
**COMMONWEALTH
DEVELOPMENT GROUP, INC.**

INTRODUCTION

CLIENT LISTS

CORPORATE INFORMATION

REFERENCES

ORGANIZATION MEMBERSHIP

115 Southeast Parkway Court, Franklin, Tennessee 37064

Telephone: 615.628.8700

www.cdgt.com

www.commonwealthdevelopmentgroup.com

INTRODUCTION

Commonwealth Development Group, Inc. develops a comprehensive plan for the design, execution, and management of a project in a timely and cost-effective manner based on the client's specific concept and facility needs.

Since 1990 our company has served as an owner's representative to provide project management services for the creation of specialized real estate and project development. We provide services to a wide range of companies, foundations, and government entities, assisting them in producing a final project and facility that meets their specific market or operational needs. We identify professionals needed to design and engineer the project. Subsequently, Commonwealth manages the planning, zoning, and budgeting processes, and oversees the selection of capable contractors. We often also provide accounting services and coordination of specialized service providers such as technology, landscape, interior finishes and furnishings, start-up, and property management.

A. CLIENT LIST -- (excluding Spring Hill)

Metropolitan Government of Nashville & Davidson County

1. West Riverfront Park – currently under construction*

Senior Project Manager, Metro Parks & Recreation Department -- Nashville Riverfront Park and Amphitheater – planning, design and construction oversight for repurposing Nashville's mile-long Downtown Riverfront to a comprehensive 20-acre urban park and performance venue, including:

- 36,000 sq. ft. Amphitheater for accommodating 6,800 people, seven (7) support buildings, artist wing that will accommodate all genres of music and entertainment.
- Park features include an event lawn, 1.5 miles of greenways, promenade, formal gardens, adult swings throughout, public art, river overlooks, and fountains.

2. Downtown Flood Protection – currently under construction*

Senior Project Manager, Metro Water Services Department -- A comprehensive system to mitigate and prevent flooding in downtown, features include below grade and above grade temporary cut-off walls, storm water control structures, and cut-off devices, large pump station, emergency power system/co-generation system.

3. Music City Center*

Senior Project Manager, Nashville Convention Center Authority, -- Construction oversight of a 1.2 million square foot, Gold LEED, state-of-the-art facility on a 16-acre site downtown Nashville, TN, including:

- 175,000 sf green roof designed to mimic the rolling hills of Tennessee
- 57,000 sf Grand Ballroom, 18,000 sf Junior Ballroom, 1,800 parking spaces, 90,000 sf of meeting room space with approximately 60 meeting rooms and 32 loading docks, and 5,000 sf of retail space
- Adjacent to Music City Hall of Fame and the new Omni Hotel
- Extension of Korean Veterans Boulevard

4. Renovation of Historic Courthouse

- Mayor's Media/Press Room/Conference Center
- Facilities Planning for Register of Deeds -- Temporary & Permanent Offices

Turner Family Foundation(s) and Turner Family Offices*

- Master Planning, Brentwood Properties
- Facilities Evaluation and Planning
- Master Planning, Scottsville, KY Properties
- Community Action/J. L. Turner Building – Scottsville, KY
- Renovation of Commercial/Residential Buildings
- Ranch restoration and marketing – Denton, TX

Rolling Hills Community Church

- Planning and Zoning for 150,000 sq. ft. Facility, Franklin, TN
- Tenant Leases and Buildout
- Parking, Utilities, Improvements/Expansions
- Sanctuary and Church Facilities

The Freedom Forum, Inc.*

- Newseum -- Washington, DC
- Freedom Forum at University of Mississippi, Oxford, MS
- University of Mississippi School of Journalism
- Overby Center for Journalism and Politics
- John Seigenthaler Center at Vanderbilt University, Nashville, TN
- Renovation of First Amendment Center
- Institute for Newsroom Diversity
- Administrative Offices
- Television Broadcast Facilities
- Lecture Hall and Conference Center
- Parking Structure
- Freedom Forum Executive Offices, Arlington, VA

Capital Bank (formerly Cumberland and GreenBank)

- Spring Hill Branch
- Franklin Branches
 - Downtown Historic Space for Branch
 - Royal Oaks Branch and Executive Offices
- Brentwood Branch
 - Historic Reproduction Main Office Building
- Hendersonville Branch
- Cool Springs Branch
- Murfreesboro Branch

Springwood Properties, LLC, Jackson, WY

- Master Planning
- Property Management

Mr. and Mrs. Rich West, Primm Springs, TN

- West Haven Farm – 800+ Acres
- Master Planning -- Roads, Lakes, Utilities
- Facilities Design and Project Management
- House and Support Facilities

Mr. and Mrs. Kix Brooks

- Equine Barns and Stables

The Governors Club at Pleasant Hill

- Social Club House, Gate Houses, Ancillary Structures, Streetscape

Lockheed Federal Credit Union Branch Offices

- Houston, TX, Nashville, TN, Washington, D.C., Nashua, NH

Ryder Systems, Inc.*

- Atlanta, GA – Five Story, 150,000 sq. ft. Data/Accounting Center
- Scottsville, KY – Transportation Center, Dollar General Corporation

Liberty Hill Farm

- Brentwood, TN -- Historic Property -- Residential Land Development

Bending Branch Farm

- Primm Springs, TN – Rural/Recreational Land Development

Rustic Woods Preserve

- Primm Springs, TN – Master Planning and Recreational Development

Real Estate Sales and Management for Financial Institutions

- Town Center at Spring Hill, TN – 175 Acre Mixed-Use Land Development
- SunTrust Bank
- First Farmers & Merchants Bank
- Royal Park, Spring Hill, TN – 500 Acre Mixed-Use Land Development
- Resolution Trust Corporation
- Northchase, Nashville, TN – 85 Acre Office/Commercial Land
- Third National Bank
- Maury County Properties – Various sites
- Resolution Trust Corporation

Envirotest, Inc.

- Greater Nashville, TN Automobile Emissions Testing Facilities
- Nashville, Franklin, Murfreesboro, Gallatin, Lebanon

Law Offices

- Stokes, Bartholomew, Evans & Petree
 - Renovation, SunTrust Tower, Nashville, TN
- James Randolph Smith, Attorney, Nashville, TN

Executive Residences

- Mr. and Mrs. Charles Overby, Brentwood, TN
- Mr. and Mrs. Patrick Moore, Brentwood, TN
- Dr. and Mrs. Lanny Holmes, Brentwood, TN

Historic Preservation

- Liberty Hill Farm (1796), Brentwood, TN
- Dr. and Mrs. Leon Partain (1806), Lieper's Fork, TN
- Liberty Methodist Church (1703), Brentwood, TN
- Governor's Club at Pleasant Hill, Brentwood, TN
- Pleasant Hill Mansion (1853)
- Winstead Log Cabins at Pleasant Hill (1799)
- Pleasant Hill Log Smoke House (1866)

B. CLIENT LIST – SPRING HILL

Villages at Spring Hill, 176 Unit Apartment Complex – management and sale – 1994-2014
City of Spring Hill Municipal Complex and Police Department
Steeplechase Inn & Suites
First Farmers & Merchants Bank – Spring Hill Branch
United States Postal Service – Spring Hill Post Office
Westgate Center for Business & Technology
Ryder Transportation – Spring Hill/Saturn Transportation Center

- Ryder Dedicated Logistics
- Ryder Systems
- Allied, Inc. – Saturn Car Transportation
- Integrated Logistics Management, Inc.

Center for Discovery (Temporary and Permanent Facilities)

- Saturn Corporation and Corporate Child Care

United Auto Workers Local 1853

- Recreation/Sports/Meeting/Union Hall for Saturn
- UAW Local 1853 Credit Union

Lockheed Federal Credit Union – (Temporary and Permanent Facilities)
Village Marketplace of Spring Hill – Food Lion/Family Dollar Retail Center
McDonald's Corporation

Note: (*) Indicates projects with values over \$20,000,000

C. ORGANIZATION MEMBERSHIP

-- Nashville Area Chamber of Commerce – 2013 - Present

D. CORPORATE INFORMATION

Incorporated in 1990, Commonwealth Development Group, Inc. specializes in commercial real estate, office, retail, industrial and multi-family development, project consulting, project management, and historic restoration.

OFFICERS

Larry A. Atema	President and CEO ⁽¹⁾
Carol G. Atema	Secretary
Kathy L. Coggin	Executive Vice President/Assistant Secretary

⁽¹⁾Mr. Atema also serves as President of Fernwood Real Estate, a residential and commercial real estate brokerage firm in Spring Hill, Tennessee. As well, Mr. Atema holds a real estate license in Wyoming.

PERTINENT INFORMATION

Physical/Mailing Address: 115 Southeast Parkway Court, Franklin, TN 37064
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kcoggin@cdgtn.com

PRINCIPAL FINANCIAL RELATIONSHIPS

Capital Bank, Spring Hill, TN
Franklin Synergy Bank, Franklin, TN
Morgan Stanley, Nashville, TN
Wells Fargo Bank, Jackson, WY

E. REFERENCES

Charles L. Overby
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