



**HIGHRIDGE
PARTNERS
INC**

PO Box 4394 | Canton GA 30114

CORPORATE PROFILE

ORGANIZATION

Highridge Partners, Inc. was formed in December 2001 to provide the growing Southeastern real estate market with an industry leading property development group. Our project history covers the residential, commercial, and industrial markets.

Highridge Partners Inc. is dedicated to the timely development of quality projects that satisfy the needs of our customers, our investors, and neighboring communities.

The company has four principle owners three of which are charged with daily operations and management.

- Gary Standridge Treasurer/Secretary
- Chuck Ware Vice President
- Stan Rogers Chief Executive Officer

CAPABILITIES

Highridge Partners Inc offers primarily two services. We are both an equity development company and a general civil contractor.

Equity Development

The equity development entity of Highridge Partners is capable of project feasibility, raw land acquisition, project financing, and lot banking for our customers.

General Civil Contracting

Highridge Partners is capable of all construction services and management necessary to complete a site improvement up to the start of vertical construction. We have both self-performing and sub-contracting capabilities that allow us to completely construct the entire project through slab preparation. The work that we sub-contract is with trade partners, many of which we have a working history of more than 15 years. This allows us to negotiate the best labor pricing and maintain tight schedule management.

We can offer both "Turn-Key" and "Cost Plus" contract arrangements depending on the customer needs or preferences.

Highridge Partners Inc.

A CONTRACTING SERVICES COMPANY

Highridge Partners, Inc. is a privately held, Georgia-based corporation specializing in total site civil development of projects located in North Georgia and the Southeastern United States. Our capabilities include both self-performing and sub-contracting specialties. Our scope can range from raw land to finished concrete slabs.

Services Provided:

- Conceptual Design / Project Feasibility
- Engineering / Construction Staking
- Permitting
- Estimating
- Scheduling
- Project Management
- Erosion Control
- Demolition
- Land Clearing & Grubbing
- Grading
- Underground Piping : Sanitary & Storm Sewer, Potable Water
- Curb & Gutter
- Road Improvements & Paving
- Entrance Monuments
- Landscaping
- Concrete

Our many capabilities and flexible corporate structure offer you real project savings and streamlined project management. Let us show you how we can help.

Contact: Chuck Ware, Vice President

Office: 770 479-0916

Mobile: 770 401-5753

Fax: 770 479-3010

PROJECT AND TRADE REFERENCES

PAST PROJECTS

California Dreaming - 2007

A current project of two and one-half acre Kennesaw \ Cobb County development with 6,600 square feet of restaurant space. The project general contract value is \$250,000 plus.

Madison Glenridge Townhomes - 2006

A Williamscraft Homes Townhome community with 120 lots on 13 acres in Fulton County. The project general contract value is \$3,600,000.

Madison Retail Chastain - 2006

A thirteen acre Kennesaw \ Cobb county development with over 32,600 square feet of retail space. The project general contract value is \$3,300,000.

Crystal Falls - 2005

A Dawson county development with 700 homes on 1100 acres, with a 400 acre lake and 18 holes of championship golf. The project general contract value for Phase IA was \$4,900,000.

Estates at Bishop Lake - 2004

A Cherokee county development with 25 Estate home lots. Chuck Ware and Gary Standridge were project managers. The project general contract value was \$400,000 and project total improved property value is \$3,625,000.

Fulton Concrete

A new concrete batch plant in Pickens County. Chuck Ware and Gary Standridge were project managers. The project contract value was \$105,000

Kennesaw – 2005, A new concrete batch plant in Pickens County. Gary Standridge was the project manager. The project contract value was \$350,000.

Ridge Mill

A Cherokee county development in process with 320 Townhome lots. Chuck Ware and Gary Standridge were project managers. The project general contract value is \$4,500,000, and project total improved lot value is \$11,540,000.

Bradshaw Park - 2001

A Cherokee county subdivision of 135 lots. Stan Rogers was project manager and Gary Standridge was project general contractor. The project general contract value was \$1.8 million and the project total value was \$6,000,750.

Walnut Creek

A Cherokee county subdivision of 135 lots. Gary Standridge was both part owner and project general contractor. The project general contract value was \$1.4 million.

Fieldstone

A Cherokee county subdivision of 199 lots. Gary Standridge was both part owner and project general contractor. The project general contract value was \$2.0 million

Other project references are available upon request.

BUSINESS REFERENCES

**Habersham Bank
CC Evans Hankins
770-479-2111**

**Wachovia Bank
Larry Howard
770-806-4132**

**Gilmer County Bank
Tracy Newton
706-276-8000**

**Fulton Concrete
Roger Holloway
770-527-6485**

**Formerly with KBHome
Keith Adams
678 758-2089**

**Townsend Pipeline Construction
Stanley Townsend
404-626-3200**

**Cherokee County Engineering
Priscilla Hamilton
770-720-3076**

**Bray & Johnson Attorney's
Mike Bray
770-479-1426**

**Crystal Falls Golf & Country Club
Ken Torrens/Project Manager
404-307-2410**

**Madison Retail, LLC
John Bealle/Ed Allen
770-818-4080**

More Trade References available upon request.

PROFESSIONAL RESUMES

Gary Standridge

Gary started his career with CW Mathews. Throughout his seven year tenure he advanced to site superintendent. For the last 17 years he has been the president of Standridge Grading & Hauling, a local company based in Cherokee county. Standridge Grading & Hauling has done site preparation/grading for Builders, as well as general contracting for commercial and residential applications.

At Highridge Partners Gary is responsible for all construction related activities.

Chuck Ware

Chuck is a 1986 graduate of Southern Technical Institute with a Bachelors of Mechanical Engineering Technology. Since graduating, he has worked as a project engineer/manager for ESI in Marietta Georgia. ESI is a \$50 million/year gross sales company providing industrial design and construction services specializing in power related technologies. He has been responsible for process design, construction, and start-up of these facilities. The largest single project was a \$40 million thermal energy plant for Minergy LLC in Neenah Wisconsin.

At Highridge Partners Chuck is responsible for project feasibility, business development, estimating, preliminary engineering, and project management.

Stan Rogers

Stan is a 1987 graduate of Southern College of Technology with a Bachelors of Industrial Engineering Technology. Since graduation he has worked as production manager for Steel King in Rome Georgia. Steel King is a producer of metal storage rack for large warehouse applications. In January of 1999 he, along with Chuck Ware and Mike Edmondson, formed Century Developments, a real estate development company focused on producing single-family residential lots. In December of 2001, Gary Standridge joined the group to form Highridge Partners, Incorporated, with a focus on both equity development and site general contracting. Highridge had \$5,734,000 in gross revenue in 2005 and \$8,646,000 in 2006.

At Highridge Partners, Stan is responsible for all contracts, capital acquisitions, and financial management.

Lance Murdock

Lance started his career with Southern Surveying later joining Law Engineering Inc. where he was responsible for design and testing of civil and structural projects. These consisted of grading, earthen dams, spillways, bridges and many other construction related projects. Lance has a combined 15 years of project management experience covering many different types of projects.

At Highridge Partners Lance is responsible for project feasibility, business development, estimating, preliminary engineering, and project management.