



TROPICHART GENERAL CONTRACTORS INC. COBO GROUP, LLC

Suite 701-A ILA Building 1055 Marginal Kennedy San Juan Puerto Rico 00920

Tels. 787-566-5223 / 787-366-1192 / DACO SJ-18577-CN

tropichartcontractors@gmail.com cobogroupllc@gmail.com

THE CORPORATION

Tropichart General Contractors Inc., COBO Group LLC. The principals, the owner Benjamin Ochart Rivera, DBA Candidate, MBA (Leadership in Project Management), BBA in Construction Management and General Management, minor in Industrial Engineering is also a Veteran Disabled, who graduated from Purdue Indiana in Civil Engineering, then he joins the armed forces as helicopter pilot MOS 126A. He starts in the construction business with a DBA Benjamin Ochart Construction in 1992, then in the beginning of 2000 he incorporates Benjamin Ochart Construction Corp., and did many projects as subcontractor and general contractor as much he did from 1992 to 2000 as a DBA. In 2019 the name changed to Tropichart General Contractors Inc. Other principals are Carlos R. Oquendo PE, license 8866, who is the vice president all of them have been active for over 30 years in the development, design and construction business.

Tropichart has a subsidiary COBO Group LLC who performs developments, design, government permits, project management and project supervision division.

The firm's greatest strength lies in the pragmatic, down-to-earth and hands on approach with which they address business ventures and large-scale commercial, residential, and industrial projects. Tropichart General Contractors and COBO Group LLC provides diligent and dependable services that includes all kinds of project evaluation,

architectural, industrial, site planning, site construction, project construction, project management, project permitting.

We strive to become THE BEST OPTION that comes to any of our clients' minds as they undertake any development, design project and construction, all for the expedient and effective way we proceed with the complete process of any type of development, designs and permitting process as well as the quality of our constructions.

KEY STAFF PERSONNEL & ASSOCIATES

Carlos R. Oquendo, Civil Engineer PE Lic. 8866

Daniel Gómez Marrero AP, PS 7782

Arch Hernán Morales Ortiz Lic. 9439

Daiana Soto García, EIT 23866 – External Project Manager

Arch Harlyn Hernandez

Valeriano Otero Chacón – Electrical Engineer PE Lic. 10592

Laurentino Medina Ortiz – Mechanical Engineer PE, Lic. 6236

Christela Navedo – PMP

Gladys Rivera Vélez – CAAPM & Realtor

Manuel Mayor – Estimator

Mario Moreno – Survey Technician

Jose Ayala – Draft Technician

Jose Benitez – Draft Technician & Government Permits Specialist

Miguel Placer – Mechanical Engineer EIT, and Government Permits Specialist

RESOURCES

Benjamin Ochart Rivera MBA, Tropichart General Contractors Inc., COBO Group, LLC, President & CEO is the main key figure of both companies, as founder, he has been active since 1992 in the housing construction, medium size building construction and remodeling field, in industrial such as pharmaceutical remodeling and concrete works. As President and Principal, he is responsible for overseeing the projects delivery process as well as field and construction operations coordination and government relations in Puerto Rico.

Eng. Carlos R. Oquendo, PE CIAPR LIC. 8866 is the principal project engineer and vice president for both companies and all our constructions. Mr. Oquendo is a civil engineer, Structural engineer, and professional land surveyor with more than thirty (30) years' experience in development and field operations. He thrives on job sites, inspecting that all is performing according to the project plans as was approved.

PLANNING – DESIGN – CONSTRUCTION

- Master Plans for residential developments
 - Hotels and medical facilities urban design and planning
- Land surveyors, Architectural design evaluation and rehabilitation of existing structures
 - Interior architecture
 - Environmental permits
 - Building Permits and Endorsements
- Site Construction (pipes, sidewalks, earth movement, roads, electrical)
 - Interior and exterior remodeling for houses and buildings
- Mass housing project construction and up to 12 stories building construction.
- Construction Project Management – Construction Supervision – Construction inspections
 - Project Construction Estimate Cost
 - Quality Control Management

OUR SERVICES



ARCHITECTURE



ENGINEERING



WATERFRONT
& COSTAL ZONE PROJECTS



URBAN MASTER
PLANNING



INTERIOR DESIGN
& COLOR CONSULTING

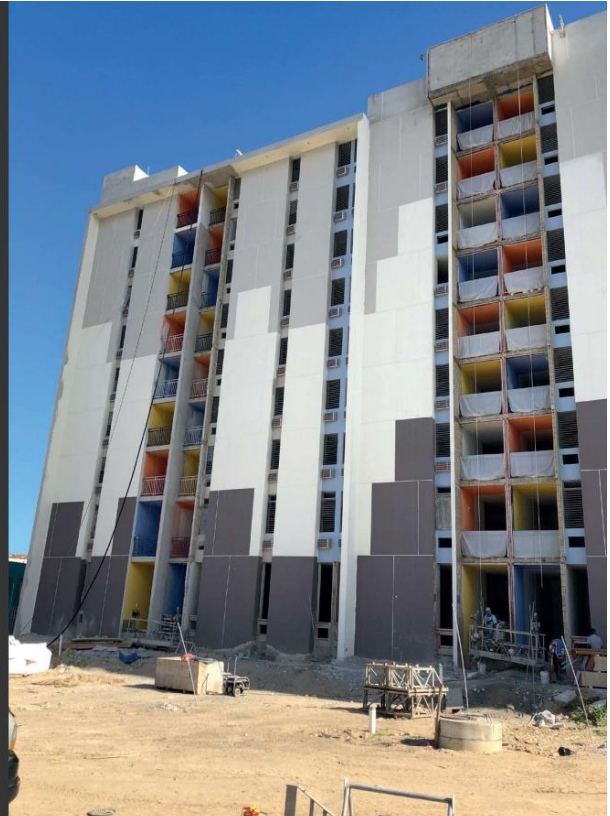


COLOR CONSULTING



ARCHITECTURE

We are dedicated to providing architectural, planning and innovative engineering and environmental services to create successful, environmentally sensitive, and sustainable resort, residential, and mixed-use projects.



ENGINEERING ROADWAY & HIGHWAY DESIGN

We offer specialized roadway and highway design services in all evaluation and design phases of transportation.





WATERFRONT & COASTAL ZONE MANAGEMENT

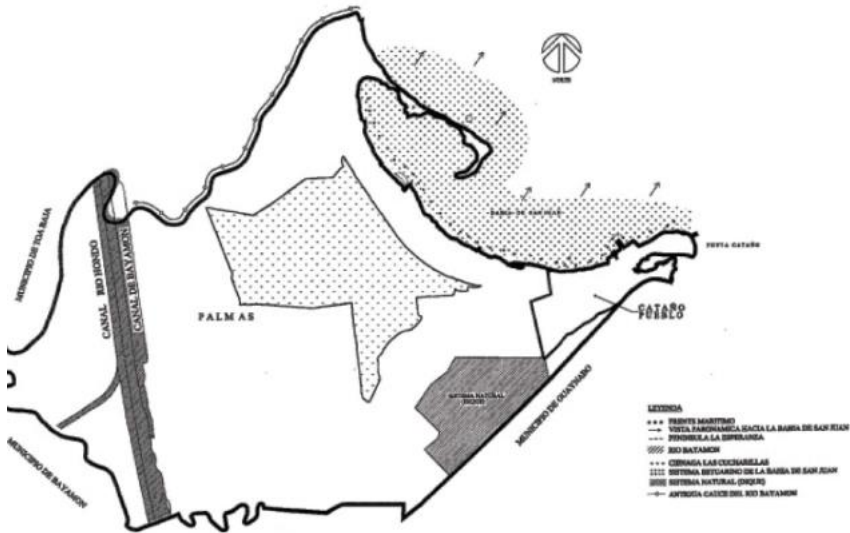
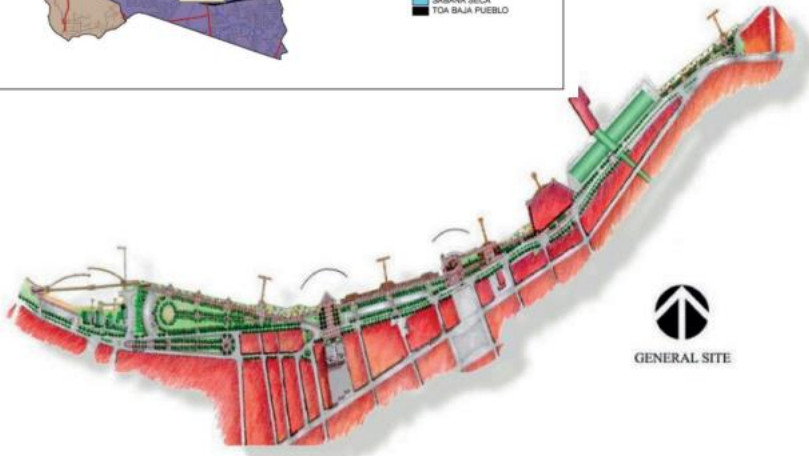
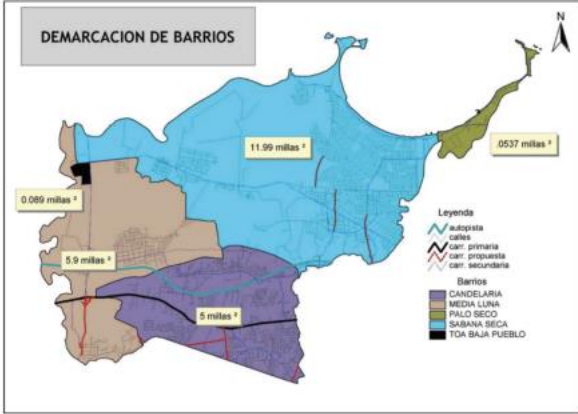
In support of waterfront developments, providing an array of coastal engineering services to assess development opportunities and constraints arising from interaction with dynamic shorelines.





MASTER PLANNING

As part of Planning Services our firm has rendered comprehensive professional services as follows: Urban Planning, Cartography, Environmental Studies, Solutions Guidelines, Public Involvement in Planning Process, Population, Demography, Housing and Land Trends, Hazard Identification to mention some of them.



- **Palmeras** – design of two (2) towers, 14 story with 48 residential units each in San Juan, PR.
- **Paraiso del Atlántico** – design of 192 residential units in Quebradillas, PR.
- **Mansiones de Citadella Development** – design 130 luxury residential units in Mayaguez, PR.
- **Taylor Village Development** – design project for 420 residential complex units in 6 stories buildings in Trujillo Alto, PR.
- **Vistas del Rio Las Piedras** – 148 houses design, construction and site construction as a General Contractor
- **Bo. Aguilita Juana Diaz 12 apartments** construction as a General Contractor
- **Jose G. Flores Custom Brokers** - Second Floor Construction, Amelia Industrial Park Catano – General Contractor
- **Urb. Los Cedros Cayey**, Sidewalks, Retained Walls, Gutters, Pluvial, Sewer Lines and Potable water lines construction, Project Owner- Jose A. Perez (Perez Mall Owner). Sub-Contractor
- **Caguas City Stationary Building Extension and Inside Remodeling** – 30,000 sf General Contractor
- **Urb. Estancias del Guajataca**, Project Owner: Mr. Arcelio Torres, Site Contractor for 102 Lots and House construction Lares Puerto Rico – General Contractor
- **Urb. Playa Dorada**, State Road 968 km. 21.1 Rio Grande, 2 Sewer Plant Construction
- **Urb. Camino del Bosque Caguas Walk Ups Concrete Sub Contractor for 124 Apartments** (10,540 Cubic yards), the General Contractor was Dick Corporation.
- **Telefónica de Puerto Rico Office Building** - Remodeling Padial St in Caguas – General Contractor
- Painting 5 District Commercial Offices for AAA – General Contractor
- **Veredas del Parque in Parque Escorial- 9 Building Paintings**
- **Palacios Escorial** Painting 8 Buildings (Developer Joel Katz). – Carolina

- **Solimar Patillas** – Gutters, Side Walks, Sewer Lines, Potable water lines, Project Concrete Fences, Asphalt Roads – Project Management
- **Development Owner and General Contractor for project Bosque Real in Cidra** Puerto Rico 187 houses first phase under construction now in 2022, already 65% of the first phase is completed. Second phase are 80 more units completely independent, to start development in July 2023.
- **Project Jaguas II, Ciales Puerto Rico** – 120 apartment development, design, permitting and construction in the first phase and two (2) buildings for Elderly Home and Assisting living for total combined of 6 floors each building, as a General Contractor.
- **Project Apartments in Bo. Algarrobo Vega Baja Puerto Rico** – 84 apartments, development, design, and construction 8 floors building, as a General Contractor.