



CAT5 BUILDERS, LLC (CAT5) is a licensed U.S.V.I Limited Liability Company, established in 2021 by wife and husband team, Andrea & Donald Stevens, to design, manufacture and assist the local building community construct, low-cost to luxury, disaster-resistant, and sustainable island-style homes and commercial buildings using advanced building technology. CAT5 is based in Frederiksted, St. Croix with an office in Winchester, Virginia. Business No. 53098; Licenses No. 2-53098-1L.

Andrea R. Stevens: Holds a degree in Finance from American University and has been in the business finance industry since 1992 and has been the Chief Financial Officer for both STUCC ON STEEL and VANGUARD since creation. Stevens' is a Virginia Licensed Real Estate Agent and is the majority owner of CAT5 BUILDERS. Andrea has assisted in the acquisition of building materials and handled the importation and exportation of building components and materials to several countries. Andrea has extensive knowledge within the construction industry.

Donald A. Stevens: An architect by education, a former licensed Class A Contractor in Maryland, Virginia and West Virginia and Founder of STUCC ON STEEL (02/2002) & SHELTER2HOME (02/2009) doing business as VANGUARD LIGHT GAUGE STEEL BUILDINGS (VANGUARD). VANGUARD manufacturers Highly Disaster Resistant (low-cost) Building Systems for both Residential and Commercial projects. Stevens' has designed, manufactured & built low-cost and luxury houses, schools, manufactured building components for Hilton, Marriott, Hyatt hotels and a variety of buildings up to 8-stories in height and much more in Sri Lanka, Haiti, Mexico and throughout the USA.

Chase P. Stevens, Andrea's and Donald's 2<sup>nd</sup> oldest son, graduated in 2021 from the Virginia Commonwealth University with a BS in Mechanical Engineering and joined the company as a Project Engineer/Component Design Engineer. Chase oversees the project from design, through component design and manufacturing to installation in-situ. Chase has been working with his dad since he was 14 years of age.

**BUILDING TECHNOLOGY:** The CAT5 (VANGUARD) Building System is based on Light Gauge Galvanized Steel (Metal) Framing, thermal reflective insulation, CAT5-MATRIX Magnesium-Oxide based structural exterior & interior sheathings and weather durable finishes that can be used to build walls, floors, decks, roof, pools, cisterns, safe rooms, and much more. The finishes, once completed, look and feel, like a cementitious building but out-perform traditional cement block or cast-in-place concrete in terms of strength, durability, functionality, cost, and speed of construction. The raw material (light gauge steel) is coated with an advanced commercial grade Aluminum-Zinc Coating that restricts rusting. The coils of Steel are shipped to St. Croix where it is roll-formed and fabricated into wall panels, floor and roof trusses, for example, with locally trained Crucian labor. For more information review the “\_3 CAT5 Design-Production Process”.

CAT5 is currently working with both residential and commercial construction companies that are already operating within this USVI construction markets since our primary objective is to manufacture, supply and support. When it is required CAT5 can offer start to finish construction management/building services to its clients. While we have more than five (5) years manufacturing and building in developing nations, post-natural disasters (Sri Lanka Tsunami '04-'06 & Haiti Earthquake '09-'12, '19-'22) we take nothing for granted as each project is unique to the grade of the site, the views, the needs, wants and desires of the client. We look forward to getting to know you and assisting on making your future dream build come true.

Thank you.

Andrea, Donald & Chase Stevens