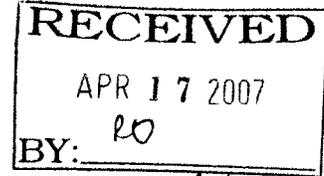


RENTAL HOUSING DEVELOPMENT ASSISTANCE

Project Proposal Application

Project Name: Post South Lamar

Project Address: 1500 South Lamar Blvd, Austin, TX Zip Code: 78704



No. of units: +/-300 Project type: Predevelopment Acquisition Rehabilitation New construction

Amount of funds requested: \$1,108,000 Terms: Fee Waivers; Reimbursement Agreement

Role of applicant in Project (check all that apply): Owner Developer Sponsor

Applicant Information (If applicant is not acting as the developer, please provide all of the information below for the developer as well as for the applicant. If the developer involves multiple entities, is a partnership or joint venture, please provide duplicative information for each, and identify the entity that will serve as the "lead" organization).

Developer: Ardent Residential, L.P. (Primary Contact Organization)
98 San Jacinto Blvd, Suite 515
Austin, TX 78701
Phone: (512) 472-6446

Contact: Brett Denton
Phone: (512) 472-6446
Fax: (512) 472-6555

Owner: Post Apartment Homes, L.P.
One Riverside, 4401 Northside Parkway, Suite 800
Atlanta, GA 30327-3057
Phone: (404) 845-6200
Federal Tax ID Number:

Contact: David Ward, Executive Vice President
Phone: (972) 851-3285
Fax: (972) 774-3300

The applicant/developer certifies that the data and exhibits contained in this application are true and correct. Unsigned/undated submissions will not be considered.

ARDENT RESIDENTIAL, L.P.
Legal Name of Developer

Brett M Denton
Signature of Authorized Officer

PRINCIPAL
Title

4/17/07
Date

1. **Project Description** - In two pages or less, describe the project including the information listed below:

SEE ATTACHED

- a. Location by street/project address including an area map with property indicated.
- b. Type of structure including total units and square footage, and number and size of affordable assisted-units.
- c. Proposed tenants including number and type of families to be served in regard to yearly household incomes of 50% MFI and/or 60% MFI.
- d. Indicate if units will be reserved or made available for Section 8 families.
- e. Indicate a minimum of 10% of assisted units will be made accessible for families with mobility disabilities, and 2% of assisted-units accessible for families with sight or hearing disabilities.
- f. Address the compatibility of the project with the current Neighborhood Plan.

2. **Applicant's Experience and Qualifications** - Describe the experience/qualifications in completing projects similar in size and scope that indicates the developer's ability and capacity to implement the proposed project; and indicate who will provide property management services.

3. **Development Team** - Identify the entities anticipated to be involved in implementing the project including lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, property managers and consultants. Also, indicate if any entity is certified by the City of Austin as a minority or women-owned business enterprise (MBE/WBE), or if any of the entities are also a non-profit entity.

	Name(s) & Any Comments on Role	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non- profit? (Mark X if Yes)
Owner	Post Apartment Homes, L.P.			
Developer	Ardent Residential, L.P.			
Architect	Looney Ricks Kiss (LRK)			
Engineer	Bury + Partners			
Construction Lender	None (Post Properties is a REIT and will fund the project with internal funds)			
Other Lenders	None			
Attorney	Steve Metcalfe, Drenner & Golden			
Accountant	Post Apartment Homes, L.P.			
General Contractor	TBD			
Consultant (if Applicable)	N/A			
Property Management Provider	Post Apartment Homes, L.P.			
Other:	N/A			

4. **Development Schedule** - Complete the grid below. Re-order the steps according to the appropriate sequence for your project, and add in any other significant steps integral to your project's development.

	DATE(S)
Acquisition and/or holding	Under Contract
Environmental and/or historic review (AHFC)	N/A
Securing and packaging project financing	N/A
Construction Specifications and Cost estimates	Q3 2007 to Q4 2007
Construction Bids	Q4 2007
Construction Start	Q1 2008
Anticipated Draws (if applicable)	N/A
End Construction	Q3 2009
Start of Rent-up	Q2 2009
Completion & Operation	Q4 2009

5. **Project Budget** - Indicate the funding amounts required to assist 30 affordable units proposed to serve households with yearly incomes as follows:

- a. **TOTAL PROJECT DEVELOPMENT BUDGET:** N/A
- a. "Buy-Down" of rents for units to serve households with yearly incomes of no more than 80% MFI to serve households with yearly incomes of no more than 50% MFI:

Number of Units	30
Total Cost for 50% MFI Units	\$1,108,000
Cost per unit	\$36,933
Affordability Period	40 years

**Ardent Residential/Post Properties
Rental Housing Development Assistance
Project Proposal Application
April 16, 2007**

1. Project Description:

- a. **Location:** 1500 S. Lamar Blvd, Austin, Texas 78704 (see attached map).
- b. **Type of Structure:** Approximately 300 multifamily units and 10,000 sf of retail space in a four-story wood constructed building attached to a six level concrete parking garage.
- c. **Proposed residents to be served by affordable housing:** 30 units (10%) at 50% MFI
- d. **Section 8 Availability:** Section 8 availability and details will be discussed and determined in the agreement.
- e. **Accessibility:** Accessibility will be based on ADA and Fair Housing regulations. Other requirements will be considered in conjunction with these standards.
- f. **Compatibility with Neighborhood Plan:** The Neighborhood Planning process is currently underway and maps are being drawn. The City of Austin Staff has indicated that the proposed development is consistent with the Neighborhood Plan

2. Applicant's Experience and Qualifications:

Please find attached the following information:

- a. Ardent Residential Principal's Resumes and Project Lists
- b. Post Properties Annual Report
- c. Post Properties Corporate Capabilities

Brett M. Denton
Ardent Residential, L.P.
98 San Jacinto, Suite 515
Austin, TX 78701
(512) 472-6446
brett@ardent-residential.com

EXPERIENCE

10/05 – Present

ARDENT RESIDENTIAL, L.P. **Founder, Austin, Texas**

- Founded company with Art Carpenter to develop multifamily, condominium, mixed-use and resort developments.
- Formed a development venture with Post Properties to develop multifamily, condominium and mixed-use developments in Austin, Texas.
- Provide development services to Maritz Wolff and Co. for development/redevelopment of various hotel and resort properties in the United States and Caribbean.

5/03 –10/05

GABLES RESIDENTIAL TRUST

Regional Vice President of Development and Acquisitions, Austin and Houston, Texas

- Actively pursued development opportunities in Austin and Houston, Texas.
- Planned and developed 2,000 multifamily units in Austin and Houston, Texas.
- Successfully led entitlement team on challenging urban mixed-use zoning cases.
- Managed the daily operations of the Gables Austin Region.

3/97-5/03

1/02-5/03

JPI MULTIFAMILY DEVELOPMENT, L.P.

Senior Vice President and Regional Managing Partner, Denver, Colorado

- Actively pursued development opportunities in Denver, Seattle and Minneapolis.
- Successfully developed nearly 4,800 multifamily units in Austin, Houston, Minneapolis and Denver totaling \$465 MM in capitalization.
- Product types included suburban garden, mixed-use and high-density with structured parking garages.
- Managed the daily operations of the JPI Rocky Mountain Region, a fully integrated real estate company with 125 employees including Denver, Seattle and Minneapolis.
- Direct reports included Regional managers responsible for Development, Construction, Property Management, Asset Management, Market Research, Acquisitions and Office Operations.
- Oversaw a multimillion-dollar G&A Budget.
- Successfully consolidated satellite offices in Minneapolis and Seattle into the Denver Regional Office.

3/97-1/02

Vice President and Area Managing Partner, Austin, Texas

- Sold \$72,800,000 of assets with profits of \$14,990,662; average IRR of 22.54%.
- Led an Area Team of 75 employees.
- Direct reports included Managers of Development, Construction, Property Management, Asset Management, Market Research and Office Operations.
- Identified land for development of multifamily properties, conducted financial analysis and negotiated contracts.
- Coordinated all aspects of the development process including market research, underwriting, site planning, engineering, architectural design, zoning, permitting, financing, construction and property management of new developments in Austin and Houston, Texas.
- Received JPI Ring of Honor Award, May 1998; JPI Diamond Award, June 2000 and JPI Development Associate of the Year, March 2001.
- Promoted to Senior Vice President and Regional Managing Partner, Rocky Mountain Region.

10/94-3/97

MILBURN HOMES, INC., a Division of D.R. Horton Homes, Austin, Texas
Sales Representative

- Sold new homes in company subdivisions, conducted market surveys, prospected for potential homebuyers, and negotiated earnest money contracts.
- Total Sales Volume: Sold 218 homes totaling \$28.2MM in 2.5 years.
- Received numerous sales and customer service awards including the 1995 Capital Area Builders Association Rookie On-Site Salesperson of the Year.

6/92-9/94

SIMMONS, VEDDER & CO., Austin, Texas

- Managed the daily operations of a newly formed real estate development and investment company.
- Developed and marketed two small residential developments (11 estate lots and 24 single-family lots).
- Performed financial, market and feasibility analysis of residential, multifamily and commercial properties.
- Pursued development opportunities, negotiated earnest money contracts and prepared investor packages.

8/87-8/90
10/88-8/90

TRAMMELL CROW COMPANY, Washington, D.C.
Marketing Representative

- Leased retail space in company shopping centers, conducted market surveys, prospected for potential tenants, and negotiated lease agreements.
- Directed a development team which included construction, property management and leasing on a \$10 million project.
- Leased 97,000 square feet representing \$21 million in gross revenues.

3/88-9/88

Marketing Associate

- Developed a computer database to track potential tenants.
- Extensively prospected for tenants in the Washington, D.C. retail market to initiate lease negotiations.
- Coordinated and performed market surveys.
- Promoted to Marketing Representative.

8/87-2/88

Assistant Property Manager

- Managed the daily operations of three company shopping centers.
- Maintained tenant and contractor relations, developed and monitored budgets, collected overdue receivables, negotiated service contracts, prepared lease terminations and amendments, and supervised maintenance and repairs.
- Promoted to Marketing Associate.

EDUCATION
10/90-6/92

THE UNIVERSITY OF CHICAGO
GRADUATE SCHOOL OF BUSINESS, Chicago, Illinois

- Awarded Master of Business Administration degree, June 1992
- Concentration in Finance; Dean's List
- Summer Associate, LaSalle Partners, Chicago, Illinois. Summer, 1991

1/84-8/87

TEXAS A&M UNIVERSITY, College Station, Texas

- Awarded Bachelor of Business Administration degree, August 1987
- Paid for 100% of education by working in Texas A&M Residence Halls

COMMUNITY

Real Estate Council of Austin (RECA)

Secretary: 2005 to Present

RECA Executive Committee & Board of Directors

Taskforce Member: City of Austin Commercial Design Standards (2006)

Taskforce Member: City of Austin Vertical Mixed Use Ordinance (2006)

Taskforce Member: City of Austin Affordable Housing Incentives (2007)

INTERESTS

Golf (6 handicap), fitness (completed two marathons)

Brett M. Denton
Project List

Project	City	Units	Year Started	Position
JPI Multifamily Development, Austin, Texas and Denver, Colorado				
Jefferson Midtown	Houston	419 MF Units	1997	Development Manager
Jefferson Pines	Houston	309 MF Units	1998	Development Manager
Jefferson Hill Country	Austin	444 MF Units	1998	Development Manager
Jefferson Scofield Ridge	Austin	487 MF Units	1998	Development Manager
Jefferson Lakes	Austin	241 MF Units	2000	Area Partner
Jefferson Canyon	Austin	310 MF Units	2000	Area Partner
Jefferson Center	Austin	415 MF Units	2000	Area Partner
Jefferson at Lowry, Ph. III	Denver	204 MF Units	2002	Regional Partner
Jefferson at Aspen Ridge	Denver	468 MF Units	2000	Regional Partner
Jefferson Citygate	Denver	241 MF Units	2002	Regional Partner
Jefferson at Plymouth	Minneapolis	301 MF Units	2001	Regional Partner
Jefferson at Mill Creek	Seattle	488 MF Units	1999	Regional Partner
Jefferson at Marymoor	Seattle	230 MF Units	2000	Regional Partner
Jefferson at Talus	Seattle	247 MF Units	2001	Regional Partner
Gables Residential Trust, Austin, Texas				
Gables Grandview	Austin	458 MF Units	2003	Regional Vice President
Gables Augusta	Houston	312 MF Units	2003	Regional Vice President
Gables Upper Kirby	Houston	144 MF Units	2004	Regional Vice President
Gables River Oaks ⁽¹⁾	Houston	397 MF Units	2006	Regional Vice President
Gables Westlake ⁽¹⁾	Austin	175 MF Units	2006	Regional Vice President
Gables 5 th Street Commons ⁽²⁾	Austin	140 MF Units	2007	Regional Vice President
Gables Park Plaza ⁽²⁾	Austin	300 MF Units	2007	Regional Vice President
Ardent Residential, Austin, Texas				
Four Seasons Residences ⁽²⁾	Austin	92 Condos	2007	Principal
Post Town Lake ⁽²⁾	Austin	246 Apts	2007	Principal
Post Bull Creek ⁽²⁾	Austin	330 MF Units	2007	Fee Developer
Post South Lamar ⁽²⁾	Austin	280 MF Units	2007	Fee Developer
		10,000 SF Retail		

(1) Under Construction

(2) Planned

Arthur G. Carpenter
Ardent Residential, L.P.
98 San Jacinto, Blvd., Suite 515
Austin, Texas 78701
(512) 472-6444
art@ardent-residential.com

EXPERIENCE

6/2003- Present ARDENT RESIDENTIAL, L.P.

Founder, Austin, Texas

Ardent is a real estate development firm founded by Art Carpenter and Brett Denton that specializes in multifamily, condominium, vacation villa and resort development for its own account and as a fee developer. Ardent's principal partners are Maritz, Wolff & Co. (Hotel Equity Fund) and Post Properties. Ardent's services include identifying & structuring development projects, managing the entitlement process, performing financial analysis, financial reporting, design coordination, construction contracting, project management and coordination of marketing, sales and leasing. Completed projects include the purchase, renovation and sale of the Four Seasons Private Residences, Houston; the multi-phase renovation and expansion of Little Dix Bay in the British Virgin Islands and the development of a new spa, restaurant and pool at Four Seasons Resort Nevis. Current projects include the Estates at Little Dix Bay, an ongoing 32 villa development in the British Virgin Islands; Four Seasons Resort Nevis, 15 villas located on the resort golf course scheduled to break ground in the 3rd quarter 2007; Four Seasons Private Residences, Austin, a 36 story mixed use residential tower in Austin Texas scheduled to break ground in the 3rd quarter 2007; Post Bull Creek and Post South Lamar, two high-density urban in-fill projects in Austin Texas scheduled to break ground in the 3rd quarter 2007 and 1st quarter 2008 respectively; and the coordination of ongoing renovations at the Hotel Carlyle in New York scheduled for completion in late 2007.

4/2000 – 6/2003 MARITZ, WOLFF & CO.

Vice President, Development, Austin, Texas

Maritz, Wolff is one of the leading owners of super luxury hotels in the US and Caribbean including Four Seasons, Ritz-Carlton, Rosewood and Fairmont hotels. Responsible for identifying and executing real estate development opportunities within existing Maritz, Wolff hotel investments. Projects included initial phases of the multiphase renovation of Little Dix Bay; Predevelopment planning and development of initial villas at the Estates at Little Dix Bay; pre-development planning for the new Spa at Four Seasons Nevis; pre-development planning and marketing for Four Seasons Private Residences, Austin (project put on hold after 9/11 and subsequently sold to a partnership including Ardent Residential and Post Properties) and pre-development planning and marketing for Four Seasons Private Residences, Houston (project subsequently sold to Ardent Residential and now sold-out).

7/93-3/2000

JPI TEXAS DEVELOPMENT

Senior Vice President, Austin, Texas

JPI is a major national multifamily developer based in Irving, Texas. Originally hired as a Project Manager and promoted to Southwestern Regional Partner in 1997. As Regional Partner, was responsible for all development, construction and property management activities from Phoenix to Houston. Directly responsible (as Project manager and then Regional Partner) for the development of over 7,100 units in 18 communities. The Southwestern Regional office included approximately 35 staff members in the Austin and Phoenix offices and approximately 125 construction and property management personnel in the field.

6/92-6/93

CHARTER REAL ESTATE

Project Manager, Austin, Texas

Project Manager for 90,000 square foot Austin Cable Vision project on north Mopac that was among the first Austin office developments in the early 1990s.

1987-6/92

THE ZECKENDORF COMPANY

Project Manager, New York, New York

Coordinated all aspects of the design, construction and development of The Alexandria, a 290 unit high-rise condominium at 72nd & Broadway. Acted as Assistant Project Manager on Zeckendorf Towers (600 condominium units), Worldwide Plaza (1.4 million SF of office, 200,000 SF of retail and 600 condominium units).

1983-1987

CHEMICAL BANK

Account Officer, New York, New York

Graduated from Chemical Bank Credit Training Program.

EDUCATION

1979-1983

Princeton University, Graduated Cum Laude, 1983.

PERSONAL

Married to Alexandra Wettlaufer. Have two children, Walker (age 12) and Isabelle (age 9). Board member of the Austin Juvenile Diabetes Research Foundation, Foundation Communities (a not-for-profit organization that develops affordable housing) and Advisory Board member of the Trust For Public Land, Austin Chapter.

Arthur G. Carpenter

Career Project List

March, 2007

Zeckendorf Company, New York, New York

1) Zeckendorf Towers, NYC	1987-88	600 Condo Units	Assist. Project Manager
2) Worldwide Plaza, NYC	1987-89	606 Condo Units	Assist. Project Manager
3) The Alexandria, NYC	1989-92	290 Condo Units	Project Manager
4) 515 Park Ave, Land, NYC	1990-92	39 Condo Units	Project Manager

Charter Real Estate, Austin, Texas

5) Austin Cable Vision, Austin	1992-93	90,000 Office	Project Manager
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JPI Texas Development, Austin, Texas

6) Jefferson at Walnut Creek, Austin	1993-95	342 MF Units	Project Manager
7) Cliffs at Barton Creek, Austin	1993-95	210 MF Units	Project Manager
8) Jefferson at Stonchollow, Austin	1994-96	606 MF Units	Project Manager
9) Jefferson at Stone Creek, Austin	1994-95	390 MF Units	Project Manager
10) Jefferson at Waters Park, Austin	1995-97	442 MF Units	Project Manager
11) Jefferson at Quarry Oaks, Austin	1995-98	533 MF Units	Project Manager
12) Jefferson on Congress, Austin	1995-97	287 MF Units	Project Manager
13) Jefferson at Sunset Valley, Austin	1996-97	210 MF Units	Project Manager
14) Jefferson at Treetops, Austin	1996-97	240 MF Units	Project Manager
15) Jefferson at River Oaks	1996-97	291 MF Units	Project Manager
16) Jefferson at Walker's Bluff, Austin	1996-98	384 MF Units	VP, Regional Partner
17) Jefferson Midtown, Houston	1997-2000	419 MF Units	VP, Regional Partner
18) Jefferson at Scottsdale, AZ	1998-2000	539 MF Units	VP, Regional Partner
19) Jefferson Pines, Houston	1998-2000	309 MF Units	SVP, Regional Partner
20) Jefferson on Central, Phoenix	1999-2001	414 MF Units	SVP, Regional Partner
21) Jefferson at Steel Park, Phoenix	1999-2001	398 MF Units	SVP, Regional Partner
22) Jefferson Hill Country, Austin	1999-2001	444 MF Units	SVP, Regional Partner
23) Jefferson at Scofield Ridge, Austin	1999-2001	487 MF Units	SVP, Regional Partner

Maritz, Wolff & Co.

St. Louis, MO.

24) Four Seasons Resort, Nevis	2001-2002	Spa Facility	VP Development
25) Little Dix Bay, Virgin Gorda, BVI	2001-2002	Spa Facility	VP Development
26) Little Dix Bay, Virgin Gorda, BVI	2001-2002	2 Villas	VP Development

Ardent Residential, L.P.

Austin, Texas

27) Four Seasons Residences, Houston	2003-2006	49 Condo Units	Principal
28) The Villas at Little Dix Bay	2003-2008	29 Luxury Villas	Fcc Developer
29) Little Dix Bay Hotel	2004-2006	Resort Renovation	Fee Developer
30) Four Seasons Resort, Nevis	2004-2005	Resort Expansion	Fee Developer
31) Four Seasons Resort Estates	2003-On	Villa Development	Board Chairman
32) Four Seasons Residence Club	2006-2008	Fractional Villas	Fee Developer
33) Hotel Carlyle	2005-2006	Hotel Renovation	Fee Developer
34) Fairmont Hotel, San Francisco	2005-2009	Condo Conversion	Fee Developer
35) Four Seasons Residences, Austin	2006-2008	92 Condos	Principal
36) Post Town Lake, Austin	2006-2008	246 Apartments	Principal
37) Post Bill Creek, Austin	2006-2008	330 Apartments	Fee Developer
38) Post South Lamar, Austin	2006-2008	280 Apartments	Fee Developer
		10,000 SF Retail	

Gregory M. Smyrl
Ardent Residential, L.P.
98 San Jacinto Blvd., Suite 515
Austin, Texas 78701
(512) 472-6445
greg@ardent-residential.com

EXPERIENCE

10/06 – Present

ARDENT RESIDENTIAL, L.P.

Principal, Austin, Texas

- Manage budgeting and construction cost for seven different projects for Maritz, Wolff & Co. along with managing development services at various five-star hotel and resort properties in the United States and the Caribbean.
- Assist with development services for joint venture with Post Properties to develop multifamily, condominium and mixed-use developments in Austin, Texas.

1/06 – 10/06

JPI

Senior Vice President & Area Partner, Austin, Texas

- Actively pursued acquisition and development opportunities primarily in Austin, Texas.
- Led the acquisition of a \$26,000,000 multifamily property in Austin, Texas by coordinating due diligence, market research, financing and closing.

1/04 – 12/05

JPI

Senior Vice President & Divisional Asset Manager, Austin, Texas

- Led team to convert an existing multifamily project to condominiums in San Mateo, California by coordinating the sales & marketing team, legal counsel, construction of a sales office and upgrades to for-sale units.
- Coordinated the disposition of \$182,000,000 in multifamily assets in California and Washington in 2005.
- Coordinated the disposition of over \$220,000,000 in multifamily assets in Texas, Georgia and Florida.
- Directed the asset management of 8,000 multifamily units in Texas, Georgia, Florida, Arizona and Minnesota.

10/96 – 12/03

JPI

Regional Asset Manager, Irving, Texas and Austin, Texas

- Directed the asset management of 6,000 multifamily units in Texas and Arizona.
- Coordinated the disposition of approximately \$320,000,000 in multifamily assets in Texas and Arizona.
- Managed the Austin Regional Office budget.

1/94 – 10/06

JPI

Market Research & Underwriting Manager, Irving, Texas

- Created and maintained the underwriting models used for development, acquisitions, valuation and reforecast of project costs.
- Oversaw market research for development and acquisition services in major Texas markets including preparing market studies, assisting in underwriting projects and forecasting supply and demand in each market.

8/92 – 12/93

JPI Texas Development

Financial Analyst, Irving, Texas

- Created development underwriting model and analyzed development opportunities and market data for major Texas markets.

8/89 – 8/92

Hall Financial Group

Financial Analyst, Dallas, Texas

- Analyzed potential acquisitions, coordinated due diligence efforts and facilitated closings.
- Other activities included the disposition of multifamily properties and modifying loans.

EDUCATION

8/85 – 8/89

Baylor University, Waco, Texas

- Awarded Bachelor of Business Administration degree, August 1989.

PERSONAL

- Married to Carla Beard since 1990. Have three daughters ages 13, 11 and 7.
- Interests include bicycling, golf and scuba diving.
- Community Service includes:
 - Regents School of Austin, Regents Parent Council
 - Transportation Committee for the Real Estate Council of Austin (RECA)

Gregory M. Smyrl
Project List

March 2007

Project	City	Units	Time Period	Position
JPI				
Jefferson at Waters Park	Austin, TX	442	1997	Regional Asset Manager
Jefferson Park	Austin, TX	508	1997-1998	Regional Asset Manager
Jefferson Pointe	Austin, TX	280	1997-1998	Regional Asset Manager
Jefferson at Indian Creek	Austin, TX	244	1997-1998	Regional Asset Manager
Jefferson at Stonehollow	Austin, TX	606	1997-2000	Regional Asset Manager
Jefferson at Quarry Oaks	Austin, TX	533	1997-1998	Regional Asset Manager
Jefferson on Congress	Austin, TX	287	1997-1998	Regional Asset Manager
Jefferson at Treetops	Austin, TX	240	1997-1998	Regional Asset Manager
Jefferson at River Oaks	Austin, TX	291	1997-1999	Regional Asset Manager
Jefferson at Walker's Bluff	Austin, TX	384	1997-1998	Regional Asset Manager
Jefferson Midtown	Houston, TX	419	1997-2000	Regional Asset Manager
Jefferson at Scottsdale	Scottsdale, AZ	539	1998-2001	Regional Asset Manager
Jefferson Pines	Houston, TX	309	1998-2001	Regional Asset Manager
Jefferson at Scofield Ridge	Austin, TX	487	1998-2000	Regional Asset Manager
Jefferson Hill Country	Austin, TX	444	1998-2000	Regional Asset Manager
Jefferson at Sunset Valley	Austin, TX	210	1997-2004	SVP, Divisional Asset Mgr
Jefferson Village	Houston, TX	274	1997-2004	SVP, Divisional Asset Mgr
Jefferson on Central	Phoenix, AZ	414	1998-2003	SVP, Divisional Asset Mgr
Jefferson at Steele Park	Phoenix, AZ	398	1998-2003	SVP, Divisional Asset Mgr
Jefferson Estates at Maryland	Phoenix, AZ	330	1999-2004	SVP, Divisional Asset Mgr
Jefferson Lakes	Austin, TX	241	2000-2004	SVP, Divisional Asset Mgr
Jefferson Canyon	Austin, TX	310	2000-2004	SVP, Divisional Asset Mgr
Jefferson Center	Austin, TX	415	2000-2004	SVP, Divisional Asset Mgr
Jefferson at the North End	Dallas, TX	540	2003-2004	SVP, Divisional Asset Mgr
Jefferson at TX Street	Dallas, TX	302	2003-2004	SVP, Divisional Asset Mgr
Jefferson at University	Dallas, TX	410	2003-2004	SVP, Divisional Asset Mgr
Jefferson at Kessler Park	Dallas, TX	340	2003-2004	SVP, Divisional Asset Mgr
Jefferson at Founders Park	Dallas, TX	336	2003-2004	SVP, Divisional Asset Mgr
Jefferson at Timberglen	Dallas, TX	522	2003-2004	SVP, Divisional Asset Mgr
Jefferson at LaValencia	Dallas, TX	384	2003-2004	SVP, Divisional Asset Mgr
Jefferson at Mission Gate	Plano, TX	434	2003-2004	SVP, Divisional Asset Mgr
Jefferson at Coral Square	Coral Springs, FL	480	2004	SVP, Divisional Asset Mgr
Jefferson at Camino Real	Boca Raton, FL	235	2004	SVP, Divisional Asset Mgr
Jefferson at Young Circle	Hollywood, FL	253	2004	SVP, Divisional Asset Mgr
Jefferson Place	Ft. Lauderdale, FL	200	2004	SVP, Divisional Asset Mgr
Jefferson Lakes	Pembroke Pines, FL	264	2004	SVP, Divisional Asset Mgr
Jefferson at Peachtree	Atlanta, GA	407	2004	SVP, Divisional Asset Mgr
Jefferson Plymouth	Minneapolis, MN	301	2004	SVP, Divisional Asset Mgr
Jefferson at Bay Meadows	San Mateo, CA	575	2005	SVP, Divisional Asset Mgr
Jefferson at Fourth	Rancho Cucamonga, CA	500	2005	SVP, Divisional Asset Mgr
Hampton at Diamond Bar	Diamond Bar, CA	200	2005	SVP, Divisional Asset Mgr
Jefferson at Marymoor	Seattle, WA	230	2005	SVP, Divisional Asset Mgr
Jefferson at Talus	Seattle, WA	247	2005	SVP, Divisional Asset Mgr
Jefferson at Aspen Ridge	Denver, CO	468	2005	SVP, Divisional Asset Mgr
Jefferson at CityGate	Denver, CO	241	2005	SVP, Divisional Asset Mgr
Jefferson at Falcon Ridge	Austin, TX	296	2006	SVP, Area Partner
TOTAL UNITS		16,770		

Project	Location	Type	Time Period	Position
Ardent Residential				
Little Dix Bay	Virgin Gorda, BVI	Resort Renovation / Villa Development ⁽²⁾ / Infrastructure	2006	Fee Developer
Four Seasons Nevis ⁽¹⁾ Carlyle Hotel ⁽¹⁾	Nevis, BVI New York, NY	Villa Development Spa Development	2007+ 2007	Principal Fee Developer
Four Seasons Houston ⁽²⁾	Houston, TX	64 Unit Renovation	2007	Fee Developer
Four Seasons Residences ⁽¹⁾	Austin, TX	92 Condos	2007+	Principal
Post Town Lake ⁽¹⁾	Austin, TX	246 Apartments	2007+	Principal
Post Bull Creek ⁽¹⁾	Austin, TX	330 Apartments	2007+	Fee Developer
Post South Lamar ⁽¹⁾	Austin, TX	280 Apartments 10,000 SF Retail	2007+	Fee Developer

(1) Planned

(2) Under Construction

