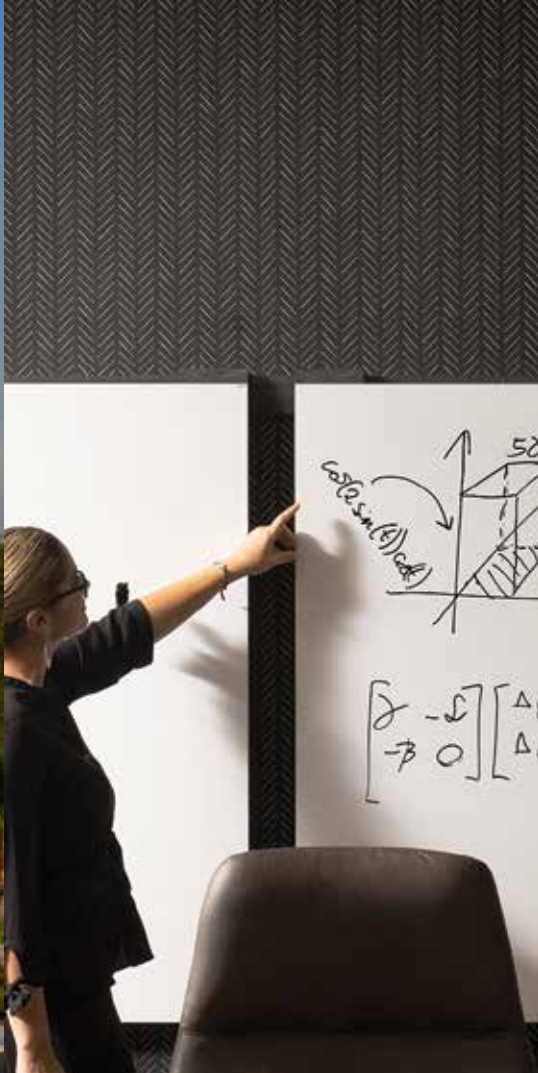





SEAGATE
RESIDENTIAL




SEAGATE
COMMERCIAL




SEAGATE
REAL ESTATE INVESTMENT FUND
ASSET & PROPERTY MANAGEMENT




EARTH TECH
ENTERPRISES
A SEAGATE DEVELOPMENT GROUP COMPANY

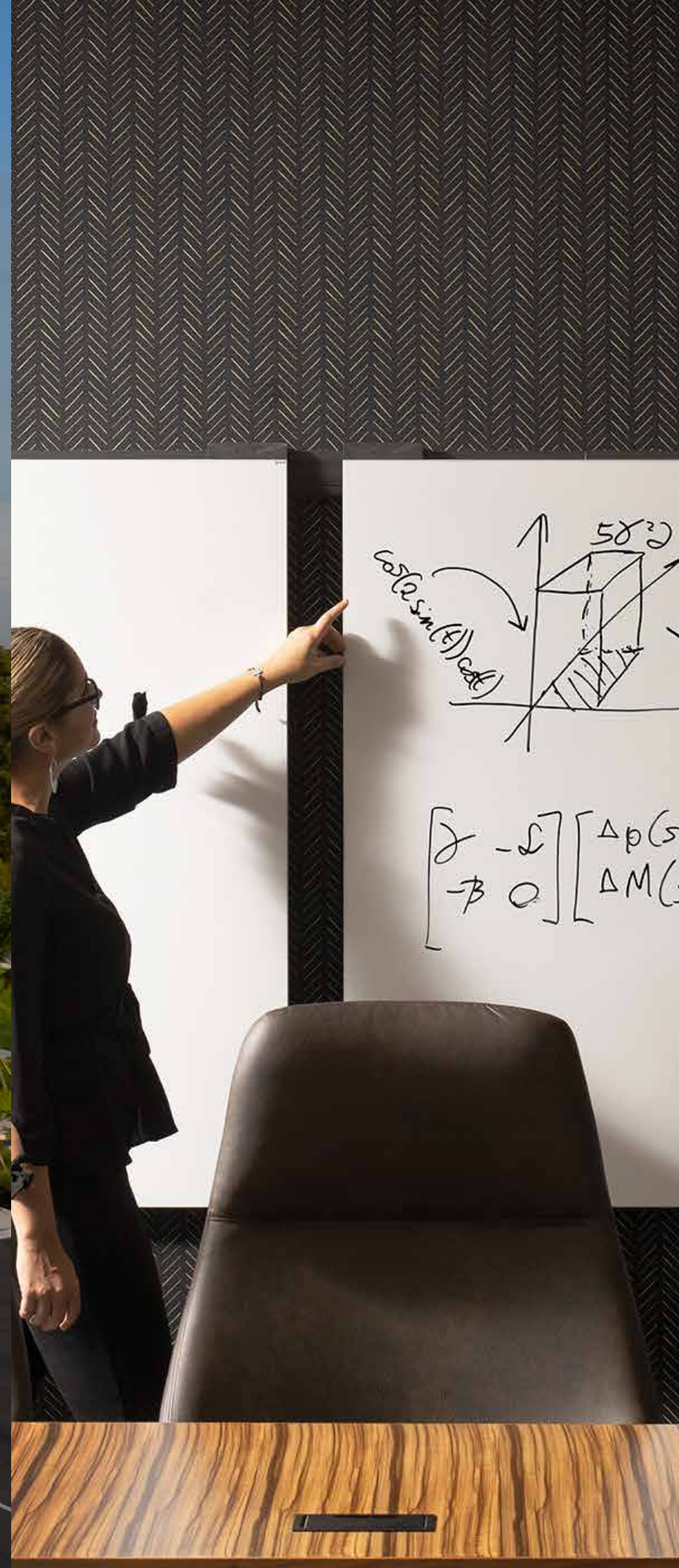



THEORY | DESIGN
A Seagate Development Group Company


SEAGATE
DEVELOPMENT GROUP

Vince Lombardi

“Perfection is not attainable,
but if we chase perfection
we can catch excellence.”



“THE SEAGATE WAY”

Bringing exceptional,
concierge
LEVELS

of service to
everything we do.



Harvey Mackay

“A great accomplishment shouldn’t be the end of the road, just the starting point for the next leap forward.”



OUR COMPANIES



Seagate Residential Construction
We build impeccable, inspired, contemporary custom and semi-custom luxury homes that take full advantage of their specific location and the coastal Florida lifestyle.



Seagate Commercial Construction
To accommodate our region’s remarkable economic vibrance, we create Class-A spaces for commerce, from medical suites to business parks, as well as robust industrial sites.



Seagate Asset and Property Management
Business success depends greatly on the quality of the work environment. We help tenants customize their spaces and thoroughly maintain and improve the overall infrastructure of our commercial builds on behalf of their owners.



Earth Tech Enterprises
Transforming raw lands into sites for builders and developers to create striking finished products.



Theory Design
So that those who live in our homes can enrich and personalize their surroundings, Theory Design offers professional guidance and a multitude of selections on décor.





Theodore Isaac Rubin

“Happiness does not come from doing easy work but from the afterglow of satisfaction that comes after the achievement of a difficult task that demanded our best.”

Edward Everett Hale

"Coming together is a beginning;
keeping together is progress;
working together is success."



One-of-a-kind. **ONE STOP.**

Seagate Development Group's goal for its residential home buyer is crafting a convenient, one-of-a-kind experience. And by orchestrating all aspects of residential development and construction we regularly do precisely that. To do so takes a balanced, concerted effort between our design team, craftsmen, project managers, superintendents, and management. From our initial meeting with a client, we do something that isn't on anyone's business card, but resides within every Seagate team member's DNA—we listen. Intently. Then, we begin planning and designing their home. Passionately. We apply passion in a way that shows through in everything we do—all to ultimately turn over the most stunning, vibrant, custom homes and lifestyle communities on Florida's Gulf Coast.



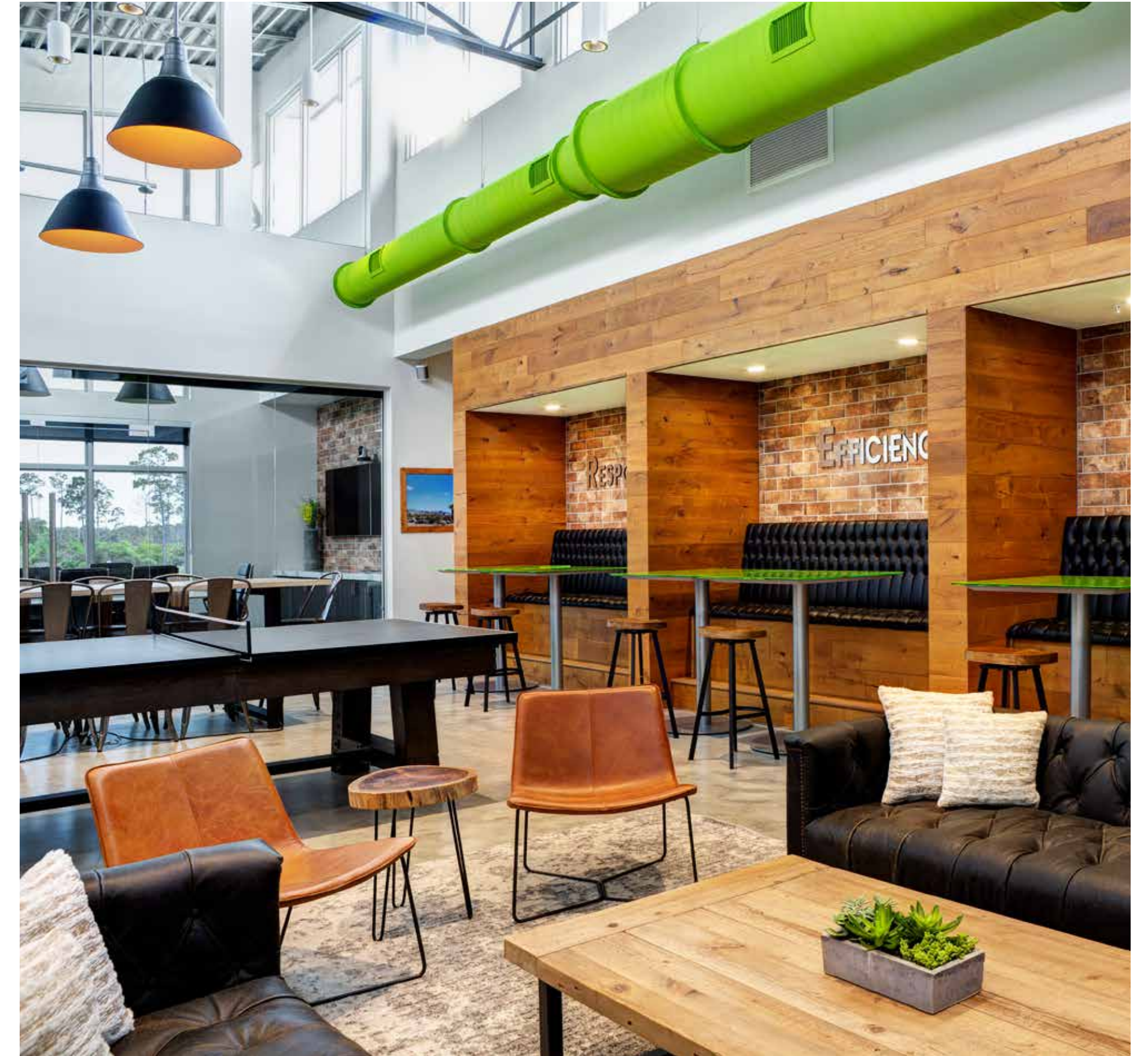


SEAGATE IS PROUD TO PARTNER WITH YOU
on the construction of your commercial facility.

Seagate's construction process allows it to manage all aspects of the project, including the vetting and coordinating of architects, engineers and consultants who best fit the project's scope of work. The schedule is streamlined long before construction begins as our in-house team ensures constructability of the plans and identifies long lead-time items. Value Engineering is performed throughout the project working with the client to identify lower cost alternatives or explore other methods that may incur more upfront cost but help avoid costly maintenance or repairs in the future. Finally, the Design-Build process allows for a single point of contact, which simplifies the construction process for the owner and ensures that information is always shared with the proper parties at all times.



Franklin D. Roosevelt
“Happiness lies in the joy of achievement
and the thrill of creative effort.”



Albert Schweitzer

“Success is not the key to happiness.
Happiness is the key to success.
If you love what you are doing,
you will be successful.”



ASSET MANAGEMENT *you'll really value.*

When you own a commercial asset, you need a team capable of sound financial management of the property – including (but not limited to) renting and leasing the property, property risk management, addressing and correcting tenant problems, property rules and regulations enforcement, as well as collaborating and managing property contractors and staff.

Seagate's experienced team of asset managers helps ensure that your interests are in good hands. We understand that keeping the fiscal health of the asset firmly in control must be achieved and maintained, while doing so in a way that makes everything convenient to you, the owner. A careful balancing act to be sure, but one we enjoy and at which we excel. We're confident any of our current clients would give us high marks in these areas, and why you should consider us as well.





Henry Ford

"If everyone is moving forward together, then success takes care of itself."

DIVERSITY, DEDICATION *and dependability always wins.*

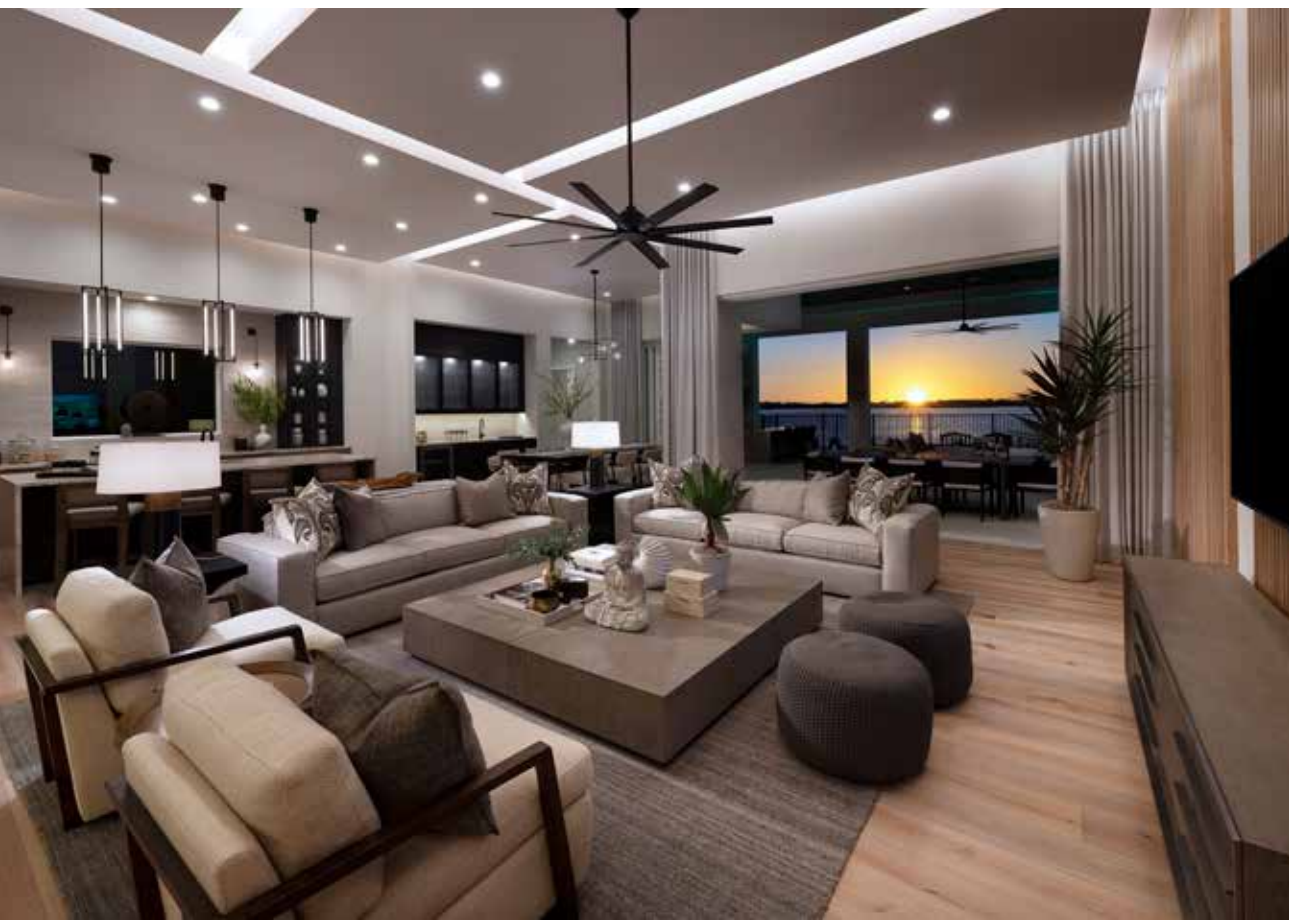
Diversity probably describes us best. We transform raw land into development-ready environmental settings, but it doesn't stop there. We mine and repurpose raw resource materials to be used on these sites. We reshape landscapes until they are construction-ready sites for developers. We're also accomplished in environmental and beach reconstruction—applying many of the same skills and practices we use in our site development work. In fact, Earth Tech is one of the most diverse and experienced providers of these services you'll find anywhere.

Our full spectrum of services ranges from water management and the creation of retention lakes and preserve areas, to roads, drainage, streetlights, sidewalks, utilities, and more. It's all part of the process of transforming raw land into sites where builders and developers transform them into striking finished products.

We do all of this within a seamless, integrated operation that allows our customers to do what they do best...create and change the future face of Florida. This means developers can rely on a single company (with just one contract) to get the job done on time, and on budget. This dramatically improves communication eliminating coordination issues common to jobs where different tasks are assigned to separate contractors.

Our clients also reap the benefits of our central and most important core value: Passion. To do anything well, passion is a crucial component. It drives quality, attention to detail and, above all, customer service. There are plenty of companies in our business—all with the equipment, manpower, and resources to do the job. But without that fire in our bellies and the kind of drive that passion creates, we'd be just another bunch of guys moving dirt.





WHERE YOUR VISION *meets our passion.*

Theory Design was born of a collaboration with Seagate Development Group, filling the need to lend a unique design approach to our fast-growing portfolio of projects. The firm's talented and spirited team collaborates with clients, vendors and manufacturers to provide the best-designed interiors, whether residential or commercial, for our clients. Inspired by art, nature, architecture and cultures around the world, we blend the inherent beauty of natural materials and the structural forms to create interiors that mix global, organic, classic and modern furnishings. This eclectic process creates homes and professional spaces that reflect the personality and lifestyle of each client, blended with Theory's unique design insights.



THEORY | DESIGN
A Seagate Development Group Company



Coco Chanel

"Fashion fades, only style
remains the same."

Douglas Adams

“To give real service you must add something which cannot be bought or measured with money, and that is sincerity and integrity.”



SERVING FLORIDA AND BEYOND

Seagate Development Groups Title & Escrow company was founded with one goal in mind: to create a company centered around trust, responsiveness, integrity and honesty; while placing an emphasis on the value of family first for our clients.

We put your security first... above all!

Despite thorough search of public records, there may be potential defects hidden on documents relating to the purchase of real property that you are looking to build on. There are cases wherein certain documents, such as land title or a deed of mortgage, are rendered useless for many reasons deemed illegal by authorities. This is where we bring our expertise.

No one would like to risk buying a property only to end up empty-handed or caught up in lengthy litigation, just because the court declared a certain document(s) defective. This is why it is important to protect yourself.



Edward Everett Hale
“Coming together is a beginning;
keeping together is progress;
working together is success.”



WE TAKE PRIDE IN *our expertise.*

Seagate Realty® has been a recognized leader in luxury real estate for a combined total of 35 years. Our dedication to exceptional service sets us apart, which is at the heart of everything we do for our investors and clients. Our portfolio of homes for sale, developments available as well as investment opportunities encompasses Southwest Florida (Naples, Bonita Springs, Estero, Fort Myers, Fort Myers Beach, Cape Coral, Sanibel Island, and Captiva Island) and beyond.

Whether you're looking to buy, sell, or invest, Seagate Realty agents have the experience, expertise, and a track record of success.





Process is our passion.

Seagate Development Group is the incarnation of a vision shared by three highly accomplished real estate professionals—Bill Price, James Nulf and Matt Price. Collectively, they have decades of experience in planning and creating bold, imaginative luxurious residential destinations and innovative commercial structures. They have brought dynamic properties to life that have changed the personality and landscape of our community.

Since 1995, these key leaders have completed over \$500 million in sales and construction of luxury custom homes. The commercial team has jointly developed over \$700 million dollars of commercial real estate in Southwest Florida and took part in developing more than three million square feet of office space and industrial parks locally. Our portfolio of commercial properties under management has expanded to more than 1,500,000 square feet.

With extensive tenures at highly respected developers, our founding principals forged their own course toward an ideal way to build and serve our clients. Our brand is rooted in the belief that the industry standard is substandard and what is labelled as an upgrade should be truly exceptional, singular and transformative. It pervades all of our endeavors externally and internally, in how we interact with employees, homebuyers, project owners, subcontractors, vendors, tenants and all others whose lives are touched by the structures we bring to fruition.

Today, Seagate Development Group is a regional leader in residential construction, commercial construction, interior design and commercial property leasing and management through our expanding portfolio of divisions.



OWNERSHIP



William G. Price, Jr.
Chairman of the Board

William G. Price, Jr. is the patriarch of Seagate Development Group. Calling on his 40- plus years of experience in leasing, development and construction of high-profile, complex projects – both nationally and internationally – he inspires the company to execute Seagate's Mission.

After spending two years studying civil engineering at Drexel University, Price elected to broaden his education by transferring to Temple University where he graduated cum laude with a degree in real estate and urban land studies. Upon graduation, Price began his career in the real estate brokerage business, specializing in industrial, manufacturing and distribution, while representing some of the largest tenants in the Philadelphia metropolitan area. During this period, Price gained insight into the needs of tenants and the coordination with landlords to deliver unique solutions.

Price later partnered with a general contractor to create a vertically integrated real estate construction and development firm – a model Seagate still uses to this day. This structure allows for seamless service to clients from design through construction completion and facility management. The approach ensures a complete specification that focuses on practicality and cost efficiency and provides guidance on specific decisions that may impact maintenance, operational costs and future functionality.

In addition to general contracting work, Price ultimately built the firm's real estate holdings to over 2 million square feet and led the sale of that portfolio in 1997 for over \$100 million to a national REIT. After 1997, he developed an additional 4.5-million-square-foot commercial portfolio in the state of Florida.



James A. Nulf, Jr.
President

James A. Nulf, Jr. built Seagate's operational framework on the concept of commitment to a quality product that is on budget and executed with exceptional customer service. He provides the Seagate Management Team with the tools and resources to carry out their responsibilities consistently and efficiently. This creates an environment of problem solvers and forward thinkers. Nulf's tenacity and focus on execution allow the company to achieve its vision and goals.

After college, Nulf owned and operated transportation and waste disposal companies. With offices in the Midwest, Northeast and Southeast, he led and managed hundreds of employees and independent contractors. Over the past 16 years, Nulf has participated in over \$1 billion in real estate transactions. Since forming Seagate, he has led a team to complete the development and construction of national award-winning projects, which have been instrumental to Seagate's standing in the industry.



Matthew C. Price
Chief Executive Officer

Matthew C. Price's passionate focus on budgets, schedules and customer relationships formed the backbone of the Seagate Mission. He created Seagate's design-build process, which finances, acquires, develops and, ultimately, brings high-profile commercial projects to fruition.

The Ivy-League-educated Price graduated from the University of Pennsylvania with a degree in economics and a minor from the prestigious Wharton School of Business. Having led commercial and residential divisions for major

companies for decades, he is a licensed general contractor and real estate broker. Over the past 20 years, Price has developed, designed and built over 5 million square feet and has been involved in over \$1 billion in real estate transactions. He is a member of the advisory board of Truist Bank, a member of the Lee County Business Issues board and Leadership Florida, and a real estate leader for Gridiron Greats.



SEAGATE

DEVELOPMENT GROUP





Corporate Headquarters	9921 Interstate Commerce Drive, Fort Myers, Florida 33913
Telephone	239.738.7900
Warehouse	6180 Federal Court, Fort Myers, Florida 33905
Seagate Design Gallery	10800 Corkscrew Road, Suite #391, Estero, Florida 33928
Theory Design	10800 Corkscrew Road, Suite #398, Estero, Florida 33928
Theory Design Telephone	239.322.5000
Boca Grande Showroom	411 Park Avenue, Boca Grande, Florida 33921 (By appointment only)
Earth Tech Equipment & Maintenance Facility	6180 Federal Court, Fort Myers, Florida 33905
Website	SeagateDevelopmentGroup.com



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