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LandSouth Construction
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PRESS RELEASE

LIVE THE LIFE YOU LOVE

LandSouth Construction completes condominium, apartment community for Jacksonville residents

Special to the Times-Union – From the bustle of Southside to the calm shores of the beaches, opportunities to live in the midst of action and activity are available thanks to LandSouth Construction’s completion of two new communities. The condominium community of Valencia at South Beach, located in South Jacksonville Beach, and the apartment community of Atlantic Crossing at Deerwood Park on Jacksonville’s Southside provides residents with top-notch amenities and a paramount location to the area’s finest shopping, dining and entertainment venues.

“Both Valencia and Atlantic Crossing feature the latest amenities and advanced technologies to give residents the best lifestyle possible,” said James Pyle, president and CEO of LandSouth Construction, a general contractor specializing in multi-family construction. “We worked hand-in-hand with the developer, Sierra Development, on both communities to create modern, urban residences that will appeal to a variety of residents and homebuyers.”

The completion of the two projects, as well as additional projects throughout Central Florida, resulted in LandSouth Construction experiencing its best year in company history. The company’s revenue in 2008 totaled \$77 million compared with \$61 million in 2007, an increase of more than 26 percent. Pyle attributes the company’s success to its team, trade contractors and vendors who completed several projects in 2008, including the \$19 million apartment

community of Atlantic Crossing at Deerwood Park, the \$39 million condominium community of Valencia at South Beach and four luxury apartment projects throughout the Palm Coast, Daytona and Orlando areas.

Valencia at South Beach is a luxury condominium community featuring 162 residences, three four-story buildings, each with covered parking garages, and an expansive clubhouse. Buyers at the community can choose from one-, two- and three-bedroom residences that range in size from 1,356 square feet to 1,868 square feet of living space.

The condominiums at Valencia feature 10-foot ceilings, solid 8-foot doors, graceful archways, sweeping courtyard or lake views, abundant natural lighting and large, recessed entrances. The residences also feature spacious master bedrooms and bathrooms, modern gourmet kitchens and open living spaces ideal for entertaining. Private, covered porches provide spanning vistas of the community's European-style courtyards.

A major part of the appealing atmosphere of Valencia at South Beach is the upscale amenities that can be found in the community. European-style courtyards, garden pathways and manicured common green areas welcome guests while a clubhouse, pool, dry sauna and fitness center provide a wealth of activities and entertainment. Valencia at South Beach is located near Marsh Landing Country Club and within walking distance of established restaurants like Stonewood Grill and retail shops such as Pier One, Target and World Market.

“Valencia is a perfectly situated community in close proximity to the beach, excellent restaurants and retail opportunities,” said Mike Taylor, director of business development and senior project manager at LandSouth Construction.

More information about Valencia at South Beach is available at www.ValenciaCondos.com or by calling (904) 273-9891.

Across town on the Southside is Atlantic Crossing at Deerwood Park, a luxury apartment community consisting of 200 residences, five three-story buildings, 48 garages, a state-of-the-art clubhouse and luxurious amenities. Modeled after New York brownstones, the upscale urban community offers one-, two-, and three-bedroom garden apartment residences ranging in size from 913 square feet to 1,649 square feet of living space.

The homes define contemporary living with appointed features such as French doors, GE appliances, full-sized washers and dryers, private Juliet-style balconies, ceramic tile in the foyers, kitchens and baths, 42-inch kitchen cabinets and walk-in closets. Top floor homes feature 12-foot ceilings evoking the style of an urban loft and select homes feature convenient built-in computer desks.

Residents at Atlantic Crossing can indulge in the community's abundant amenities, which include a resort-style pool, poolside cabana kitchen with gas grills, car care center, clubhouse with social room, full service kitchen and Cyber Café, state-of-the-art fitness center with plasma TVs, and a billiards room. In addition, residents enjoy free WiFi Internet accessibility in the amenity area and dry cleaning pick-up and delivery services.

"We were fortunate to work on these tremendously successful projects in 2008 and encourage people to tour both communities," Taylor said. "It is our goal to make Jacksonville a better place to live by providing outstanding multi-family neighborhoods that allow residents to live an active, fulfilled lifestyle."

Directions, pricing and more information about Atlantic Crossing is available at www.AtlanticCrossingInfo.com or by calling (904) 998-3909.

LandSouth Construction is the Southeast's premier general contractor specializing in multi-family construction. Founded in 1998, LandSouth Construction has completed more than 6,000 multi-family units in the Southeast.

The company builds all product types including apartments, hotels, senior living, student and military housing, condominiums and townhomes. James Pyle, co-founder of LandSouth Construction, has built the company's success and reputation by constructing projects of the highest quality, aesthetic relevance and enduring value for its clients. The company transforms ideas into first-class communities by providing superior construction management services while building long-term relationships.

LandSouth Construction is headquartered in Jacksonville, Fla. More information about the company is available online at www.landsouth.com or by calling (904) 273-6004.

Photography:

- 1.) LandSouth Construction completed several projects in 2008, including the \$19 million apartment community of Atlantic Crossing at Deerwood Park.
- 2.) Atlantic Crossing features abundant amenities, which include a resort-style pool, poolside cabana kitchen with gas grills, car care center, clubhouse with social room, full service kitchen and Cyber Café, state-of-the-art fitness center with plasma TVs, and a billiards room.
- 3.) Atlantic Crossing at Deerwood Park on Jacksonville's Southside provides residents with top-notch amenities and a paramount location to the area's finest shopping, dining and entertainment venues.
- 4.) LandSouth Construction also completed Valencia at South Beach in Jacksonville Beach during 2008.
- 5.) Valencia at South Beach is located near Marsh Landing Country Club and within walking distance of established restaurants like Stonewood Grill and retail shops such as Pier One, Target and World Market.
- 6.) European-style courtyards, garden pathways and manicured common green areas welcome guests at Valencia while a clubhouse, pool, dry sauna and fitness center provide a wealth of activities and entertainment.

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