



REAL ESTATE DEVELOPMENT SERVICES

	DESIGN	ENGINEERING	CONSULTING	PLANNING	SURVEYING

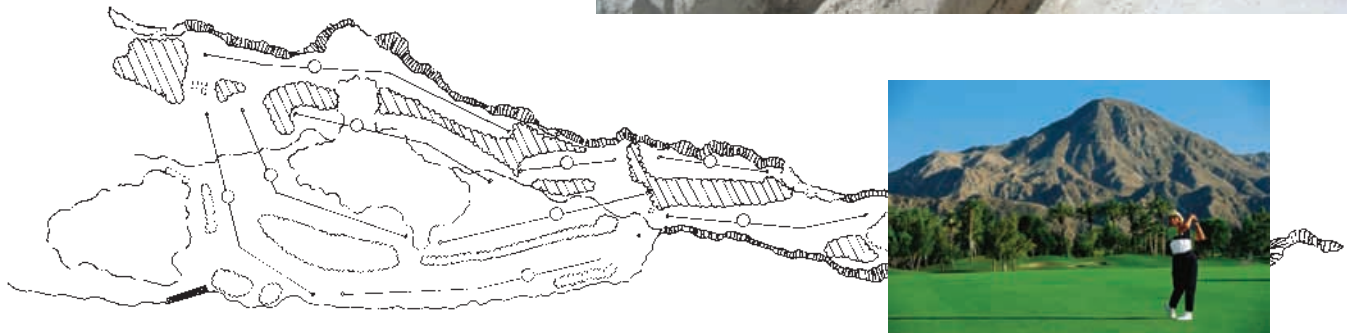




BRINGING A WORLD OF ENGINEERING EXPERTISE TO YOUR VISION

Applied Technology & Management is renowned throughout the United States and internationally for its approach to real estate development planning and engineering. ATM is dedicated to providing innovative engineering and management services to create successful, environmentally sensitive, sustainable projects and cost-effective solutions for resort, residential, and commercial clients throughout the world.

Infrastructure requirements for a development and environmental constraints of the site are often underestimated in the resort planning process. To assure that the planning process ultimately results in a sustainable and economically viable design, ATM provides a uniquely integrated interdisciplinary team of experts including civil and coastal engineers and designers, development professionals, and environmental scientists. With expertise on resort projects throughout the world, we provide the diverse skills necessary to guide your project development team and avoid potential pitfalls that can impact schedules and budgets.



REAL ESTATE DEVELOPMENT SERVICES FOR SUSTAINABLE PROJECTS THROUGHOUT THE WORLD

The planning process establishes the path for a successful resort, residential, or commercial project. ATM's project input at the early stages of master planning facilitates the smooth transition into the design stage. The design drawings can then be compiled more efficiently, allowing the project to move directly into construction with confidence. ATM is there to support the project during all phases, from initial concept planning to construction observation. ATM works closely with the project team to assure that a sustainable and environmentally compatible design is developed that adheres to the owner's intent.

From the islands of the Caribbean to the mountains of Asia Minor, ATM has a global footprint that is simply unprecedented. Utilizing ATM professionals, our clients gain access to an international network of experts that can comprehend and solve complex real estate development issues, no matter where the project is located.

AN UNRIVALED ARRAY OF EXPERIENCE AND CAPABILITIES

From initial due diligence to planning charrettes, engineering to construction, ATM's capabilities and experience present a breadth and depth that is unique in the development industry. Our commitment is to understand the physical needs and complex problems facing a development project. ATM's team of dedicated professionals delivers the expertise and know-how that results in assurances that all physical and environmental constraints have been identified and taken into account prior to completion of the Master Plan.

INFRASTRUCTURE DESIGN & ENGINEERING

ATM provides comprehensive services related to infrastructure design and construction of real estate developments. ATM's civil engineers provide a full range of infrastructure services including site geometry and roadway design; stormwater management; water treatment and distribution; wastewater collection, treatment and reuse; and electrical generation and distribution that are necessary to assure the smooth operation of any development. Our integrated staff provides a full range of engineering services to ensure that the design objectives are feasible and sustainable and that construction adheres to the design intent.

SITE ASSESSMENT & DUE DILIGENCE

A successful project requires the right plan in the right place. To assure that this goal is met, ATM begins with obtaining a detailed understanding of the owner's expectations and desires. Using that information, we then perform a comprehensive feasibility assessment from an environmental, coastal, and civil perspective to identify constraints and limitations.

ENVIRONMENTAL IMPACT ASSESSMENT

To support master planning efforts and often in response to regulations and lending institution requirements, ATM has performed numerous EIAs for development projects. These studies, which consider the environmental, ecological, social, cultural, and physical impacts of a project, are often used to assure that sustainable goals are met during the planning process.

COASTAL ENGINEERING

In support of waterfront developments, ATM provides coastal engineering services to assess development opportunities and constraints with regard to existing shoreline conditions, beach orientation and protection, nearshore resources, potential sand borrow areas, coastal shoreline processes, and environmental issues. Based on this information, our professionals can then develop beach enhancement design plans and recommendations regarding sustainable practices for management of the shoreline.

MARINE & WATERFRONT DEVELOPMENT

ATM provides a complete range of economic, environmental and technical marina engineering services, from marina market studies to design, modeling, permitting and construction management. ATM's marina engineering team has won numerous design and engineering awards for their work and has completed hundreds of projects throughout the world.

RENEWABLE ENERGY

ATM provides expert data collection and analysis of wind, solar, geothermal, and water parameters for the environmental and energy sectors. These services offer our clients an understanding of their resources and opportunities available for renewable energy and sustainable development while maximizing the use of their natural environment.

CHUB CAY CLUB

Berry Islands, Bahamas

Located in the Berry Islands, Chub Cay is fast becoming a world-class fishing and yachting destination. ATM worked closely with the development team and was able to fast-track this project to meet an aggressive construction schedule. Our team of professionals collaborated to complete planning and design of the roads, water distribution system, wastewater collection, transmission and reuse systems, site grading and geometry plans, and the stormwater management system. ATM also completed structural engineering for the marina and provided a flushing analysis for the marina basin to assure that pristine conditions were maintained.



ATLANTIS

Paradise Island, Bahamas

ATM has worked with Atlantis for over 10 years during several phases of development, performing a number of extensive ecological, water quality, hydrogeology, soils, geology, surface water, wastewater, hydrodynamic, socioeconomic, cultural resources, and transportation studies for the hotel and resort complex at Paradise Island. This work included assistance in obtaining regulatory approval through preparation of a comprehensive Environmental Impact Statement implemented according to guidelines approved by the National Bahamas Trust. ATM also completed a hydrodynamic and water quality model, storm surge analysis, EIS, and Marine Operations and Management Plan in support of the marina development at Atlantis. ATM developed the groundwater pumping system serving the air conditioning system and prepared extensive supporting documentation for the Dolphin Cay interactive dolphin facility.

WESTIN ROCO KI BEACH AND GOLF RESORT

Punta Macao, Dominican Republic



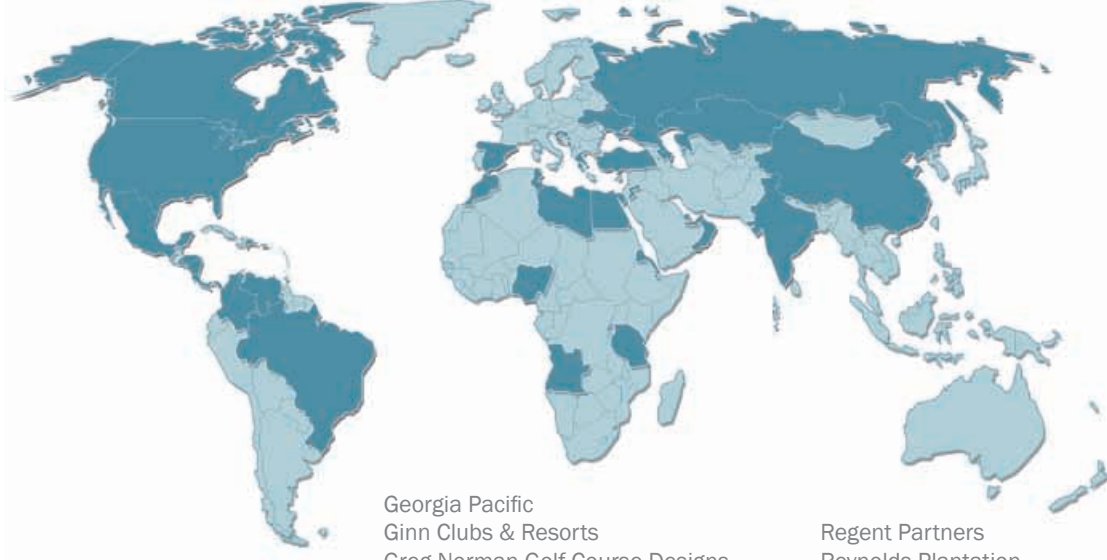
Currently under construction, the Westin Roco Ki Beach and Golf Resort is set along the headlands and beaches of the Dominican Republic's eastern shore. To support this project, ATM conducted environmental and engineering studies for the entire 200-hectare project. Services included environmental upland and marine assessments, preliminary infrastructure design, beach and dune erosion assessment, development of community inclusion strategies, and development of mitigation plans for project impacts. As part of the sustainable development approach, the project includes more than 50 hectares of mangrove conservation areas. The ATM team's input into the planning process helped guide the completion of the final master plan. ATM also provided assistance with public presentations and regulatory agency meetings and is providing ongoing support to the project team.

MARINELAND OCEANARIUM

Marineland, Florida



The Marineland oceanarium recently had its grand re-opening to showcase the ATM designed Dolphin Conservation Center. With eight pools for 11 resident dolphins, the \$10 million, 1.3 million-gallon exhibit provides a "virtual ocean" experience for the dolphins and visitors alike. ATM initially worked with Marineland, the world's first oceanarium, to develop concept plans for the replacement of the existing dolphin and aquatic life habitats, some of which had been in service since 1938. The first step in the design process was to conduct an inventory of the existing infrastructure, followed by an extensive planning process. After completion and acceptance of the tasks, ATM utilized this information to design and engineer a new habitat, including the associated life support hydraulic system, for the dolphins and other marine animals.



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