



CAPABILITY STATEMENT

CRB Realty Associates, Inc. is a real estate design and development management firm that provides design build services to third parties for a variety of projects but primarily for large multi-use projects. These projects have been completed using a “team” or joint venture approach with highly qualified, proven partners from A & E firms, contractors, and environmental engineers. This turnkey process, from concept inception to project completion, provides the client with innovative professional services for corporate, commercial, hospitality, residential, industrial, government and educational projects. This process can include conceptual study, schedule, program development, preliminary design, budgeting, value engineering, environmental, refinement, final design, construction, punch out and occupancy. This process has been proven successful on deals as small as 10,000 s.f. (\$1 million) and ranging up to multi-year deals of over \$2 billion.

Over the last 30 years, CRB Realty Associates, Inc. has led the team with firms who have excelled in performing traditional civil engineering work as well as providing the additional skills required to complete complex, multi-year construction programs. To meet these demands, the design disciplines are complemented with others services such as program management, community planning, land acquisition, and construction supervision. In addition, the ability to anticipate problems and mediate conflicts during design and construction has proven to be an essential component of a successful project.

With the company’s vast experience to call upon, the firm and its principals have been involved with approximately 20,000,000 Sq. Ft. of office, industrial, institutional and residential space, primarily in the Metro Atlanta region and focused mainly on office space with the majority of the buildings being low to mid rise buildings in the 100,000 to 300,000 s.f. range. However, several high-rise structures (hotel, office), in the 20 to 30-story range were also developed.

Charles Brown, Chairman of CRB Realty Associates, Inc. has been involved in various phases of the real estate profession, including brokerage, consulting and marketing, not only in the Southeast, but also nationally and internationally. He has recently retired from leading the Atlantic Station development where he served as President and Vice Chairman. Atlantic Station is a 15 million square foot live, work play mixed-use community in Midtown Atlanta.

His experiences include management, marketing and development of commercial, office, industrial and residential properties. Prior to his 20 + year stint as President of Technology Park/Atlanta, he was the Director of Marketing and Project Manager for one of the South’s largest multi-use complexes, Atlanta Center - a 2,000,000 square-foot Hilton Hotel, Trust Company Bank, office, shopping project in the central business district of Atlanta.

Mission Statement:

To build an organization based upon integrity and sound morale principles with which to create long-term value and short-term profitability through the development of real property. To be responsive to the needs and requirements of clients and business partners in an honest and forthright manner creating lasting relationships profitable to all concerned parties.

Company Philosophy:

The guiding philosophy of CRB Realty organization is a three pronged:

- 1.) The creation of value through the design and development of real estate;
- 2.) The establishment and retention of clientele with creative design, practical solutions and service to the client;
- 3.) To conduct our affairs and practice our profession with fairness and the highest level of integrity.

We feel our greatest asset is the reputation we've established by adhering to these three principles.

Strategy

Provide exceptional Construction Service to the Federal Government, DOD and GSA

- Ensure Optimal Valued Solutions
- Provide Superior Operational Model to maximize value.
- Develop Knowledge-Based Solutions to Construction Engineering.
- Provide Optimal Planning and Response to the Client.
- Utilize Teaming and / or Partnering Arrangements as the primary vehicle.
- Engage in Joint Ventures.
- Participate in the SBA set-aside certifications.
- Partner with Service Disable Veteran Owned Small Business (SDVOSB)

Scope of Services:

CRB Realty Associates, Inc. provides master planned site development, design-build construction and renovation services for public and private residential and commercial property owners. In house services include planning, coordination and supervision of the development and construction team. Present staff consists of 4 supervisor personnel and additional project managers will be added as required, but the majority of the work would be done by joint venture or team members under our direction. Our philosophy and method of operation is to maintain key supervisor personnel and work with the principals of our support team bringing the highest level of creativity and experience to the project.

- Conceptual Master Site Design and Product Development Services
- Architectural Design and Review
- Preconstruction Planning, Budgeting and Permitting.
- Design Build Services for Site Development and Infrastructure Construction.
- Design Build Services for Commercial Properties.
- Turn Key Construction and Project Management Services
- Quality Control & Quality Control Services.
- Preconstruction Value Engineering.

Past Performance

Three of Mr. Brown's most notable developments are Technology Park/Atlanta, a 600-acre office park in Peachtree Corners just north of Atlanta, John's Creek in North Fulton County, and Lenox Park located in Buckhead and Atlantic Station in Midtown Atlanta. Technology Park/Atlanta and John's Creek are business parks designed and operated for technically oriented industries, and combines office, lab and light manufacturing in a low-density environment. Lenox Park is a multi-use urban development capturing a park atmosphere, constructed on an old golf course, and connected directly to the Lenox MARTA Station. Atlantic Station is a mixed use project on an old steel mill site and is approximately 40% complete with 5 million Sq. Ft. It has won numerous local, regional and national awards for smart growth real estate development and environmental remediation.

Technology Park/Atlanta was selected for the Governor's Award for its contribution to community economic development. John's Creek was honored by the FIABCI Prix d' Excellence for Best Office/Industrial Property in the world. Lenox Park won the Design of the Year Award in 1989 from NAIOP

NAICS:

- 236210 – Industrial Building Construction
- 236220 – Commercial and Institutional Building Construction
- 541310 – Architectural Services
- 541320 – Landscape Architectural Services
- 541330 – Engineering Services
- 541611 – Professional, Scientific, and Technical Services

SIC:

8712 – Architectural Services

Corporate Profile:

Chairman: Charles R. Brown
President: Scott C. Brown
Address: 3414 Peachtree Rd. N.E., Suite 1101
Atlanta, GA 30326
Phone: 404-946-2673
Fax: 404-897-2659
Website: CRB Realty.com
DUNS: 031005192
CAGE: 5CM42