

## PROJECT PORTFOLIO OVERVIEW

The Willow Valley team isn't learning this industry on the fly. We've been excelling at it for more than 40 years. Our diverse project portfolio includes the following properties and business units:

### Hospitality

#### Hilton Garden Inn/TecPort, Harrisburg, PA

The 126-room Hilton Garden Inn was constructed by Willow Valley Associates in 2007 and remains part of our portfolio today. More detail on this project is provided in the outline below.

#### Homewood Suites/TecPort, Harrisburg, PA

The 105-suite Homewood Suites was constructed by Willow Valley Associates in 2004 and remains part of our portfolio today. More detail on this project is provided in the outline below.

#### Willow Valley Resort & Conference Center, Lancaster, PA

The 342-room Willow Valley Resort & Conference Center has been a leader in Lancaster County tourism for more than 40 years. It is the largest hotel in Lancaster and is the leader in Average Daily Rate (ADR), Revenue per Available Room (Rev-PAR), and overall room revenue in Lancaster County.

### Other

#### Property Management & Development, Lancaster, PA

Willow Valley's Property Management & Development division provides construction management for new development projects, as well as a diverse portfolio of leasable space and property services from groundskeeping to landscape planning and maintenance.

#### Willow Valley Retirement Communities, Lancaster, PA

The Willow Valley Retirement Communities at Willow Valley is one of the largest retirement communities in the United States. The communities are owned by Willow Valley Retirement Communities, a 501(c)3 Pennsylvania Not-for-Profit Corporation, and are developed and managed by Willow Valley Retirement Management.

## Willow Valley construction accomplishments over the past ten years:

#### Hampton Inn & Suites, Valley Forge, PA

Start Date: 1997 Completion Date: 1999 Budget: \$8.3M  
Responsibility: Feasibility, design, development, approval and construction. Willow Valley Associates owned and managed this award-winning Hilton hotel until May 2007.

#### Hampton Inn, Manheim, PA

Start Date: 1997 Completion Date: 1999 Budget: \$6.2M  
Responsibility: Feasibility, design, development, approval and construction. Willow Valley Associates owned and managed this award-winning Hilton hotel until May 2007.

#### Homewood Suites/TecPort, Harrisburg, PA

Start Date: 2002 Completion Date: 2004 Budget: \$13M  
Responsibility: Feasibility, design, development, approval and construction. Willow Valley Associates owns and manages this award-winning Hilton hotel.

#### Willow Valley Medical Office Building, Willow Street, PA

Start Date: 2002 Completion Date: 2004 Budget: \$1.9M  
Responsibility: Feasibility, design, approval and construction. Willow Valley Associates owns and operates this multi-suite facility.

#### Hilton Garden Inn/TecPort, Harrisburg, PA

Start Date: 2005 Completion Date: 2007 Budget: \$14M  
Responsibility: Feasibility, design, development, approval, construction. Willow Valley Associates owns and manages this Hilton hotel.

#### Willow Valley Medical Center, Willow Street, PA

Start Date: 2005 Completion Date: August 2008 Budget: \$10M  
Responsibility: Feasibility, design, approval and construction. Willow Valley Associates owns and operates this multi-suite facility.

#### Doubletree Resort by Hilton Conversion at Willow Valley Resort & Conference Center, Lancaster, PA

Start Date: 2008 Completion Date: Anticipated June 2010  
Budget: \$7M  
Responsibility: Manage and direct the Property Improvement Plan, or PIP, to meet brand standards.

#### Comfort Suites Harrisburg West/Mechanicsburg, Mechanicsburg, PA

Start Date: 2008 (WVA engaged 6/09) Completion Date: 2009  
Budget: \$8M  
Responsibility: Completion of furniture, fixture and equipment purchases, hiring & training, preparation for pre-opening inspection and assistance in acquiring permanent Certificate of Occupancy.



## Willow Valley Hospitality Development & Management

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