



Career Highlights
William E. Swalling

CAREER EXPERIENCE

1986 - Present

Owner, Actual Communities Inc. As owner, this position is responsible for marketing, project identification and development, and the overall management of the company. The following developments were completed.

Colorado:

1994 - Present

A) Complete

The Meadows Sanctuary on the north side of Ken Caryl Road between Kipling and Simms in Jefferson County (89 single family residences) with water and open space amenities. Excellence in Landscape Merit Award 2000 by *Associated Landscape Contractors of Colorado*.

Songbird located just east of Simms and a little northwest of The Meadows Sanctuary in Jefferson County (69 patio homes).

Cattails located on the east side of Kipling north of West Geddes Avenue in Jefferson County (73 town homes).

Eagle View Developments North located on a hill on the east side of Simms about ¼ mile south of Coal Mine Avenue in Jefferson County (65 patio homes) with unobstructed views of Denver to the north and east.

Eagle View Developments South located on the east side of Simms just south of Eagle View North (61 luxury patio homes), each with an unobstructed view of the golf course to the south.

Dancing Willows located just west of Kipling and just north of Bowles in Jefferson County (57 single family homes, 143 town homes, and 96 condominiums with extensive water, open space, and park amenities).

Coal Mine Centre, a 53,000 square foot retail/office building at Coal Mine Avenue and Bowles in Jefferson County.

B) Under Development

Waters' Edge (Sonders Fort Collins), currently under development, (226 acres of development plus 453 acres held for development) located in NE Fort Collins. The community of 800



units and retail/office is for empty nesters. All homes back or front to open space and the extensive trail system and amenities.

Mountain Villages, is located south of I-285, behind the hogback in a similar location to Red Rocks Amphitheatre. The site is 84 acres, comprised of 30 acres of development and 54 acres of open space including the red rock outcroppings. We anticipate the zoning will have 320 stacked townhouses with spectacular views.

Vancouver, Canada:

1986 - 1994

93 luxury townhomes now selling for more than \$1,000,000
23 custom homes
5 apartment-condo buildings with a total of approximately 150 units
2 small office buildings

Awards and Acknowledgments

- The Governor General's Medal for Architecture (Canada's top architectural award) (1990) for Seascapes.
- Vancouver's Urban Design (A Decade of Achievements) 1990's for 2315 West 10th Avenue, by City of Vancouver, Canada.
- Others if desired

1982 - 1986

Account Manager, Bank of Montreal

(Promotion from Account Officer) in Corporate and Government Banking. Responsibilities included:

- financial analysis of existing and potential customers
- evaluations of loan requests by major corporations
- negotiation of the proposed loan structure with customers
- preparation of credit application
- coordinating preparation of loan agreements
- supervision of 2 billion dollars in loan authorizations

1980 - 1981

Consultant for a major real estate development firm, contract work for the Real Estate Division of the University of British Columbia, and Bow Valley Consulting Group of Calgary.

1979

Project Manager, Consor Builders Ltd., Edmonton, Alberta

Responsibilities included:

- the evaluation of land purchases
- supervision and coordination of land purchases
- supervision and coordination of consultants and contractors
- marketing the finished residential lots



Actual Communities INC
SINCE 1986

1977 - 1979

**Construction Coordinator, Bruyer Partnership Ltd.,
Edmonton, Alberta**

Supervised the construction of underground utilities and road construction for three 175 lot residential subdivisions per year. Responsibilities included:

- supervision of survey crews
- arranging the acceptance of utility installations
- preparation of progress estimates

This position was advancement from the starting position of resident engineer.

**1973 – 1976
(Summers)**

Surveyor, Stanley Engineering, Calgary, Alberta

Responsibilities included:

- engineering services
- construction layout
- legal surveying

EDUCATION

1982

Masters of Business Administration, (MBA)

University of British Columbia

- Concentration: Urban Land Economics
- Minor: Finance and Marketing

1977

Bachelor of Commerce

University of Calgary

- Concentration: Accounting
- Minor: Finance

AWARDS AND SCHOLARSHIPS

1980

British Columbia Real Estate Council Award

1981

Canadian Mortgage and Housing Corporation Scholarship

PERSONAL

Married 39 years with two sons 33 and 35

INTERESTS

Flyfishing, skiing, camping, hiking, cycling