



DEVELOPMENT TEAM



ON GRACE BAY

*Luxury. Living. Redefined.*

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# OUR PRINCIPAL PARTNERS

**T**oscana on Grace Bay is being developed by City Bay Developers, Ltd. (CBD). CBD is headed by four principal partners, each with extensive experience in real estate development and who have over 70 years of combined relevant industry experience.

**GAETANO (GUY) CELENTANO** – is an entrepreneur with wide-ranging diversity of experience and skills. Guy has extensive knowledge of starting, growing and maintaining business and projects over the last 12 years. He founded his first business, Celentano Food Products Inc., at the age of 21 and grew the business to over \$10 million in annual sales. After selling this business he co-founded MSC Holdings, LLC (MSC), which acts as a management and development company. MSC owns and manages several projects throughout the state of New Jersey including, but not limited to, several high-end sub-divisions and apartment building projects among other real estate projects. MSC and its affiliates also own and manage several commercial, mixed-use buildings which complete a well-rounded, diverse portfolio. Concurrently, Guy also co-founded Custom Service Builders, Inc. (CSB). CSB is a successful and fast growing construction company based in Mountainside, New Jersey.

In addition to his professional life, Guy has also been an active member of his local government. He was appointed, by the Mayor of Scotch Plains, New Jersey, to the Environmental Commission and Planning Board. Guy was also elected and served as a Councilman in Scotch Plains, New Jersey. These experiences have given him an in-depth working knowledge of the approval process on both the local and state level. His involvement in large scale projects including, county and state development of parks and recreation facilities, road expansions and the development of mixed-use downtown areas to spur further growth have all contributed to creating a successful, well-rounded background.

**FRANK L. MAZZEO** – Frank's professional experience consists of senior management roles for two of the largest developers of residential and commercial products in the State of New Jersey. Over the past 20 years, he has been involved in projects from identification, product development through engineering and design, financing, marketing, construction and sellout. He has significant experience in large-scale residential development and its related infrastructure. Frank has overseen the construction of over 200 estate homes in New Jersey and hundreds of townhouse, single and multi-family residences. In addition, Frank has also overseen the development of the necessary infrastructure for large-scale developments including the construction of various sewer pump stations and wastewater plants, road improvements, pool facilities and water storage facilities.

His entrepreneurial drive led him to establish Custom Service Builders, Inc. (CSB) a successful construction and real estate development company based in Mountainside, New Jersey. Along with his partner, Guy Celentano, Frank has guided CSB, and its affiliated companies, to significant growth. In addition to the development of several custom built estate homes in New Jersey, Frank and his company also manage commercial space throughout the state and are in the process of developing a 103-unit age-restricted residential village.



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**ALBERT G. MAUTI, JR.** – Co-owner of M & M Construction Company, a firm that has built an esteemed reputation in the state of New Jersey since 1956. With over 20 years of experience in construction and development of both residential and commercial properties, Al is an active member of the Chamber of Commerce and a highly respected executive in the construction industry. Whether building or renovating retail establishments, banks, state colleges, local schools, municipal and housing authority buildings, or government agency properties such as those owned by the Port Authority of NY/NJ, including Newark Liberty International Airport and JFK International Airport, Al and his firm have an exemplary record.

Additionally, he has built single, two-family, and multi-unit homes, garden apartments, townhouses and condominium complexes. Al's extensive real estate portfolio consists of over 150 apartment units and 50,000 square feet of office space, which he both owns and manages. Currently, he is working on a redevelopment plan that will include approximately 90 units consisting of both patio homes and brownstone-style townhouses. From a developer's perspective, Al has always had a unique sense of vision and creativity — and has turned his concepts into reality with tremendous success.

**NICHOLAS J. NETTA, AIA** – Nick has over 25 years of diverse design and residential development experience. His extensive design portfolio includes a number of large scale commercial, retail, residential and hospitality projects. Some of Nick's more prominent design projects are The Spa Hotel, a 178-unit resort condominium hotel and spa which includes a 50,000 square foot, multi-use conference center in Vernon New Jersey; Woodfin Suite Hotels located in Chicago, Dallas and Cleveland; a 16-story, 252-unit, mixed-use residential and retail tower which will also contain a 125-room Holiday Inn Hotel; Linden Towers, a 250-unit condominium tower in Linden, New Jersey. Currently in the planning stage, a new project, The View, is located on the waterfront in Jersey City, New Jersey. The View is a multi-faceted design project which includes two 30-story towers which will consist of over 750 condominium units facing the Manhattan skyline. Additionally, The View will feature over 300,000 square feet of retail and commercial space.

Nick has begun to diversify his interests to include real estate development. His portfolio consists of a diverse collection of completed and in-progress projects located throughout the state of New Jersey. Included in this list are several single and multi-family homes, townhomes and residential condominiums, and several multi-unit, age-restricted developments.



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## OUR RESORT DEVELOPMENT TEAM

**W**e've aligned ourselves with some of the most creative and professional firms in the resort industry. From innovative resort design and landscape architecture to world-class restaurant design and hospitality services — Toscana on Grace Bay promises to be the finest resort destination on Turks and Caicos.

### Resort Design and Architecture

**NETTA ARCHITECTS LLC** is an award winning architectural and design firm located in the New York Metropolitan area. Netta Architects specializes in the planning and design of residential, commercial and hospitality developments including high-end and high-density residential, hotels and resorts. Through this parent company and its subsidiary company, Netta International, Netta Architects has designed residential, commercial and hospitality developments throughout the United States, the Caribbean and New Zealand. With over 20 years of experience, Netta Architects' success is based on a commitment to combine their clients' vision with its collective skills and experience to achieve each project's full potential without sacrificing the economic viability of each project. Its customer-centric approach has allowed Netta Architects to continue to enhance its image within the industry and maintain and grow its relationships with its client base.

### Resort Landscape Architecture

**WITKIN DESIGN GROUP**, headed by principal Andy Witkin, is an award-winning landscape architecture firm located in Miami Florida that offers services in landscape architecture and planning for resort, commercial and residential properties in Florida and the Caribbean basin. The firm has earned a reputation for innovative, high-quality work. Clients have found that the firm's ability to capitalize on the design opportunities inherent in a specific site helps to position their properties at the top of their categories.

### PORTFOLIO - TURKS AND CAICOS ISLANDS

Witkin Design Group has extensive experience working in the Turks and Caicos Islands. A portfolio of their work includes the following resort and residential development projects:

- Beaches Resort – Providenciales
- Sands Resort – Providenciales
- Veranda – Providenciales
- Leeward Resort and Marina – Providenciales



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## Resort Restaurant Design and Hospitality Services

**WALDY MALOUF HOSPITALITY CONCEPTS (WMHC)** is a hospitality consulting firm started in 2002 by Waldy Malouf who has over 30 years experience in developing and managing successful food and beverage operations. Together with a core team of industry professionals, WMHC offer over 100 years combined experience in hotel and restaurant management. WMHC specializes in: Restaurant Design, Development & Operations, Restaurant and Project Management, Recipe Testing and Menu Development, Financial Analysis Organization – Front and Back of House, Marketing and Sales, Market Research and Feasibility, Product Development, Positioning and Branding, Employee Relations and Recruitment Service Training Executive Management Recruitment and Placement.

## Legal Counsel

**TWA, MARCELIN AND WOLF** provides legal services and guidance to Toscana on Grace Bay and City Bay Developers, Ltd. The firm of international attorneys was established in 1982 and provides a full range of legal services for domestic and international clients. Areas of practice include: company and trust formation and management; estate planning; real estate and property development; mortgage financing; immigration and residency; asset preservation; yacht registration, corporate and commercial law.

## Real Estate Agents

**PRESTIGIOUS PROPERTIES** is an award winning full service real estate sales, marketing, property management and consulting firm specializing in high-end residential and resort property sales. The principals of Prestigious Properties have been associated with the islands' heritage for over 200 years and active in the socioeconomic and political life of the islands equally as long. The company was established in 1981 and has enjoyed a sterling reputation throughout its existence. It is the largest broker of real estate services on the islands and is also an active and influential member of the Turks and Caicos Real Estate Association.

## Marketing/Advertising

**DESIGN SOURCE EAST (DSE)**, an award-winning integrated advertising, branding and communications firm located in the New York Metropolitan area, is handling marketing, advertising and design for Toscana on Grace Bay. Since 1983, DSE has provided strategic consulting, marketing, advertising, brand development and interactive design and consulting services to the engineering, construction and real estate industries both in the U.S. and internationally.

