

TOBIN C. GROVE

PRESIDENT



As President, Toby is responsible for all operational aspects of development including acquisitions, interim and long-term financing, financial analysis and the leasing and sale of development projects, while managing the company's day-to-day administrative operations. He is a 10-year veteran with KDC and is active in the development of CentrePort Business Park and the 125-acre Regent Center project. He sits on the board of directors for the North Texas Chapter of the National Association of Realtors (NAIOP).

PROJECT EXPERIENCE

Sally Beauty Company - Office	200,000 SF	Bank One - Operations Center	400,000 SF
ANS - Office/Research & Development	144,000 SF	Motheral Printing - Office/Distribution	150,000 SF
ICI Paints - Paint Storage	250,000 SF	First Horizon Home Loans - Office	300,000 SF
EDS, Des Moines - Call Center	405,000 SF	EDS - Call Center	65,000 SF
KDC Corporate Center - Office	122,318 SF	Omnicom Group, Inc. - Office	350,000 SF
FedEx - Rocky Mountain Tech Center	156,000 SF	CentrePort Speculative Project - Industrial	200,000 SF
FedEx Ground - Distribution Center	188,484 SF	Rapp Collins Worldwide - Office	101,120 SF
Columbus Health Department - Office	181,000 SF	EDS - Assembly/Distribution Facility	262,700 SF
Intuit - Office/Software Development	165,000 SF	Hunt Wesson - Distribution/Warehouse	175,000 SF
Nortel Networks - Corporate Campus	777,560 SF	Regent Center	125 Acres
FedEx - Dallas Technology Campus	170,000 SF	CentrePort Business Park	1,300 Acres
Citizens Communications - Office	250,000 SF	Nissan Motor Acceptance Corporation	175,000 SF
Nokia - Americas Headquarters	293,000 SF	McKesson Corporate -Distribution Center	165,000 SF
Citigroup - Office/Operations	442,897 SF	Leslie's Swimming Pool Supplies	100,000 SF
EPA - Regional Headquarters	217,436 SF	Freeport North Business Park	178 Acres
Burlington Northern Santa Fe - Office	106,000 SF	Waters' Ridge Business Park	500 Acres
		Falcon's Lair	500 Acres

EDUCATION

SOUTHERN METHODIST UNIVERSITY
Bachelor Of Business Administration – Real Estate & Finance

YEARS IN BUSINESS

Over 19

AFFILIATIONS

NTCAR
Texas Association of Realtors
National Association of Realtors
NAIOP Board Member
The Real Estate Council

MURRAY NEWTON

EXECUTIVE VICE PRESIDENT



Leading the construction team, Murray Newton has built over seven million square feet of commercial, industrial, office, hotel and retail development projects. He is responsible for the implementation of architecture, engineering and construction processes, as well as all office personnel. His diversified experience has proven to be a key aspect in the success of the KDC team. Murray is a graduate of Texas A&M University and a member of the Project Management Institute.

PROJECT EXPERIENCE

Sally Beauty Company - Office	200,000 SF	Bank One - Operations Center	400,000 SF
ANS - Office/Research & Development	144,000 SF	Motheral Printing - Office/Distribution	150,000 SF
ICI Paints - Paint Storage	250,000 SF	First Horizon Home Loans - Office	300,000 SF
EDS, Des Moines - Call Center	405,000 SF	EDS - Call Center	65,000 SF
KDC Corporate Center - Office	122,318 SF	Omnicom Group, Inc. - Corporate Campus	350,000 SF
FedEx - Rocky Mountain Tech Center	156,000 SF	CentrePort Speculative Project - Industrial	200,000 SF
FedEx Ground - Distribution Center	188,484 SF	Rapp Collins Worldwide - Office	101,120 SF
Columbus Health Department - Office	181,000 SF	Del Monte Foods - Warehouse/Distribution	736,480 SF
Intuit - Office/Software Development	165,000 SF	EDS - Assembly/Distribution Facility	262,700 SF
Nortel Networks - Corporate Campus	777,560 SF	Phillips Driscopipe - Manufacturing/Distr.	116,000 SF
Exodus Communications - Server Facility	272,500 SF	Nokia - Distribution/Assembly	100,000 SF
FedEx - Dallas Technology Campus	170,000 SF	Hunt Wesson - Distribution/Warehouse	175,000 SF
Citizens Communications - Office	250,000 SF	CentrePort Venture Inc.	1,300 Acres
Nokia - Americas Headquarters	293,000 SF	Falcon's Lair	500 Acres
Citigroup - Office/Operations	442,897 SF	Overton Park Plaza - Retail	458,000 SF
EPA - Regional Headquarters	217,436 SF	Cooper Street Plaza - Retail	257,000 SF
Burlington Northern Santa Fe - Office	106,000 SF	U.S. Sprint - Customer Service Center	125,000 SF

EDUCATION

TEXAS A&M UNIVERSITY
Bachelor Of Science – Engineering Technology

YEARS IN BUSINESS

Over 23

AFFILIATIONS

Project Management Institute Member
Texas A&M Former Student Council for 18 Years

SCOTT OZYMY

SENIOR VICE PRESIDENT



As Senior Vice President, Scott manages all aspects of development including acquisition, development, interim and long-term financing, financial analysis, asset management and the leasing and disposition of projects. Additionally, Scott is active in the development of the 125 acre Regent Center Business Park in Irving, Texas. Prior to KDC, Scott has over 15 years experience in acquisitions, development and asset management of commercial property including the 12,000-acre master-planned development, Las Colinas.

PROJECT EXPERIENCE

Sally Beauty Company - Office	200,000 SF
Motheral Printing - Office/Distribution	150,000 SF
Bank One - Operations Center	400,000 SF
ANS - Office/Research & Development	144,000 SF
EDS, Des Moines - Call Center	405,000 SF
KDC Center Coppell - Speculative Office/Tech	230,400 SF
The Towers at Williams Square, Las Colinas, TX - Office	1,400,000 SF
1700 Pacific (First City Center), Dallas CBD, TX - Office	1,400,000 SF
One Dallas Centre, Dallas CBD, TX - Office	600,000 SF
Spectrum Center, Addison, TX - Office	600,000 SF
Las Colinas Towers, Las Colinas, TX - Office	475,000 SF
First Colony Commons, Sugarland, TX - Retail	400,000 SF
Beal Bank Plaza, Dallas, TX - Office	350,000 SF
Baybrook Square, Clearlake, TX - Retail	350,000 SF
The Quadrangle, Dallas, TX - Office	200,000 SF
Cottonwood Center, Las Colinas, TX - Office	180,000 SF
Corporate Plaza I, II, III, Las Colinas, TX - Office	120,000 SF
Rochelle Park, Las Colinas, TX - Office	80,000 SF
Colonial Plaza, Las Colinas, TX - Office	80,000 SF
Fairway Plaza, Las Colinas, TX - Office	80,000 SF

EDUCATION

MIDWESTERN STATE UNIVERSITY
Bachelor of Business Administration – Finance

AFFILIATIONS

The Real Estate Council, Dallas
License, Texas Real Estate Broker
North Texas Commercial Association of Realtors
Prior Board Member, Central Dallas Association

JAKE RAGUSA

SENIOR VICE PRESIDENT



Jake Ragusa is responsible for new business development and national marketing. Prior to KDC, he served as Regional Director for the Dallas office of InsigniaESG, Inc. overseeing the leasing, management and construction management operation for a 9 msf portfolio of office, industrial and retail properties. He is a licensed real estate salesman in both Texas and Colorado. Jake is a graduate of Southwest Texas State University and is currently an active member of The Real Estate Council, NAIOP, NTCAR and CoreNet.

PROJECT EXPERIENCE

Bank One - Operations Center	400,000 SF
ICI Paints - Paint Storage	250,000 SF
9130 Jollyville Road - Office	90,000 SF
800 Brazos - Office/Hotel	250,000 SF
Pearview Office Building - Office	265,000 SF
Campbell Center (re-development) - Office	800,000 SF
6565 MacArthur - Office	265,000 SF
One Telecom - Office	225,000 SF
Gateway Plaza - Office	125,000 SF

EDUCATION

SOUTHWEST TEXAS STATE UNIVERSITY
Bachelor of Business Administration/Marketing

YEARS IN BUSINESS

Over 20

AFFILIATIONS

The Real Estate Council, Dallas
License, Texas Real Estate Broker
North Texas Commercial Association of Realtors, Member
NAIOP, Member
Texas Real Estate Council, Member
CoreNet Member

MIKE ROSAMOND

SENIOR VICE PRESIDENT



Mike Rosamond has a long tenure in Dallas-area commercial construction management. He is responsible for managing project design and construction. Noteworthy KDC projects include Nortel's 500,000 SF Galatyn Park (Richardson) campus, CSI's Headquarters in Las Colinas, a 263,000 SF client server facility for EDS Corporation in Allen, as well as a 65,000 SF call center for EDS in Sacramento, California.

PROJECT EXPERIENCE

Bank One - Operations Center	400,000 SF
ANS - Office/Research & Development	144,000 SF
FedEx, Colorado Springs - Rocky Mountain Tech Center	156,000 SF
Intuit - Office/Software Development	165,000 SF
Nortel Networks - Corporate Campus	777,560 SF
Nortel Networks Phase II - Office	200,000 SF
Nortel Networks Phase III - Office	281,000 SF
FedEx - Dallas Technology Campus	170,000 SF
First Horizon Home Loans - Office	300,000 SF
EDS - Call Center	65,000 SF
Electronic Data Systems - Assembly/Distribution Facility	262,700 SF
Currency Systems International - Corporate Headquarters	62,000 SF
Nortel/Bell Northern Research - Corporate Campus	980,000 SF
University of Texas Southwestern Medical Center	412,000 SF
SMU Fondren Science Building	108,700 SF
Texas A&M Plant Biotechnology Building	60,000 SF
Overton Park Plaza - Retail	458,000 SF
Samden International - Office/Manufacturing	430,000 SF

EDUCATION

TEXAS A&M UNIVERSITY
Bachelor Of Science – Construction Management

YEARS IN BUSINESS

OVER 20