

Family Office Services

“Construction Concierge”

Michael J. Peronti, owner of TPA Construction Consultants Incorporated, is uniquely qualified to act as a “Construction Concierge” to high net worth individuals and their family office operations, to manage all phases of property development, construction and maintenance, both commercial and residential. Mike has actively been involved as a Professional and Consultant in the Development, Construction and Property Maintenance industries for the past thirty (30) years. Some of his more notable clients are and have been:

Coopers & Lybrand, CPA
Grand Cypress Resort (Orlando)
Hyatt Regency Grand Cypress (Orlando)
Greater Orlando Aviation Authority
Sea World of Florida, Inc
Sun Trust, N.A.
Dutch International Holding Company
U.S. Department of Housing and Urban Development
Okeechobee County Commission
Numerous Law Firms
Numerous Insurance Companies

In the spring of 2003, Michael expanded his client base by assuming the role of “Personal Property Consultant” for a high net worth family” in the Orlando, Florida area. Michael had the privilege of working directly with Mr. James M. Seneff, Jr. and his wife, Mrs. Dayle Seneff.

James M. Seneff is the Founder, Chairman & CEO of CNL Financial Group, Inc., and the Chairman of CNL Bank along with other CNL investment entities. Since its inception in 1973, CNL and its affiliates have formed or acquired companies with more than \$ 23 billion in assets, including hotel, retail, restaurant, senior’s housing and lifestyle properties.

Michael Peronti provided quality Family Office services to the Seneff’s and their family members in the role of a “Construction Concierge” from 2003 to the present time. He understands the significant time challenges faced by the Seneff’s and other high net worth families, and was able to assist Mr. and Mrs. Seneff achieve their personal objectives with respect to family office properties, and significantly reduce the amount of time and headaches involved in the day to day decisions required to buy and sell properties, and to construct

improvements on those properties. As the "Construction Concierge", Michael handled all or most of the direct interface with realtors, appraisers, attorneys, sellers, surveyors, architects, engineers, contractors and suppliers, freeing up the Seneff's from having to engage and work with each of those individuals.

In providing these services to the Seneff's, Michael brings over 40 years of experience of working in the construction and development industries. Michael knows the issues which arise in those industries, and the language of those industries, so he acts as an effective translator for the Seneff's. Attached to this document is a "Credential List of Michael Peronti; listing and demonstrating his educational background, professional credentials, supplemental professional education, skills, strengths and experience".

For the past six (6) years Michael Peronti has provided or coordinated delivery of a wide range of services to the Seneff's, including the following enumerated services:

Florida Properties:

Residential Real Estate Construction Services (Construction Concierge, Owner Representative), including remodeling and renovation of their Winter Park Estate in Orlando, Florida.

Residential Real Estate Management and Oversight, including maintenance staff management, household vendor selection and management.

Development of Real Estate by new acquisition of additional properties to increase the functionality of their Winter Park Estate.

North Carolina Properties:

Residential Real Estate Construction Services (Construction Concierge, Owner Representative), including remodeling a number of houses located at their North Carolina Farm complex, construction of new facilities to accommodate both family, corporate and guest usage.

Residential Real Estate Management and Oversight, including maintenance staff management, household vendor selection and management.

Selection, assisting with negotiations, resolving issues in the acquisition of ten plus additional properties being annexed to the Farm holdings. Increasing the Farm acreage from 26 acres to 367 acres and increasing the number of residences from one to nine multi-use houses and facilities.

There are a number of other services provided that cannot be listed due to maintaining the privacy of the client.

All of the services noted above involve close coordination with the client, general counsel, confidants, legal and real estate professionals, architects, contractors, engineers, surveyors, etc. References upon request.

Michael Peronti can be reached at:

E mail address: mjp@tpaconsult.com

Cell phone: (407) -383-5577

Web site: www.tpaconsult.com