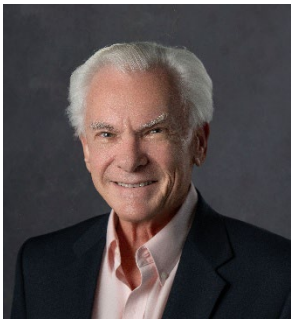
Curriculum Vitae ■ Michael J. Maxwell, Real Estate Expert



Michael Maxwell, Managing Partner
MAXWELL+Partners LLC
Real Estate Expert Witness
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In 1992, Michael founded MAXWELL+Partners, LLC, a developer and consultancy specializing in creating transformational urban projects from distressed assets and providing expert real estate consulting to industry and attorneys. His work has resulted in award-winning urban developments, the turnaround of distressed assets, expert witness in litigation, and the preservation of numerous historic properties.

Michael has provided a range of expert consulting services to support retained counsel in litigation since 1987. He has experience in federal and circuit courts, having provided case reviews, summary opinions, reports, depositions, and testimony as an expert in real estate matters, valuation, business analysis, and asset management. Additionally, he has served as a Trustee, Chief Restructuring Officer, Interim CEO, and Liquidating Agent in bankruptcy, workouts, and complex real estate litigation. His qualifications as an expert in real estate include knowledge, skill, experience, training, and education.

As a professor and teacher, Michael focuses on immediately usable, practical skills and critical thinking to stimulate student creativity. He began teaching at the Universidad Autónoma de Juárez in Mexico and later progressed to Florida International University's Graduate School of Business, where he taught graduate courses in business. Recruited as an Adjunct Professor of real estate and then as Professor and Director of Nova Southeastern University's MS in Real Estate Development, he helped build it into a highly regarded professional program. He has lectured widely about the transformational impact of demographic trends on cities at national and regional universities and conferences.

Professionally, Michael has been a leader in the Urban Land Institute (ULI), serving as co-vice chair of ULI's 2008 National Fall Conference and leading 12 national advisory panels. He has co-authored over a dozen publications on urban revitalization strategies. ULI honored his leadership with its 2011 Robert M. O'Donnell Award. At NAIOP, an international commercial real estate organization, Michael served as Chair of Professional Education in 2016 and 2017 and was honored as a Distinguished Fellow from 2011 to 2015.

Resume

Real Estate Executive

Forty-five years of leadership in transformative urban and economic revitalization, with global experience spanning the United States, the Caribbean, and Central and South America. Recognized as a leading innovator in developing and revitalizing complex, multi-use real estate projects, his work has transformed once-blighted communities into remarkable urban places.

Integrated Expertise in Real Estate & Real Estate Development

- **Real Estate Leadership** — Investment and Development: Construction, Extensive Portfolio Management,

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Management and Operational Workouts, Consulting.

- **Real Estate Development** – Division Leadership; P&L Responsibility; Finance; Talent Development; Board Level and Stakeholder Engagement.

MAXWELL+PARTNERS *1992-Present* Miami, FL

Real estate development and consulting firm specializing in urban place-making and value-added revitalization of complex, multi-use projects and portfolios in Florida, the Caribbean, and Latin America.

Managing Partner/CEO – Leadership in developing innovations that created high-value, iconic brands and market leaders. The firm established an industry reputation for innovations in large-scale, urban mixed-use redevelopments valued from $10 million to $100 million, serving as a premier developer and consultant to industry and government.

CODINA GROUP *1989-1992* Miami, FL

Market leader with a billion-dollar integrated real estate development, construction, brokerage, and property management firm, focusing on visioning, developing, and creating large-scale commercial property portfolios from the ground up in Florida.

Vice President – Spearheaded the ground-up development of Beacon Center, a $400 million, 200-acre business park, with executive responsibility for P&L operations and construction.

Board & Thought Leadership

Board leadership includes the chair, president, officer, or member of a low-income housing corporation, as well as education, arts, historical, and environmental preservation organizations.

- **Urban League of Greater Miami** – Executive Board, Co-Chair
- **New Urban Development** – Chair, minority-owned and operated low-income housing corporation
- **President/Chair/Officer**: President of the Dade Heritage Trust, Bonnet House, the Dade Heritage Revolving Fund, the Urban Preservation League, and the Florida Trust for Historic Preservation – leading the preservation, acquisition, and transformation of multiple historic properties and over 10,000 acres of environmentally endangered lands.
- Thought Leadership as chair, presenter, panelist, area expert (TV, newspaper, radio programs).
- Chair/Panelist leading 12 national advisory panels for the Urban Land Institute (ULI), creating actionable, transformational solutions to address complex urban development issues for REITs, cities, and developers.

Presentations on emerging industry trends, transformative concepts, and 'how-to' solutions to future problems are featured today at NAIOP National Forums, ULI National Meetings, University Symposia, and State and Regional Industry Conferences. As a presenter, contributor, and author for TV, radio, magazines, and newspapers, I am well-positioned to address these topics.

Educational Leadership

- **Nova Southeastern University - Director, Lecturer, MS Real Estate Development Program:** Program leader (4 years) and faculty (7 years) of the Huizenga School of Business graduate program. Led the program transition and curriculum from a 4-course MBA in Real Estate to a 13-course MSRED focused on full-spectrum real estate development. Mentored two winning NAIOP Challenge teams.
- Adjunct Professor, Real Estate Development and Property Management, Florida International University.

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- Lecturer – Urban Planning, Universidad Autonoma de Ciudad Juarez, México.

Urban Land Institute – Leadership: Co-Vice Chair, 2007 National Meeting; District Council Advisory Board, 15 years; **Thought Leadership:** Urban Revitalization Council; 12 National ULI Advisory Panels; 2011 Robert M. O'Donnell Award, Published Author.

NAIOP – Leadership: Distinguished Fellow (2012-2015); Chair, National Education Committee (2016-2018); **Thought Leadership**: National Industry Trends Council (2012-2015); Speaker and Presenter; Published Author.

American Institute of Certified Planners (AICP), former

Fellow, Royal Institute of Chartered Surveyors (FRICS), former

Michael Maxwell
Director, Real Estate Development Program (former)
Huizenga School of Business
Nova Southeastern University
Carl DeSantis Building
Fort Lauderdale, Florida

Academic Rank:	Lecturer, Program Director (Interim)
Department Program:	Master of Science in Real Estate Development
Citizenship:	U.S. A

Education:

MS Urban Planning, **University of Virginia**, 1980, School of Architecture
Raven Society (honors)
Urban Design Program, Vicenza, Italy

BA Urban Geography **University of Texas at Austin**, 1975
National Endowment for the Arts Intern
Urban Design Intern, City of Austin Planning Department
Universidad de las Americas, Puebla, Mexico, 1974. Spanish Language

Academic

Nova Southeast University, 2010 to 2014
Interim Director | Lecturer, Master of Science in Real Estate Development Program, Huizenga School of Business

Nova Southeast University, 2006 to 2010
Adjunct Professor of Master of Science in Real Estate Development Program, Huizenga School of Business

Florida International University, 1983-1984
Adjunct Professor of Real Estate Development and Property Management, Graduate School of Business

Universidad Autonomia De Ciudad Juarez, 1977
Lecturer, Urbanism and Urban Design, Institute of Engineering and Architecture

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Non-Academic

Urban Land Institute, Southeast Florida / Caribbean District Council, 1999 to 2018
Executive Committee, 2003 – 2018, Vice Chair, Academic Programs, 2010 – 2015, Vice Chair, Local Arrangements Committee, ULI International Fall Meeting, Miami, Florida, 2008, Vice Chair, Publications Coordination, Urban Land magazine, for Fall Meeting, 2008, Vice Chair, Membership Committee, 2003 to 2007
Panelist & Moderator 8th Annual Treasure Coast Trends, November 12, 2009 – Managing Distressed Real Estate
Member of Urban Plan Committee, frequent Urban Plan facilitator, and panelist at NSU, the University of Miami, and South Florida High Schools
Urban Land Institute (ULI), Washington, DC
Urban Revitalization Product Council, Panel Presentation, Miami Design District – Urban Revitalization by Design, October 22, 2008

Urban Land Contributor Urban Revitalization by Design: The Miami Design District

ULI, Panel Advisory Services – Panel Leader / Member & Report Publication Co-Author
Springfield, Virginia, Strategies for Revitalization, May 21-26, 2006
Little Saigon Westminster, California, Strategies for Transforming Little Saigon, October 1-4, 2007
Pasco County, Florida, Planning and Organizing for Successful Economic Development, April 20-25-2008
Speedway, Indiana: Developing a Motor Sports Destination in the Speed Zone Redevelopment Area, May 12 – 15, 2008
Nantucket, Massachusetts, Implementing Downtown's Future, October 13-17, 2008
Jordan Downs, Los Angeles, California: A Catalytic Transformation of a Public Housing Project, February 8-13-2009
Gates Circle Millard Fillmore Hospital Redevelopment, Buffalo, NY, March 25 – April 1, 2011
Vitruvian Park, Addison, TX, June 12-17, 2011
Manatee County, Florida, March 17-22, 2013

National Association of Industrial and Office Parks (NAIOP), Herndon, VA
Distinguished Fellow (2012-2015) – Researcher and speaker at national and regional NAIOP forums in Chicago, San Diego, Seattle, San Francisco, and Toronto, Canada.
Panelist, Jury Member, South Florida Annual Awards Program, February 2 and 15, 2011
Program Chair, Annual Deal-Makers Roundtable, November 9, 2010, Nova Southeastern University
Organizer & Panelist, Annual Deal-Makers Roundtable, November 9, 2010
Organizer & Panelist, Annual Deal-Makers Roundtable, November 10, 2011

American Planning Association, Board Member, Organizer, 1984 State Conference, Miami
American Institute of Certified Planners (AICP) designation (inactive)

Royal Institute of Chartered Surveyors – Fellow (FRICS) (inactive)

Turn Around Management Association, 2008 to 2014
Panelist Presentation, Jacksonville, Florida, July 12, 2009, Out-of-Court Work-Out Solutions
Panelist Presentation, Miami, Florida, October 8, 2009, Distressed Asset Management

Bankruptcy Bar Association of Florida, 2007-2014

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Florida Receivers Forum, 2007 – Present

Miami Daily Business Review Business Advisory Board, 2008 – 2013, Quarterly Economic Outlook Panelist – 4 annual presentations annually for five years (20 panels)

Urban League of Greater Miami, Board Member, Executive Committee Member, 2002-2013
New Urban Development, LLC, an affiliate of the Urban League of Greater Miami, Founding Chair, 2006-2013

Licensed Real Estate Broker – State of Florida, 1989-2022
Licensed Mortgage Broker – State of Florida, 1998-2008

Publications

_____ "Creating Value with Art and Design: The Art Basel / Miami Effect," Development Magazine, Winter 2015-2016

_____ "Back to the City: Déjà vu All Over Again," Development Magazine, Spring 2014

William Werther, Ph.D., Jeffrey Keir, Ph.D., _____ "Overcoming Bureaucracy," Dimensions, an International Journal of Management from IBS, Mumbai. Winter 2011, p. (peer-reviewed)

_____ "Florida Forecast: A Silver Lining for (Very) Patient Money," Urban Land, April 2008, p. 118-120

_____ "Restoration Brings Economic Renewal to Moorish Revival Town, Florida Real Estate Journal, May 24, 1988, p. 12

"Solving Site Problems to Increase Value: Office Guide to Miami, Broward, and Palm Beaches, Spring 1985." P. B2-3

_____ "The Congress Building," Preservation Today, Spring 1986,

_____ "Opa-locka, The Baghdad of Dade, Preservation Today, Spring 1985, p. 21-24

Contributions to Publications

Jan Myles Schwartz, "An Urban Workout and Renewal, Powered by Design, Urban Land, October 2008, pp. 133-137.

Catalyst in Revival Effort for 'America's Casablanca'" Remodeling, June 1988, p.12

"Preservation News: Opa-locka at 60: Revival Begins," Progressive Architecture, November 1986, p.22

Bill Sublette, "Opa-locka: The Baghdad of Dade County," UVA Alumni News, March/April 1987, pp. 24-25

"Michael Maxwell, Preserving a Fantasy, Restoring a Community,' UVA Alumni News, March/April 1987, p.40

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Lynn Mundell, "Opa-locka City Hall Restored," National League of Cities, Nation's Cities Weekly, Vol. 11, Number 4, January 25, 1988

"Frontispiece" American Heritage, May / June 1988, p. 4

Michael Marriott, "Opa-locka Journal Grimy Realty Invades Fantasyland," New York Times, Thursday, February 2, 1989, p 10

Wayne Tompkins, "How Savvy Investors Can Profit from Bailout Programs," Miami Daily Business Review, Wednesday, June 10, 2009, p. A11-12

"As Time Goes By, Historic Renovations Give the Past a New Look," Monitor, June 1989

Larry Luxner, "Opa-locka Rising," Aramco World, September-October 1989

Urban Land Institute Development Case Studies - Maxwell Projects
"Church Street Marketplace, Burlington, Vermont," ULI Project Reference File, Vol. 16, No.13, July-September 1986

"Beacon Centre, Miami, Florida," ULI Project Reference File, Vol. 24, No.6, April-June 1994

"Truman Annex, Key West, Florida," ULI Project Reference File, Vol. 26, No.14, July-September 1996

Representative Expert Witness Cases

Shadek v. Monroe County, District Court and District Court of Appeal, Monroe County, Florida, 1990–1999. As an expert witness for the plaintiff, I described land development and entitlements, as well as the impact of the defendant's inaction on land value, providing both a written report and court testimony. The case was the most successful "Fred Harris" suit regarding the unconstitutional taking of land development rights in Florida's history. – Plaintiff Expert

Bob's Signs v. City of Clearwater, Federal District Court, Southern District of Florida, 1985. An expert witness for the Defendant described the legal basis for a Florida municipality's authority to regulate signage through zoning. Expert report with graphically illustrated presentation and deposition.

Miami River Inn Associates, Out-of-Court Dispute Resolution, Miami, Florida, 1987. An expert appointed to resolve a partnership dispute over valuation and debt obligations of the parties. Mediator & Expert for Partnership

Financial Federal Savings & Loan Association, Miami Lakes, Florida, 1991-1992. An expert for a real estate mortgage lender in the resolution of the values of repossessed commercial real estate loans (REO properties held in portfolio) with the Resolution Trust Corporation. Expert for the Lender in mediation.

Pride Homes by Garco, Miami, Florida, 2006. Appointed Managing Member by court order to investigate and recommend a resolution of the value created under a partnership agreement over the development of single-family home subdivisions. A neutral expert appointed to find facts and preserve assets and values pending court resolution.

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Provident Investments, Inc., Appointed Managing Member and Chief Restructuring Officer for the out-of-court resolution of a failed mortgage lender in Miami, Florida, from 2007 to 2012. Researched valuations, provided reports, managed REO assets, mediated and resolved the dissolution of the business, and recovered assets.

Robert A. Yeager V. Estate of John J. Brunetti, Sr., Case No 2016 CA 009381, Orange County, Florida Circuit Court, Civil Division. Provided an expert valuation analysis and a detailed report on the value added by the plaintiff.

Fortune Capital Partners, Inc. V. Eugene V. Mori, CC 11, Miami-Dade County, Florida, Civil Division 2017-022822. Provided expert testimony, written rebuttal of property valuation, and purchase and sale transaction analysis report, on behalf of the Defendant.

Kolmat Do Brazil, LOTA & Gian Piero Berneri v. Evergreen United Investments, LLC, GSA Income Fund, Jean Joseph, and Giorgio Mariani. Case No. 14-81320-CIV-MARRA. S.D. Florida, June 5, 2015. Provided expert real estate analysis on behalf of the defendant, documenting mortgage and wire Fraud.

United States v. Joseph, 4/1/2019 – 3/16/2020 1:19-cr-2017. District Court, S.D. Florida. Criminal Case of Wire and Mortgage Fraud. Provided expert documentation of a fraudulent lending scheme by the defendant in Brazil.

Fredric N. Karlton and Beneficial Funding Corp. v. JB Green Estate LLC – Case No. 11, Miami-Dade County, Florida, Civil Division. Case No 2020-008909. Provided expert analysis, opinion report, and court testimony of a fraudulent mortgage refinance by an employee of the Defendant. Expert on behalf of the Defendant.

Bristol Exchange LLC vs. CityEdge Greenville, LLC – SC, Greenville County, CCP, CA No.: 2022-CP-23-01104. Provided expert case analysis, summary of opinion, and expert report regarding compliance with a purchase and sale agreement of the buyer's pre-closing physical inspections, and verifications of property conditions. Expert on behalf of the Defendant.

Featured Speaker / Presenter

American Legal Media, South Florida Daily Business Review, Panelist and Presenter, Quarterly Economics Panel, January 2008 to present

WPBT-TV, Issues, April 20, 2011 “Solving the Windstorm Insurance Crisis.”

WLRN Perspectives, May 3, 2007 “Development Perspectives on Real Estate Market.”

WLRN–TV Multiple presentations on historic preservation, urban redevelopment, and urban infill, 1984-1990

This Old Town: Preservation Conference, September 1989, Delray Beach, Florida

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Florida Trust for Historic Preservation Annual Conference: "Funding for Redevelopment," May 1988, Tampa, Florida

Coral Gables Board of Realtors, History Makes Money, February 25, 1988, Coral Gables, Florida
Florida Chapter, American Planning Association, Historic Preservation in Land Use Planning, April 1896, Miami, Florida

Community Organizations

Leadership Miami, Greater Miami Chamber of Commerce, Miami, Florida, 1985-1990. Member, Board Member, Executive Committee (1986-1990)

Gusman Center for the Performing Arts, Miami, Florida. 1989-1994, Board Member, Co-Chair 1992-1994

Dade Heritage Trust, Miami, Florida, 1983-1990, Chairman, President, Board Member. Created "Dade Heritage Days," a month-long celebration of Dade's historic places. Chairman 1983-1986

Dade Heritage Trust Revolving Fund, 1991-1993, Chairman

Florida Trust for Historic Preservation, 1989-1994, Board Member, Awards Chairman

Bonnet House Museum and Garden, Fort Lauderdale, Florida, 1996-2001, Chairman, Board Member

Miami Country Day School, Miami, Florida, 2002-2006, Trustee. Non-Board Committee Member, Building Committee 2006-2009

Urban League of Greater Miami 2002-2013. Board Member, Executive Committee

New Urban Development LLC, Miami, Florida 2004 -2013. Founding Chairman

Miami Shores Presbyterian Church, Miami Shores, Florida 1997-2004. Session, Finance Chair, Chair Revitalization Committee, Chair Church Redevelopment Committee 2004-2007

University of Virginia Alumni Association of South Florida, 1983-1988, 2002-2004. President

Committee Member

City of Coral Gables Historic Preservation Board, member (2022-present), Board Chair (2024-present).
Miami DDA, Downtown Master Plan, 2008
Housing Authority of Miami-Dade County, HOPE VI Plan and Implementation, 2001-2003
Village of Miami Shores, Zoning Code Revision, 1997
City of Key West, Redevelopment Plan, 1984
Florida Governor's North Key Largo Habitat Conservation Plan Committee (support staff) 1984-1986

Awards

Urban Land Institute, Washington, DC, The Robert M. O'Donnell Award, October 2011
South Florida Business Journal, 1992, Beacon Center, Best Development

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Florida Trust for Historic Preservation, 1992, Restoration of Hurt Building
Florida Trust for Historic Preservation, 1990, Restoration of Miami River Inn
City of Miami Award for Beautification, 1989, Restoration of Opa-locka City Hall
Florida Trust for Historic Preservation, 1988, Restoration of Opa-locka City Complex
Florida Trust for Historic Preservation, 1988, Restoration of Opa-locka City Complex
Florida Trust for Historic Preservation, 1984, Opa-locka City Hall Restoration Plan
Dade Heritage Trust, Miami, Florida, 1984 Opa-locka City Hall Restoration Plan

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