



THE GRAND VALLEY GROUP OF COMPANIES

Comprehensive Overview



Carlo Plastina

Principal, Grand Valley Group
of Companies

President, Cartina Forming

Peter Plastina

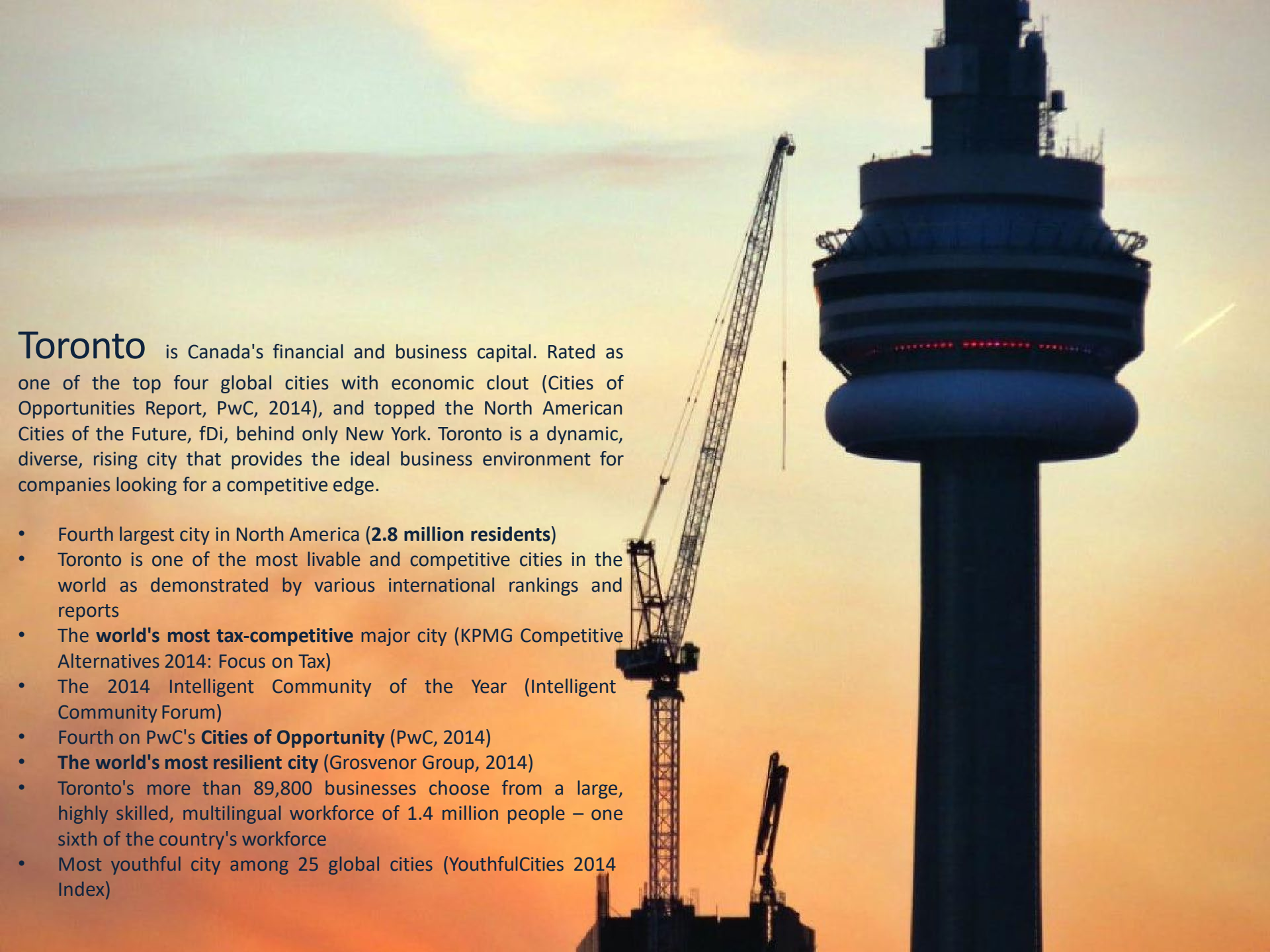
Principal, Grand Valley Group of
Companies

President, Grand Communities

Corporate Overview

The Grand Valley Group of Companies (GVGC) is a **multi-national private holding company** centered in **Toronto, Canada**. The company's portfolio is diversified into several different industries, involving **real estate development, advanced construction technologies, and various other areas of the construction process**. These firms operate throughout the **Greater Toronto Area, Florida, Nevada**, and across the United Arab Emirates in **Dubai** and **Abu Dhabi**. Grand Valley Companies have completed projects worldwide from **Europe** to **Africa**. The portfolio includes Grand Valley Homes, a respected and well-known homebuilder with 40 years of success in the Toronto area. With the amalgam of its portfolio operating in the Toronto real estate market, Grand Valley is set to continue riding the wave of one of the world's **premier real estate markets**.





Toronto is Canada's financial and business capital. Rated as one of the top four global cities with economic clout (Cities of Opportunities Report, PwC, 2014), and topped the North American Cities of the Future, fDi, behind only New York. Toronto is a dynamic, diverse, rising city that provides the ideal business environment for companies looking for a competitive edge.

- Fourth largest city in North America (**2.8 million residents**)
- Toronto is one of the most livable and competitive cities in the world as demonstrated by various international rankings and reports
- The **world's most tax-competitive** major city (KPMG Competitive Alternatives 2014: Focus on Tax)
- The 2014 Intelligent Community of the Year (Intelligent Community Forum)
- Fourth on PwC's **Cities of Opportunity** (PwC, 2014)
- **The world's most resilient city** (Grosvenor Group, 2014)
- Toronto's more than 89,800 businesses choose from a large, highly skilled, multilingual workforce of 1.4 million people – one sixth of the country's workforce
- Most youthful city among 25 global cities (YouthfulCities 2014 Index)

Plastina Drain and Concrete

Plastina Drain and Concrete was first started by family patriarch, Frank Plastina. Frank was an **immigrant from Southern Italy** in the early 1960s, equipped with just a shovel, a wheelbarrow, and a truck when he laid the foundations for what would become the Grand Valley Group. Today, Plastina Drain and Concrete is the contractor of choice for large development firms such as **Minto, Tribute, Greenpark, and Aspen Ridge**, as well as being one of 3 drain and concrete firms retained to work for **Mattamy Homes, North America's largest private homebuilder**.

Over the past 55 years since its founding, PD&C as it has recently become known has completed the basements, drains, and garages of over 20,000 homes in and around the GTA. It is a **founding member of the Ontario Concrete and Drain Contractors Association**.



Grand Valley Building Supplies

Grand Valley Building Supply is a **regional leader** in supplying many of Toronto's most noted homebuilders with the wholesale material they need to complete their projects. Working out of a 1 acre covered, 1-acre open air yard in Northern Toronto, **GVBS caters to all building material needs ranging from pipe and rebar to brick and stone.**

The company is a **licensed dealer** of:



Cartina Forming

Cartina Concrete Forming is one of the GTA's premier and most trustworthy forming contractors, providing a range of services including residential, mid-rise, industrial/commercial, and retail foundation walls, as well as underground garages. Cartina often works in tandem with other Grand Valley Group Companies for some of Toronto's largest builders including **Minto, Lebovic, and Andrin**, as well as **Mattamy Homes**, North America's largest private homebuilder.



Grand Communities Corporation

Grand Communities specializes in **high end low volume residential** subdivision construction. It targets **infill sites** around Toronto in **well-established areas** where expertly determines how to erect with the **highest density** possible, therefore generating **maximized returns** on lots that would otherwise seem non-feasible to other builders



GRAND
COMMUNITIES



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Towns, Pickering



Chateaus of Altona, Scarborough



Grand Valley Homes

Grand Valley Homes has been actively building residential/industrial/commercial developments across southern Ontario for **over 40 years**, rising to prominence in the mid-1990s. Its founders are Peter Plastina, Carlo Plastina and patriarch, Frank Plastina, who continue to play an active part in the company's daily operations. The company **acquires lands, takes them through the municipal process of plan of subdivision, underground servicing and road completion before finally building and finishing the product.** Grand Valley projects continue to have a notable influence on many of Toronto neighborhoods.

- **Maple View Farms** (400 Single Homes)
- **Highland Park** (300 Townhomes)
- **Credit Hills Estates** (300 Townhomes)
- **Heritage Wood Estates** (300 Singles and Townhomes)
- **Falstaff Heights** (300 Detached Homes)
- **Hurontario Estates** (150 Single Homes)
- **Sherwood Village** (150 Single Homes)
- **6315 Netherhart Rd.** (15,500 SF Office/Industrial)
- **Coppard Farms** (300 Single Homes)
- **Lynde Creek Estates** (84 Detached Homes)
- **Pringle Creek Shopping Centre** (40 Retail Units)
- **Chateaus of Altona Forest** (50 Townhomes, 12,000 SF Retail)
- **Malvern Estates** (150 Semi Detached Homes)
- **4701 Steeles Ave. W.** (65,000 SF Mixed Office/Industrial/Commercial)
- **Steeles/Weston Centre** (20 Commercial Retail Units)
- **Churchill Downs** (150 Detached)
- **Burnhamthorpe Estates** (100 Single and Semi-Detached Homes)
- **And Thousands More...**

32 Richview Road



Grand Valley is pleased to present its latest offering 32 Richview Road, a new **rental complex** with **196 new apartments** spread across one 8-storeys tower and one 10-storeys tower. With its **convenient location, sleek design and abundant amenities**, this project is on track to be one of the firm's most successful yet.



The Numbers are Sky High

- **GTA home price growth is expected in the range of 10 per cent and 16 per cent for the year, with especially high year-over-year growth in the first months of 2017.**
- **A majority (20%-24.9%) of likely homebuyers in 2017 plan to take on a mortgage with a down payment of over 20 per cent.**
- **More buyers (19%) are expecting to shell out over \$1 million for a home in 2017.**
- **The Average Age of Purchasing a First Home Among Toronto Buyers is 37**

“This trend is reflective of the fact that market conditions have been extremely tight over the last year and home price expectations have increased dramatically, especially in the comparatively more expensive low-rise segments of the market,” says TREB.





Baniyas Modular Precast Villa Construction, Abu Dhabi

StruXure
CONSTRUCTION TECHNOLOGIES

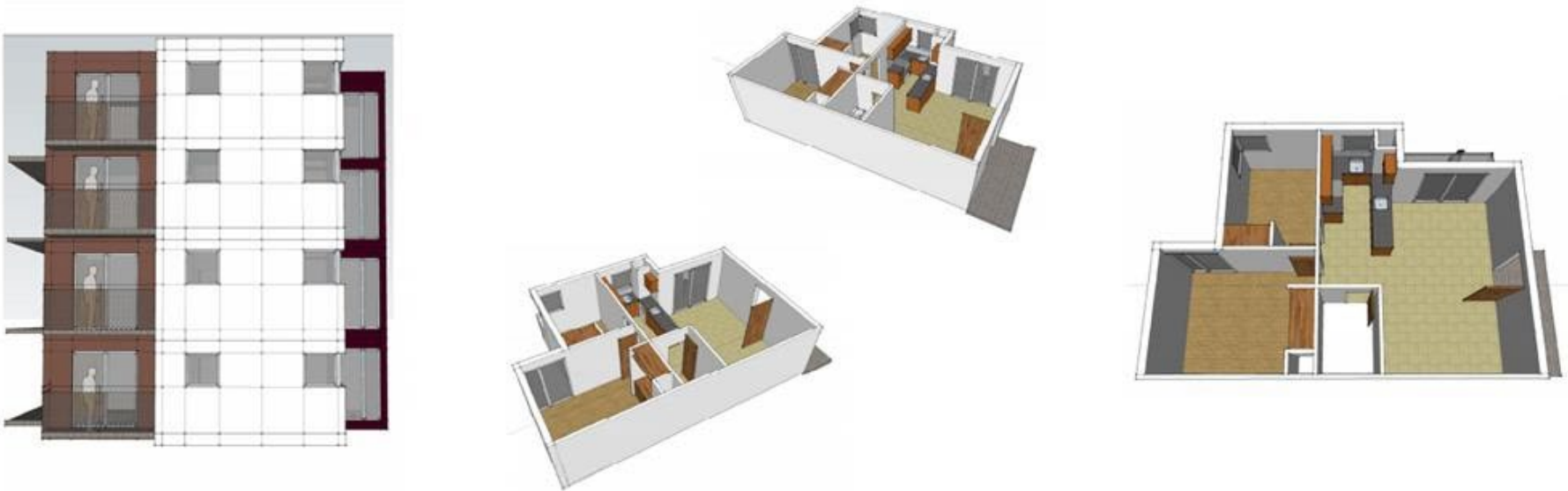


Baniyas Modular Precast Villa Construction,
Abu Dhabi

StruXure Construction Technologies- Modular Precast Concrete Systems

StruXure Construction Technologies has developed a system of precast concrete panels that are **energy efficient, hurricane and earth quake resistant, and long lasting**. Their cutting edge precast wall and roof systems have a **calculated STC sound rating of 50** using the Gamba Acoustiff Software Utility. The University of Iowa has concluded that their standard 61/2" wall panel has an **R-value of up to 55**. Orders are rapidly delivered and are completed turn-key. The speed at which Encon can produce a structure makes classic stick construction irrelevant, with factory capabilities able to manufacture four 8,000 SF villas per 8 hour work shift.

The Company is currently working with the **United Arab Emirates government** to secure a contract for nearly **10,000 modular precast concrete homes**.





StruXure
CONSTRUCTION TECHNOLOGIES

Road Construction, India



Soil Stabilization Process, India



EnCon
Construction
Technologies

Encon Construction Technologies-

Organic Liquid Monomer Products



EnCon Construction Technologies is the **leader** in the development, distribution and application of organic liquid monomer formulations for the **global road and building construction industries**. The company's liquid monomer products are **proprietary formulations** which act as a 'molecular bonding agent' when used in conjunction with activating agents such as clay or limestone. Encon's monomer products are not only incredibly strong, but **organic and environmentally friendly**, setting them apart from the competition.

Applications Include:

- *Road Base Construction and Strength Enhancement of Bitumen*
- *Waterproof Concrete Construction*
- *Engineered Precast and Specialty Concrete Products*

EnCon products save time and money and can reduce material and labour costs up to 40% when compared to using conventional application methods.



India: 4500 km of Concrete, Asphalt, and Spray Top Roads



Saudi Arabia: 1451 km constructed at 3 km/Week



Romania: 3 km heavy usage road, used to transport 400 cement trucks daily

