

R ROGERS & ASSOCIATES, INC.



Committed to serving the client, dedicated to the preservation of history and eminently qualified to accomplish both has earned Rogers a reputation synonymous with excellence.

CORPORATE PROFILE

Celebrating its 27th year in the real estate development and construction business, Rogers & Associates, Inc. was begun in 1978 by David Rogers. Prior to forming his own company, he worked for one of the nation's leading developers. At the age of 26, David Rogers was the project/construction manager for Crow, Carter & Associates in overseeing one of Charlotte's greatest urban

renewal achievements. As the owner's representative for development, construction, leasing and management, Rogers completed the 40-story NCNB Plaza Tower (now Bank of America Plaza) in eighteen months. Following that he built the Radisson Hotel (now Omni) and appurtenant parking structures, the Overstreet Mall and the Charlotte Athletic Club. Before leaving Crow, Carter, he built Charlotte's twin in Nashville with Commerce Bank and Radisson and oversaw the headquarters of Southern States in Richmond, Virginia and NCNB in downtown Greensboro, North Carolina.



Omni Hotel Charlotte,, NC



Bank of America Plaza

Charlotte, NC



Overstreet Mall

Charlotte, NC



Commerce Bank Nashville, TN



Southern States

Richmond, VA



NCNB

Greensboro, NC

Rogers, a licensed broker in North and South Carolina also holds an unlimited General Contractor's License in both states. He quickly established himself as Charlotte's leading renovation and restoration developer and contractor. The awards from every type of jury in the fields of architecture, construction and development bear out his unique ability. The recipient of numerous AIA Awards, Rogers was cited as Charlotte's "Clean Builder" on some nine projects,



Clark, Tribble, Harris & Li

Charlotte, NC

Architectural Record



Wachovia Center

Rock Hill, SC

South Carolina Palmetto Trust for Historic Preservation
Preservation Award

published in National magazines that included *Architecture Record*, *Builder Magazine* and *Commercial Renovator*.

He was honored in 1999 by the Palmetto Trust for Historic Preservation, SC Department of Parks, Recreation and Tourism and the SC Department of Archives and History for the A. Friedheim & Bros. Building in historic downtown Rock Hill. He was also recognized by the SC Board for Barrier Free Design.



227 North Tryon

Charlotte, NC

Commercial Renovation Magazine
1st Place Commercial Interior
Remodeling Design Award



227 North Tryon

Charlotte, NC

Builder Magazine
1st Place Commercial Interior
Builders Choice Awards

Hired by the City of Rock Hill, South Carolina in 1993, the construction company oversaw the removal of the mall roof that covered the downtown historic buildings on the City's original Main Street. Replacing infrastructure and restoring



Mall Roof Downtown Rock Hill, SC



Demolition Downtown Rock Hill, SC



Infrastructure Downtown Rock Hill, SC

Palmetto Preservation Award

Award Sponsors
The Honorable David H. Beasley, Governor
Palmetto Trust for Historic Preservation
South Carolina Department of Archives and History

Exceptional Accomplishments in Historic Preservation for Downtown Rock Hill Historic Preservation Project

storefronts and numerous buildings for others, Rogers purchased the 100-year-old Friedheim Building which became the cornerstone of the downtown revitalization effort. Now home to Wachovia Bank, it is the most stately and grandiose of the City's treasures. Four other buildings purchased and restored included the Kimbrell and Belk buildings. City Plaza is occupied by the City Club of Rock Hill, Wachovia Bank, and numerous office and retail tenants.



City Plaza

Rock Hill, SC



City Plaza

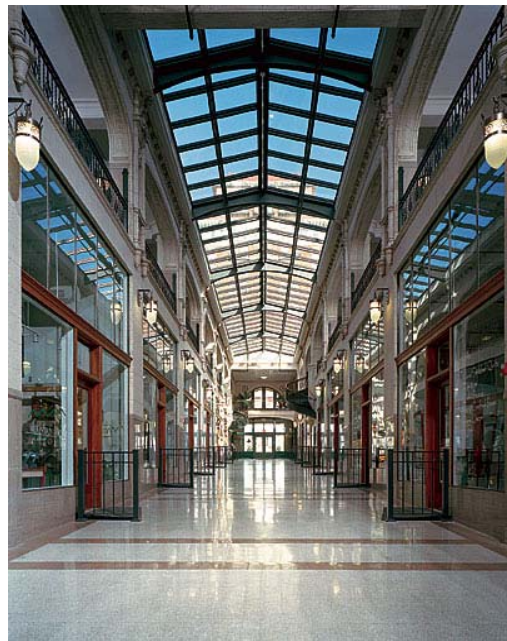
Rock Hill, SC



Wachovia Center

Rock Hill, SC

A true preservationist in every sense of the word, Rogers saw a dream come true when he completed the Grove Arcade in downtown Asheville in 2003. As master developer for the Grove Public Foundation and Progress Energy, he oversaw his most challenging restoration yet. This imposing structure stands on an entire city block and now hearkens back to the days of splendor and magnificence that is characteristic of this genre and particularly this mountain town. With two lower floors reserved solely for crafts people and artisans, retailing and food establishments provide a steady flow of customers and tourists. Office space, though limited to one floor, lies beneath three floors of luxury apartments with views of the Blue Ridge like no other. The Grove project received the 2003 Top Honor Award from AIA North Carolina, Carolinas Associated General Contractors best building project 2003 Pinnacle Award, U.S. Conference of Mayors first place for small cities 2003 City Livability Awards Program, Historic Preservation Foundation of NC 2004 outstanding achievement in preservation Gertrude S. Carraway Award and Construction Professionals Network of NC 2003 Renovation Award.





The Grove has been a catalyst for other downtown development in Asheville that Rogers & Associates will be part of as well as the project known as Biltmore Village Condos located at the entrance to the Vanderbilt House which has just been completed..

Once slated for demolition, the former Georgian Mansion used for the chancellor's residence at The University of North Carolina at Greensboro, was relocated (the 420-ton brick structure was lifted from its foundation and rolled about 900 feet down Spring Garden Street) and renovated to house the offices for admission and enrollment services for the University.



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A partial list of current or previous projects



THE GROVE ARCADE ASHEVILLE, NC

Historic Preservation Foundation of North Carolina
Gertrude S. Carraway Award of Merit
Outstanding Achievement in Preservation

Construction Professionals Network (CPN) of North Carolina
Star Award

Awards Program, AIA North Carolina
Honor Award

U.S. Conference of Mayors
City Livability Awards Program
First Place for Small Cities

Carolinas Associated General Contractors
Best Building Award
Pinnacle Award

Preservation Society of Asheville & Buncombe County
Outstanding Contributions to Historic Preservation
Griffin Award



227 NORTH TRYON CHARLOTTE, NC

Commercial Renovation Magazine
Remodeling Design Award
1st Place Commercial Interior

Builder Magazine
Builders Choice Award
Commercial Rehab
1st Place Commercial Interior

Awards Program, AIA North Carolina
Award of Excellence

City of Charlotte
Business Beautification Award
Clean Builder
Grand Prize



A partial list of current or previous projects



WACHOVIA CENTER ROCK HILL, SC

South Carolina Board for Barrier Free Design
Removal of Existing Barriers
Its First Award

South Carolina Palmetto Trust for Historic Preservation
Award in recognition of individual, organization, governmental
business entities who have demonstrated outstanding achieve-
ment in historic preservation in South Carolina
Preservation Award

York County Culture and Heritage Commission
Keepers of the Culture Award

Historic Rock Hill
Historic Rock Hill Award Recipient



CITY PLAZA ROCK HILL, SC

Historic Rock Hill
Historic Rock Hill Award Recipient



DOWNTOWN ROCK HILL, SC HISTORIC DISTRICT INFRASTRUCTURE & BUILDING FACADES

Palmetto Preservation Award

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The Honorable David H. Beasley, Governor
Palmetto Trust for Historic Preservation
South Carolina Department of Archives and History

**Exceptional Accomplishments in Historic Preservation
for Downtown Rock Hill Historic Preservation Project**



A partial list of current or previous projects



CADILAC BUILDING

CHARLOTTE, NC

Institute of Business Designers
Adaptive Re-Use
Grand Prize

City of Charlotte
Business Beautification Award
Clean Builder
Grand Prize

City of Charlotte
Business Beautification Award
Clean Builder
Grand Prize



QUERRY, SPIVEY McGEE BUILDING

CHARLOTTE, NC

Institute of Business Designers
Adaptive Re-Use
Grand Prize

City of Charlotte
Business Beautification Award
Renovation
Grand Prize

City of Charlotte
Business Beautification Award
Clean Builder
Grand Prize



BILTMORE VILLAGE

ASHEVILLE, NC

Located within the Biltmore Village Historic District



A partial list of current or previous projects



MUSEUM OF THE SOUTH CHARLOTTE, NC

FORMERLY

CLARK, TRIBBLE, HARRIS & LI BUILDING

Awards program, AIA North Carolina
Honor Award

Published
Architectural Record

City of Charlotte
Business Beautification Award
Renovation
Grand Prize

City of Charlotte
Business Beautification Award
Clean Builder
Grand Prize



DUNHILL HOTEL

CHARLOTTE, NC

Institute of Business Designers
Adaptive Re-Use
Grand Prize

City of Charlotte
Business Beautification Award
Renovation
Grand Prize

City of Charlotte
Business Beautification Award
Clean Builder
Grand Prize

Historic Hotels of America
National Trust for Preservation
Listed on the Register



A partial list of current or previous projects



DUKE MANSION

CHARLOTTE, NC

Charlotte-Mecklenburg
Landmarks Commission
Renovation
Grand Prize

City of Charlotte
Business Beautification Award
Renovation
Grand Prize

City of Charlotte
Business Beautification Award
Clean Builder
Grand Prize



GOODWIN HOUSE

RALEIGH, NC

DEMOCRATIC HEADQUARTERS STATE OF NORTH CAROLINA

Capital Area Preservation
Anthemion Award



CHANCELLOR'S HOUSE GREENSBORO, NC

UNIVERSITY OF NORTH CAROLINA

Relocation and Renovation



A partial list of current or previous projects



217 NORTH TRYON

CHARLOTTE, NC

City of Charlotte
Business Beautification Award
Renovation
Grand Prize

City of Charlotte
Business Beautification Award
Clean Builder
Grand Prize



CENTER FOR THE ARTS

ROCK HILL, SC

Contributing Building
Downtown Historic District



221 SOUTH TRYON

CHARLOTTE, NC



**CATAWBA REGIONAL
CENTER**

ROCK HILL, SC



A partial list of current or previous projects



WATER WORKS

RALEIGH, NC

Office
Restaurant



**MULBERRY STREET
SCHOOL**

STATESVILLE, NC

Apartments



MAYWORTH SCHOOL

CRAMERTON, NC

Apartments



**STONEWALL JACKSON
COMMONS**

CONCORD, NC

Office Condominium Cottages
Bed and Breakfast

PreDevelopment*Concepts*

Our Purpose:

PreDevelopment Concepts was founded to assist owners, architects, and/or developers of new and historic properties to design, budget, explain & market their project to financial institutions and the public.

Experience:

PreDevelopment Concepts, founded in 1999, is a partnership of Gerald Abrams and David Rogers. Gerald is an architect with over 25 years experience in the design of new structures and the rehabilitation of historic properties. David has over 25 years of construction and development experience, the majority of which has involved renovation of historic structures. Together, Gerald and David have worked on numerous projects. Beginning in 1999, they began PreDevelopment Concepts for use with their Projects.

How Do We Work:

Typically, a few meetings and site visits are needed to determine the project goals. With the initial parameters we are able to develop a computer model of the project. We test our concepts against our model and your objectives. With a consensus of ideas we are able to complete your design, finalize your budget and fine tune a graphic presentation.

Know What You Are Getting:

By design, PreDevelopment Concepts spent its first three years working on only a few select projects. This enabled us to refine the process and our capabilities. With our project development capabilities and a continual process of client feedback we can develop materials that will allow you to accelerate your project marketing, funding and political support. The development plans will enable you to price the project construction to a far more accurate level than pure schematics. In addition the drawings that are used to create the pricing package can be reused for construction documents and saved in what ever CAD format used by the architect.

Pre-Sales:

With today's economy, more and more financial institutions are requiring pre-sales, pre-leasing and other earlier commitments. Our graphic presentations will help to first of all enable financial institutions to have a clear visual concepts of your project possibly easing the loan requirements that may be stipulated and second the graphics provides the consumer with a visual concept of the end product which gives them the confidence to make their commitment.

Presentation Material:

virtual reality movies, website, slide shows, camera fly-around movies, brochures printed & pdf, presentation boards. Available on CD or DVD.

Visit Our WebSite:

for additional information and to see examples of our work please visit our web site at

www.predconcepts.com

phone: 704.655.0331



PreDevelopment*Concepts*

A partial list of current or previous projects

Florence Mill

Town of Forest City, North Carolina

MASTER PLAN



2005

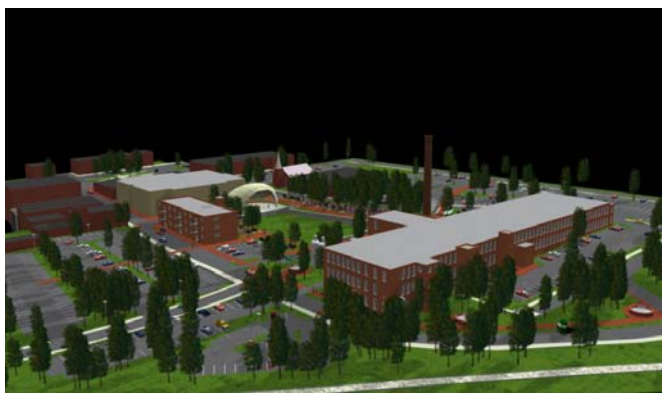


A new life for the 21st Century



ROGERS & PARKER
ASSOCIATES, INC. *ENTERPRISE*

Florence Mill
Town of Forest City, North Carolina



- ◆ Nine (9) Acres
- ◆ Thirty Thousand (30,000) Square Foot City Hall
- ◆ Boiler House Restaurant
- ◆ Eight (8) Screen Movie Theater
- ◆ Outdoor Pavilion
- ◆ Sixty (60) Residential Condominiums
- ◆ Four (4) Office Condominiums
- ◆ Six Hundred Twenty Seven (627) Parking Spaces



PreDevelopment*Concepts*

A partial list of current or previous projects

Grove Arcade

Asheville, North Carolina



- ◆ Eighty Thousand (80,000) Square Feet of Shops, Restaurants, Mercantile and Business on the First Floor.
- ◆ Forty Thousand (40,000) Square Feet of Office Space on the Second Floor.
- ◆ Forty One (41) Apartments on the Third, Fourth and Fifth Floors
- ◆ One Hundred (100) Car Garage with Retail Storage, Freezers, Coolers and Tenant Offices in the Lower Level



PreDevelopment*Concepts*

A partial list of current or previous projects

WaterWorks

Raleigh, North Carolina



- ◆ Head House Offices
- ◆ Upper Level Offices
- ◆ Lower Level Restaurant
- ◆ Storage Facilities



PreDevelopment*Concepts*

A partial list of current or previous projects

Stonewall Jackson Commons

Concord, North Carolina



- ◆ Ten (10) Office Condominium Cottages
- ◆ Cannon House Bed and Breakfast
- ◆ National Register of Historic Places



PreDevelopment*Concepts*

A partial list of current or previous projects

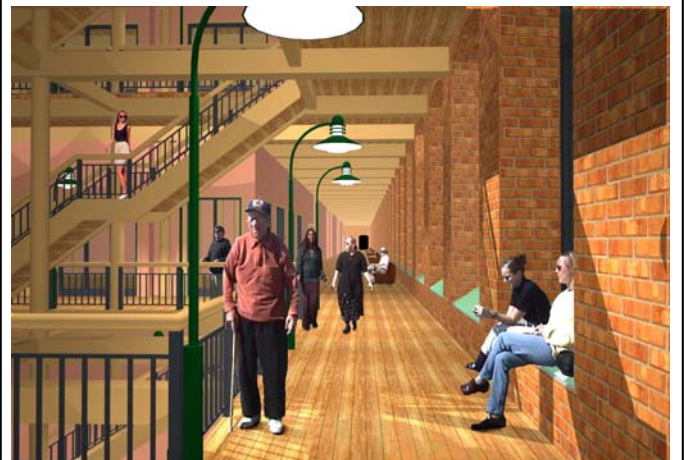
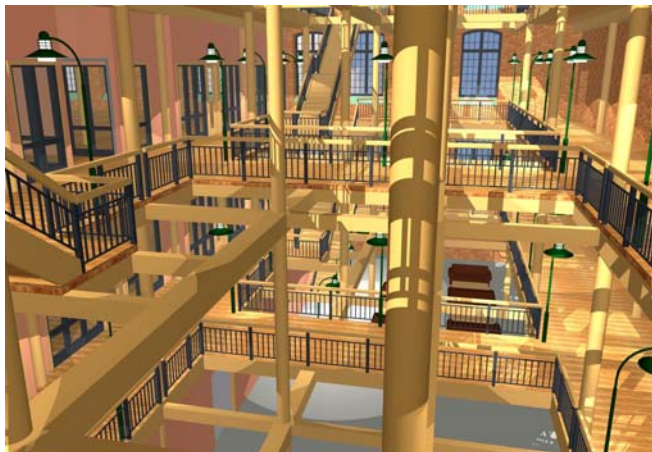
Loray Mill

Gastonia, North Carolina



- ◆ Picker House Restaurant
- ◆ Boiler House Restaurant
- ◆ Civic Center
- ◆ Civic Center Hotel
- ◆ Teleconference center
- ◆ Twelve Hundred (1,200) Parking Spaces
- ◆ One Hundred (100) Car Parking Deck

- ◆ Senior Citizens Center
- ◆ Mill Building Retail Center
- ◆ Mill Building Offices
- ◆ Fifty Nine (59) Picker House Condos
- ◆ One Hundred (100) West Wing Apartments
- ◆ Seventy Two (72) Center Section Apartments
- ◆ Office Visitor Center



PreDevelopment*Concepts*

A partial list of current or previous projects

Glendale Mill Commons

Glendale, South Carolina



- ◆ Twenty (20) Acres
- ◆ One Hundred Eighty Six (186) Mill Residential Units
- ◆ Game Room
- ◆ Kayak center
- ◆ Gym / Aerobic Facility
- ◆ Laundry
- ◆ Office / Museum / Retail Building

- ◆ Twelve (12) Streetcar Landing Townhouses
- ◆ Twenty Four (24) Chimneys at Lawson Creek Townhouses
- ◆ Three Hundred Eighty Two (382) Parking Spaces
- ◆ Swimming Pool and Club House
- ◆ Tennis Courts / Volley Ball Court
- ◆ Lawson Fork Park
- ◆ Jogging Trail / Nature Trail



PreDevelopment**Concepts**

A partial list of current or previous projects

Overlook at Simms Creek

Raleigh, North Carolina



- ◆ Forty Five (45) Acres
- ◆ Sixty Six (66) One (1) Bedroom Apartments
- ◆ One Hundred Sixty Two (162) Two Bedroom Apartments
- ◆ Thirty Six (36) Three (3) Bedroom Apartments
- ◆ Five Hundred Twenty Eight (528) Parking Spaces
- ◆ New Public Street Entrance

