

FOSS GROUP BEACON

Foss Group Beacon, LLC (FGB) is a single-purpose entity formed to own and develop the Long Dock Beacon green hotel, resort and conference center. The company's three principals have uniquely complementary backgrounds in financial management, ecology, design and construction with regional, national and international real estate development projects including hotels, residential and commercial properties. Since the project is essentially a collaboration between public and private entities, it is significant that all three partners have extensive experience in the nonprofit sector.

Ned Foss, lead partner/manager and investor in FGB, has diverse experience in real estate development, financial management, and entrepreneurship in the United States and internationally. Most recently, as founding member of CGI & Partners, he headed five major real estate conversion projects in Prague, Czech Republic in partnership with local investors and ING Real Estate. Earlier project experience includes multi-building residential and commercial refurbishments in the Delaware Water Gap, on the Brooklyn waterfront, in East Harlem, and in upstate New York in Columbia County and Albany. Mr. Foss was a principal in Clintondale Aviation, which provided aviation charter services to the American oil industry in Russia. His international work as an entrepreneur and consultant has taken him to Russia, Kazakhstan, France, Morocco, Canada, Israel, and The Czech Republic. As primary consultant to one of the world's leading philanthropic families, Mr. Foss has been a CFO and/or financial advisor for a dozen private foundations over the past two decades.

Matthew Rudikoff, development partner and investor in FGB, has owned and managed Matthew D. Rudikoff and Associates, Inc. (MDRA), a Beacon-based real estate development, planning, and environmental consulting firm, for the past 20 years. Mr. Rudikoff's particular asset to FGB is his significant expertise with regional development, environmental issues and the hospitality industry. As an advisor to federal, state, and local governments and agencies, he provides strategic and ecological consulting services to developers and nonprofit environmental organizations and has administered and evaluated numerous HUD, UYFD, EPA, HHS, and rural development projects. MDRA has extensive experience securing subsidized financing, infrastructure enhancements, and land use and environmental approvals and permits. MDRA has also been involved with numerous commercial projects including Marriott and Sheraton hotels in Dutchess County. Mr. Rudikoff is currently Chairman of the Dutchess County Hospitality Industry Council and is on the boards of Hudson Valley Fresh and the Beacon Economic Development Task Force. He has developed and operates multifamily housing in Hoboken, NJ and Beacon, NY

and has also been an owner and trustee of the Island Inn in Oak Bluffs, Martha's Vineyard, overseeing hotel operations for the condo-hotel board.

Lawrence Linder, AIA partner in charge of architecture and construction and an investor in LDB, is a practicing architect living in Albany. He has wide-ranging experience in architecture that started with work as an associate in the office of renowned architect Charles W. Moore. He has been a design principal in a number of firms, including the Albany office of Einhorn Yaffee Prescott where he headed the design efforts of a 100+ architectural staff. He is currently a consulting architect to Envision Architects in Albany. Linder has developed master plans for, designed and supervised the construction of numerous projects in his 35-year career. Hotel projects include: Four Seasons Hotel, Boston, MA; Ferry Landing, Newbury, MA; Sheraton Suites, Marlborough, MA; Driftway, Scituate, MA; Marriott, Burlington, MA; Sheraton Boston and others. Mr. Linder has received numerous design awards for his architectural work and brings to FGB the exceptional capability to provide management and oversight to the complex tasks of project design, design team management, cost control, and construction supervision.

Sonnenblick-Goldman Company, exclusive agents to FGB, is the industry's leading independent real estate investment banking firm. Founded in 1893, Sonnenblick-Goldman Company provides a full range of financial services including debt and equity placements, joint ventures, investment sales and advisory services. Headquartered in New York, Sonnenblick-Goldman maintains offices in Sydney, Hong Kong, San Francisco, and Tokyo and has a representative in Shanghai. Current information on Sonnenblick Goldman's recent transactions and client activity can be found at www.sonngold.com.