

KENNETH R. MITCHELL
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MOSAIC LAND DEVELOPMENT, LLC
Owner/Manager

MOSAIC REAL ESTATE, LLC

2015 to Present

Provide land development and brokerage services to third party clients, and personal investments in small infill communities. Projects include Heritage Ridge in Berthoud (457 homes), Enclave at Marianna Butte in Loveland (76 Homes) and Kitchel Lake in Timnath (390 homes). Pipeline projects include PK Berthoud (500+ homes), Willox Lane in Fort Collins (100+ units) and ongoing negotiations for a 600+ unit community in Weld County. Infill projects include Prairie Village (townhomes) and a pending community within Clarendon Hills, both in Fort Collins.

ARGENT MANAGEMENT, LLC, Irvine, California
Division President, Rocky Mountain Division

2007 to 2014

Responsible for establishing land acquisition operations in the Rocky Mountain Region after relocating from Florida in 2013. Duties include identification of sites for purchase, negotiation of contracts and due diligence investigation. For the past several years, managed the disposition of a \$500 million land portfolio in Florida, Georgia and the Carolinas for investor client Colony Capital, restructuring loans, directing litigation, conducting short sales and managing sales after foreclosure. Return on investment exceeded 31% over the life of the portfolio.

MERCEDES HOMES, Melbourne, Florida
President, Corporate Land Division

2002 to 2007

Established a separate Land Acquisition and Development Division for the firm which contributed significantly to Mercedes' growth from 42nd to the 16th largest homebuilder in the United States. Responsible for land acquisition for 11 Divisions in Florida, Texas and the Carolinas. Managed department staff of 40 acquisition and land development personnel at the market peak. Chairman of the Land Asset Committee which reviewed and approved land and lot purchases as well as the sale of corporate assets. Built land development profit center that developed approximately 2,000 lots annually for use by Mercedes and other builders. Land profits ranged from \$13.5 to \$22 million annually.

ASHTON WOODS HOMES, Dallas, Texas
Director of Land Acquisition and Development

1998 to 2002

Ashton Woods Homes is a top 50 homebuilder in the United States. Responsible for acquiring and developing land for approximately 1,000 lots per year for in-house use and sale to third party builders in the Dallas/Fort Worth market. Also coordinated land acquisition and development in the Houston Division. President of Paramount Land Development, which specialized in production of high-end lots for multi-million dollar residences.

LANDMARK REAL ESTATE SERVICES, Richardson, Texas
President

1992 to 1998

A Dallas-based real estate management, marketing and development firm created to assist with the disposition of REO assets for First American Bank as well as other institutional clients, developers, builders and investors. Managed community developments, commercial and multi-family assets, land assets and single family residences with a value of \$75 million. The company's services included marketing, brokerage, property tax negotiation, feasibility analysis, project management and land development.

FIRST AMERICAN BANK (Acquired by Citigroup in 2005), Dallas, Texas **1989-1992**
Vice-President, Special Assets Division

Responsible for all operations of the Land Department, with a portfolio of REO assets in excess of \$500 million. Directed the work of fifteen real estate professionals engaged in managing and marketing a diverse portfolio of land and developed lot assets with a widespread geographic distribution. Supervised the creation of annual Property Plans for more than 150 major and significant assets.

KRM AND ASSOCIATES, Garland, Texas **1982-1989**
President

Established KRM and Associates, a full-service consulting firm providing real estate development, management and marketing services to builders, developers, landowners, financial institutions and investors. Managed 1,200 acre SpringPark community as a third party developer. Represented landowners in the sale of real estate as owner's representative or broker. Evaluated land parcels for development, general contractor for excavation projects and a residential construction firm.

RAYMOND D. NASHER COMPANY/AMERICAN FINANCIAL CORPORATION **1979-1982**
Project Manager, SpringPark

Managed a 1,500 acre master planned community, including land development and lot sales to custom and volume builders. Responsible for a staff of 20-30 people involved in the operations of an amenity center, stables, racquet club and community maintenance. SpringPark was a joint venture between Nasher and American Financial. After dissolution of the joint venture, I was hired by American Financial to continue management of the community.

CROCKETT COMPANY, Irving, Texas **1976-1979**
Project Manager, Fox Glen

KELCH ENTERPRISES, DeSoto, Texas
Construction Superintendent, South Meadows

Built approximately 30 single family homes for Kelch Land Development of DeSoto, Texas and approximately 50 single family homes for the Crockett Company of Irving, Texas as a Project Manager and Construction Superintendent.

EDUCATIONAL BACKGROUND

Master of Science Degree, Fall 1976

Graduated with Highest Distinction
College of Forestry and Natural Resources
Colorado State University, Fort Collins, Colorado
Course emphasis in Natural Resource Economics and Organizational Development

Bachelor of Science Degree, Spring 1975

Graduated with High Distinction
College of Forestry and Natural Resources
Colorado State University, Fort Collins, Colorado
Course emphasis in Natural Resource Management

AFFILIATIONS AND LICENSES

Real Estate Broker, State of Texas, since 1983
MTM Advisory Board Member, Warner College of Natural Resources, Colorado State University
President, Heritage Ridge and Parkside Metropolitan Districts
Board Member, Serratoga Falls Metropolitan District
Business Sponsor and Grassroots Member, Southern Utah Wilderness Alliance