



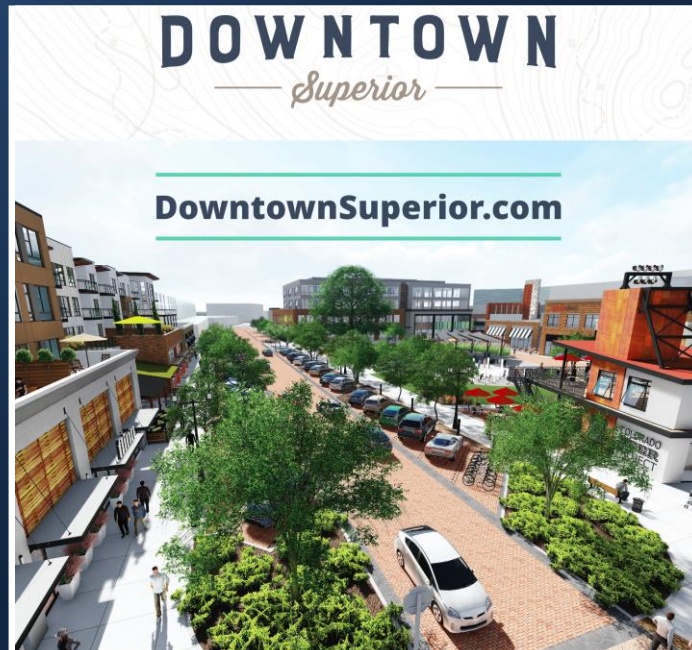
Festival Park Commons Castle Rock, CO

“Brand Castle Rock”?

- Is it: Hip and cool?, Historic and Classic? “Cherry Creek South”
- It’s up to the Town to determine what direction Castle Rock takes for the future.....
- Castle Brae’s team is here to help with that — as a partner with the town to guide the look and feel of the future.
 - Festival Park reimagined defines the public and open space for the community in a new and fresh way.
 - Riverwalk is underway beginning to establish a new urbanization feel for downtown Castle Rock.
- Festival Park Commons continues to establish the new direction and redefine the brand for the future.

Collaboration in action creates a Vibe and Sells Condos

- Festival Park Commons is a game changer: the right project at the right time.
- Town of Superior, CO faced the same problem. Here is what was done....
 - The team worked with developers and the town to help create several key components including a unique selling proposition, a clear brand story, and unique brand selling points including a website and logo components.
 - The result? A well designed plan for "Brand" Superior to support condo and retail sales.



Festival Park Commons Project Key Benefits

- Concentrated public parking for the community, activities, government and downtown retail
 - 249 additional parking spaces (344 total versus 95 current)
 - 130 at grade public parking spaces for retail
 - Additional 214 public parking spaces located on a second level
 - Plus an additional separate underground private, secured parking structure for residents
- Central public plaza at street level, adjacent to town hall
- Retail and Restaurants
 - 22,000 SF of potential new Retail / Restaurant
- Urban condominium living for the next generation of Castle Rock residents as well as downsizing buyers
 - 132 “for sale” condominium units
- Quiet Zone
 - Critical to insure residential development in Downtown Castle Rock
 - Festival Park Commons to fund as part of the overall development

Why Castle Brae is the right team

- Tom Kahn has nearly 40 years experience developing and building commercial, retail and residential projects. His project experience consists of the following key projects:

Culpepper Construction 1978-1980

- **Mountain Bell Switching Station - \$25M**

- Design build Construction Manager for a ground up fast track switching station facility providing communication infrastructure fiber optics for the 1970's boom in new high rise office buildings in downtown Denver, CO.

DSP Constructors 1980-1987

- **Adams County Economic Development – 4.8M**

- Construction Manager for a ground up 60,000sf precast concrete three story office building with underground parking located in Westminster, CO.

- **Lowery Federal Credit Union - \$3.5M**

- Build to suit Construction Manager for ground up 12,000sf two story bank office building located in Aurora, CO.

- **IBIS Systems - \$8.5M**

- Build to suit Construction Manager for a ground up 100,000sf tilt up office/warehouse manufacturing facility for a computer data storage facility located in Boulder, CO.

- **IBM - \$8.7M**

- Build to suit Construction Manager for a ground up two story 120,000sf office building located in Boulder, CO

Project Experience Continued

■ **100 Fillmore – \$5.5M**

- Construction Manager for the interior tenant finish buildout of 120,000sf of a five story office building in Cherry Creek located at First and Fillmore St, Denver, CO.

■ **AMC Theater and Retail Center - \$6.2M**

- Build to suit Construction Manager for a 12 screen movie theater with retail space located at Alameda and Colorado Blvd, Denver, CO.

■ **Skyline Retail Center - \$5.2M**

- Construction Manager of a two story 60,000sf retail center with pad retail buildings. A redevelopment of Skyline Dodge located on Colorado Blvd, Denver CO.

■ **Federal Express Distribution Center - \$5M**

- Construction Manager for interior tenant finish for over 100,000sf of distribution and warehouse build out located in Denver, CO.

First Western Development 1987-1990

■ **Southwest Commons - \$54M**

- Director of Construction as Developer's representative for 315,000sf big box retail center anchored by Kmart, Cost Plus, Kuppenheimer Men's Warehouse, McDonalds, JoAnne Fabrics, Pier One, and Rite Aid, along with multi inline retail stores located at Bowels and Wadsworth in Littleton, CO.

■ **University & County Line Retail Center - \$30M**

- Director of Construction as Developer's representative for a Target anchored retail center with 120,000sf of multi in line and pad retail located in Littleton, CO.

■ **Arbor Village Retail Center - \$5M**

- Director of Construction as Developer's representative for a 60,000sf retail center anchored by Pier One and So Fro of multi in line retail located in Arvada, CO.

Project Experience Continued

■ **Meridian Towne Center - \$22M**

- Director of Construction as Developer's representative for a Target and Kroger anchored 300,000sf retail center with multi in line retail located in Lansing, MI.

■ **Delta Towne Center - \$10M**

- Director of Construction as Developer's representative for a Target anchored 180,000sf retail center with multi in line retail located in Delta, MI.

■ **Schaumburg Towne Center - \$7M**

- Director of Construction as Developer's representative for an Osco Drug anchored 60,000sf of multi in line retail located in Schaumburg, IL.

Kahn Construction 1990 – present

■ **Bureau of Land Management \$3.2M**

- Design build general contractor as owner's representative for a 22,000sf office building located in Havasu City, AZ.

■ **KC Plaza Office Building \$3.2M**

- Construction Manager for 21,000sf two story office building located in the Denver Tech Center, Greenwood Village, CO.

■ **Vehicle Vault Museum - \$5.8M**

- Developer / design build tilt up 36,000sf car museum event center with 12 future buildings for sale condo units located in Parker, CO.

■ **Downing Street Station - \$9.5M**

- Developer / design build four story mix use condo/retail building. 33 for sale condo units, 12,000sf retail with below grade parking located at 29th & Downing, Denver, CO.

■ **Iliff Place Townhomes - \$8.7M**

- Developer / design build 6 building 42 unit townhomes development located in Aurora, CO.

Project Experience Continued

■ **Silverthorne Towne Center - \$4.3M**

- Design build general contractor as owner's representative for a 38,000sf two building mix use retail with second floor apartments located in Silverthorne, CO.

■ **Larimer Street Townhomes - \$5.6M**

- Design build general contractor of 14 townhomes units located in Denver, CO.

■ **Kwik Kar Lube, Kwik Dry Clean, Kwik Kar Wash**

- Developer for design build of 6 ground up stand-alone single tenant retail buildings located in Littleton, Arvada, Aurora, Centennial, and Parker, CO.

■ **Fulton Professional Medical Office Complex - \$5.5M**

- Developer design build 4 medical office building complex located in Centennial, CO.

■ **Heritage Professional Medical Office Plaza - \$4.3M**

- Developer design build 2 medical office building complex located in Golden, CO.

■ **Federal Express Distribution Center - \$2.8M**

- Design build general contractor for a ground up 18,000sf masonry distribution center located in Steamboat, CO.

■ **Eagle Automotive Distribution - \$5.2M**

- Design build general contractor for a tilt up ground up 74,000sf industrial distribution center located in Arapahoe, CO.

■ **Rivera Electric Corporate Facility - \$2.9M**

- Design build general contractor for a tilt up ground up 36,000sf industrial distribution and corporate office building located in Littleton, CO.

■ **Morgridge Foundation Office Building - \$3.5M**

- Design build general contractor of a 9,000sf two story steel structure office building currently under construction located in Denver, CO.

■ **Randy Ross Tennis Facility - \$5.6M**

- Design build general contractor of a 60,000sf tilt up concrete indoor tennis facility currently scheduled to break ground in 1st quarter 2018 located in Englewood, CO.