



PATTERSON
REAL ESTATE ADVISORY GROUP

September 27, 2015

Mr. Kris Miller
President
Ackerman & Co.
10 Glenlake Parkway, South Tower, Suite 1000
Atlanta, GA 30328

Mr. Elmon H. Henry
President & CEO
Henry Consulting Services LLC
120 Wynward Pointe Drive
Salem, SC 29676

Re: Sanctuary Pointe ("Project")
Lake Hartwell, SC

Dear Kris & El:

Thank you for your confidence in us to find a select-service hotel developer for Sanctuary Pointe. We wanted to provide a brief update on our progress as we have been in the market for over five weeks speaking with potential developers to partner with you.

We have been in contact with over 50 hotel developers at this point and we continue to reach out to developers as we come across them. We are pleased to tell you that we have two parties that have expressed a strong interest in the opportunity and another five that have expressed some interest, but either need more time for internal review or more information to better understand the Project. Many of the developers that passed on the opportunity found Sanctuary Pointe intriguing, but the Project fell outside of their current development scope. For the two groups expressing strong interest, we will work with you to find time to further vet these candidates. We will also follow up with questions from the other interested developers so we can work to determine any additional candidates.

Thank you again for the opportunity to work with you. We look forward to finding the right developer and partner for Sanctuary Pointe.

Sincerely,

Lance Patterson
Patterson Real Estate Advisory Group, LLC

Cc: Ken Grimes
Todd Flaman
Sachin Desai

A real estate capital services company