

Zoning Case 119M HRVC

Applicant/Protestant

Schwartz

Christopher J. Alleva
10848 Harmel Drive
Columbia, Maryland 21044

Exhibit # 9 Date 6/10/20

SUMMARY

More than fifteen years of experience in real estate acquisition and disposition, project development, real estate finance, asset management and financial accounting. Directly from college joined national accounting firm. Thereafter, held transitional positions before joining with Aoki Corporation, a major international contractor and developer. Began as Assistant Controller. Within a year promoted to Controller, three years later thrust into a pivotal role when the company reorganized during the 1991 real estate recession. In addition to spearheading the reorganization, took the reins of the income property portfolio. In 1995, appointed Vice President of Administration. Promoted to Vice President of Business Development in 1998. In 2001 joined Fraser Forbes Co. as a Land Sales Agent. Working as independent Consultant for the past 12 years.

EXPERIENCE

March 2012 to 2017: Co-founder and Administrator of Howard County Independent Business Association. Manage and Administrate trade group with a budget an annual budget of \$500,000.

Self-Employed January 2005 to Present: Consult with clients regarding land subdivision, zoning, exactions and entitlement matters. Additionally, I consult on take or pay energy contracts and construction insurance claims.

Sample Assignments:

(2018) Lang Miller Associates: Resolved use deed restriction placed on land more than 30 years ago.

(2016) Columbia Multi-Use Path Safety Enhancement: Worked with a property owner to relocate the Multi-Use path constructed by the Downtown Columbia Developer. The original alignment would have created dangerous conditions eliminating the deceleration lane to the property and moving the bus stop to the main lane of travel in an area with a high accident rate.

(2006-2007) Cazbar: Worked closely with owner to establish a new restaurant in Baltimore, Maryland.

(2007) Chris Morsberger: Assisted in the disposition of land for a residential subdivision

(2006-2009) Nadra LLC: Successfully filed property tax appeal on retail commercial property.

Fraser Forbes Company, January 2001 to December 2004: McLean, VA. Land Sales Agent. Closed the largest deal in the firm's history. Deal generated substantial commissions with significant residual income.

iWired, Reston, Virginia: September 2000 to January 2001, Business Consultant: Structured wiring, home networking business. This is a start up company gearing up to construct the local broadband loop. Prepared pro-forma financial statements, acted as interim CFO. Constructed business models, analyzing revenue and expense streams

AOKI Corporation, May 1987 to July 2000: Columbia, Maryland. Multinational Contractor/Developer. Primarily engaged in the development and construction of Master Planned Communities.

Vice President of Business Development May 1998 to July 2000 Manage

all acquisitions and dispositions activity. Personally, directed sale of over \$26 million in assets.

Devised acquisition plan. Responsible for identifying acquisition opportunities in an eight-county territory in Maryland and Virginia. Prepare acquisition and disposition proformas. Perform cost takeoffs.

Prepare Subdivision Applications. Manage and direct engineers, architects, planners and legal counsel.

Vice President of Administration May 1991 to May 1998

Manage and direct the Financing Activities of the Office. Financial and Managerial reporting on seven separate companies. Branch had average annual sales \$20 million/150 units. Manage operational cash flow, coordinate production planning and development. Manage Insurance Programs. Supervise a Staff of six including two professionals. Manage and Direct Legal Matters and Litigation. Director of U.S. Domestic External Communications. Prepare Loan Packages.

Controller May 1988 to May 1991

Education

BS Villanova University 1984

Passed CPA Examination Pennsylvania (inactive)

Numerous Seminars on a wide range of Topic

Licensed Real Estate Salesperson, State of Maryland (lapsed)

Special Applicable Interests and Experience

Active in Local Civic Affairs

Piano player

Select Project List

Foxridge, Baltimore Maryland: 515-unit master planned development

Highlands, Frederick Maryland: 337-unit master planned condominium

Environ, Montgomery County Maryland: 740-unit master planned community

Hedingham, Raleigh, North Carolina: 1400-unit golf course development

Downtown Los Angeles CA. 240 unit, 4.2 acres, apartment development, later dubbed the Da Vinci.

Ted Weiss Federal Office Building, NY, NY. 989,000 SF including arcade, JV General Contractor

Villas of Renaissance, LaJolla, CA. 997-unit apartment building

Eaglehead, Frederick, Maryland 5000-unit master planned community