

A low-angle photograph showing a modern glass skyscraper on the left and a historic, ornate building with a curved facade on the right. The sky is blue with some clouds. A white rectangular box is overlaid on the left side of the image, containing the text 'INDP TEAM SPONSORSHIP ENTITY' in bold black capital letters.

INDP TEAM SPONSORSHIP ENTITY

Improvement Network Development Partners, LLC ("INDP") has formed our "portable" sponsorship entity which includes *Improvement Network Development Partners, Roy Anderson Contractors, Sandvick Architects and Gause and Associates*. All members of the sponsorship entity share financially in the membership of each special purpose entity formed for the project.

INDP duties and responsibilities include overseeing the negotiations for the purchase of existing or undeveloped commercial real estate. INDP will secure the financing required for the development project. INDP will oversee the improvements to any buildings, or the construction of new buildings. INDP will manage the asset and oversee the sale or exit of the improved land or buildings for profit.

Sandvick Architects duties include serving as the lead architect for each of the sponsorship projects. In addition to serving as the architect, Sandvick and team are crucial for the procurement of the Federal and State Historic Tax Credits as the leading Historic Architectural form in the United States.

Sandvick Architects is committed to assisting the revitalization of downtowns and urban neighborhoods large and small, encouraging reinvestment in our nation's existing building stock, finding new uses for underutilized buildings, and promoting planning with preservation as a central initiative to renew and invigorate community vitality and viability. Since its inception in 1990, Sandvick Architects has successfully practiced sustainable design by applying the principles of historic preservation in the architectural, planning and advocacy services provided by the firm.

Roy Anderson Corp is the construction arm of the sponsorship entity. Since 1955, Roy Anderson Corp has successfully delivered construction services based on the principles of honesty and integrity. Through the following decades, a continued commitment to the values instilled by the founder, Roy Anderson Jr., — dedication to quality and unparalleled performance — allowed Roy Anderson Corp to grow from a single man's vision to one of the most successful construction firms in the Southeast. In 2011, we were provided with another opportunity for growth as Roy Anderson Corp became part of Tutor Perini Corporation, effectively serving as the southeast building division. Consistently recognized by ENR as one of the Top 20 Contractors in the U.S., Tutor Perini Corporation provides Roy Anderson Corp with enhanced opportunities for growth through increased size, scale and management capabilities, immediate access to multiple regions and strong financial resources.

CAPABILITIES

Preconstruction Services | General Contracting | Construction



SANDVICK'S Representative Projects



Name: The Book Cadillac Hotel
Where: Detroit, Michigan
Description: 453-room Westin Hotel
 64 luxury condominiums on the upper floors
 Restaurants and retail at street level
Client: The Ferchill Group
Sq. Ft.: 716,150
Cost: \$200 million
Completed: October 2008
Services provided: Exterior Restoration Architect; Preservation Consulting for Federal and State Tax Credits; Conservation Easements and Lost Development; Historic Interiors Restoration Consulting
<http://www.bookcadillacwestin.com/>



Name: The Bedford Springs Resort
Where: Bedford, Pennsylvania
Description: Destination Resort & Golf Course
Client: Bedford Resort Partners, Ltd.
Sq. Ft.: 283,372
Cost: \$120 million
Completed: August 2007
Services provided: Historic Preservation Architect; Preservation Consultant for Federal Tax Credits; Conservation Easements and Lost Development
<http://www.bedfordspringsresort.com>



Name: The Old Arcade
Where: Cleveland, Ohio
Description: 293 key Hyatt Regency Hotel
Client: L.R. Development Company
Sq. Ft.: 363,848
Cost: \$60 million
Completed: May 2001
Services provided: Architect of Record; Preservation Consultant for Federal Tax Credits; Conservation Easements and Lost Development; Code Compliance; Public Interiors Restoration Consultant
<http://cleveland.hyatt.com/>

ROY ANDERSON CORP CONTRACTORS

Since 1955, Roy Anderson Corp has successfully delivered construction services based on the principles of honesty and integrity. Through the following decades, a continued commitment to the values instilled by the founder, Roy Anderson Jr., — dedication to quality and unparalleled performance — allowed Roy Anderson Corp to grow from a single man's vision to one of the most successful construction firms in the Southeast. In 2011, we were provided with another opportunity for growth as Roy Anderson Corp became part of Tutor Perini Corporation, effectively serving as the southeast building division. Consistently recognized by ENR as one of the Top 20 Contractors in the U.S., Tutor Perini Corporation provides Roy Anderson Corp with enhanced opportunities for growth through increased size, scale and management capabilities, immediate access to multiple regions and strong financial resources.



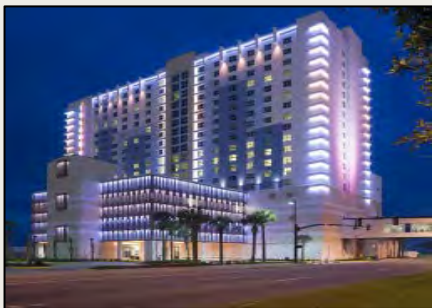
Hard Rock Biloxi Platinum Tower Hotel

Biloxi, Mississippi

Contract Amount: \$24,600,000

Size: 125,000 sf

This GMP contract was for construction of a 125,000 sf, 12-story hotel tower which consists of 140 typical guest rooms and 14 suites. The foundation is +/-100' auger cast piles and the structure is cast in place concrete. Elevated slabs are post tensioned concrete. The exterior consists of cold formed metal framing, sheathing, EIFS, and aluminum curtain wall similar to the existing hotel tower. Some unique features of this project include its curvature and orientation to existing tower and pool with all guest rooms oriented parallel to the corridors. There is also a fully enclosed steel-framed corridor, complete with Hard Rock memorabilia, connecting the new hotel tower with the existing hotel and casino.



Island View Casino Resort Beach Tower Renovations

Gulfport, Mississippi

Contract Amount: \$34,600,000

Size: 290,000 sf

Empty for nine years following Hurricane Katrina, RAC transformed the interior of this 17-floor, 405-room luxury hotel. The facade was also updated and now features a graphic cityscape. This hotel showcases 14,000 sf of convention space, the Blue Shell Spa, a fitness center, retail areas, and an outdoor saltwater pool with a swim-up bar, large sundeck and direct beach access. The hotel includes two restaurants - The Beach Grill fine dining and Gulf Breeze Bar which features specialty pizzas. Also available is Fresh which provides healthy drinks and snacks.

ROY ANDERSON CORP CONTRACTORS



IP Hotel & Casino Resort

Biloxi, Mississippi

Contract Amount: \$118,000,000

Size: 210,000 sf

Hurricane Katrina decimated the Gulf Coast and the IP Casino Resort was no exception with extensive wind and storm surge damage. Only days after the storm had blown through, reconstruction commenced on this property. Phase I included demolition of storm debris and portions of the building damaged beyond repair. Reconstruction was based on a new modern design. Work included re-constructing the casino, pavilion, Player's Club, Registration, VIP Registration, retail shops, buffet, valet, baggage and back of house operation offices. Phase I completed on December 22, 2005, less than four months subsequent to Katrina's devastation. Phase II kicked-off immediately after and included a spa, pool bar, steakhouse restaurant, a fine dining restaurant, a sports bar, casual restaurant, coffee house, a state of the art ultra-lounge named Chill. All 48-suites on the top three floors of the hotel tower were also renovated.

This project was awarded a Mississippi Associated Builders and Contractors Merit Award for Commercial General Construction over \$15 million.



Aloft Hotel / The Strand Apartments

New Orleans, Louisiana

Contract Amount: \$56,300,000

Size: 550,000 sf

This project involves the conversion of an existing 31-story office building into a mixed-use development. The development consists of 192-apartment units, a 188-key Aloft hotel, and a 356-space public parking garage. The project includes an on-site property management office, a multi-purpose room, exercise room, roof-top swimming pools, and covered bicycle parking. Also included is the demolition of the 919 Gravier Building and the construction of an enclosed structural steel parking garage ramp on the 919 Gravier Building lot to provide access to the parking garage levels 2-10.



Coon Restoration & Sealants, Inc. has been providing building owners and managers with uncompromising, quality masonry restoration and joint sealant services since Steve Coon began the company in 1983. From a small family run facility to present, Coon Restoration has grown into one of the premier masonry repair and historic renovation companies in the Country. Our operations now reach into most states and our company operates one of the largest owned fleets of aerial equipment and mast climbers in the Eastern United States.

As a specialty contracting company, Coon Restoration & Sealants, Inc. is staffed by dedicated and experienced restoration specialists; skilled in all facets of masonry and historic renovation. That dedication is essential to you as a property owner, whether your needs are based in building preservation or work with Historic Tax Credits. We have the experience and the reputation for delivering complex projects that meet intricate restoration requirements. Coon Restoration views these projects as opportunities and is committed to providing innovative solutions to complex problems.

Over the years, Coon Restoration & Sealants, Inc. has performed work on a myriad of high profile masonry restoration projects and has earned numerous awards for exemplary historic restoration. While each project has its own special requirements, the goal is always the same; deliver a quality product. As attitudes regarding urban life evolve, the preservation of historic structures has taken on new importance. The exterior of a restored structure is the first and most lasting impression a community will have of your facility. It is important to deal with professionals that understand the unique needs and challenges associated with restoration projects and are fueled by a desire to make a difference in our architectural heritage.



Church of Savior Restoration

Cleveland, Ohio

Contract Amount: \$1,330,000

Scope of Work: Granite Tuck-Pointing, Granite Cleaning
List of Materials Used: Used Water bars to clean the building. For the tuck-pointing we used a type n mortar with a custom color that we made in our lab to be added to a bagged mortar, on site we had a 5-gallon bucket that had exact line on how much sand, mortar color and water to be added for the tuck-pointing, we do this on every project to insure quality control on site. The re-pointing was done in 3 lifts.



Hale Hall Ohio State

Columbus, Ohio

Contract Amount: \$4,446,000

Scope of Work: Cleaning, Brick Replacement, Joint Sealants, Brick/Stone Tuck-Pointing, Stone Patching
List of Materials Used: Used water to clean the building, JAHN M110 for pointing mortar (the original spec called for a natural lime-based material after proving samples and documents the historical architect and owner agreed to using the JAHN material due to quality control within the mix as well as color)



Terminal Tower Restoration

Cleveland, Ohio

Contract Amount: \$709,000

Scope of Work: Cleaning, Patching, Tuck-Pointing, Terra Cotta Replacement
List of Materials Used: Used Water bars to clean the building (used this method as less aggressive means to clean the limestone façade) For the tuck-pointing we used a type n mortar with a custom color that we made in our lab to be added to a bagged mortar, on site we had a 5 gallon bucket that had exact line on how much sand, mortar color and water to be added for the tuck-pointing, we do this on every project to insure quality control on site. The re-pointing was done in 3 lifts.



Broadwater Elementary School

Billings, Montana

Contract Amount: \$247,000

Scope of Work: Masonry/Stone Tuck-Pointing/Cleaning, Joint Sealants, JAHN Patching
List of Materials Used: low water pressure was used to clean this building, we used JAHN m110 pointing due to the temperature swings out in Montana, as well as availability of sands and mortars



Jones Lang LaSalle IP, Inc. (JLL) is the Construction Management company working with INDP.

Corporate Overview

Jones Lang LaSalle IP, Inc. (JLL) is a financial and professional services firm that specializes in commercial real estate services and investment management. We're in business to create and deliver real value through commercial real estate for clients, shareholders and our own people. In a complex world that is constantly changing, JLL is committed to helping you understand and navigate the intricacies of commercial real estate—whether you're an investor or occupier of space.

We attract, nurture and reward the best and most diverse people in our industry, who develop enduring client relationships built on quality service, collaboration and trust. Our 78,000 people across 280+ corporate offices worldwide serve the local, regional and global real estate needs of corporates and investors in more than 80 countries. They deliver integrated commercial real estate services built on insight and foresight, sound market research and relevant knowledge.

Project and Development Services

JLL's Project and Development Services (PDS) group manages the design and construction of real estate projects, saving time and money, and minimizing financial risk for clients. From beginning to end we handle every detail on your behalf. Using our global platform and consistent processes, we'll help you improve your speed to market, effectively manage costs and protect your reputation. Our deep understanding of business drivers, local cultures, regulations and vendor management enables us to complete all types of projects effectively.

Many of our project managers are registered architects and engineers, and when it's required, they'll apply their expertise full time and on site to manage all your real estate projects. We assemble a team tailored to each project and do what it takes to ensure timely delivery of a full range of services through a single point of contact who manages and balances all functions and interests from concept through completion. The JLL project manager's full-time job is your satisfaction. On-time and on-budget project completion is the top priority.

No other service provider can match our breadth of professional competencies or our best practices, process controls and global experience. Our clients gain instant access to a team of project managers selected to meet project objectives. We come armed with expertise in strategic planning, site analysis, building approvals, commercial real estate operations, occupancy planning, engineering, architecture and construction oversight. Our approach makes the renovation of hotel project a uniquely positive, highly productive and successful experience for clients.



Knickerbocker
New York, NY

Predevelopment for Adaptive re-use of this historic building located in Times Square from it's current use as a Class C office building back to it's original use as a luxury hotel.



Chicago Athletic Association
Chicago, IL

Adaptive re-use, historic restoration and conversion of 225,000 SF to a four-star boutique hotel in excess of \$95 million. 241 guest rooms & suites, restaurants, bars, meeting space, fitness center, BOH and structural/MEP infrastructure.



St. Regis New York
New York, NY

\$100M renovation of historic hotel including upgrades to lobby, elevators, guest rooms, corridors, meeting rooms, spa, fitness center, food & beverage outlets, kitchen/laundry; construction of roof lounge; infrastructure, operational and technological improvements.



Hyatt Regency Resort & Spa
Maui, HI

Extensive renovation including structural upgrades for 30K sq.ft. ballroom with 27' ceilings, meeting rooms, club lounge and new event lawn venue with new elevator service.



Hotel Pontchartrain
New Orleans, LA

Historic \$20 million renovation of 105 guestrooms. Full guestroom and public space renovation including a Signature chef restaurant and facade repairs



W Hotel Washington

Washington DC

Extensive \$100 million redevelopment of this historic hotel including building exterior, site work, all public areas, guestrooms, suites and amenity areas including a signature restaurant and Bliss Spa.

CONTACT

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