

Shoreline Real Estate, LLC

Lincoln Harbor

A 165 Acre Planned Urban Lakefront Community
Lincoln, Alabama



Partner Information & Past Projects

LINCOLN HARBOR



Design Consultant

Ann C. Carter

Ms. Carter is an Owner of and the Design Consultant for Shoreline Real Estate, LLC. Starting her career in Real Estate in her early 20's, Ann has managed the construction of numerous projects including rental homes, commercial buildings, and residential communities, but her area of expertise resides in Executive Home Construction. While completing these endeavors, Ms. Carter has also turned a passion for flowers into a thriving company, Ann Carter Designs, Inc., that offers full service event planning for the elite families and businesses of Carrollton, and the West Georgia area, where she also resides. Along with several other business ventures, Ann has a long standing Banking career in her repertoire. She was an organizing director of the Community Bank of Carrollton, and served on its board of directors from 1987 until 1996, when she and Shoreline Principal, Phillip Kauffman, ventured again into organizing another bank, The Peoples Bank of West Georgia, where she served on its board of directors from 1996 until its merger with United Community Bank in 2002.

Manager

Jason P. Kauffman

Mr. Kauffman is currently engaged by Shoreline Real Estate as Project Manager of Lincoln Harbor as well as being a Principal with the LLC. He has worked in real estate since 2000, when he worked part-time for several small real estate firms, while receiving his Bachelors of Business Administration from the University of West Georgia in Carrollton, Georgia. After completing his undergraduate work, Kauffman went to work for his father at Kauphi Properties based in Carrollton, Georgia, managing his real estate assets. While working for Kauphi, Kauffman completed his M.B.A. in Real Estate from Georgia State University in Atlanta, Georgia.

Site Manager

Donald C. O'Konski

Mr. Okonski is the current Site Manager and Caretaker of Lincoln Harbor and its residents. Donald is well versed in many trades, including plumbing, electrical, carpentry, painting, and property management. Growing up in New York State, Donald started his professional career handling the maintenance responsibilities of a 1,200 unit apartment complex, until he decided to move South with his family where he worked at two manufacturing companies as a Dry Kiln Supervisor and technician for the next 14 years. After which he decided to start his own business in the Kiln industry located in Talladega, using the knowledge gained in his previous employment positions. He and his wife Lori, still reside in Talladega.

Principals

Phillip E. Kauffman

Mr. Kauffman is currently involved in several real estate companies. Prior to Kauffman's real estate endeavors, he served as Vice President of Royal Creations Inc. Mr. Kauffman managed every aspect of this business, which was located in Villa Rica, Georgia, and employed over 450 people. He served Royal Creations from 1966 until 1989. In 1989, he purchased Henderson Diamond Carbide and served as its President from 1989 until the sale of the company in 1996. Since then, he has been involved in real estate development, including Mirror Lake in Villa Rica, Georgia and Sunset Cove in Dadeville, Alabama. Kauffman has served as Chairman, and has been active with the University of West Georgia's Foundation since 1996, and has also served on the Board of Directors for the Carroll County Chamber of Commerce where he remains very active. He received numerous awards with the Chamber including Citizen of the Year in 1985. Mr. Kauffman is currently the Chairman of United Community Bank, West Georgia. He was an organizing director of The Community Bank of Carrollton/ Regions Bank, and served on that board from 1986 until 1996. Mr. Kauffman was also Chairman and an organizing director for Peoples Bank of West Georgia until its merger with United in 2002 and currently serves on the Board of Providence Bank located in Alpharetta, Georgia & NOA Bank of Duluth, Georgia.

Mike H. Horton

Mr. Horton is an independent business executive who manages several real estate development firms in and around the Southeast. He began his real estate career in 1997 by focusing on the adaptive reuse of historical buildings in his hometown of Carrollton, Georgia. Mr. Horton began his professional career as an asset manager in Carroll County, Georgia. He has served as past president of The Carroll County Sertoma Club, Carrollton Main Street Association, and is a current Board Member of Tanner Medical Foundation and a Trustee of The First United Methodist Church of Carrollton. Mr. Horton also serves as a Director on two Community Bank Boards: First Choice Bank located in Dallas, Georgia and Providence Bank of Alpharetta, Georgia.



Past Projects

Mirror Lake – Villa Rica, Georgia

Fall '97 — Fall '02

Location: Villa Rica, GA off of I-20 on 96-acre lake

Number of Units:: 2,000+ home sites in 12 neighborhoods

Project Size: 1,600 acres

Amenities: 36 Hole golf Course, 3 Swim & Tennis Centers





Mirror Lake

Douglas County • \$125's to \$1 Million+

While one size doesn't always fit all, one community certainly can – Mirror Lake. Named "Atlanta's Hottest New Zip Code" by the *Atlanta Journal-Constitution*, Mirror Lake's Douglas County location is one of the most popular master-planned communities in Atlanta. Located just 30 miles from downtown Atlanta, Douglas County offers residents low taxes, one of Georgia's best school systems and easy access to four major interstate highways. The community's distinctive neighborhoods and variety of home styles make Mirror Lake a great fit for home buyers at every stage of life.

This serene setting provides desirable home options in 20 distinct neighborhoods. Those seeking a site to reflect their lifestyle can choose from many different styles of homes including patio homes with lawn maintenance, traditional homes and custom homes.

From four miles of shoreline, homeowners can peacefully watch sailboats, canoes and fishing boats dot the lake restricted to residents only. Others will tee off at the private Mirror Lake Golf Club featuring a 36 hole championship golf course developed by Canongate, offering reciprocal play at six other courses and a low initiation fee.

Location: I-20 West to Exit 26 (Mirror Lake Blvd.). Turn right and go one-half mile to the Welcome Center. Welcome Center hours: Mon. and Wed. through Sat. 11 a.m. - 6 p.m., Tues. and Sun. 1-6 p.m.

Overview:

- 2,000 homes • 96 acre lake
- 36 hole championship golf course
- Swim/tennis centers
- Private golf clubhouse
- Junior Olympic pools
- Tennis courts • Tot lots
- Volleyball/Basketball courts
- Jogging/Walking trails

Sales:

Mirror Lake • (770) 459-2356
www.mirror-lake.com



EQUAL HOUSING OPPORTUNITY

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Past Projects (cont.)

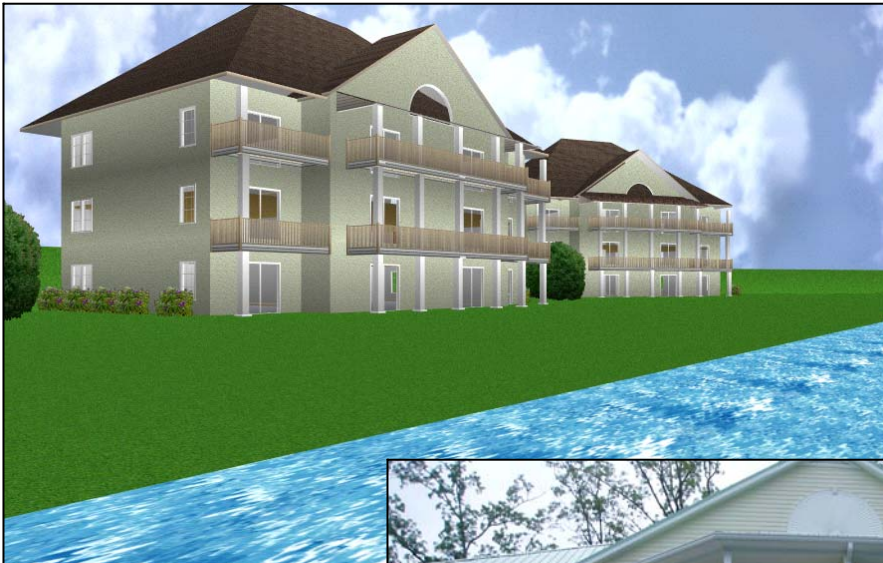
Sunset Cove — Dadeville, Alabama

Spring '04 — Summer '05

Location: StillWaters Resort on Lake Martin

Number of Units:: 18 Condo Units, 3 Buildings

Project Size: 1.2 Acres



Past Projects (cont.)

Carrollton Square – Carrollton, Georgia

Location: Adamson Square in Carrollton, Georgia

Project Type: Historic Renovation, Office / Retail



Past Projects (cont.)

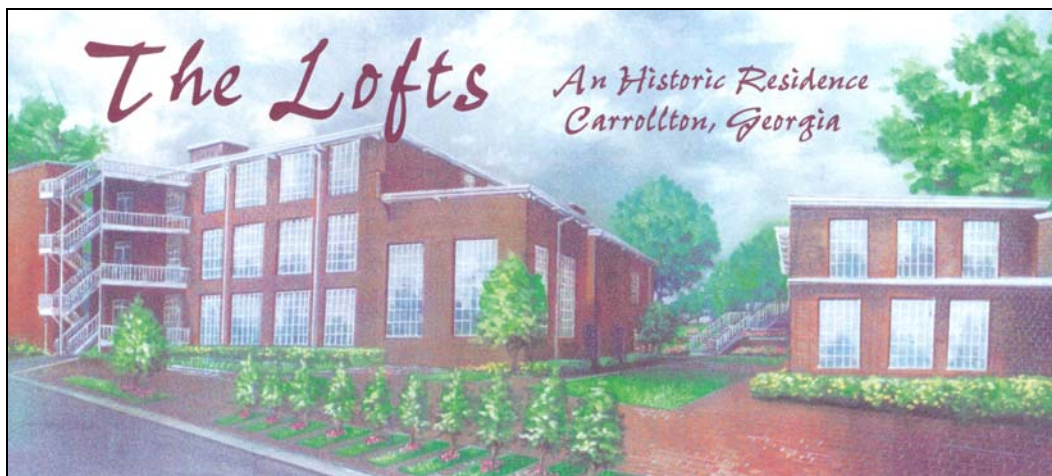
The Lawler Lofts – Carrollton, Georgia

Location: Downtown Carrollton, Former Hosiery Mill

Number of Units: 48 Apartment Units

Type of Project: Historic Renovation

Other: Listed on the National Registry of Historic Buildings; 1998 – Georgia Trust for Historic Preservation Outstanding Rehabilitation of a Residential Structure





Lincoln Harbor



Shoreline Real Estate, LLC



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