



REAL ESTATE DEVELOPMENT SERVICES

DESIGN	ENGINEERING	CONSULTING	PLANNING	SURVEYING
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BRINGING A WORLD OF ENGINEERING EXPERTISE TO YOUR VISION

Applied Technology & Management is known 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 and environmental constraints are often underestimated in the resort planning process. To ensure 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.

AN UNRIVALED ARRAY OF EXPERIENCE AND CAPABILITIES

ATM's capabilities and experience present a breadth and depth that are unique in the development industry. Our commitment is to develop an understanding of the physical needs and complex challenges facing a development project. ATM's team of dedicated professionals delivers the expertise and know-how to ensure that 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 that are necessary to assure the smooth operation of any development including site geometry and roadway design; stormwater management; water treatment and distribution; wastewater collection, treatment and reuse; and electrical generation and distribution. 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 ensure 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 ensure 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.

MARINA & 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

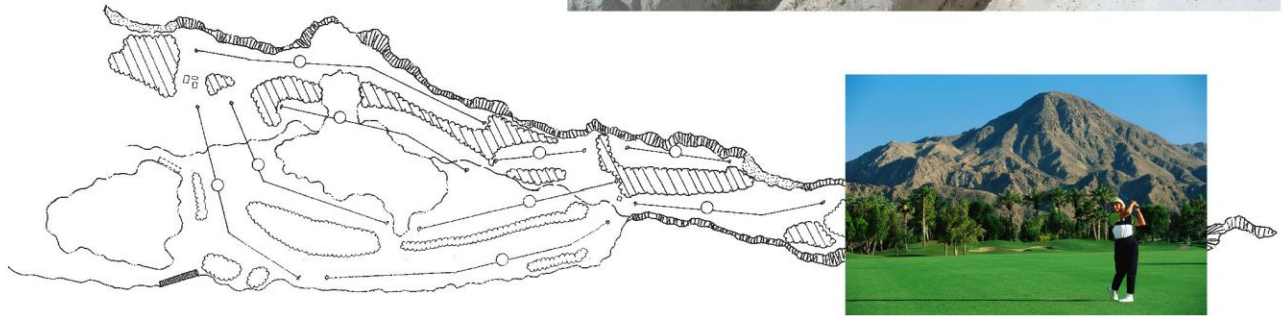
The Westin Roco Ki Beach and Golf Resort is set along the headlands and beaches of the Dominican Republic's eastern shore. To support this project, ATM conducted environmental and engineering studies for the entire 200-hectare project. Services included environmental upland and marine assessments, preliminary 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

Originally opened in 1938 as one of Florida's first marine mammal parks and an underwater film studio, the aging facility sank into disrepair, and in 2004, hurricane damage caused the park to close for renovations. ATM was called in to assist with renovations and to design a showcase Dolphin Conservation Center. ATM engineers worked with Marineland to develop plans for replacement of the dolphin and aquatic life habitats, some of which had been in service since 1938. An inventory of the existing infrastructure was conducted, followed by an extensive planning process. ATM then designed and engineered the new habitat, including the associated life support hydraulic system for the dolphins and other marine animals. With eight pools for 11 resident dolphins, the \$10 million, 1.3 million-gallon exhibit now provides a virtual ocean experience for the dolphins and visitors alike.



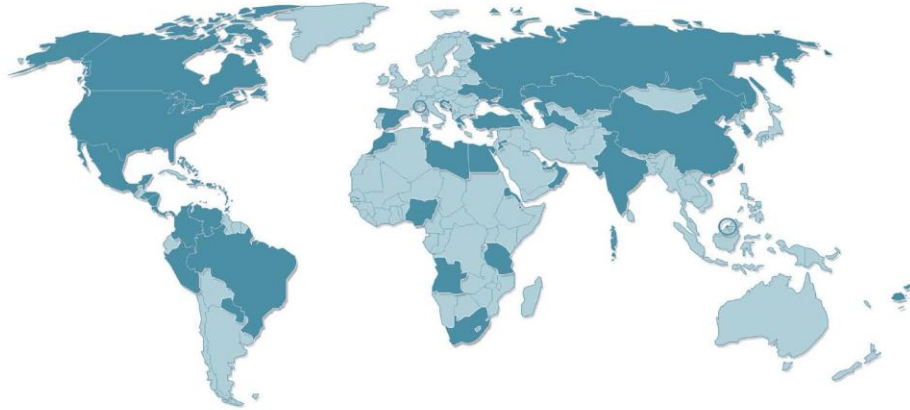


**REAL ESTATE DEVELOPMENT
SERVICES FOR SUSTAINABLE
PROJECTS THROUGHOUT
THE WORLD**

The planning process establishes the path for a successful resort, residential, or commercial project. ATM's 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's comprehensive services support a project during all phases, from conceptual planning, through construction, to operation. Our staff works closely with the entire project team to ensure that a sustainable and environmentally compatible design is developed that adheres to the owner's intent.

ATM professionals offer our clients access to an international network of experts with the expertise and experience to address complex real estate development issues. Our staff has earned a reputation for providing answers to development problems worldwide.

■ Representative International Project Locations



Applied International Holdings Limited
Baha Mar Development Co.
BenchMark Advisors
Branigar/Union Camp
Centex Destination Properties
Chaffin/Light Associates
Collier Enterprises
Consolidated Resort Services, Inc.
Crescent Resources
Design Workshop
Destination Resorts, Inc.
Disney Cruise Lines
Disney Development Corporation
EDAW
EDSA
Fairmont Hotels and Resorts
First Union
Fletcher Development
Four Seasons Resorts
GE Capital
Georgia Pacific

Ginn Clubs & Resorts
Greg Norman Golf Course Designs
Hines
International Paper
Island Global Yachting
Islands by Design, Ltd.
ITT Palm Coast
Jacoby Development Group
Kerzner International, Ltd.
Kiawah Resort Associates
Kitty Hawk Land Company
KOR Group
Las Islas Group
Mainsail Development Group
Marriott
Medalist Development
Montana Holdings, Ltd.
Moss & Associates
Nakheel
Portrait Properties II
Prudential - Bache
RAHN Properties
Regent Partners

Reynolds Plantation
Ritz-Carlton
Sea Pines Plantation
Shoal Bay Properties, LLC
Sky Beach Development (Eleuthera) Ltd.
Sonesta International Hotels
St. Joe Company
Starwood Hotels and Resorts
Sun International, Ltd.
Sun Resorts
Terra Pointe
Textron Financial Corporation
The Beach Company
The Related Group
The Sea Island Company
Viceroy
Walt Disney Imagineering
WCI Communities
West End Properties, Ltd.
Weyerhaeuser
Wood + Partners



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