
Street Address of Debtor (No. & Street, City, State & Zip Code): <b>4040 EAST POST ROAD, LOFT F6 LAS VEGAS, NV</b>		Street Address of Joint Debtor (No. & Street, City, State & Zip Code):
ZIPCODE <b>89120</b>		ZIPCODE
County of Residence or of the Principal Place of Business: <b>Clark</b>		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address)		Mailing Address of Joint Debtor (if different from street address):
ZIPCODE		ZIPCODE
Location of Principal Assets of Business Debtor (if different from street address above):		ZIPCODE
<p><b>Type of Debtor</b> (Form of Organization) (Check <b>one</b> box.)</p> <p><input checked="" type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i></p> <p><input type="checkbox"/> Corporation (includes LLC and LLP)</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)</p>	<p><b>Nature of Business</b> (Check <b>one</b> box.)</p> <p><input type="checkbox"/> Health Care Business</p> <p><input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B)</p> <p><input type="checkbox"/> Railroad</p> <p><input type="checkbox"/> Stockbroker</p> <p><input type="checkbox"/> Commodity Broker</p> <p><input type="checkbox"/> Clearing Bank</p> <p><input checked="" type="checkbox"/> Other</p> <p><b>Tax-Exempt Entity</b> (Check box, if applicable.)</p> <p><input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).</p>	<p><b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check <b>one</b> box.)</p> <p><input checked="" type="checkbox"/> Chapter 7      <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding</p> <p><input type="checkbox"/> Chapter 9      <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding</p> <p><input type="checkbox"/> Chapter 11</p> <p><input type="checkbox"/> Chapter 12</p> <p><input type="checkbox"/> Chapter 13</p> <p><b>Nature of Debts</b> (Check <b>one</b> box.)</p> <p><input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."</p> <p><input checked="" type="checkbox"/> Debts are primarily business debts.</p>
<p><b>Filing Fee</b> (Check one box)</p> <p><input checked="" type="checkbox"/> Full Filing Fee attached</p> <p><input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A.</p> <p><input type="checkbox"/> Filing Fee waiver requested (Applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.</p>		<p><b>Chapter 11 Debtors</b></p> <p><b>Check one box:</b></p> <p><input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D).</p> <p><input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).</p> <p><b>Check if:</b></p> <p><input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts owed to non-insiders or affiliates are less than \$2,190,000.</p> <p>-----</p> <p><b>Check all applicable boxes:</b></p> <p><input type="checkbox"/> A plan is being filed with this petition</p> <p><input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).</p>
<p><b>Statistical/Administrative Information</b></p> <p><input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors.</p> <p><input checked="" type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.</p>		THIS SPACE IS FOR COURT USE ONLY
<p>Estimated Number of Creditors</p> <p><input type="checkbox"/> 1-49    <input checked="" type="checkbox"/> 50-99    <input type="checkbox"/> 100-199    <input type="checkbox"/> 200-999    <input type="checkbox"/> 1,000-5,000    <input type="checkbox"/> 5,001-10,000    <input type="checkbox"/> 10,001-25,000    <input type="checkbox"/> 25,001-50,000    <input type="checkbox"/> 50,001-100,000    <input type="checkbox"/> Over 100,000</p>		
<p>Estimated Assets</p> <p><input type="checkbox"/> \$0 to \$50,000    <input type="checkbox"/> \$50,001 to \$100,000    <input checked="" type="checkbox"/> \$100,001 to \$500,000    <input type="checkbox"/> \$500,001 to \$1 million    <input type="checkbox"/> \$1,000,001 to \$10 million    <input type="checkbox"/> \$10,000,001 to \$50 million    <input type="checkbox"/> \$50,000,001 to \$100 million    <input type="checkbox"/> \$100,000,001 to \$500 million    <input type="checkbox"/> \$500,000,001 to \$1 billion    <input type="checkbox"/> More than \$1 billion</p>		
<p>Estimated Liabilities</p> <p><input type="checkbox"/> \$0 to \$50,000    <input type="checkbox"/> \$50,001 to \$100,000    <input type="checkbox"/> \$100,001 to \$500,000    <input type="checkbox"/> \$500,001 to \$1 million    <input checked="" type="checkbox"/> \$1,000,001 to \$10 million    <input type="checkbox"/> \$10,000,001 to \$50 million    <input type="checkbox"/> \$50,000,001 to \$100 million    <input type="checkbox"/> \$100,000,001 to \$500 million    <input type="checkbox"/> \$500,000,001 to \$1 billion    <input type="checkbox"/> More than \$1 billion</p>		

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): <b>MATESON, DALE JAY</b>	
<b>Prior Bankruptcy Case Filed Within Last 8 Years</b> (If more than two, attach additional sheet)			
Location Where Filed: <b>None</b>	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
<b>Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor</b> (If more than one, attach additional sheet)			
Name of Debtor: <b>None</b>	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
<p style="text-align: center;"><b>Exhibit A</b></p> (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)  <input type="checkbox"/> Exhibit A is attached and made a part of this petition.	<p style="text-align: center;"><b>Exhibit B</b></p> (To be completed if debtor is an individual whose debts are primarily consumer debts.)  I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by § 342(b) of the Bankruptcy Code.  X _____ Signature of Attorney for Debtor(s) <span style="float: right;">Date</span>		
<b>Exhibit C</b>			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?			
<input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.			
<input checked="" type="checkbox"/> No			
<b>Exhibit D</b>			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)			
<input checked="" type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.			
If this is a joint petition:			
<input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached a made a part of this petition.			
<b>Information Regarding the Debtor - Venue</b> (Check any applicable box.)			
<input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.			
<input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.			
<input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
<b>Certification by a Debtor Who Resides as a Tenant of Residential Property</b> (Check all applicable boxes.)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)			
_____ (Name of landlord or lessor that obtained judgment)			
_____ (Address of landlord or lessor)			
<input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and			
<input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.			
<input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).			

<p><b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i></p>	<p>Name of Debtor(s): <b>MATTESON, DALE JAY</b></p>
<b>Signatures</b>	
<p style="text-align: center;"><b>Signature(s) of Debtor(s) (Individual/Joint)</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under Chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b). I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p><input checked="" type="checkbox"/> <u>/s/ DALE JAY MATTESON</u> Signature of Debtor <span style="float: right;"><b>DALE JAY MATTESON</b></span></p> <p><input checked="" type="checkbox"/> _____ Signature of Joint Debtor</p> <p>_____ Telephone Number (If not represented by attorney)</p> <p><b>July 28, 2009</b> Date</p>	<p style="text-align: center;"><b>Signature of a Foreign Representative</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition. (Check only <b>one</b> box.)</p> <p><input type="checkbox"/> I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.</p> <p><input type="checkbox"/> Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.</p> <p><input checked="" type="checkbox"/> _____ Signature of Foreign Representative</p> <p>_____ Printed Name of Foreign Representative</p> <p>_____ Date</p>
<p style="text-align: center;"><b>Signature of Attorney*</b></p> <p><input checked="" type="checkbox"/> <u>/s/ David J. Winterton, Esq.</u> Signature of Attorney for Debtor(s)</p> <p><b>David J. Winterton, Esq. 4142 DAVID J. WINTERTON &amp; ASSOC., LTD. 211 N. BUFFALO DRIVE, SUITE A LAS VEGAS, NV 89145 (702) 363-0317 Fax: (702) 363-1630 david@davidwinterton.com</b></p> <p><b>July 28, 2009</b> Date</p> <p><small>*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.</small></p>	<p style="text-align: center;"><b>Signature of Non-Attorney Petition Preparer</b></p> <p>I declare under penalty of perjury that: 1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; 2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h) and 342(b); 3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.</p> <p>_____ Printed Name and title, if any, of Bankruptcy Petition Preparer</p> <p>_____ Social Security Number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)</p> <p>_____ Address</p> <p><input checked="" type="checkbox"/> _____ Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose social security number is provided above.</p> <p>_____ Date</p> <p>Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:</p> <p>_____ If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person. <i>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.</i></p>
<p style="text-align: center;"><b>Signature of Debtor (Corporation/Partnership)</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.</p> <p>The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p><input checked="" type="checkbox"/> _____ Signature of Authorized Individual</p> <p>_____ Printed Name of Authorized Individual</p> <p>_____ Title of Authorized Individual</p> <p>_____ Date</p>	<p><input checked="" type="checkbox"/> _____ Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose social security number is provided above.</p> <p>_____ Date</p> <p>Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:</p> <p>_____ If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person. <i>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.</i></p>

B1D (Official Form 1, Exhibit D) (12/08)

United States Bankruptcy Court
District of Nevada

IN RE:

Case No. \_\_\_\_\_

MATTESON, DALE JAY

Chapter 7

Debtor(s)

EXHIBIT D - INDIVIDUAL DEBTOR'S STATEMENT OF COMPLIANCE
WITH CREDIT COUNSELING REQUIREMENT

Warning: You must be able to check truthfully one of the five statements regarding credit counseling listed below. If you cannot do so, you are not eligible to file a bankruptcy case, and the court can dismiss any case you do file. If that happens, you will lose whatever filing fee you paid, and your creditors will be able to resume collection activities against you. If your case is dismissed and you file another bankruptcy case later, you may be required to pay a second filing fee and you may have to take extra steps to stop creditors' collection activities.

Every individual debtor must file this Exhibit D. If a joint petition is filed, each spouse must complete and file a separate Exhibit D. Check one of the five statements below and attach any documents as directed.

[X] 1. Within the 180 days before the filing of my bankruptcy case, I received a briefing from a credit counseling agency approved by the United States trustee or bankruptcy administrator that outlined the opportunities for available credit counseling and assisted me in performing a related budget analysis, and I have a certificate from the agency describing the services provided to me. Attach a copy of the certificate and a copy of any debt repayment plan developed through the agency.

[ ] 2. Within the 180 days before the filing of my bankruptcy case, I received a briefing from a credit counseling agency approved by the United States trustee or bankruptcy administrator that outlined the opportunities for available credit counseling and assisted me in performing a related budget analysis, but I do not have a certificate from the agency describing the services provided to me. You must file a copy of a certificate from the agency describing the services provided to you and a copy of any debt repayment plan developed through the agency no later than 15 days after your bankruptcy case is filed.

[ ] 3. I certify that I requested credit counseling services from an approved agency but was unable to obtain the services during the five days from the time I made my request, and the following exigent circumstances merit a temporary waiver of the credit counseling requirement so I can file my bankruptcy case now. [Summarize exigent circumstances here.]

If your certification is satisfactory to the court, you must still obtain the credit counseling briefing within the first 30 days after you file your bankruptcy petition and promptly file a certificate from the agency that provided the counseling, together with a copy of any debt management plan developed through the agency. Failure to fulfill these requirements may result in dismissal of your case. Any extension of the 30-day deadline can be granted only for cause and is limited to a maximum of 15 days. Your case may also be dismissed if the court is not satisfied with your reasons for filing your bankruptcy case without first receiving a credit counseling briefing.

[ ] 4. I am not required to receive a credit counseling briefing because of: [Check the applicable statement.] [Must be accompanied by a motion for determination by the court.]

- [ ] Incapacity. (Defined in 11 U.S.C. § 109(h)(4) as impaired by reason of mental illness or mental deficiency so as to be incapable of realizing and making rational decisions with respect to financial responsibilities.);
[ ] Disability. (Defined in 11 U.S.C. § 109(h)(4) as physically impaired to the extent of being unable, after reasonable effort, to participate in a credit counseling briefing in person, by telephone, or through the Internet.);
[ ] Active military duty in a military combat zone.

[ ] 5. The United States trustee or bankruptcy administrator has determined that the credit counseling requirement of 11 U.S.C. § 109(h) does not apply in this district.

I certify under penalty of perjury that the information provided above is true and correct.

Signature of Debtor: /s/ DALE JAY MATTESON

Date: July 28, 2009

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# Actual Developer of Post Road left

**Entity Name:** FAMILIAN OF NEVADA CORP.

**Entity Number:** C26838-2003

**Entity Type:** Domestic Corporation (78)

**Entity Status:** Active

**Formation Date:** 11/03/2003

**NV Business ID:** NV20031501822

**Termination Date:**

**Annual Report Due Date:** 11/30/2024

**Compliance Hold:**

## REGISTERED AGENT INFORMATION

**Name of Individual or Legal Entity:** ELIZABETH M SOROKAC ESQ

**Status:** Active

**CRA Agent Entity Type:**

**Registered Agent Type:** Commercial Registered Agent

**NV Business ID:** NV20141064064

**Office or Position:**

**Jurisdiction:** NEVADA

**Street Address:** 8965 S EASTERN AVE STE 382, LAS VEGAS, NV, 89123, USA

**Mailing Address:**

## OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
President	BRUCE I FAMILIAN	520 E. SUNSET RD, HENDERSON, NV, 89011, USA	11/14/2018	Active
Secretary	BRUCE I FAMILIAN	520 E. SUNSET RD, HENDERSON, NV, 89011, USA	11/14/2018	Active
Treasurer	BRUCE I FAMILIAN	520 E. SUNSET RD, HENDERSON, NV, 89011, USA	11/14/2018	Active
Director	BRUCE I FAMILIAN	520 E. SUNSET RD, HENDERSON, NV, 89011, USA	11/14/2018	Active

ENTITY INFORMATION

**Entity Name:** SILVESTRI AND POST, LLC      **Entity Number:** LLC13701-2003  
**Entity Type:** Domestic Limited-Liability Company (86)      **Entity Status:** Dissolved  
**Formation Date:** 09/08/2003      **NV Business ID:** NV20031138817  
**Termination Date:** 9/8/2503      **Annual Report Due Date:** 9/30/2009  
**Compliance Hold:**      **Series LLC:**  **Restricted LLC:**

REGISTERED AGENT INFORMATION

**Name of Individual or Legal Entity:** .Resigned      **Status:** Active  
**CRA Agent Entity Type:**      **Registered Agent Type:** Non-Commercial Registered Agent  
**NV Business ID:**      **Office or Position:**  
**Jurisdiction:**  
**Street Address:** 2, Carson City, NV, 89701, USA  
**Mailing Address:**

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	FAMILIAN OF NEVADA CORP	4534 W HACIENDA AVE, LAS VEGAS, NV, 89118, USA	01/29/2005	Active

Permits  
 Dale pulled  
 on his  
 hunt

<input type="checkbox"/>	Date	Permit Number	Permit Type	Description	Project Name	Status	Action	Short Notes
<input type="checkbox"/>	05/30/2007	BD07-25687-BU1-R003	Revision	REV	MATTESON MEDIA LOFT OFF RMDL	Closed - CO		
<input type="checkbox"/>	05/30/2007	BD07-25687-BU1-R001	Revision	REV	MATTESON MEDIA LOFT OFF RMDL	Closed - CO		
<input type="checkbox"/>	05/30/2007	BD07-25687-ELC%	Commercial Electric	TENANT IMPROVEMENT	MATTESON MEDIA LOFT OFF RMDL	Closed - CO		MATTESON MEDIA LOFT OFF F-6
<input type="checkbox"/>	05/30/2007	BD07-25687-BU1-R002	Revision	REV	MATTESON MEDIA LOFT OFF RMDL	Closed - CO		
<input type="checkbox"/>	05/30/2007	BD07-25687-PL3	Commercial Plumbing	TENANT IMPROVEMENT	MATTESON MEDIA LOFT OFF RMDL	Closed - CO		MATTESON MEDIA LOFT OFF F-6
<input type="checkbox"/>	05/30/2007	BD07-25687-MPC	Commercial Mechanical	TENANT IMPROVEMENT	MATTESON MEDIA LOFT OFF RMDL	Closed - CO		MATTESON MEDIA LOFT OFF F-6
<input type="checkbox"/>	05/30/2007	BD07-25687-FA9	Commercial Electric	TENANT IMPROVEMENT	MATTESON MEDIA LOFT OFF RMDL	Closed - CO		MATTESON MEDIA LOFT OFF F-6
<input type="checkbox"/>	05/30/2007	BD07-25687-BU1	Commercial Building Remodel/Repair	TENANT IMPROVEMENT	MATTESON MEDIA LOFT OFF RMDL	Closed - CO		MATTESON MEDIA LOFT OFF F-6

# Briana Johnson, Assessor

## PARCEL OWNERSHIP HISTORY

[Assessor Map](#)
[Aerial View](#)
[Comment Codes](#)
[Current Ownership](#)
[New Search](#)

### ASSESSOR DESCRIPTION

POST-GATEWAY CENTER PLAT BOOK 121 PAGE 9 PT LOT 1

CURRENT PARCEL NO.	CURRENT OWNER	%	RECORD DOC NO.	RECORD DATE	VESTING	TAX DIST	EST SIZE	COMMENTS
-31-711-020	4040 E POST F6 L L C		<a href="#">20140409:00031</a>	4/9/2014	NS	470	.17 AC	

PARCEL NO.	PRIOR OWNER(S)	%	RECORD DOC NO.	RECORD DATE	VESTING	TAX DIST	EST SIZE	COMMENTS
-31-711-020	CAMPBELL L 2007 REV INT VIV TR		<a href="#">20130812:02683</a>	08/12/2013	NS	470	.1700 AC	
	CAMPBELL LAINE TRS							
-31-711-020	CAMPBELL LAINE V		<a href="#">20130729:02875</a>	07/29/2013	NS	470	.1700 AC	
-31-711-020	F H PROPERTIES L P		<a href="#">20100621:02923</a>	06/21/2010	NS	470	.1700 AC	G-20120713:261,265
-31-711-020	MATTESON DALE J		<a href="#">20061222:05221</a>	12/22/2006	NS	470	.1700 AC	
-31-711-020	BUSH STEPHEN & GABRIELA ETAL		<a href="#">20060223:03653</a>	02/23/2006	NS	470	.1700 AC	SF 153-67
-31-711-020	BUSH STEPHEN & GABRIELA ETAL		<a href="#">20060223:03653</a>	02/23/2006	NS	470	.1700 AC	SF 153-67
-31-711-003	SILVESTRI & POST L L C		<a href="#">20031112:03193</a>	11/12/2003	NS	470	4.59 AC	
-31-711-001	SILVESTRI & POST L L C		<a href="#">20031112:03193</a>	11/12/2003	NS	470	SUBDIVIDED LOT	
-31-703-008	SILVESTRI & POST L L C		<a href="#">20031112:03193</a>	11/12/2003	NS	470	4.80 AC	FR 161-31-703-003,006; -.01A COR PB 121-9

Inst #: 201006210002923  
Fees: \$17.00 N/C Fee: \$0.00  
RPTT: \$1020.00 Ex: #  
06/21/2010 01:11:52 PM  
Receipt #: 396257  
Requestor:  
FIRST AMERICAN TITLE PASEO  
Recorded By: OSA Pgs: 5  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

APN: 161-31-711-020

Recorded at the Request of:  
First American Title Company  
2490 Paseo Verde Parkway, Ste.100  
Henderson, NV 89074

*Foreclosure*

When Recorded, Mail Tax Statements To:  
FH Properties, L.P.  
P.O. Box 8216  
Waco, TX 76714-8216

File No. 2390945-RMD

R.P.T.T.: \$ 1,020.00

### TRUSTEE'S DEED UPON SALE

**First American Title Insurance Company, a California corporation**

(herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

**FH Properties, L.P., a Texas limited partnership**

(herein called Grantee) the property in the County of Clark, State of Nevada, described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION  
SEE ATTACHED EXHIBIT "B" FOR UCC-1 UNIFIED SALE**

this conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by **Dale J. Matteson**, as Trustor, recorded on **December 22, 2006** in **Book No. 20061222** as **Instrument No. 0005225** of Official Records of said County. The Notice of Default recorded on **January 20, 2010** in **Book No. 20100120** as **Instrument No. 0002740** of Official Records of Clark County, Nevada. The trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land referred to in this guarantee is situated in the State of Nevada, County of CLARK , and is described as follows:

**PARCEL I:**

BEING A PORTION OF LOT 1 POST-GATEWAY CENTER RECORDED IN BOOK 121, PAGE 9, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01°00'51" EAST A DISTANCE OF 353.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°00'51" EAST A DISTANCE OF 36.00 FEET; THENCE SOUTH 88°58'18" EAST A DISTANCE OF 201.50 FEET; THENCE SOUTH 01°00'51" WEST A DISTANCE OF 36.00 FEET; THENCE NORTH 88°58'18" WEST A DISTANCE OF 201.50 FEET TO THE POINT OF BEGINNING.

FURTHER SHOWN AS PARCEL F6 ON THAT CERTAIN RECORD OF SURVEY FILED IN FILE 153 OF SURVEYS, PAGE 67 OF OFFICIAL RECORDS.

**PARCEL II:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ACCESS AS CONTAINED IN THAT CERTAIN GRANT OF EASEMENTS AND DECLARATION OF COVENANTS FOR SOUTHEAST LOFT DISTRICT RECORDED JUNE 22, 2004 IN BOOK 20040622 AS DOCUMENT NO. 05565 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 23, 2006 IN BOOK 20060223 OF OFFICIAL RECORDS AS INSTRUMENT NO. 03653, CLARK COUNTY, NEVADA.

**Exhibit "B"**

**UCC-1 Unified Sale Description**

THE PROPERTY COVERED IN THIS TRUSTEE'S DEED UPON SALE INCLUDES ALL REAL PROPERTY AND PERSONAL PROPERTY, WHICH PERSONAL PROPERTY IS ALSO SECUTIRY FOR THE SAME ELECTION OF THE BENEFICIARY UNDER SAID DEED OF TRUST, TO CAUSE A UNIFIED SALE TO BE MADE OF SAID REAL PROPERTY AND PERSONAL PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF NEVADA REVISED STATUTES ("NRS") SECTION 104.964.

IN ADDITION TO THE DEFAULT AND ELECTIONS STATED ON THE NOTICE OF DEFAULT RECORDED ON JANUARY 20, 2010 AS INSTRUMENT NO. **20100120-0002740**, THE BENEFICIARY HEREBY ELECTED TO CONDUCT A UNIFIED FORECLOSURE SALE PURSUANT TO THE PROVISIONS OF NRS SECTION 104.964 AND TO INCLUDE IN THE NON-JUDICIAL FORECLOSURE OF THE ESTATE DESCRIBED IN SAID NOTICE OF DEFAULT ALL OF THE PERSONAL PROPERTY AND FIXTURES DESCRIBED IN SAID DEED OF TRUST RECORDED IN CLARK COUNTY, STATE OF NEVADA AND ALL OF THE PERSONAL PROPERTY AND/OR FIXTURES DESCRIBED COVERED BY THE FINANCING STATEMENT FILED IN THE CLARK COUNTY RECORDER'S OFFICE ON DECEMBER 28, 2006 AS INSTRUMENT NO. 20061228-0004664 (AS AMENDED AND ASSIGNED) AND AS DESCRIBED IN SUCH FINANCING STATEMENTS FILED IN THE OFFICE OF THE NEVADA SECRETARY OF STATE.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 161-31-711-020
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$10,000.01
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$200,000.00
- d) Real Property Transfer Tax Due \$1,020.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature]  
Signature: \_\_\_\_\_

Capacity: [Signature]  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

First American Title Insurance  
Print Name: Company  
Address: 2490 Paseo Verde Pkwy, Suite 100  
City: Henderson  
State: NV Zip: 89074

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: FH Properties, L.P.  
Address: P.O. Box 8216  
City: Waco  
State: TX Zip: 76714-8216

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Print Name: Company  
Address: 2490 Paseo Verde Pkwy, Suite 100  
City: Henderson

File Number: 201-2390945 RMD/KEB  
State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



Inst #: 201006030001321  
Fees: \$17.00  
N/C Fee: \$0.00  
06/03/2010 11:01:16 AM  
Receipt #: 374725  
Requestor:  
LEGAL WINGS  
Recorded By: TAH Pgs: 4  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

APN 161-31-711-020

RECORDING REQUESTED BY  
T. JAMES TRUMAN & ASSOCIATES

RETURN TO:

T. JAMES TRUMAN & ASSOCIATES  
3654 NORTH RANCHO DRIVE  
LAS VEGAS, NV 89130

**RELEASE OF NOTICE OF  
PENDENCY OF ACTION**



*Alvin D. L...*  
CLERK OF THE COURT

1 T. James Truman, Esq.  
2 Nevada Bar No. 003620  
3 T. JAMES TRUMAN & ASSOCIATES  
4 3654 North Rancho Drive, Suite 101  
5 Las Vegas, Nevada 89130  
6 Telephone: (702) 256-0156  
7 Attorneys for Plaintiff Pete King Commercial, LLC

8 **DISTRICT COURT**  
9 **CLARK COUNTY, NEVADA**

10 PETE KING COMMERCIAL, LLC, a Nevada  
11 limited liability company

Case No. A577629  
Dept. No. X

12 Plaintiff,

Consolidated Case No. A578639

13 vs.

14 BLACKSTONE BUILDERS, INC., a Nevada  
15 corporation; DALE J. MATTESON, an  
16 Individual; LARRY JOHNSON, an Individual  
17 Indemnitor for BLACKSTONE BUILDERS,  
18 INC.; SHERRI JOHNSON, an Individual  
19 Indemnitor for BLACKSTONE BUILDERS,  
20 INC.; CONTRACTORS BONDING AND  
21 INSURANCE COMPANY; DOES I through  
22 X, inclusive; and ROE CORPORATIONS I  
23 through X, inclusive;

**RELEASE OF NOTICE OF PENDENCY  
OF ACTION**

24 Defendants.

25 BLACKSTONE BUILDERS, INC., a Nevada  
26 corporation,

27 Plaintiff,

28 vs.

MATTESON MEDIA, a Nevada corporation;  
DALE MATTESON; and DOES I through X;  
inclusively,

Defendants.

WHEREAS, the Plaintiff PETE KING COMMERCIAL, LLC in the above-entitled matter filed a Notice of Pendency of Action herein on the 11th day of December, 2008, which Notice of Pendency of Action was recorded on the 16<sup>th</sup> day of December, 2008, in Book 20081216, as Instrument No. 0000060, in the Office of the County Recorder, Clark County, Nevada against the

LAW OFFICES OF  
T. JAMES TRUMAN & ASSOCIATES  
A PROFESSIONAL CORPORATION  
3654 NORTH RANCHO DRIVE  
LAS VEGAS, NEVADA 89130  
www.trumanlegal.com



1 real property and improvements situated in the County of Clark, State of Nevada; and

2 The premises affected by this action are situate in the City of Las Vegas, County of Clark,  
3 State of Nevada, commonly known as 4040 East Post Road, #F-6, Las Vegas, Nevada, 89119 and  
4 more particularly described as follows:

5 APN: 161-31-711-020 Post-Gateway Center  
6 Plat Book 121 Page 9  
7 PT Lot 1  
8 Sec 31 Twp 21 Rng 62

9 NOW, THEREFORE, for good and valuable consideration, NOTICE IS HEREBY GIVEN  
10 that the above-referenced Notice of Pendency of Action is hereby released, and the County Recorder  
11 of Clark County, Nevada upon presentation of a certified copy of this Release, is hereby directed to  
12 mark the same cancelled and released of record in the books of said office in which the Notice of  
13 Pendency of Action aforementioned are entered and docketed.

14 DATED this 18 day of May, 2010.

15 T. JAMES TRUMAN & ASSOCIATES

16 

17 T. James Truman, Esq.  
18 Nevada State Bar No. 003620  
19 3654 N. Rancho Dr., Suite 101  
20 Las Vegas, Nevada 89130  
21 (702) 256-0156  
22 Attorneys for Plaintiff

23 CERTIFIED COPY  
24 DOCUMENT ATTACHED IS A  
25 TRUE AND CORRECT COPY  
26 OF THE ORIGINAL ON FILE

27   
28 CLERK OF THE COURT

MAY 21 2010




**CERTIFICATE OF MAILING**

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I hereby certify that I am an employee of T. JAMES TRUMAN & ASSOCIATES and that on the 19 day of May, 2010, I placed a true and correct copy of the foregoing **RELEASE OF NOTICE OF PENDENCY OF ACTION** in the United States mails at Las Vegas, Nevada, with 1st class postage prepaid and addressed as follows:

Brian K. Berman, Esq.  
721 Gass Avenue  
Las Vegas, NV 89101  
Attorneys for Blackstone Builders, Inc., Larry Johnson, Sherri Johnson and Contractors Bonding and Insurance Company

Dale Matteson  
Matteson Media, Inc.  
Loft F 6  
4040 East Post Road  
Las Vegas, NV 89120

  
An Employee of T. James Truman & Associates

LAW OFFICES OF  
T. JAMES TRUMAN & ASSOCIATES  
A PROFESSIONAL CORPORATION  
3654 NORTH RANCHO DRIVE  
LAS VEGAS, NEVADA 89130  
www.trumanlegal.com



**VIA E-MAIL:** [kdelaney@tcrpc.org](mailto:kdelaney@tcrpc.org)

**TO:** Kim Delaney, Ph.D.  
Director, Strategic Development & Policy  
Treasure Coast Regional Planning Council

**FROM:** WTL+a

**DATE:** August 9, 2019

**RE:** Summary Comments—Audubon Development Pro Forma Review  
H.D. King Site

WTL+a has conducted a review of the draft pro forma prepared by Audubon Development for its proposed redevelopment of the H.D. King site in downtown Fort Pierce. This review has been prepared as part of our scope of services for Treasure Coast Regional Planning Council (TCRPC) on behalf of the Fort Pierce Redevelopment Authority (FPRA).

Based on this review, it is our recommendation that the pro forma be restructured to allow a more accurate analysis of project performance as well as possible financial ramifications to the City. For example, it is industry-standard in any real estate cash flow analysis to prepare a forecast for a 10-year period with “reversion” (or sale) of the asset in year 10 in order to calculate investment rate-of-return (IRR). The Audubon pro forma forecast was for five (5) years only, with sale of the asset identified in year five of the analysis. We urge the City to understand why Audubon would seek such an exit strategy, with disposition of the asset in year five.

## **Development Program**

- As we understand, Audubon Development will not develop the 120-room hotel, but intends to sell a 1.34-acre site to a third-party developer to construct a 107,159 sq. ft. property. The pro forma carries gross revenues of \$1.5 million for disposition of this site to a third-party developer. However, the only revenue stream illustrated in the pro forma for the hotel is an annual reimbursement for common area maintenance

**WTL + a**

Real Estate & Economic Advisors  
Washington, DC—Provincetown, MA  
202.885.9121 301.502.4171 774.538.6070

(CAM). As a result, WTL+a is unable to evaluate any financial aspect of the project's hotel component;

- As it is not known whether Audubon Development is in negotiations with a third-party developer for the hotel, the validity of the potential revenues generated by sale of the pad site cannot be determined; and
- **WTL+a previously requested information to verify/document potential deal terms associated with this transaction, such as a Letter of Intent (LOI) and/or a draft operating pro forma. To date, nothing has been provided.**

### Sources & Uses of Funds

- Many of the inputs in Sources & Uses of Funds have been entered manually and not linked to specific inputs/assumptions. As a result, there is no way to verify how these inputs, such as hard and soft costs, were calculated or to be able to link these inputs to actual values/estimates;
- The pro forma identifies a contingency of \$2,978,751. Based on hard and soft costs of \$60,826,093, this would reflect a contingency of 4.9%. However, the pro forma notes the contingency is 8%. If the 8% factor is applied to the \$60.8 million in hard and soft costs, this would be \$4,866,000, not \$2.97 million;
- In our experience, it is customary to estimate a 10% contingency. This is particularly critical today in light of rapidly-increasing construction costs for materials, significant uncertainties created by the administration's tariff policies, and increasing costs of construction labor due to labor shortages; and
- On the Sources & Uses of Funds tab, financing costs of \$5,917,899 are illustrated and reflect the sum of mortgage broker fees and loan interest reserves. However, in the "Dev Budget Info" tab, total financing costs are actually \$7,927,752. This reflects a difference of \$2,009,752, which comprises the lender origination fee, the lender exit fee and other costs (survey, appraisal, title, recording fees, stamps, etc.). **We cannot determine how these additional costs are accounted for in the pro forma. These additional financing costs are likely to impact project results.**

## Pro Forma

- WTL+a notes that there is no lease-up period illustrated in the pro forma, which results in the full rental revenues being reflected in year one. In mixed-use projects, full rental revenues generated by a project's multi-family units, office space and retail tenancies are typically not achieved until a "stabilized year" (typically defined as year three). It is unknown whether or not Audubon is accounting for "pent-up demand" as identified in the market study as well as the project's small size to justify full lease-up in year one. Nonetheless, we suggest using a lease-up period over a two- to three-year period to reflect the project's "untested" market location, particularly if the project's other (commercial) uses are not pre-leased;
- The pro forma assumes a standard vacancy allowance of 10% over the five-year cash flow. Typically, the industry-standard is 5%, so this would be considered a conservative metric; and
- **WTL+a notes that the pro forma assumes an annual TIF of \$333,333 over the first three years of the cash flow.** As we understand, the development agreement calls for an annual TIF amount not to exceed \$200,000 per year to a maximum of \$1.0 million. By reducing the annual TIF payment to \$200,000 per year and extending it over an additional two years, it reduces the project's stabilized year value (year three) by \$2.2 million—from \$48,651,100 to \$46,449,000.

## Profit Analysis

- We note that the pro forma assumes sell-out sales costs for the project's condominium component of 4%. At 4%, these costs are extremely underestimated. While a 4% sell-out cost may cover a blended broker commission rate, there are additional costs associated with marketing, property taxes, HOA, insurance, utilities, management fees, legal fees, and a warranty reserve. A 5% to 6% sell-out sales cost would be customary. This same issue is also applicable to the project's proposed single-family detached units;
- The pro forma also does not consider an annual absorption/sell-off of the condominium units. Similar to the multi-family rental units, the small number of

## WTL + a

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condominium units (60) may yield a more rapid sell-off. However, in an untested location such as the H.D. King site, we would recommend a longer absorption (sell-off) period to more conservatively reflect local market characteristics;

- The Profit Analysis also estimates the asset's proceeds upon sale. Interestingly, it uses the net operating income (NOI) in year 3 instead of the NOI in the last year of the pro forma (in this case, year five). As we discovered throughout the pro forma, this calculation was entered as a hard number (\$3,600,000), instead of being linked to the actual NOI in year three;
- Moreover, by reducing the annual TIF payment—from \$333,333 (in years 1—3) to \$200,000 per year (in years 1—5) as identified in the draft development agreement, it reduces the project's reversion/sale value by approximately \$1.7 million, but only \$1.2 million in year five;
- The Profit Analysis also illustrates a return on the developer's initial equity investment (30%, or \$19.1 million) of 10%. It is unclear whether this 10% Return-of-Equity factor is realized only upon reversion/sale of the asset in year five. Typically, there would be a guaranteed annual return payment but it is not clear from the pro forma; and
- Other performance metrics (e.g., capitalization/cap rates, commercial retail and office rents, multi-family rents and condominium unit pricing, etc.) are assumed to be indicative of local market conditions.

Given the concerns noted above, WTL+a is unable to provide a recommendation to the FPRA to proceed with negotiations until these outstanding issues are resolved and/or relevant data is provided.

Pic  
from  
Audubon's  
website  
of the  
I want  
he is to  
trying to  
Sam he  
tendered  
54.5ff

