

PRESS RELEASE

FOR IMMEDIATE RELEASE

February 2008

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\$150 Million University Village in Richmond Heights Slated for Development

FOR IMMEDIATE RELEASE: Richmond Heights, MO – The Lionstone Group, a private real estate investment firm, St. Louis-based Sansone Group and EQUIS Hospitality Management, LLC, announced today plans to break ground on University Village, a new \$150 million mixed-use development located across from the St. Louis Galleria. The groundbreaking ceremony will be Wednesday, February 20, 2008 at 1034 S. Brentwood Boulevard in Richmond Heights, Missouri.

In addition to upgrading the existing 273,000 square foot University Club Tower office building owned by Lionstone Cash Flow Office One; a partnership of The Lionstone Group and Sansone Group will develop retail space along Brentwood Boulevard, and add two parking garages to serve the development and two adjacent hotels. The hotels are being developed by EQUIS Hospitality Management, LLC. Once fully completed in 2010, the 7.38-acre site at the corner of Brentwood Boulevard and Galleria Parkway will include:

- 40,000 Square Foot Retail Building
- 8,000 Square Foot Restaurant with Outdoor Seating
- 263 Car Parking Garage
- 400 Car Parking Garage
- 158 Room Homewood Suites by Hilton
- 243 Room Westin Hotel



“University Village’s superior location close to the St. Louis Galleria and the Metrolink station makes it an ideal setting for a mixed-use development,” said Lionstone Partner Dan Dubrowski. “We look forward to improving parking and adding first class retail and restaurant amenities to make the development a real asset for the Richmond Heights neighborhood.”

"This development is a continuation of our goal to bring unique, quality retail to the St. Louis region" said Jim Sansone, a principal of Sansone Group. "We have received significant interest from national retailers and restaurants who have been waiting for a superior location to open their first store in St. Louis. University Village is that location! "

"The University Village development fulfills the need for additional lodging and parking that this area now demands," said Mike Mullenix, Chairman of EQUIS Hospitality, LLC. "Both the new Westin and urban high-rise by Hilton, will be two of the premiere properties in St. Louis, filling a void that exists in the mid-county market for upscale rooms aimed at both the extended stay and upscale business/leisure travelers."

"This property is certain to bring a new level of aesthetics to the Clayton/Brentwood intersection," said Greg Mullenix, CEO of Citadel Construction Management, Inc. "We have a great opportunity to surround the University Club Tower, which has been a landmark in this area for years, with sophistication and function. "

Lionstone Cash Flow Office One is a joint venture between the Lionstone Group and the Oregon Public Employees Retirement Fund. Formed in 2002, the venture currently owns over \$600 million of real estate across the U.S. Partners Tom Bacon, Dan Dubrowski, and Glenn Lowenstein, founded the Lionstone Group in 2001 to serve the interests of real estate capital by performing extensive market research to find unique value for investors.

Sansone Group is a nationally recognized St. Louis-based commercial real estate firm that specializes in property and facility management, brokerage, development and redevelopment of retail, industrial, office and residential properties. Currently, Sansone Group operates over 22 million square feet of retail, industrial and office properties in 13 states and over 2,000 residential units. Please visit our website at www.sansonegroup.com.

EQUIS Hospitality Management, LLC, is a hospitality management and hotel development company based in St. Louis since 1997. Since its inception, EQUIS executives have collaborated with allied companies to develop, build and operate Marriott and Hilton branded hotels. Also included in the company's portfolio is a Westin scheduled to launch in St. Louis this year. EQUIS continues to pursue third party management opportunities that focus on producing category-leading scores in guest satisfaction while delivering proportionate profit to owners. For more information visit www.equishospitality.com.

Citadel Construction Management, Inc. has served as construction manager and general contractor for all EQUIS' hotels and Mullenix Companies' commercial and residential projects. As an in-house contractor, Citadel achieves meaningful cost and quality control benefits on the projects they oversee, while building strong, mutually-beneficial relationships with key subcontractors and suppliers. In addition, construction management and general contracting services have been and can be provided to third parties.

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