

FIRM HISTORY & BACKGROUND

Kadushin Associates

Architects Planners, Inc. (KA) was established in Ann Arbor, MI in 1975. **KA** was formed upon the dissolution of **The Urban Collaborative** in Detroit, a private, public-interest, non-profit planning and design organization involved in advocacy planning for community-based organizations in major HUD-financed Urban Renewal projects, Michigan State Housing Development Authority (MSHDA)-financed housing and community development programs, and municipal planning and design projects in southeast Michigan.



Public and institutional community facilities, affordable housing projects and sustainable community design for public bodies and private non-profit clients are the major focus of Kadushin Associates' work.

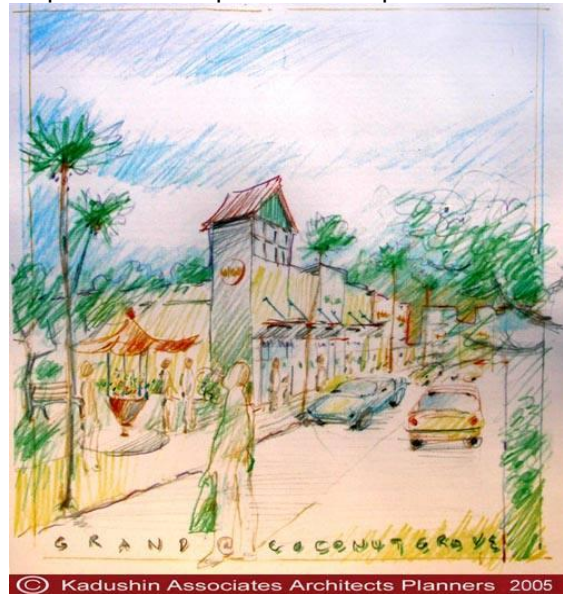
Clients include faith-based nonprofit housing and CDC's (community development corporations), private sector for-profit developers and managers, municipal departments and public agencies, and other housing and community development intermediaries and organizations.

KA IN FLORIDA

A branch office was opened in **2001** in Coconut Grove, Miami, FL to serve Southeast Florida, the State of Florida, the Gulf Coast and Caribbean.



Our work since 2001 in Florida focuses on sustainable community design, affordable housing and community facilities for housing authorities and non-profit development corporations and private developers.



LAS PALMAS PLAZA I & II APARTMENTS

Miami, FL

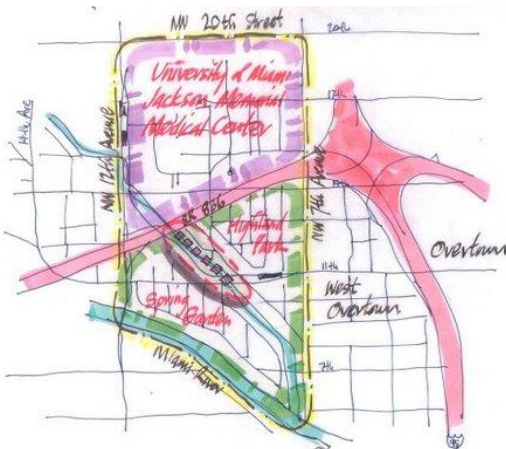
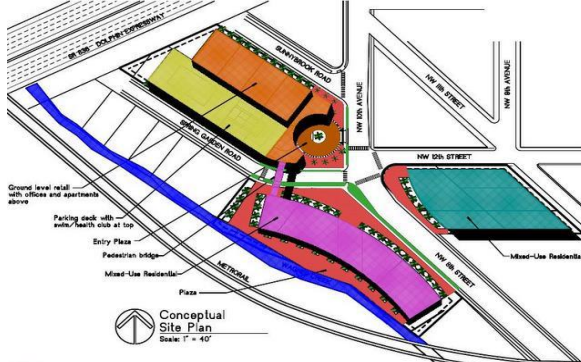
Volunteers of America (VOA) National Services



WAGNER CREEK

Miami, FL

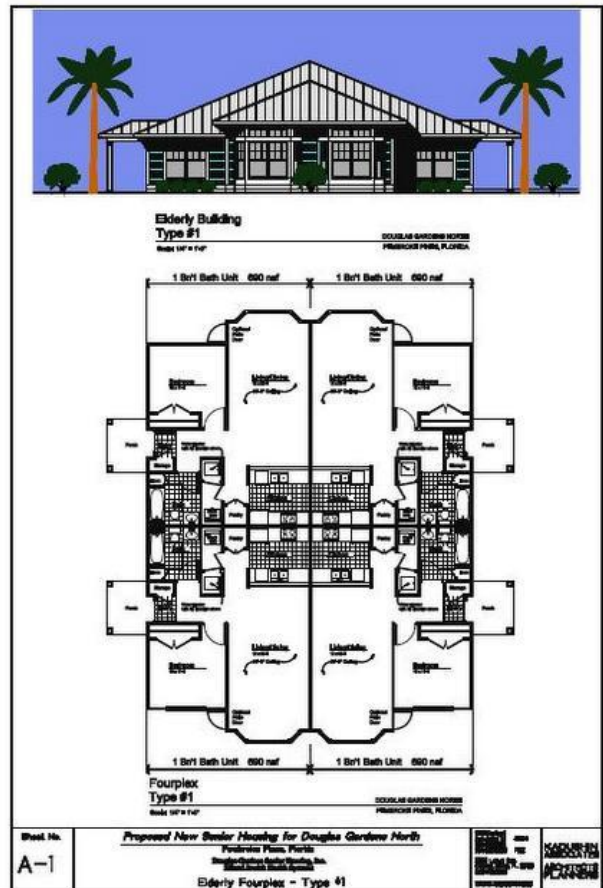
Planning and design with private landowners and University of Miami for a new mixed-use development adjacent to the University of Miami Hospital/Jackson Health Center in the Highland Park historic neighborhood. 2008.



DOUGLAS GARDENS NORTH

Pembroke Pines, FL

Miami Jewish Health Systems (MJHS)



GULF BREEZE VILLAGE

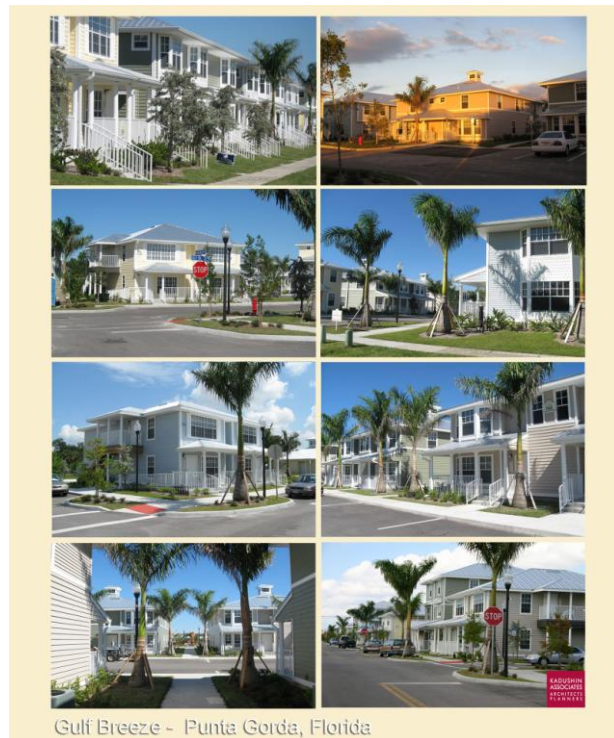
Punta Gorda, FL

KA was Architect/Planner for the **Punta Gorda Housing Authority Hurricane Housing Replacement Program** with Norstar Development USA. The 171-unit, \$18.5 Million construction was completed on a public housing site destroyed by Hurricane Charlie in 2004.

The project is a "Traditional Neighborhood Development" of walk-able new blocks, streets and avenues that connect to the existing Punta Gorda city street grid.



Gulf Breeze Village was awarded the **2009 Charles L. Edson Tax Credit Excellence Award for Public Housing Revitalization** by the **Affordable Housing Tax Credit Coalition** of Washington, DC.



NANAY COMMUNITY CENTER

North Miami, FL

Architect for the renovation and expansion of a private, nonprofit community center primarily serving elderly and youth clients with health, housing and social services. Phase 1 was a \$ 750,000 project funded by the Miami-Dade Better Buildings Bond. Renovation of the existing 2-story building in the 125th Street business district included a new elevator and handicap accessible facilities; Future phases include a \$ 1.5 Million addition of a 3rd Floor Cultural Center and "Green Roof." Completed in 2010.



TRANSITIONAL HOUSING FOR HOMELESS VETERANS

Cape Coral, FL

Client: Dov Rapoport



Transitional Housing
East Elevation
Scale: 3/32" = 1'-0"

Design for a new facility to serve homeless veterans on property near a new VA Clinic on the Gulf Coast, 2009.

POMPANO TERRACE

Pompano Beach, FL



Pompano Terrace Mixed Use



Coral Way Mixed Use

Miami Deco -Tech Design



2860 CORAL WAY DEVELOPMENT - TEN KUE INN RESTAURANT

Miami, Florida

Client: Royal Bay Invest, Inc., Coral Gables, FL
Planning and design for a new mixed-use building at the corner of Coral Way and SW 28th Avenue in Miami to consist of 9 stories with a new Ten Kue Inn Chinese restaurant (replacing existing restaurant on site), 64 units of residential apartments and a 100-space automated parking garage. Cost: \$ 15 Million; Concept Design completed: 2006.

**COCONUT GROVE COLLABORATIVE, Inc.
Miami, FL**

Architect/Planner for several mixed-use development plans by the nonprofit community development corporation based in the West Grove community of Coconut Grove, Miami. Consulted with organization since 2002

3648 OAK AVENUE – MIAMI VILLAGE HOME



Design of an affordable modular demonstration home for an infill vacant lot in the West Grove Island District of Coconut Grove. Design completed: 2006.

GOOMBAY PLAZA

Grand Avenue & Douglas Road



Grand / Douglas Mixed Use Development
Coconut Grove Collaborative, Inc.

BIMINI PLACE

US-1 & Douglas
Road



Bimini Place at Coconut Grove Village West
Coconut Grove Collaborative, Inc. / Pinnacle Housing Group

GRAND AVENUE KIOSKS



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Design for a series of kiosks for local merchants along Grand Avenue in the West Grove with Alexis Lahti/Design. Implementation underway.

HUDSON POINTE VILLAGE

Pasco County, FL



Proposal for new senior living community, a 600-unit affordable and green development Design, 2008.

PROPERTY EVALUATIONS AND DUE-DILIGENCE REPORTS

Jacksonville and Ft. Lauderdale, Florida
Client: Martin Goldman Real Estate/Village Green Management, Farmington Hills, MI
Detailed architectural and construction inspections and evaluations of over 1000 townhouse and garden apartment developments including Quail Oaks and Cypress Lakes Apartments under consideration for purchase and redevelopment by real estate investment and management group.
Reports and plans completed: 1985

SUN VALLEY APARTMENTS

Altamonte Springs, Florida

Client: Burlington Management, Inc., Ann Arbor, MI

Architect for 282-unit townhouse and garden apartment development outside of Orlando, Florida in conjunction with developer's staff Architect.

Construction Cost: \$10 Million; Construction completed: 1984.

BANYAN PRESERVE CONDOMINIUM

Coconut Creek, FL

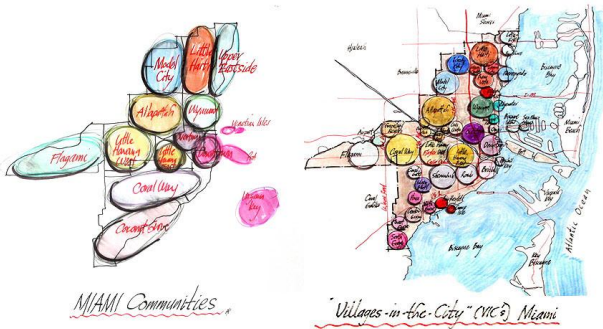
Client: Alliance Development Group, Coconut Creek, FL



Planning and design proposal for 16 new workforce townhouse condominiums at the corner of Wiles Road and Lyons Road incorporating sustainable design and environmentally-sensitive initiatives of the "Green Communities" program of The Enterprise Foundation. Planning and Concept Design completed, 2005.

**ADVOCACY PLANNING – MIAMI
NEIGHBORHOODS UNITED**

Client: Miami Neighborhoods United, Miami, FL
Consultant and member of Housing Committee of Miami Neighborhoods United; working with other members of nonprofit organization dedicated to a better quality of life and development in the City of Miami and Miami-Dade County. Activities include presentations to local government bodies and meetings with government officials regarding issues such as MIAMI 21 Plan development, Miami Comprehensive Neighborhood Plan, affordable housing and gentrification, community development funding. Pro-bono services 2004-8.



**UMOJA VILLAGE
SIR JOHN APARTMENTS
Carrfour Supportive Housing**
Miami, FL.
Permanent Supportive Housing

**EPISCOPAL CHURCH OF THE
RESURRECTION**
Biscayne Park, FL
Church and school expansion

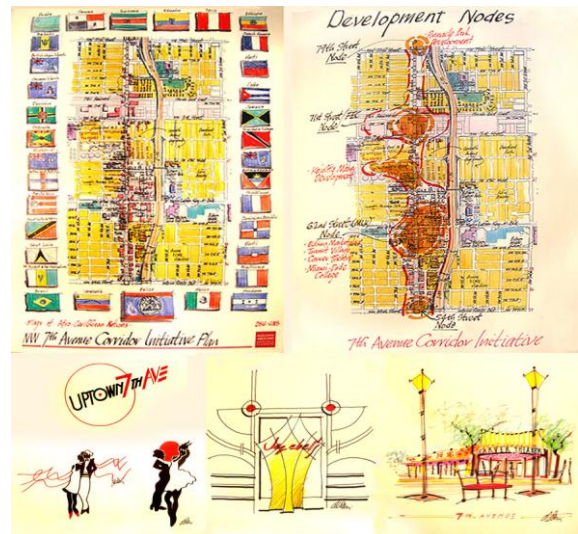
SCOTT-CARVER HOPE VI PROPOSAL
MIAMI-DADE HOUSING AUTHORITY
Telesis Development Team
Miami, FL

VENICE HOUSING AUTHORITY PROPOSAL
Venice, FL
Telesis Development Team

MIXED-USE PARKING DECK
South Miami, FL
Client: Real Estate Resource Group, Miami, FL

7TH AVENUE CORRIDOR INITIATIVE PLAN
Miami, Florida

Client: DSG Community Resources/ALT Joint Venture, Miami-Dade Empowerment Trust
Planning study of NW 7th Avenue between NW 54th Street and NW 79th Street to establish a coherent revitalization strategy including recommendations for new development projects and a new image and identity program including logo, graphics, signage, façade treatments and other streetscape design elements.
Planning and Design Study: 2006



**FOREST HILLS PARK ESTATES
DEVELOPMENT**
Coral Springs, Florida
Client: Cherry Tree Development Corporation, Parkland, FL
Development planning and design including alternatives for new condominium construction at vacant land in established condominium project.
Concept Design completed: 2005

OPA-LOCKA LAND TRUST DEVELOPMENT
Opa-Locka, Florida
Client: Real Estate Resource Group, Miami, FL
Development and design plan for 16 units of duplex condominiums for vacant land trust site at NW 22nd Avenue and NW 143rd Street.
Plan completed: 2002

PUBLICATIONS/PRESENTATIONS/AWARDS

FLORIDA TREND MAGAZINE

January 2008 Issue – 2008 Industry Outlook



Presentation to Coconut Grove Village Council on behalf of Miami Neighborhoods United re: City of Miami Planning Department - Miami 21 Planning Project, 2007.

Charles Edson Award for Tax Credit Housing for Gulf Breeze Village, Punta Gorda, FL

Tax Credit Equity Group – Featured Property

Municipal Finance

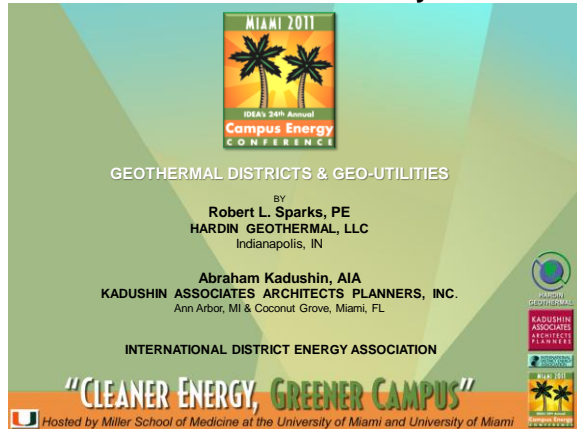


Gulf Breeze Apartments, Punta Gorda, Florida

Winner of the AHITCC 15th Annual Charles L. Edson Tax Credit Excellence Award for Public Housing Revitalization, Gulf Breeze Apartments, a new 171-unit mixed-income residential community, was officially dedicated in December 2008 replacing the original Gulf Breeze Apartments destroyed by Hurricane Charley in 2004. The Florida Housing Finance Corporation (FHFC) provided \$9.1 million in 4 percent LIHTCs and RBC's Tax Credit Equity Group raised \$9.3 million in equity. Additionally, the Punta Gorda Housing Authority (PGHA) provided three bonds underwritten by RBC which totaled \$14 million. Public response to the new community of 85 public housing, 83 LIHTC and three market-rate units was very supportive of the aesthetic charm and amenities for residents. RBC was pleased to be an active financial partner in this successful development.

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International District Energy Association (IDEA) Annual Conference at Miller School of Medicine at The University of Miami, 2011 – Presentation of Geothermal Utility Districts



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BUILDER'S CHOICE AWARD 2007

Magazine of the National Association of Home Builders (NAHB)

