

PERTREE PERSPECTIVE



STATE OF THE ART FACILITY COMPLETED 160,000 s.f. Symbol Mattress Company Production and Distribution Center

In July, 2005, Pertree Constructors completed construction of a new 160,000 s.f. office, production and distribution center for Symbol Mattress Company, the 4th largest, privately owned, mattress manufacturer in the United States. The project is located on a 12 acre industrial site in Osceola County, Florida.



“ Our new facility is everything we expected and more thanks to Pertree’s experience and professionalism. ”

Symbol Mattress Company



The company was founded more than 40 years ago and sells its products through an authorized dealer distribution network. The Osceola County location joins similar facilities in Virginia, Pennsylvania, Connecticut, Indiana, Alabama and Wisconsin. Symbol Mattress prides itself in its state-of-the-art production facilities which produce the polyurethane foam, box springs and hardwood foundations that go into its product offerings.



The Presentation Group

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Court room proceedings in the Central Florida area will often include the use of photos, animation, charts, graphs and other visual aids produced by The Presentation Group. Pertree Constructors was selected to construct a new 13,000 s.f., 2-story office building for the company to meet its continued business growth. An existing structure in their multi-building complex (east of downtown Orlando) was demolished to make room for the new construction.

Windermere Preparatory School (WPS)

WPS is a private, college-preparatory school located in Windermere Florida. To meet anticipated student enrollments, Pertree Constructors was selected to construct a 3 building expansion on the schools 48 acre campus. The expansion resulted in 42,000 square feet of space being added for both administrative office and classroom use.

Caribe Royale Fitness Center

The Caribe Royale Orlando Resort and Convention Center sets itself apart by offering more than 1,300 all-suite rooms as well as an adjacent convention center to Central Florida visitors. The latest amenity added to the tropical, 45 acre property is a 3,100 s.f. free-standing fitness center which was constructed by Pertree Constructors, Inc.

South Orange Business Center 1

South Florida developer, Abdo & Burts, called on Pertree Constructors to build this 92,000 s.f., multi-owner, office/warehouse condominium project on Orange Avenue south of Taft Vineland Road. Completed in September, 2005, the property is designed to offer 26 suites - each containing a mezzanine and 21' clear heights.



South Orange Business Center

I-4 Commerce Center Expansion—Phase II

I-4 Commerce Center is a 14 acre, multi-use business park visible from I-4 between Orange Blossom Trail and John Young Parkway. Pertree recently completed Building #3 (96,000 s.f. office/warehouse condominium); Building #5 (2-story, 12,000 s.f. office); and, Building #6 (2-story, 12,000 s.f. office) as part of the development's continued growth.

Global Business Center Expansion

Global Business Center is a multi-tenant, office complex located near the Orlando International Airport. In August, 2005, Pertree Constructors completed construction of Buildings 8, 9 & 10 which added 30,000 s.f. of new rental space to the development. Pertree is proud to include the owners of Global Business Center among its many repeat customers.



Platinum Plaza

Platinum Plaza Office Building

Pertree Constructors completed this 2-story, 29,000 s.f. office property in August, 2005. Located on International Drive (near Central Florida Parkway), the building is occupied by Timeshares Only, a

leader in the timeshare vacation industry. Attractive and unique interior finish work is a feature of the project.



WPK Commerce Center

Orlando Southpark Business Center and WPK Commerce Center

The Orlando Southpark Business Center and WPK Commerce Center are both properties developed by the Norbridge Corp. Pertree Constructors completed these projects late in 2005. Orlando Southpark, designed as a multi-owner office/warehouse condominium, contains two buildings with a total of 81,000 s.f. WPK, with 21,000 s.f., is another condominium project designed for multi-owner occupancy by office users.

DID YOU KNOW?

▲ Pertree Constructors enjoyed its most successful year ever in 2005 with construction sales in excess of \$60 million. Approximately 88% was derived from "denovo" (ground up) projects with the remainder being earned from tenant improvement/interior renovation work.

▲ Pertree Constructors is a 2005 National Safety Merit Award Winner. Representatives of the company formally received the award at the Associated Builders & Contractors (ABC) national convention held in March, 2006.

▲ Design/Build activity at Pertree Constructors, Inc. is on the rise. Clients are increasingly looking to Pertree to provide this type of project delivery method.

▲ As a Career Builder for Butler Manufacturing Company, Pertree Constructors continues to enjoy a strong relationship with this industry leader in pre-engineered building systems. During the program year 2005, Pertree Constructors utilized \$2,000,000 in Butler products for its project construction activities.



▲ Pertree Perspective photography was produced by Taylor Architectural Photography, taylorarchitecturalphotography.com

MOVING IN & MOVING UP

Pertree Constructors continues its efforts to attract and retain seasoned industry professionals to meet its growth objectives.



Ed Dore

Ed Dore has joined Pertree as Project Manager in the Interior Build-Out Division. Ed was formerly associated with Chiodi Commercial Realty and is experienced in working with office and commercial tenants.

John Gilbreath has been promoted to Project Manager. John graduated from Auburn University and has worked with the company since 1996.

Kash Ramsdale has been promoted to General Superintendent from Project Superintendent. Kash joined Pertree Constructors in 1996.

Other valued additions to the Pertree Team include:

- **Delbert "Shorty" Gleason**, Project Superintendent
- **Ray Pluchel**, Project Superintendent



John Gilbreath

- **Wesley "Troy" Snipes**, Project Superintendent
- **Jose Garcia**, Laborer
- **Bev Edmondson**, Plans Expeditor

CLIENT SPOTLIGHT

Earning Client Loyalty — A 20 Year History —

DeLater & Company is a firm that has provided extensive real estate development and property management services to a variety of customers over a 20 year period. During this time, it has relied on Pertree Constructors, and its principals, to provide professional project planning and construction services. As the developer of the I-4 Commerce Center, DeLater & Company selected Pertree Constructors to build the 6 existing buildings in the development. Work is now continuing on Building #7 and work should commence on Building #8 later this year. This will complete build-out of the development. Pertree Constructors has also assisted the company with other construction projects in Central Florida and has been the general contractor on build-to-suit/leaseback projects in Texas, Virginia and Rhode Island.

PROJECT PARTNERS

Reynolds, Smith & Hills, Inc.

Reynolds, Smith & Hills, Inc. is one of the quality design firms that Pertree Constructors has occasion to work with. The company provides a full range of architectural, engineering, planning and environmental services to a broad list of clients. Based in Jacksonville, RS&H has ten offices in Florida and sixteen other offices strategically located across the United States. Representative projects completed by the Pertree/RS&H team include First Union/Wachovia banks (central Florida), Control Laser development/mfg. facility (Orlando) and the Precision Response Corporation call center (Jacksonville). For more information: www.rsandh.com

Girard Environmental Services

Girard Environmental Services (GES) is a full service landscape installation and maintenance company that has worked with Pertree Constructors on numerous projects in Central Florida. Formed in 1998 by Rick and Randy Girard, the company is based in Sanford, Florida providing full-time employment for more than 200 people. GES is part of The Girard Companies which also includes Girard Garden Centers, and Girard Wholesale Nurseries. For more information: www.girardenvironmental.com

Pertree Constructors benefited from continued strength in the Central Florida marketplace during the last six months of 2005. The company commenced construction on the following projects during this period.

Alafaya Business Center

This project will result in a 2-building, 82,000 s.f. industrial condominium development located on Alafaya Trail near Curry Ford Road in Orlando. It is the ninth project that Pertree Constructors has built for this particular developer.

Metric 8 Building

A.J. Properties, project owner/developer, is another repeat client of Pertree Constructors. Upon completion, this 36,000 s.f. industrial property will offer multi-tenant space opportunities, and a Winter Park address, to companies with office, showroom or service location needs.

Southport Plaza

A south Florida based development group, selected Pertree Constructors to build this 21,000 s.f., multi-tenant retail center in Kissimmee, Florida.

U.S.G.S. Building

The United States Geological Survey will be the single tenant in a 19,000 s.f. office building in the UCF Research Park. Pertree Constructors was selected to construct the building by the project developer, Tower Realty Partners. Pertree is responsible for both the shell building and the interior build-out of the space.

I-4 Commerce Center Expansion

Late in 2005, Pertree Constructors began construction on two new projects in this mixed-use development located southwest of downtown Orlando. An expansion of Building #3 to 96,000 s.f. is justified by strong demand in smaller sized, condominium ownership for companies needing dock high, office/warehouse space. Building #7 contains 30,000 s.f. of space and is designed for division into smaller ownership units ideal for office, showroom or service related businesses.

Park Place at Heathrow (Building E)

This new 4-story, 46,000 s.f. office condominium, is the fourth project constructed by Pertree Constructors for Pelloni Capital Corporation. It will be similar in appearance to an adjacent 3-story building which Pertree completed in 2004. Park Place at Heathrow is an up-scale mixed use development located in Lake Mary, Florida.

Internal Medicine Specialists Building

Located in St. Cloud, Florida, this specialized medical services facility will offer 7,500 s.f. of space for education, diagnostic and treatment services to patients with renal disease/illness.

Blackberry Creek

Another project in St. Cloud is this 20,000 s.f., multi-tenant retail center that is being developed by Schoolfield Properties.

Windoor, Inc.

WinDoor designs, produces and markets a line of high impact, exterior door systems and fixed window systems for sale to the high-end housing and condominium markets. Later this year, Pertree Constructors will complete construction of their new 325,000 s.f. office/production/distribution building which will be located in the International Corporate Park.

In addition to the project activity mentioned above, the Interior Build-Out Division of Pertree Constructors was also extremely active during the last half of 2005. During the period, it was awarded more than 60 different construction contracts for tenant build-out and interior renovation work. These projects ranged in value from \$10,000 to \$555,000.



PERTREE CONSTRUCTORS, INC.
(Florida GC License #'s CGC038670)

Pertree Constructors, Inc., is a general contracting firm specializing in commercial, industrial and institutional building programs. The company has been in business since 1988, successfully completing projects for local, regional and national clients in a multi-state area.

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