

OAKGROVE RESIDENTIAL

420 Harvard Street

Brookline, Massachusetts 02446

Oakgrove Residential is an integrated real estate investment, development and management company headquartered in Brookline, Massachusetts. With over 45 years of combined experience in permitting, design and construction, Oakgrove Residential provides vertically integrated residential real estate services in high barriers to entry markets.

Oakgrove Residential is committed to building long-term value through disciplined investment, targeted development and systematic management.

VICTOR SHEEN

President

Mr. Sheen has over 15 years of experience in leading acquisitions and development for private, institutional real estate companies and investors in projects spanning across the Northeastern United States. Specifically, Mr. Sheen is responsible for Acquisitions Due Diligence, Feasibility Analysis, Equity & Debt Financing, Major & Minor Permitting, and Disposition Coordination. More recently, Mr. Sheen is a founding member of Oakgrove Residential, managing the investment and development of luxury residential properties in the Boston metropolitan areas.

Prior to founding Oakgrove Residential, Mr. Sheen was a Development Manager with JPI. His responsibilities included all aspects of development including sourcing, underwriting, due diligence, entitlement, permitting, design, and construction administration of multifamily projects in the Northeast Region. Prior to joining JPI, Mr. Sheen held various development and design positions with the Mullins Company and Pei Cobb Freed & Partners Architects. While at Mullins, Mr. Sheen was a Development Manager responsible for the design and permitting of numerous 40B affordable housing projects in Massachusetts. As a Senior Associate Architect at Pei Cobb Freed & Partners Architects in New York, Mr. Sheen managed the design and construction of projects ranging from a 52-story office tower in Madrid to a 325-room hotel in Barcelona.

Mr. Sheen is a graduate of Rice University with a Bachelor in Architecture, and a graduate of Massachusetts Institute of Technology with a Masters in Real Estate Development. Mr. Sheen currently resides in Cambridge with his wife.

Experience

Oakgrove Residential

Brookline, MA

President

2009 – Present

President of Oakgrove Residential, a private real estate company specialized in investment, development and management of private multifamily assets in the New England Region. Responsibilities include sourcing of new acquisition / development projects and the day-to-day management and oversight of development team.

420 Harvard

Redevelopment of an urban mixed-use building to 36 mix-income residential apartments with ground floor retail in Brookline, Massachusetts.

255 Parker

Redevelopment of 4,000 SF single family building in Newton, Massachusetts.

101-105 Bellevue

Redevelopment of a former church property to 4 luxury residential single family buildings in Quincy, Massachusetts.

1755 Beacon

Redevelopment of 8,000 SF single family building to 4 luxury residential condominiums in Brookline, Massachusetts.

20-28 Lyon

Redevelopment of 3 single family buildings in Brookline, Massachusetts.

106 Thorndike

Redevelopment of 5,000 SF single family building to 2 luxury residential condominiums in Brookline, Massachusetts.

287 Shawmut

Redevelopment of 5,000 SF townhouse building to 2 luxury residential condominiums in the South End neighborhood of Boston, Massachusetts.

90 Waltham

Redevelopment of 6,000 SF townhouse building to 3 luxury residential condominiums in the South End neighborhood of Boston, Massachusetts.

211 West Canton

Redevelopment of 5,000 SF townhouse building to 2 luxury residential condominiums in the South End neighborhood of Boston, Massachusetts.

73 Summer

A proposed 15,000 SF redevelopment of an urban gas/service station to a 22-24 unit residential project in the heart of Union Square in Somerville, Massachusetts.

37 Washington

An existing 32,000 SF mill building within a proposed 88-unit residential redevelopment of a former industrial mill complex in the Smart Growth District of Melrose, Massachusetts.

Shawsheen River Complex

An existing 36,000 SF office condominium in a former industrial mill building located in the Ballardvale Historic District of Andover, Massachusetts.

Stone Place Mill

Redevelopment of a former industrial mill complex to include 212 new construction and mill conversion residential units in the Smart Growth District of Melrose, Massachusetts.

JPI - Northeast Region

Southborough, MA

Development Manager

2006 – 2008

Development Manager for the Northeast Region of JPI, a national real estate company that acquires, owns, operates, develops and constructs mid-large scale apartment communities. Responsibilities include sourcing of new acquisition / development deals and the day-to-day management and oversight of development projects.

Jefferson at Melrose

Acquisition, permitting, design, and financing of a 300-unit luxury apartment complex in Melrose, Massachusetts.

Jefferson at Westford

Permitting, design and financing of a 250-unit mixed income apartment project in Westford Massachusetts.

Jefferson at Edgewater Hills / Terrace / Village

Permitting and design of \$30MM renovation, and capital improvements to a 1,600-unit luxury apartment portfolio in Framingham, Massachusetts.

Jefferson at Ashland Station

Permitting and design of a 500-unit luxury apartment community in Ashland, Massachusetts.

Jefferson at Admirals Hills

Design and construction of a 160-unit luxury apartment project in the historic water-front neighborhood of Chelsea, Massachusetts.

Mullins Company

Braintree, MA

Development Manager

2004 – 2006

Development Manager for the Mullins Company, a regional real estate company that acquires, owns, operates and develops mid-large scale affordable apartment communities. Responsibilities include sourcing of new acquisition/development deals and the day-to-day management and oversight of development projects.

Old English Square

Permitting, design and financing of a mixed-use 211-unit mixed-income apartment project with a 20,000 square foot of commercial retail complex in Holbrook, Massachusetts.

Kimball Woods

Permitting, design and construction of a 256-unit luxury high-rise apartment project in Burlington, Massachusetts.

Pei Cobb Free & Partners

New York, NY

Senior Associate Architect

1996, 1998 – 2003

Senior Associate Architect for Pei Cobb Freed & Partners, an international architectural firm that was founded by I.M. Pei that has designed and developed over 200 projects worldwide. Responsibilities include day-to-day design management of projects and oversight of design consultants.

FSM East River Properties

Master Planning and project management of a 6.1 million square foot of luxury mixed-use development along First Avenue in Manhattan, New York.

Torre Espacio Tower

Design and project management of a 52-story office tower with associated underground parking in Madrid, Spain.

Air Force Memorial

Conceptual design and project management of the United State Air Force Memorial in Arlington, Virginia.

Beijing Central Business District Core

Conceptual master planning and project management of a 1.3 million square meter mixed-use development in Beijing Central Business District.

World Trade Center and Grand Marina Hotel

Design and project management of a 325-room Grand Marina Hotel in the World Trade Center complex in Barcelona, Spain.

Mercer Properties, Inc.

398 Columbus Ave. # 293

Boston, MA 02116

TANI HALPERIN

President

Mr. Halperin has 30 years of investment, development and construction experience in residential, commercial and mixed-use projects, and directly responsible for over \$450 million dollars of development in Israel and the United States. Mr. Halperin is engaged in all aspects of real estate development including acquisition, planning, project management, construction and marketing of projects for private real estate investors.

Since 2002, Mr. Halperin has been the owner and CEO of Mercer Properties, responsible for the development of Biscuit Lofts Condominiums, a comprehensive rehabilitation of 56,000 square feet of mill building into 43 residential units in Worcester, Massachusetts; Shawsheen River Office Condominium, acquisition of a 35,000 square feet historic mill office building in Andover, Massachusetts; Stone Place Mill, a historic mill renovation and new construction of a 300-unit transit oriented apartment community in Melrose, Massachusetts.

Current projects:

- W.Canton Boston - 5-Story Townhouse in the South End neighborhood of Boston, completed.
- Thorndike Brookline - 3-Story Single Family in the Coolidge Corner neighborhood of Brookline, conversion into 2 luxury residential units, completed.
- Waltham Boston - 6-Story Townhouse in the South End neighborhood of Boston, conversion into 3 luxury residential units, in construction.
- Beacon Brookline - 6-Story Townhouse in the Washington Sq neighborhood of Brookline, conversion into 4 luxury residential units, in construction.
- Lyon Road – Three Single Family in the Chestnut Hill neighborhood of Brookline, in construction.
- Shawmut Boston - 6-Story Townhouse in the South End neighborhood of Boston, conversion into 2 luxury residential units, in construction.
- Summer Somerville - Existing Service Station in the Union Sq neighborhood of Somerville, new construction of 22-24 residential units, in permitting.
- Bellevue Quincy – in the Squantum neighborhood of Quincy, new 4 Single family, in permitting.
- 420 Harvard - Redevelopment of an urban mixed-use building to 36 mix-income residential apartments with ground floor retail in Brookline, in permitting.
- Parker Street - Redevelopment of 4,000 SF single family building in Newton, Massachusetts, in permitting.

Prior to founding Mercer Properties, Mr. Halperin was owner and CEO of Scicon Industrial Parks Ltd., engaged in large scale developments for the private sector in Israel, including land procurement, project development and construction of residential, industrial and commercial projects.

Prior to Scicon, Mr. Halperin was owner and CEO of Denisra International Group Ltd. from 1992 to 1999, responsible for development, construction and marketing of residential and commercial projects in Israel including Park Daniv, development and construction of 430,000 square feet office project; Bet Amot PT, development of a 165,000 square feet office project; Givat Denia, development and construction of a 96-unit apartment building and 122 single family units; Matan Hayeruka, a 58-unit single family community; Schkhunat Alon, a 104-unit single family community; and numerous other smaller scale residential, industrial and office projects.

Mr. Halperin is a graduate of Tel Aviv University in Political Science, a graduate of Management College of Tel Aviv in Business Administration, and a graduate of Harvard Business School in the Executive Management Program

Jonathan Parkes | BS Construction Management
Building Technology Specialist | Construction Administrator

Jonathan's has an extensive background in Development, specifically Construction Management, Permitting and Approvals, and Contract Administration. His CM background and proven track record for execution of urban residential developments has been an asset to this dynamic team. Not only does Jonathan bring a breadth of knowledge for the construction component of residential development, but he also has a great focus and understanding on preconstruction and close out tasks pertinent to scheduled developments. It's his wide angled approach at each sector of the development makes this multi-faceted process flow smoothly with a finish product that exceeds the expectations. Code compliance, and construction coordination to mitigate risk are always a priority.

BROWNSTONE PROJECT LIST

26 Appleton Street | Boston, MA | 3,800 SF
90 Waltham Street | Boston, MA | 5,900 SF
287 Shawmut Avenue. | Boston, MA | 4,600 SF
1755 Beacon Street | Brookline, MA | 7,500
82 Worcester Street | Boston, MA | 6,000 SF
211 W Canton Street | Boston, MA | 4,400 SF
35 Hanson Street | Boston, MA | 4,100 SF
38 Upton Street | Boston, MA | 4,600 SF
190 W Brookline Street | Boston, MA | 4,300 SF
6 Claremont Park | Boston, MA | 4,500 SF
206 W Brookline | Boston, MA | 4,800 SF
61 Rutland Street | Boston, MA 3,800 SF
31 Worcester Square | Boston, MA | 4,700 SF
9 Columbus Square | Boston, MA | 4,800 SF
7 Worcester Square | Boston, MA | 5,100 SF
164 W Brookline | Boston, MA | 4,200 SF

MULTI FAMILY RESIDENTIAL PROJECT LIST

34 – 40 Chestnut Street | Boston, MA | 11,000 SF
Zero Worcester Square | Boston, MA | 11,000 SF
265 Northampton Street | Boston, MA | 36,000 SF
50 St. Peter Street | Salem, MA | 26,000 SF
82 Worcester Street | Boston, MA | 6,000 SF

The logo for DJREI is displayed in white, bold, sans-serif capital letters on a dark grey rectangular background. The letters are spaced out, with thin vertical lines separating each letter: D | J | R | E | I.

FIRM PROFILE

The principals at Embarc Studio have significant residential design experience ranging from loft conversions to new construction apartment and condominium developments, along with high-end private residences, retail and restaurant design. It is this exposure that has given us the tools to understand all aspects of a project, from the big picture to the smallest detail.

We know how important fundamental knowledge of the client, site, neighborhood, and city processes will be for the successful completion of any project. Our team consists of individuals who have proven experience in these areas. This translates into an exceptional group of knowledge-based professionals that communicate and work together diligently to achieve the very best solutions possible for our clients.

The firm provides their clients with innovative and elegant design solutions while being mindful of each project's unique parameters. A clear understanding of a client's goals is critical to the completion of a successful project. As a firm, we are committed to a philosophy of collaboration and communication, and approach each project in this manner.

For more information, please visit our website at www.embarcstudio.com

KEY TEAM MEMBERS

Dartagnan Brown | Principal | Architect

Bachelors of Architecture and Bachelors of Building Science | Rensselaer Polytechnic Institute

Dartagnan has significant project design experience across a multitude of project sizes and types, ranging from an expertise in brownstone renovations, to new ground-up residential complexes, through to restaurant and retail developments.

He plays an important role managing a majority of the projects through the Boston Approval process, from working closely with the Boston Planning and Development Authority, various neighborhood groups, city councilors and Zoning Board of Appeals.

Dartagnan enjoys working directly with clients and end-users to create thoughtful designs which have culminated in very successful projects and relationships. Having the fortune of

spending his formative years overseas, Dartagnan brings to the table a unique and insightful approach to design and architecture.

PROJECT EXPERIENCE

Outlined below is a select project list that demonstrates our firm's range of experience:

LARGE SCALE MULTI-FAMILY PROJECTS

- 37 Washington Street | Melrose, MA | 88 unit apartments | 100,000 SF
- 197 Washington Street | Somerville, MA | 30 unit condominium mixed use | 35,500 SF
- Walk Hill | Roslindale, MA | 135 unit apartments | 150,000 SF
- Vaughan Street | Plymouth, MA | 204 unit apartments | 180,000 SF
- Burnett St Condominiums | Jamaica Plain, MA | 42 unit condominium | 56,500 SF
- 301 W Broadway | Boston, MA | 9 condos and commercial space expansion | 18,000 SF
- Zero Worcester Square | Boston, MA | Multi-unit new construction | 12,000 SF
- 445 Harvard Street | Brookline, MA | Mixed-used development in permitting | 10,000 SF
- 420 Harvard Street | Brookline, MA | 25 unit condominiums | 32,000 SF
- 30 B Street | Boston, MA | 37 unit condominium | 45,000 SF
- 43 L Street | Boston, MA | 5 unit condominium | 8,000 SF
- 48 Gold Street | Boston, MA | 12 unit condominium | 16,000 SF

SMALL SCALE RESIDENTIAL PROJECTS

- 10 Aston Road | Brookline, MA | Single family gut renovation | 7,200 SF
- 24 Rutland Square | Boston, MA | Brownstone renovation | 6,000 SF
- 156 West Brookline | Boston, MA | Brownstone renovation | 5,200 SF
- 173 Newton Street | Waltham, MA | Four-unit condominium renovation | 5,800 SF
- 38 Upton Street | Boston, MA | Brownstone renovation | 5,400 SF
- 185 Country Drive | Weston, MA | Single family gut renovation | 6,800 SF
- 15 Oakview Terrace | Jamaica Plain, MA | Two-unit condominium renovation | 3,600 SF
- 9 Columbus Square | Boston, MA | Brownstone renovation | 4,800 SF
- 536 Glen Road | Weston, MA | Single family renovation | 2,600 SF
- 151 Warren Avenue | Boston, MA | Brownstone renovation | 5,400 SF
- 184 Grant Avenue | Newton, MA | Single family new construction | 6,000 SF
- 12-14 Avon Place | Cambridge, MA | Two-unit condominium renovation | 5,500 SF
- 7 Worcester Square | Boston, MA | Brownstone renovation | 6,100 SF

COMMERICAL PROJECTS

- SwissBaker | Allston, MA | Baking facility and retail through Harvard University | 15,000 SF
- Kimball Office | Boston, MA | Boston Showroom for National Firm | 5,000 SF
- Clarke Sub-Zero Wolf | Milford, MA | Showroom for Sub-Zero Wolf | 7,500 SF
- Sorelle Cafe | Boston, MA | Seaport District CAFE | 1,800 SF

Frank Anthony's | Boston, MA | Local gourmet grocery store | 4,000 SF
Liquid Art House | Boston, MA | 220 seat restaurant and art gallery | 9,000 SF
Q Restaurant | Boston, MA | 180 seat restaurant | 7,000 SF
Maki Maki | Allston, MA | 160 seat restaurant | 6,500 SF
Chama Grill | Andover, MA | 120 seat restaurant | 4,500 SF
Café Madeleine | Boston, MA | Take-out pastry cafe | 1,500 SF
Harry's Boston | Boston, MA | 120 seat restaurant | 5,000 SF
S+L Therapy | Brookline, MA | Speech and Learning Therapy Center | 3,000 SF
Charles Playhouse | Boston, MA | OPM services - renovation to existing building | 4,000 SF

WHAT WE DO

ARCHITECTURE

Any completed building requires an incredible effort to align the desires of a multitude of parties, from clients, to governing agencies and departments, to the neighborhoods in which the building will be built. Great architecture is the result of the union and balance of these forces.

We have deep experience working with municipal agencies like the Boston Planning and Development Agency as well as the neighborhood groups that are so intimately familiar with each particular place. Our design process is defined by working with a diverse group of people in order to achieve the best possible result for all parties involved. We've also worked extensively with individual neighborhood commissions like the Back Bay Architectural Commission. Many times our client's desires do not align with the neighborhood and/or the governing commission and it is through our design process that we can reach a successful conclusion. Our process makes our clients and local constituents integral to the design through conversation.

We believe that a well-defined and clearly articulated design is one that is inherently embedded within site and place. That approach ensures that our projects are an integral part of each neighborhood.

INTERIORS

Interior Design is where architecture meets people; the size, scale, and spirit of spaces fit into the human experience at a building's interior. Place, in particular, is of great

importance in our interior design work. Whether the project is a single family residential home or a commercial office, we strive to create spaces in which people feel comfortable, productive, and protected. We make spaces which connect to and enrich the lives of the people who use them. Our process is to tap into the expertise of our clients while balancing the spatial and cultural needs of the site and place.

MASTER PLANNING

We believe that master planning is the cornerstone of great development, no matter the scale. Whether it's a small multi-family residential building in an existing neighborhood or a larger community the same principles apply. We approach all projects through the lens of analysis of existing conditions, programmatic requirements, and systems level thinking.

For smaller projects, we analyze the existing neighborhood to carefully stitch the new development into an existing fabric; our goal is to ensure our projects feel cohesive with the context.

For larger developments, we tap into our deep knowledge and analysis of existing neighborhoods, exploring and experimenting with the forces that shape lively and diverse neighborhoods. That depth of knowledge allows us to better form new developments into rich and spatially diverse communities.

BRANDING + MARKETING

Playing off our Architectural practice and taking advantage of our creative design staff, Embarc is proud to offer Branding, Marketing & Prototyping Services. With our diverse design experience, we are well equipped to create strong brand identities along with marketing collateral.

We work with our clients to establish how the brand came to be, where you want it to go, and what you need to get it there.

HISTORIC RENOVATION

We are all stewards of our environment and one of the best ways to achieve that goal is through the care and reuse of existing buildings. Demolishing buildings accounts for a large percentage of waste; our goal is to renovate and restore where possible.

With historic buildings our strategy of analyzing site and place to inform our design work is reinforced. We believe that any interventions into historic buildings are of their own time and not an attempt to recreate a fictional past; however, those interventions must negotiate their position within the historic context. Our goal: historic fabric is restored to historic proportion and material where possible, while new fabric has its own identity in conversation with existing.