

TANAMERA

CONSTRUCTION AND DEVELOPMENT

JANUARY 2018

COMPANY OVERVIEW



Tanamera is a unique real property development and construction company that provides high-end commercial and residential real property services for its clients and its partners. Headquartered in Reno, Nevada, Tanamera's principal's have created a number of specialized real property companies that work collectively to provide efficient and cost effective property asset management, design, development, construction management and overall real property management services with a concentration in northern Nevada. The Company principals have diverse experience in the asset management, design, construction, financing, leasing and development of office buildings, medical buildings, office parks, shopping centers, hotels, residential production housing, custom homes, custom cabin homes, master planned residential and commercial developments and multifamily housing.

Tanamera Construction, LLC is a licensed general contractor in the state of Nevada, experienced at building both residential and commercial properties. Tanamera's principals (through prior predecessor

companies they founded – Double Diamond Homes and Tanamera Commercial Development) began their real property services in 1995 with the acquisition, master planning and development of the Double Diamond Ranch 800 acre 3,000 home master planned community in south Reno and have since grown into one of the largest real estate construction and development groups in northern Nevada. Since 1995, Tanamera's principals have managed the planning, design, development, and construction of real property assets with a cost basis valued at over \$1.35 billion.

From 1995 until 2007 the principals of Tanamera, as both developers and general contractors, focused 100% of their efforts on their own development projects comprised of apartments, residential communities, office / medical office parks and shopping centers. In



2007 Tanamera began providing third party construction management and development services for a fee. This experience of being both long time developers and general contractors provides the Tanamera principals with a unique perspective when hired to

provide construction management and development services.

Today, with 52 employees, Tanamera focuses its collective strengths in the asset management, development and construction of apartment communities, office buildings, medical office buildings and hotels along with the design and planning of custom homes. Tanamera's construction arm provides construction management and project management services for all types of commercial and residential properties, including land entitlement, development, planning and site construction.



SERVICES

Construction Management

Tanamera Construction, LLC is a full service design / build construction management company licensed in the state of Nevada (license #70517). Tanamera Construction, LLC has an unlimited bid limit in the state of Nevada and the principals have extensive experience in the design and construction of



office buildings, medical buildings, retail commercial buildings, apartments, hotels, commercial tenant improvements and residential properties. The principals of Tanamera, being owners, developers, and contractors of commercial and residential properties, provide a unique perspective to the design and construction of real property for their clients and partners. As such, the principals of Tanamera understand the importance of proper design and value engineering that is required for a truly cost effective construction project. The Tanamera principals believe it is absolutely imperative



to spend ample time early in the construction process working with the various design consultants in finding ways to effectively minimize costs. Additionally, just as important is the use of today's most sophisticated construction management software along with Project Managers for each construction project to properly and efficiently manage all aspects of the construction process.

Having extensive experience in the development, design and construction management of many types of commercial and residential properties provides clients of the the Company with a unique opportunity to have designed a commercial or residential project / home that is truly cost competitive. Additionally, with over \$280,000,000 in current construction projects as of January 2018, Tanamera Construction has buying power not typically available to the smaller contractors / homebuilders that ensures its clients and investors of a more cost competitive project. Just as important as Tanamera's buying

power is its unique relationships in northern Nevada with the local trade base and local municipalities. Having over 21 years experience in northern Nevada provides Tanamera with unique local knowledge and relationships that contractors and developers from outside northern Nevada cannot duplicate.



SERVICES (continued)

Development Services

As contractors and developers in northern Nevada since 1995, the principals of Tanamera have extensive experience in the design, entitlement and development of both commercial and residential projects. From residential master planned communities to office parks, apartments, office buildings, medical buildings, hotels, retail properties, production housing and custom homes, Tanamera offers a variety of development services for a fee. For clients outside of northern Nevada, Tanamera's local experience and local relationships can save a lot of time, mistakes and money when planning the development of a commercial or residential project in this market.



Custom Home Construction Services

Tanamera Construction, LLC has a division specifically dedicated to the design and construction management of quality and cost competitive high-end custom homes. Additionally, Tanamera Construction has designed systems for designing and building custom homes that are extremely personal to each client and truly simplifies the process. From A to Z, Tanamera's custom home team will hold the client's hand, make the homebuilding process as easy as possible and with the help of their in-house professional Interior Designers and Project Managers (at no additional costs), will provide a level of service unparalleled in this region.



TANAMERA SENIOR MANAGEMENT TEAM

Kreg Rowe (Founder)

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Mr. Rowe is the Founder and Managing Partner of Tanamera who oversees all of Tanamera's affiliated companies. In this capacity, Mr. Rowe oversees all land acquisition, due diligence, land planning, product design, construction along with commercial leasing and sales activities for Tanamera's partners and clients. Prior to creating Tanamera, Mr. Rowe owned and operated several residential and commercial development and construction companies, which developed and built thousands of homes in the Reno / Sparks market since 1995, and he was also the Master Developer and owner of the Double Diamond Ranch 800 acre master planned community in south Reno. In addition to developing and building (or in the process of building) over 5,000 homes and apartments and a residential master planned community, Mr. Rowe has also designed, built and operated, as a developer and asset manager, over two million square feet of commercial property including approximately one million square feet of retail commercial space and 12 master planned corporate business parks in the Reno / Sparks area.

Mr. Rowe has been active in the real estate business since 1976 with extensive experience in real estate acquisition, construction, sales, leasing, financing, development and asset management. Prior to focusing on the development and construction business in the early 1990's, Mr. Rowe spent the first half of the 1980's as a syndicator, asset manager, developer and property manager acquiring, building and managing over 3,000 apartment units in the northern California market. In the mid 1980's. Mr. Rowe

became an Institutional Registered Real Estate Advisor and began representing such clients as the California Public Employees Retirement System, Illinois State Teachers Retirement System, Pennsylvania School Employees System, and Executive Life Insurance Company, just to name a few.

Mr. Rowe holds a Bachelor of Science Degree with concentration in real estate and finance from the California Polytechnic State University in San Luis Obispo and was previously a California licensed real estate broker. Mr. Rowe also sat on the Advisory Board for US Bank's operations in northern Nevada and was a Board Member for US Bank from 2007 until 2018.

Brett Seabert (Co-Manager)

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Mr. Seabert joined one of Tanamera's prior affiliates in 2001, and currently serves as a Co-Manager overseeing the affiliated Tanamera companies. During his association with Mr. Rowe, Mr. Seabert has been instrumental in the creation of Tanamera's internal cost control systems and the overall accounting for Tanamera and its affiliated companies. Additionally, Mr. Seabert has assisted Mr. Rowe in the asset management of numerous northern Nevada residential and commercial development projects. Prior to joining Tanamera's prior affiliate, Mr. Seabert served as Chief Financial Officer and Chief Operating Officer for a variety of investment and gaming companies, with duties ranging from setting company goals to directing day-to-day activities, as well as spearheading acquisitions and dispositions of companies, and in securing construction financing and equity capital for his previous companies' various endeavors. A 1983 graduate of the

University of Nevada, Reno with a Bachelor of Science degree in Business Administration, and the recipient of the CPA exam Gold Medal Award and Wall Street Journal Award for outstanding academic achievement, Mr. Seabert, a CPA, has spent the majority of his professional career in northern Nevada. Prior to joining Tanamera's predecessor, Mr. Seabert worked for such companies as Deloitte and Touche, International Gaming Technology and CMS International.



Joe Hurst (Vice President)
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Mr. Hurst's qualifications as Vice President of Construction include over 28 years of progressive experience in the construction management of both large scale commercial and residential projects. Mr. Hurst is experienced in all facets of residential and commercial product development, permitting, budgeting, scheduling and general construction management. Prior to joining the Company, Mr. Hurst worked for such companies as JPI Construction, CEI Construction Enterprises and Culpepper Construction as a Senior Superintendent, General Superintendent and Construction Director for the South East area of the Country, specializing in the construction of over 7,000 multi-family units including student housing, market rate apartments and high-rise condominiums. Mr. Hurst has also managed the construction of large scale commercial projects such as the Orlando Florida 300,000 SF Civic Center, the Florida State 300,000 SF 5 story Psychology building, the Florida State University Doak Campbell Football Stadium, the A&M University Basketball Stadium, the Tallahassee Memorial Hospital and numerous large scale hotels, just to name a few.



Mr. Hurst is a graduate of the Louisiana State University with a Bachelor of Science degree in Mechanical Engineering.

Kraig Knudsen (Partner)
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Mr. Knudsen, a principle in Tanamera Construction, LLC, supports various Tanamera affiliates with its land development and entitlement services. Mr. Knudsen has been in the land development, site construction and civil engineering business for over 37 years. His career started in 1980 working for Frost & Lusk Civil Engineering Firm in northern California as Survey Supervisor & Project Manager. Mr. Knudsen subsequently joined the Hofmann Company in the late 1980's as Land Development and Project Manager for the Sacramento, California Division. In 1992, Mr. Knudsen was hired by Beazer Homes as Vice President Land Development to start up a new division of that public homebuilding company in northern California. Mr. Knudsen joined the Company's prior affiliate in 1995 to oversee the planning and development of the Double Diamond Ranch 800 acre 3,000 home Master Planned Community. Since joining the Company's prior affiliate, 22 years ago, Mr. Knudsen has been responsible for the

development and construction of over 1,000 acres of residential land and over 275 acres of office/industrial land in the Reno / Sparks Area. Mr. Knudsen currently oversees all Company project site planning and engineering, is responsible for overseeing the design and construction of all Company backbone roads and infrastructure, and oversees all project entitlements and mapping for the Company and its clients.



Justin S. Rowe (Partner)

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Mr. Rowe is a Partner in Tanamera Construction, LLC and a lead multifamily Project Manager for the Company. In addition to his apartment Project Management duties with Tanamera, Mr. Rowe also oversees the Company's custom home Project Managers with the design and construction of luxury custom homes in northern Nevada and Truckee California. Tanamera's Custom Home Division both designs and builds custom homes for sale to the general public (spec homes) and also works with clients of the firm to (i) locate suitable and cost effective custom home sites, (ii) manage the architects and engineers designing the custom home, (iii) assist with interior and exterior material selections and color schemes, (iv) manage any and all homeowner association approvals and permitting for construction, (v) assist with construction financing of the custom home, and (vi) oversee and manage the construction of the home to ensure timely completion and cost effective pricing.

Mr. Rowe is a licensed Nevada real estate broker with experience in marketing, sales and design of high-end residential properties in northern Nevada and has been with the Company since 2009. Mr. Rowe is a graduate of the University of Colorado at Boulder with a Bachelor of Science degree in Business Administration with concentration in Finance and a minor in both Real Estate and Economics.



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