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## About

### About Barcelo Homes

Barcelo Homes works with award-winning architects to design and engineer highly efficient, sustainable homes using the latest in building technologies, components and design. Building state-of-the-art single family residences, apartments, and condominiums located in the Seattle area, we use site-friendly designs to minimize the impact on the land. Our homes offer functional open floor plans, creating stylish living spaces with high-end finish details, and construct many of them to standards established by the Master Builder's Association's BuiltGREEN, five star certification.

#### LIST BACK ARRANGEMENTS

for Apartments, Condominiums, Homes. Available upon agreement of terms.

#### SPEC BUILDING

We maintain an inventory of fine spec-built homes and continually bring new ones to market. Review the Homes For Sale and Homes Coming Soon sections on our website to see distinctive models now available or nearing completion, then arrange a tour of the home that's right for you.

#### CUSTOM BUILDING

Let us work with you to build the home of your dreams, from groundbreaking to final finish. Bring your

### Affiliations



architectural plans or just some inspiration and ideas, and let Barcelo Homes help you realize your goals for quality, comfortable living.

#### SUSTAINABLE HOMES

We are proud to build 4 & 5-Star Built Green homes with nontoxic interior finishes, energy-efficient appliances and fixtures, pervious driveway and patio materials, and native, drought-tolerant landscaping. You'll move into your new home knowing your lifestyle is aligned with a sustainable planet.

#### PROPERTY ACQUISITION

Barcelo Homes is a thriving development company. We actively seek out future projects. If you have a permitted project, vacant land or a parcel that can be subdivided, and are interested in selling, please [contact us](#) today.



## Meet Our Team

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**Bogdan Maksimchuk**

Principal / Owner

Bogdan Maksimchuk has worked in construction for more than 20 years, building up a strong portfolio of high-quality commercial and residential projects throughout the Seattle/King County area. Working in a range of architectural styles from Traditional to Modern, he has completed single-family and multi-family homes including condominiums, townhomes and apartments.

Born in Ukraine, Bogdan began his lifelong love of construction at age 15 as a brick setter for a local builder in his hometown of Lutsk. In 1997 he moved with his family to the U.S., where he soon started his own siding business. In 2003 he became a licensed general contractor, and in 2009 founded Benjamin Custom Homes – now Barcelo Homes – and has been building outstanding projects ever since. Bogdan's commitment to integrity, great service, and offering comfortable, healthy homes at affordable prices is the key to his success. Using only the finest sustainable materials and newest construction techniques, Bogdan's goal is to build quality, energy-efficient homes that meet his personal standard: homes he himself would want to live in.

Bogdan views building homes as more than just a job; it is a passion. He loves his craft and continues to be the point-person on all Barcelo Homes projects.



Nadia Maksimchuk  
Office Manager

E. [nadia@barcelohomes.com](mailto:nadia@barcelohomes.com)

Nadia Maksimchuk is the Office Manager for Barcelo Homes. She has been in the lumber and construction industry for 10 years. She has a wealth of knowledge in the building process for both residential and commercial residential construction. Although she is not the project designer, she has an eye for design and makes sure that the homes built have finishes she would be proud to have in her home. She is the owner's representative and



Gloria Filimonchuk  
Admin Clerk

E. [gloria@barcelohomes.com](mailto:gloria@barcelohomes.com)

Gloria joined the Barcelo team over 3 years ago. Working as the Admin Clerk she supports various aspects of the Barcelo Projects. She has background knowledge in banking and is well organized. She will be tracking invoices for draw preparation, completing lien releases and tracking change orders for the current project.



Oksana Vasilyuk  
Project Coordinator

E. [oksanav@barcelohomes.com](mailto:oksanav@barcelohomes.com)

Oksana is the Project Coordinator for Barcelo Homes. For the last 5 years she has played a critical role in her support of the Barcelo construction projects. Because she is quick learner and is willing to get the job done, she has supported various pieces of the projects she has been assigned. For this project, Oksana's role will include permitting updates, contract management and city correspondence.

will be the lead on approving and reviewing budget items and reviewing draws.



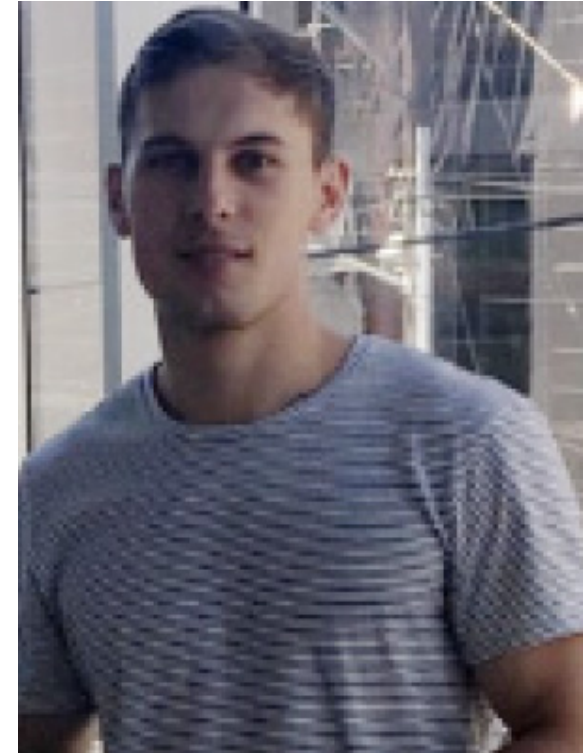
Desiree Redka  
Accounting

Desiree has been working with Barcelo homes for almost 10 years, helping with various accounting functions. For this project she will be helping with draw review details and processing vendor payments according to their schedules.



Ella Maksimchuk  
Office Assistant

Ella has been with the company for 5 years and works on a variety of our projects. While striving to learn more about the structural operations of this company, Ella has been currently pursuing her bachelors in Business; the thing she is most passionate about. She helps with invoicing, filing, and completing any organizational tasks around the office. She is a fast learner, bringing great value to the company.



Mike Baranchuk  
Assistant Project Manager

E. [mike@barcelohomes.com](mailto:mike@barcelohomes.com)

Mike is one of our project managers for Barcelo Homes. He has been with the company for seven years helping to manage many of our projects. He stays attentive to detail, making sure we pass all inspections. For this project in particular, he will be responsible for working with our Material



# Exhibit 19

Suppliers, ensuring that all needed materials are ordered and delivered on time to keep the project moving forward and helping Alex to get any other work that needs to be done.



Aleks Deyneka  
Site Superintendent

E. [aleks@barcelohomes.com](mailto:aleks@barcelohomes.com)

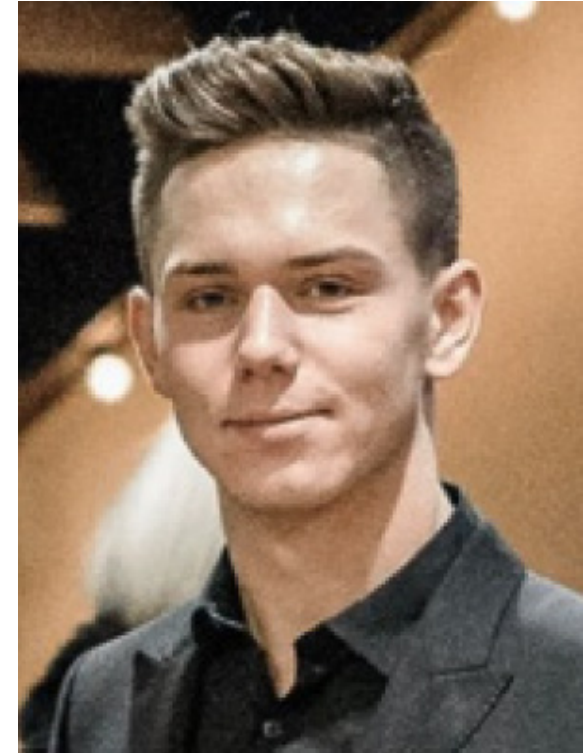
For the past ten years if you have visited a Barcelo building site, you have most likely had the opportunity to meet Aleks. He is our site Superintendent and is usually on site every day



David Malchevskiy  
Assistant Project Manager

E. [David@barcelohomes.com](mailto:David@barcelohomes.com)

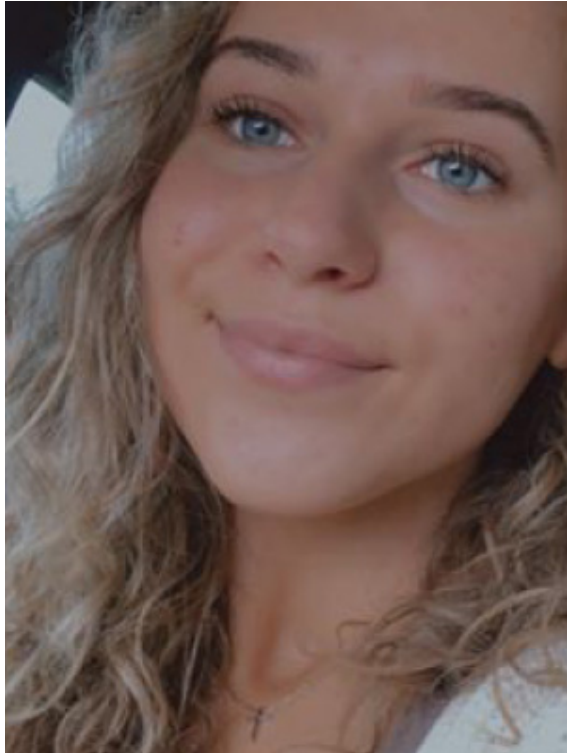
David is our assistant project manager and has been with Barcelo homes for the last 3 years helping with various projects. He will be in charge of scheduling for this project. He will be working



Erik Maksimchuk  
Material Management

Erik knows his way around a construction site. For the last eight years he has been an asset to the company by helping to make sure that the final project is presentable to the clients. He provides tremendous support at various Barcelo projects. For this project he will be responsible for material

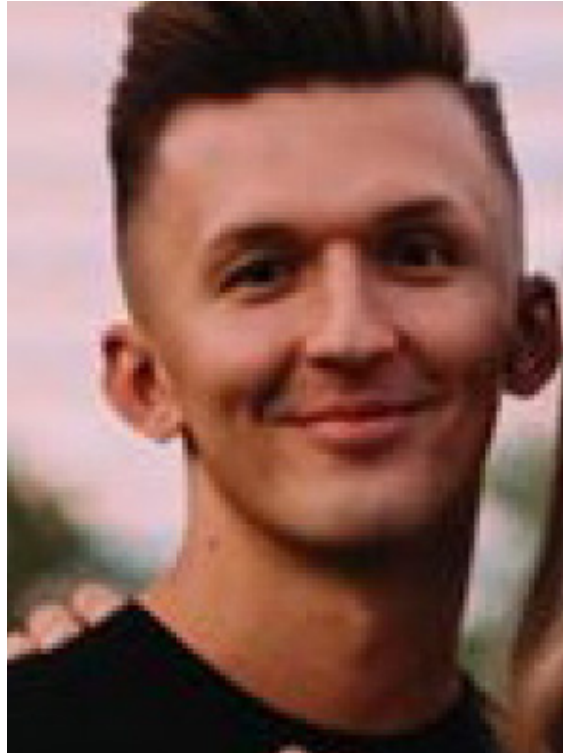
overseeing the projects to completion. He oversees the daily activity and ensures site safety.



Elvira Maksimchuk  
Assistant Office Manager

Elvira has been working with Barcelo Homes for over two years.

with our subcontractors and our onsite Barcelo employees to see that they are scheduled appropriately and completing work according to the project time line.



Radimir Mandzuk  
Assistant Project Manager

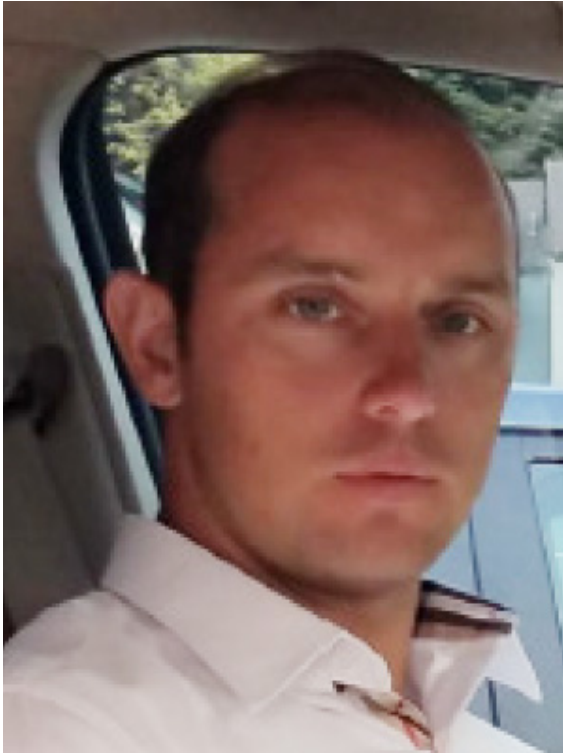
management (garbage and recycling), small deliveries and making sure that the site is clean.



Vladimir Pankiv

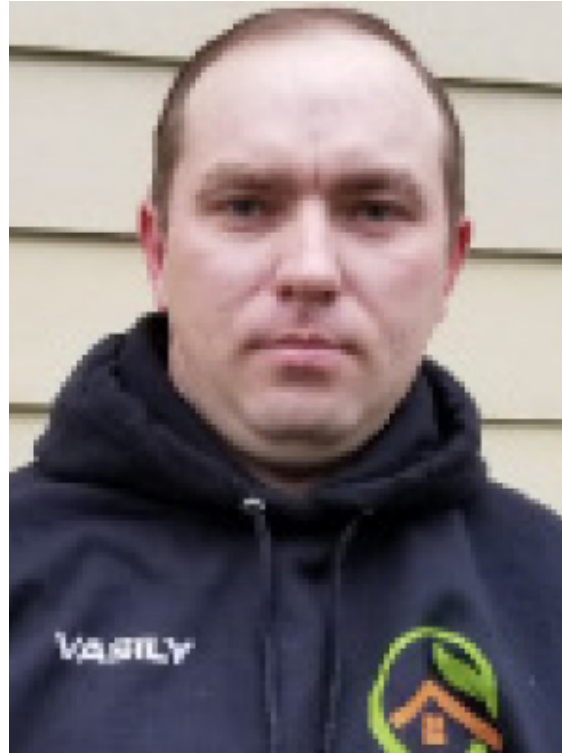
Andrey, Vasiliy, and Vladimir are brothers all long time Barcelo employees, having been with the company for the last 17 years. They are an incredible group that works well together to get the daily tasks done and projects completed. They will be daily onsite employees, handling any onsite work that needs to be completed by Barcelo, not contracted through Subcontractors. They have a

great eye for details and ensuring that the finished product is done according to the company standards.



Andrey Pankiv

Andrey, Vasiliy, and Vladimir are brothers all long time Barcelo employees, having been with the company for the last 17 years. They are an incredible group that works well together to get the daily tasks done and projects completed. They will be daily onsite employees, handling any onsite work that needs to be completed by Barcelo, not contracted through Subcontractors. They have a great eye for details and ensuring that the finished



Vasiliy Pankiv

Andrey, Vasiliy, and Vladimir are brothers all long time Barcelo employees, having been with the company for the last 17 years. They are an incredible group that works well together to get the daily tasks done and projects completed. They will be daily onsite employees, handling any onsite work that needs to be completed by Barcelo, not contracted through Subcontractors. They have a great eye for details and ensuring that the finished



product is done according to the company standards.

product is done according to the company standards.

## Our Sales Team



Steve Snider  
Real Estate Broker, Matrix Real Estate

CONTACT:  
Matrix Real Estate  
[www.matrixrealestate.com](http://www.matrixrealestate.com)  
[www.stevesniderrealestate.com](http://www.stevesniderrealestate.com)  
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E. [ssnider@matrixrealestate.com](mailto:ssnider@matrixrealestate.com)

A Seattle native and fourth generation real estate professional, Steve has been a real estate broker since 2006. Steve’s real estate lineage started in 1932 when his great grandfather opened MacPherson’s Real Estate in Seattle’s University



Galya Kirstine  
Eastside Luxury Director of Northwest Group Real Estate

CONTACT:  
Northwest Group Real Estate  
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As Eastside Luxury Director at NWG Real Estate, Galya has been ranked in the top 1% of brokers in Washington. With over 15 years of real estate experience and having grown up in Washington, Galya understands the Northwest lifestyle; the



Shawn Filer  
Principal, Managing Broker, & Luxury Director of Northwest Group Real Estate

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E. [shawn@nwgrealestate.com](mailto:shawn@nwgrealestate.com)

Shawn is a Principal, Managing Broker, and Luxury Director at Northwest Group Real Estate with offices in Seattle and Downtown Bellevue. Shawn has been selling Residential Real Estate for over 10 years and has developed a reputation as one of the

District. Since that time every generation has been involved in the real estate industry and Steve continues that tradition. In addition to working with buyers and sellers, Steve is knowledgeable and experienced in working with investors and builders, where his construction knowledge can help buyers assess potential costs and value.



Nick Glant  
President & Founder of Northwest Group Real Estate

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Nick founded NWG Real Estate in 2007 with the objective to remain boutique in scale and still personally serve clients with a team of experts partnering to enhance the sales experience. Nick grew up on Mercer Island and lives in Laurelhurst.

pace, the excitement, the expectations of high performance. With an expertise in high-end resale and new construction, Galya guides her clients through the real estate process, applying a passion for client service, unmatched customer service and enthusiasm.



Danny Lee  
HomeSmart Real Estate Associates

**CONTACT:**  
HomeSmart Real Estate Associates  
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T. 206-650-7033  
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Danny dove straight into the high tech industry right out of college during the beginning of the dot com era and became one of the most successful local colocation internet service providers in the Seattle area. After several years of success even through the dot bomb era Danny and his business

## Exhibit 19

Top Brokers in the Northwest thanks to a Luxury Team with more than \$550 Million in annual sales volume. Shawn is a third generation Seattle-based Realtor and a proud graduate of the University of Washington with a BA in Sales and Marketing. Shawn also studied Architecture at Cornell University in NY and has a passion for marketing modern homes and condos.



Fiore N. Pignataro  
Windermere Real Estate NW, Inc. - Eastlake Office

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214 East Galer St., Suite 300  
Seattle, WA 98102-3707  
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E. [pignataro@windermere.com](mailto:pignataro@windermere.com)

Having served as a Realtor for over 10 years, Fiore knows that real estate is as much about people as it is about houses. He is dedicated to providing the best in customer service. He believes every person has a unique set of needs and desires, and so individualizes his services to match each client.

He has a great deal of expertise in the NE Seattle market, Madison Park area, and the Eastside. He is also a member of the top team in sales since 2012 in Seattle in the categories of sales volume, sales above \$1 million, and highest price/sq. ft.

partners decided that it was the right time to sell the company and move onto the next business venture.

That venture turned out to be a career in real estate where his quest to be an expert in the field has lead him to doing work in the appraisal field, renovating homes, consulting and testing high performance energy homes for new construction builders, finding land for developer and builders, as well as providing white glove VIP service to all his real estate clients who are either buying or selling real estate.

When Danny is not doing real estate related work, you might find him on the ski slopes, coaching basketball, salsa dancing or taking a hot yoga class.

# Exhibit 19

With frequent communication and a custom-made strategy, it is possible for everyone to come away with a win when they work with Fiore. Having a masters in education and a lengthy and diverse teaching background, Fiore gets a kick out of turning complicated tasks into easy-to-digest processes. He loves homes and the pride of homeownership and has been a homeowner in the Green Lake area since 1993.



**Robyn Kimura Hsu**  
Windermere Real Estate Broker



**CONTACT:**  
Windermere Real Estate NW Inc., Eastlake  
214 E Galer Ste 300  
Seattle, WA 98102



**Tadashi Shiga**  
Built Green & NW Energy Star Verifier



**CONTACT:**  
Evergreen Certified  
515 18th Ave South  
Seattle WA 98144



**Bonnie Beddall**  
Managing Broker, RE/MAX Metro Realty, Inc. - Eastlake

**CONTACT:**  
RE/MAX Metro Realty, Inc.

Seattle WA 98144  
T. 206.295.2247  
E. [robyn@windermere.com](mailto:robyn@windermere.com)

Robyn Kimura Hsu, a broker with Windermere Eastlake, has been working with buyers and sellers in Real Estate for the last 11 years. Prior to becoming a Real Estate Broker Robyn, worked in the Advertising and Marketing arena. She is able to call upon her experience in marketing and sales to help sellers create a comprehensive marketing plan to showcase their listings. With over 20 years of sales experience Robyn is able to utilize her negotiation skills when working with both buyers and sellers. Robyn also shares a love of Modern Architecture and is able to use her degree in History and Art History, with an emphasis on Architectural history on a daily basis.

T. 206.491.7111  
E. [tadashi@evergreencertified.com](mailto:tadashi@evergreencertified.com)

Tadashi Shiga, owner and creator of **Evergreen Certified LLC**, is one of a small handful of third-party verifiers recognized by the Master Builders Association's Built Green program, performing the role of an independent, neutral entity in conducting evaluations/ verifications. He possesses the knowledge, experience, and determination to help his clients achieve their sustainable building project goals. Born and raised in Seattle, WA, and a child of two successful developers, Tadashi has been involved in every facet of the real estate industry since 1991 – from sales to marketing to development to investment. As such, he understands how to examine a project from every angle in order to strategize for the successful completion of a project. Tadashi goes beyond mere consultation and works to build systems that create lasting change, which is evident in his work as the pioneer behind the new Eco-Builders Group in the Pacific Northwest. By pulling together local subcontractors, vendors, manufacturers, and distributors, Tadashi has created a bulk-purchasing cooperative that provides lower-cost sustainable building products to small and mid-sized developers, driving down green building costs in the region while helping to spur development in the green building industry.

T. 206 819 8588  
E. [bonnie@bonniebeddall.com](mailto:bonnie@bonniebeddall.com)



## Our Preferred Lender



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T. 206.769.6031 [juliebrown@guildmortgage.net](mailto:juliebrown@guildmortgage.net)