



MANCHESTER FINANCIAL GROUP

INSPIRING COMMUNITIES
THROUGH VISIONARY
ENTERPRISES, MANCHESTER
FINANCIAL GROUP ACQUIRES,
DEVELOPS, AND MANAGES
HIGH PROFILE PROPERTIES
THROUGHOUT THE WORLD.



OUR STORY

200 YEARS
OF COMBINED EXPERIENCE

46 YEARS
IN EXISTENCE

OVER
\$5 BILLION
IN TRANSACTIONS
WORLDWIDE

OVER
8.5 MILLION
SQUARE FEET

4,373
HOTEL ROOMS

\$70 MILLION
DONATED TO CHARITY

OUR MISSION

WE BELIEVE IN COMMUNITY BEFORE SELF, BUILDING ICONIC DESTINATIONS, REVITALIZING UNDERDEVELOPED PROPERTIES, AND INSPIRING COMMUNITIES THROUGHOUT THE WORLD.



OUR CORE VALUES

COMMUNITY BEFORE SELF

We put community before self by revitalizing underdeveloped properties, giving back to local communities, and inspiring future generations.

TRUST

We have a dedication to affirming trust of the community and our partners, and continuously focus on our goal-oriented approach, work ethics and emphasis on collaboration.

INTEGRITY

We believe in doing what is right and have earned outstanding recognition for our vision, elegance, attention to detail and reliability.

PASSION

Our enthusiasm for our work is evident in all we do. We understand that only the highest quality of work generates the most successful outcomes.

EXPERIENCE

We have a long standing history of building iconic properties that attract businesses and visitors from around the world.

DEDICATION TO POSITIVE OUTCOMES

We recognize the need to deliver excellent results and strive to make positive outcomes that generate sustainable entities, enhance the community and create positive memories.

WHO WE ARE

MANCHESTER FINANCIAL GROUP was founded in 1970 and is headquartered in San Diego, California. Manchester Financial Group specializes in hotel and commercial real estate development. The company and its subsidiaries have been instrumental in transforming downtown San Diego's waterfront into an iconic destination, helping position the City's convention and visitors' industries into an enduring economic hub. Downtown properties developed by Manchester Financial Group include the Manchester Grand Hyatt San Diego, the San Diego Marriott Marquis & Marina, and San Diego's First National Bank building. In the La Jolla area, the company developed the Manchester Financial Building and Torrey Executive Centre.

Further north, Manchester Financial Group built the internationally-acclaimed Fairmont Grand Del Mar that combines a luxury hotel with palatial residential villas set within San Diego's only Tom Fazio-designed golf course. Currently, the Manchester Financial Group is developing a \$1.3 billion mixed-use project on the San Diego waterfront.

MANCHESTER TEXAS FINANCIAL GROUP, LLC manages all Texas-based holdings in commercial real estate and hotel development for Manchester Financial Group. Manchester Texas Financial Group, MTFG, is responsible for the development of the Fairmont Austin Convention Center Hotel in downtown Austin, slated to open in August 2017.

M COMMERCIAL PROPERTIES, a division of Manchester Financial Group, is a commercial real estate investment and management company that provides full-service property management and leasing services for high end commercial properties in the biotech, research and development industries. M Commercial Properties owns and manages office space throughout San Diego County.

MANCHESTER HOSPITALITY GROUP, the resort and hotel division of Manchester Financial Group, develops luxury hotels, resorts and residential properties throughout the United States, aiming to enhance each community's economic vitality, while preserving the beauty of every development.

Selectively investing in hospitality, technology, communications, and health service corporations, Manchester Financial Group diversifies its holding, while perpetuating its profitability, and investing in the local community.



INSPIRING TRUST THROUGH DIVERSIFIED INVESTMENTS

Manchester Financial Group's diversified interests include investments and active leadership roles in industries including tourism, hospitality, convention services, technology, telecommunications, biotech, banking, broadcasting, media, medical device instrumentation, education, and other important areas of health and human services. Over the past few decades, Manchester Financial Group has developed more than \$5 billion in assets worldwide and continues to be one of San Diego's largest and most profitable private companies.



NEXTWAVE WIRELESS, LLC

NextWave Wireless, LLC is a leading developer of next-generation wireless broadband and multimedia solutions for the wireless industry. The company is developing products in WiMAX network and terminal technologies, enabling wireless multimedia technologies, and end-to-end network solutions.



PACKETVIDEO

PacketVideo is the number one supplier of multimedia software products for mobile phones. The company's software products enable mobile phones all over the world to take pictures, create movies, play digital music, videos, and videophone calls.



BROADCAST COMPANY OF THE AMERICAS

Co-founded with John Lynch, BCA owns and operates sports talk station "The Mighty 1090-AM", the flagship station of the San Diego Padres, and La Pantera station, a top-rated Hispanic morning show, which debuted in 2005, featuring El Cucuy de la Manana.



ALARIS MEDICAL SYSTEMS

IVAC has merged with IMED to form Alaris Medical Systems, whose principal line of business is the design, manufacturing and marketing of intravenous (IV) infusion therapy products, patient monitoring instruments and related disposables.



SAN DIEGO UNION-TRIBUNE

Papa Doug Manchester was the former Publisher of the 146-year-old San Diego Union-Tribune, which is San Diego's leading multimedia company, delivering the most comprehensive source of news, entertainment and information.



CLOVERLEAF

Cloverleaf Media, LLC has awakened the retail revolution with the launch of cloverleaf, the world's first and only scalable digital communications platform focused on retail at the shelf edge.



OFFICE DEVELOPMENTS

FIRST NATIONAL BANK BUILDING
*27 Story, 500,000 sq. ft.
San Diego, CA*

TORREY PINES BUSINESS & RESEARCH PARK
*17.5 acres - 8 buildings
350,000 sq. ft.
La Jolla, CA*

TORREY PINES SCIENCE PARK
*150,000 sq. ft.
La Jolla, CA*

RESTAURANTS

BOTSFORD'S OLD PLACE
San Jose, CA

RED BARON STEAK HOUSE
La Jolla, CA

THE TORREY CLUB
La Jolla, CA

ADDISON
Del Mar, CA

AMAYA
Del Mar, CA

HOSPITALITY

THE GRAND DEL MAR & GRAND GOLF CLUB
*540,000 sq. ft., 249 rooms
Del Mar, CA*

MANCHESTER GRAND HYATT
*1.49 MM sq. ft., 1,625 rooms
San Diego, CA*

SAN DIEGO MARRIOTT MARQUIS & MARINA
*1.2 MM sq. ft., 1,354 rooms
San Diego, CA*

RETAIL

MACY'S/SUNRISE MALL SHOPPING CENTER
*175,000 sq. ft.
Sacramento, CA*

COOK UNITED DEPARTMENT STORE
*135,000 sq. ft.
St. Louis, MO*

CREEKSIDE AT SUN VALLEY
*25,000 sq. ft.
Ketchum, ID*

HOCHSCHILD, KOHN & CO.
*375,000 sq. ft.
Baltimore, MD*

SKAGGS/PAYLESS/ALBERTSON'S FOOD MARKET CENTERS

*60,000 sq. ft.
Irving, TX
Midland, TX*

COLISEUM SHOPPING CENTERS
*300,000 sq. ft.
Charlotte, NC*

MOORESVILLE TOWN SQUARE RETAIL CENTER
*217,000 sq. ft., 18.3 acres
Charlotte, NC*

BANKING

LA JOLLA BANK & TRUST COMPANY
La Jolla, CA

LA JOLLA PACIFIC SAVINGS
La Jolla, CA

INDUSTRIAL

CONSTRUCTION MATERIALS DISTRIBUTION CENTERS
*15 acres
Honolulu, HI*

TORREY EXECUTIVE CENTRE
*60,000 sq. ft.
La Jolla, CA*

MANCHESTER PLAZA
*110,000 sq. ft.
San Diego, CA*

MANCHESTER FINANCIAL BUILDING
*78,000 sq. ft.
La Jolla, CA*

101 ASH BUILDING
*350,000 sq. ft.
San Diego, CA*

JAYCOR CORPORATION BUILDING
*70,500 sq. ft.
La Jolla, CA*

BIJOU FRENCH BISTRO
La Jolla, CA

SALLY'S SEAFOOD MANCHESTER GRAND HYATT
San Diego, CA

MOLLY'S PUB & GRILL MANCHESTER GRAND HYATT
San Diego, CA

REDFIELD'S SPORTS BAR MANCHESTER GRAND HYATT
San Diego, CA

THE NARROWS
McCall, ID

EMMA'S CAFÉ
McCall, ID

WHITETAIL CLUB GOLF RESORT
*1,500 acres, 77 rooms
McCall, ID*

MEADOWCREEK GOLF AND FIELD CLUB
New Meadows, ID

FAIRMONT HOTEL AUSTIN
*1.4 MM sq. ft., 1,068 rooms
Austin, TX*

RAMADA INN MOTELS
*Marion, IL
Emporia, KS*

LEVITZ FURNITURE
*155,000 sq. ft.
Glen Burnie, MD*

LONG'S RETAIL SPECIALTY CENTER
*60,000 sq. ft.
Reno, NV*

SAFEWAY STORES, INC.
*60,000 sq. ft.
Thousand Oaks, CA
Torrance, CA*

SKAGGS/PAYLESS DRUGSTORE CENTERS
*60,000 sq. ft.
Modesto, CA
Portland, OR
Salem, OR*

RESIDENTIAL

BAY CLIFFS CONDOMINIUMS
Mission Bay, CA

BELLEFONTAINE LUXURY CONDOMINIUMS
San Diego, CA

CREEKSIDE LUXURY RESIDENTIAL DEVELOPMENT
Sun Valley, ID

SHORE CLUB CONDOMINIUM TOWERS
La Jolla, CA

WHITETAIL RESIDENTIAL COMMUNITY
McCall, ID

TEXAS INSTRUMENTS
*160,000 sq. ft.
Dallas, TX*

CAMPBELL INDUSTRIAL PARK
Honolulu, HI

TUCSON AIRPORT BUSINESS PARK
*37 Acres
Tucson, AZ*

SORRENTO VALLEY INDUSTRIAL PARK
*1 million+ sq. ft.
San Diego, CA*

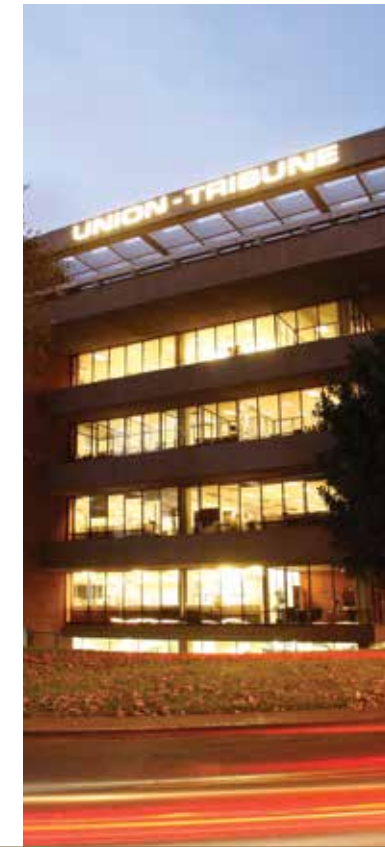
AIRCRAFT FIXED BASE OPERATIONS
*Sun Valley, ID
Palomar, CA*

REVITALIZING COMMUNITIES





MANCHESTER FINANCIAL BUILDING	1973
USD MANCHESTER FAMILY CHILD DEVELOPMENT CENTER	1975
USD MANCHESTER EXECUTIVE CONFERENCE CENTER	1977
TORREY EXECUTIVE CENTRE	1975-1980
1 COLUMBIA PLACE	1980
SAN DIEGO MARRIOTT MARQUIS & MARINA 1ST TOWER	1982-1984
SAN DIEGO MARRIOTT MARQUIS & MARINA 2ND TOWER	1984-1987
USD MANCHESTER VILLAGE AND ATHLETIC FIELDS	1986
WHITETAIL CLUB AND RESORT	1990-2010
MANCHESTER GRAND HYATT SAN DIEGO 1ST TOWER	1990-1992



DEVELOPING ICONIC PROPERTIES



MANCHESTER GRAND HYATT SAN DIEGO 2ND TOWER	2001-2003
MANCHESTER HALL AT SAN DIEGO STATE UNIVERSITY	2005
MANCHESTER HALL AT WAKE FOREST UNIVERSITY	2005
MANCHESTER PLAZA AT WAKE FOREST UNIVERSITY	2005
MANCHESTER ATHLETIC FIELDS AT WAKE FOREST UNIVERSITY	2005
MANCHESTER STADIUM AT CATHEDRAL CATHOLIC HIGH SCHOOL	2005
FAIRMONT GRAND DEL MAR	2005-2008
THE SAN DIEGO UNION-TRIBUNE	2011-2015
MANCHESTER LIBRARY AND LEARNING CENTER AT THE BISHOP'S SCHOOL	2012
101 ASH STREET BUILDING	2015- CURRENT



OUR TEAM

“MANCHESTER FINANCIAL
GROUP IS COMMITTED TO
INSPIRING A MEMORABLE AND
POSITIVE DIFFERENCE IN ALL
THAT WE ARE FORTUNATE
ENOUGH TO BRING TO OUR
COMMUNITY.” – *Papa Doug*



PAPA DOUG MANCHESTER

Founder and Chairman, Manchester Financial Group

Douglas F. Manchester (Papa Doug) started his career in the insurance business, becoming a national leader in that industry from 1964 to 1970. He transitioned from insurance into real estate syndication and development, and is now considered one of San Diego's most diversified private developers. Papa Doug is a true industrialist with accomplishments on a national and international scale in telecommunications, radio broadcast, medical instrumentation, publishing, and real estate development.

Deeply rooted in his hometown of San Diego, Papa Doug is considered the father of the San Diego Convention Center for his generous property development contribution. Papa Doug is also recognized for his investments in the second largest Marriott and Hyatt hotels in the world, the San Diego Marriott Marquis & Marina and the Manchester Grand Hyatt. These remarkable hotels paved the way to the vast redevelopment of San Diego that continues to this day. Papa Doug's investments and development projects also include the Fairmont Grand Del Mar, Torrey Executive Centre, Manchester Financial Building, Whitetail Club & Resort, and the Fairmont Austin hotel in Austin, Texas.

Papa Doug is a graduate of San Diego State University and a former trustee of University of San Diego and Wake Forest University. He is the founder of the San Diego chapter of the Alexis de Tocqueville Society and currently serves as a member of The Sanford-Burnham-Prebys Medical Discovery Institute Board of Trustees.

Papa Doug has founded various organizations, including La Jolla Bank & Trust Company, La Jolla Pacific Savings Bank, San Diego Crime Commission, NextWave Wireless, San Diego Port Tenants Association, and Manchester Charitable Foundation, among others.

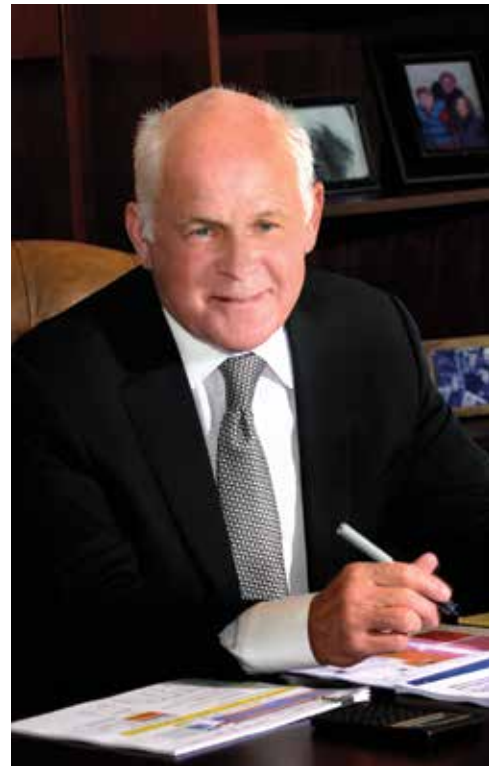
Papa Doug is the former Chairman and Publisher of the San Diego Union-Tribune and is currently developing Manchester Pacific Gateway, a \$1.3 billion redevelopment of the Navy Broadway Complex on the San Diego waterfront. Papa Doug has six children and 13 grandchildren. He enjoys golf, tennis, marathon running, heli-skiing, traveling, and "making positive memories."

*For more information regarding Papa Doug Manchester, please visit:
www.papadougmanchester.com*

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CREATING A
MEMORABLE
& POSITIVE
DIFFERENCE

THE EXECUTIVE COMMITTEE
OVERSEES THE BUSINESS
OPERATIONS OF ALL DIVISIONS
OF MANCHESTER FINANCIAL
GROUP. THE COMMITTEE'S
ENERGETIC STYLE AND
INNOVATIVE THINKING
ALLOW MANCHESTER
FINANCIAL GROUP TO REMAIN
AT THE FOREFRONT OF
TODAY'S OPPORTUNITIES.



RICHARD V. GIBBONS
President & CEO



DOUGLAS W. MANCHESTER
President, Manchester Texas Financial Group



THOMAS J. VOSS
President, Manchester Hospitality Group



RYAN KIESEL
Vice President & CFO



SALLY MCRORY
Controller



HOLLY LIENERT
Vice President, Communications



STEPHANIE BROWN
Vice President, Marketing & Public Relations



ROBERT AGUILAR
Project Manager



MARI WALDRON
Project Manager

OUR WORK

SELECTIVELY INVESTING IN
DEVELOPMENT, COMMERCIAL,
RESIDENTIAL, AND HOSPITALITY
PROPERTIES, MANCHESTER
FINANCIAL GROUP DIVERSIFIES ITS
HOLDINGS WHILE PERPETUATING
ITS PROFITABILITY, AND INVESTING
IN THE LOCAL COMMUNITY.

DEVELOPMENT

SINCE ITS INCEPTION, MANCHESTER FINANCIAL GROUP HAS BEEN AN INTEGRAL PART OF SAN DIEGO'S EVOLVING CONVENTION, TOURISM, AND HOSPITALITY LANDSCAPE. NEW DEVELOPMENTS IN BOTH SAN DIEGO AND AUSTIN, TX WILL ADD TO MANCHESTER FINANCIAL GROUP'S PORTFOLIO OF LANDMARK PROPERTIES.



▲ **BEFORE** *The section of downtown San Diego's waterfront prior to Manchester Financial Group's developments in 1960.*

► **AFTER** *San Diego's waterfront as it appears today, following the construction of the San Diego Marriott Marquis & Marina, Manchester Grand Hyatt San Diego and The San Diego Convention Center in 2016.*



MANCHESTER FINANCIAL GROUP
HAS BEEN COMMITTED TO THE

revitalization

OF THE DOWNTOWN
SAN DIEGO WATERFRONT SINCE
ITS INCEPTION IN 1970

MANCHESTER PACIFIC GATEWAY

A World-Class Destination

Manchester Pacific Gateway is an internationally acclaimed waterfront development that will transform San Diego's renowned port district into an iconic destination that will globally enhance San Diego's reputation as one of the world's most desirable locations on the San Diego bay. This generational opportunity to redevelop the Navy Broadway Complex into a \$1.3 billion world-class master plan will include three million square feet, featuring a 5-star boutique hotel, 1,100 room convention hotel, 372,000 square foot U.S. Navy Headquarters, 40,000 square foot museum, 864,495 square feet of Class A office space, 250,000 square feet of retail, and a 1.9 acre park. This downtown development will offer unparalleled amenities including 3,000 below-grade parking spaces and four acres of public open space. Envisioned by Papa Doug Manchester, Manchester Pacific Gateway will be the largest private real estate development in San Diego's history.



▲ BEFORE
U.S. Navy Headquarters
in 1930

▶ AFTER 2017
Currently, the Manchester Financial Group is developing a \$1.3 billion mixed-use waterfront project on the San Diego Bay. Manchester Pacific Gateway will be one of California's most stunning and luxurious waterfront developments and will become the new gateway to San Diego. Expected completion 2019.



MANCHESTER
PACIFIC GATEWAY
WILL BE THE
largest
PRIVATE REAL ESTATE
DEVELOPMENT IN
SAN DIEGO'S HISTORY AND
THE LARGEST WATERFRONT
DEVELOPMENT ON
THE WEST COAST

INSPIRING A
gateway
TO SAN DIEGO

\$1.3 BILLION DEVELOPMENT

3 MILLION SQUARE FEET ABOVE-
GRADE MIXED-USE PROPERTY

5-STAR BOUTIQUE HOTEL

1,100 - ROOM
CONVENTION CENTER HOTEL

372,000 SQUARE FOOT
U.S. NAVY HEADQUARTERS

40,000 SQUARE FOOT MUSEUM

864,495 SQUARE FEET OF
CLASS A OFFICE SPACE

250,000 SQUARE FEET LUXURY
RESTAURANTS AND RETAIL

1.9-ACRE PARK

3,000 BELOW-GRADE PARKING

FOUR ACRES OF
PUBLIC OPEN SPACE



AUSTIN'S LARGEST HOTEL
AND THE
largest
FAIRMONT HOTEL
IN THE WORLD

FAIRMONT AUSTIN

Based in Austin, Texas and led by Douglas W. Manchester, Manchester Texas Financial group manages all Texas-based holdings, commercial real estate, and hotel development of the Manchester Financial Group – including the highly anticipated Fairmont Austin, a 1,068-room convention center hotel in Austin, TX. In collaboration with leading global architecture and design firm, Gensler, Manchester Texas Financial Group's inaugural hospitality development is adjacent to the Austin Convention Center, along Waller Creek. Anticipated to win the first LEED Gold Hotel designation in Austin, the project includes two restaurants, retail, and 168,000 square feet of meeting and exhibit space.

1.4 MILLION SQUARE FEET WILL MAKE IT AUSTIN'S LARGEST HOTEL

AT 37 STORIES & 595 FEET TALL, IT WILL BE AUSTIN'S 3RD TALLEST BUILDING

106,500 SQUARE FEET OF MEETING SPACE

43,300 SQUARE FEET OF PRE-FUNCTION SPACE

19,000 SQUARE FOOT OUTDOOR DECK WITH SPACE FOR 1,800 GUESTS

1,068 - ROOM CONVENTION HOTEL

595 PARKING SPACES

IDEAL LOCATION NEXT TO THE AUSTIN CONVENTION CENTER



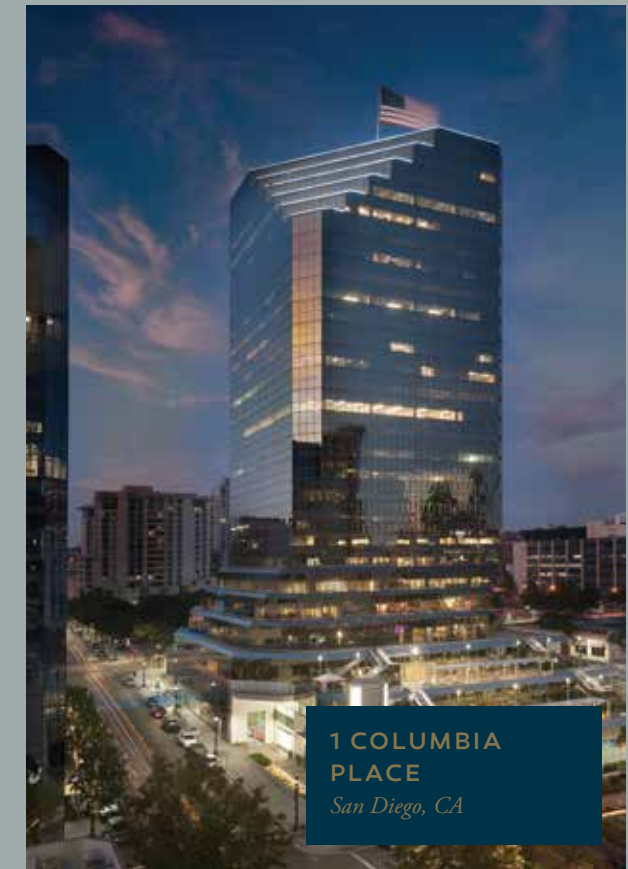
COMMERCIAL PROPERTIES

M COMMERCIAL PROPERTIES,
A DIVISION OF MANCHESTER
FINANCIAL GROUP, IS A
COMMERCIAL REAL ESTATE
INVESTMENT AND MANAGEMENT
COMPANY SPECIALIZING IN

CLASS-A OFFICE
SPACE, BIOTECH
FACILITIES, AND
RESEARCH AND
DEVELOPMENT
PROPERTIES.



101 ASH STREET
San Diego, CA



1 COLUMBIA
PLACE
San Diego, CA



MANCHESTER
FINANCIAL
BUILDING
La Jolla, CA

HOSPITALITY

MANCHESTER HOSPITALITY GROUP, THE RESORT AND HOTEL DIVISION OF MANCHESTER FINANCIAL GROUP, DEVELOPS LUXURY HOTELS, RESORTS AND RESIDENTIAL PROPERTIES THROUGHOUT THE UNITED STATES. THE GROUP'S

ATTENTION TO DETAIL, UNCOMPROMISING STYLE & ELEGANCE, AND UNPARALLELED SERVICE

ENRICH THE QUALITY OF LIFE IN EVERY DEVELOPMENT.

Since its inception, Manchester Hospitality Group has been an integral part of San Diego's evolving convention, tourism, and hospitality landscape. Landmark properties include the Manchester Grand Hyatt San Diego, San Diego Marriott Marquis & Marina, and the Fairmont Grand Del Mar, San Diego's premier luxury resort and spa. The Grand was the first in San Diego to receive a 5-star rating for resort, restaurant, and spa. Manchester Hospitality Group has also developed the Whitetail Club & Resort, a premiere golf and lake community in McCall, Idaho.

FORBES TRAVEL GUIDE
TRIPLE FIVE-STAR
RESORT - HOTEL,
SPA AND RESTAURANT

#1 HOTEL
IN THE UNITED STATES,
TRIPADVISOR TRAVELERS' CHOICE

TRAVEL + LEISURE
**WORLD'S BEST
RESORTS**
BEST BY SERVICE

CONDÉ NAST TRAVELER
THE GOLD LIST

SAN DIEGO MARRIOTT MARQUIS & MARINA

The shining towers of the San Diego Marriott Marquis & Marina are important symbols of San Diego's downtown revitalization and of Manchester Financial Group's role in that transformation. The two beautifully curving 25-story buildings, built at a cost of \$250 million in two phases between 1982-1987 were designed by Welton Becket and Associates, and added a bold new look to the waterfront, as well as 1,354 spacious guest rooms and a 450-slip marina. The San Diego Marriott Marquis & Marina was financed with a limited income verification loan of \$140 million plus equity.

Located downtown at 333 West Harbor Drive, the San Diego Marriott Marquis & Marina is adjacent to the San Diego Convention Center. The hotel served as the first vital step to

240,000 SQUARE FEET OF
**WORLD-CLASS
INDOOR &
OUTDOOR
EVENT SPACE,**
THE LARGEST ON THE WEST COAST.

realizing Papa Doug Manchester's vision of a 29-acre bayside hotel and Convention Center complex. This complex, which now includes the San Diego Convention Center and the Manchester Grand Hyatt San Diego, has established San Diego as a premiere American city for conventions and tourism. The economic impact of these 29 acres to the City of San Diego has resulted in tremendous economic growth in the convention and tourism industries. It has also created thousands of jobs and business opportunities in downtown San Diego and has generated considerable tax and rent revenues to the City and the Port of San Diego. San Diego is currently ranked fourth in the nation for conventions.

The San Diego Marriott Marquis & Marina has become a showpiece of The Gaslamp Quarter and has contributed significantly to the revitalization of downtown San Diego and its economic revival.





THE SECOND LARGEST HYATT
IN THE WORLD AND THE

largest

WATERFRONT HOTEL ON
THE WEST COAST

MANCHESTER GRAND HYATT SAN DIEGO

The Manchester Grand Hyatt is one of the most profitable Hyatt hotels in the country. The hotel features elegantly appointed guest accommodations, restaurants, and lounges with exceptional views of the magnificent San Diego bay. The Hyatt sold for the largest amount of \$570 million in the US in 2011.

In 1983, Papa Doug Manchester deeded back his leasehold interest in approximately 12 acres of land to the Port of San Diego, which enabled the city of San Diego to begin construction and ultimately complete the development of phase one of today's remarkable San Diego Convention Center, which opened in 1990. The project was so successful, that phase two doubled its size in 1999. Within the 29-acre complex lies the magnificent Manchester Grand Hyatt San Diego hotel, which is the largest waterfront hotel on the West Coast, and the second largest of more than 627 Hyatt hotels and resorts worldwide. The hotel was built in two phases.

PHASE 1

THE 700,000 SQUARE FOOT, 875-ROOM HARBOR TOWER WAS DESIGNED BY SKIDMORE, OWINGS & MERRILL LLP, IS 40 STORIES TALL AND WAS COMPLETED IN 1992.

PHASE 2

ADDED 790,000 SQUARE FEET AND A 750-ROOM SEAPORT TOWER TO THE EXISTING 875 ROOMS. THE 1,625 ROOM PROPERTY ALLOWED FOR GREAT ADVANCES IN THE SAN DIEGO CONVENTION AND TOURISM INDUSTRIES.

Clark Construction Group, LLC completed the adjoining Seaport Tower, designed by Martinez & Cutri Architects. It is located on 3.29 acres adjacent to Seaport Village and west of the existing hotel. The Manchester Grand Hyatt San Diego was financed with a limited income verification loan of \$230 million plus equity. Upon its completion in Summer 2003, the 33-story tower expansion began generating \$9 million in rent per year to the Port of San Diego.

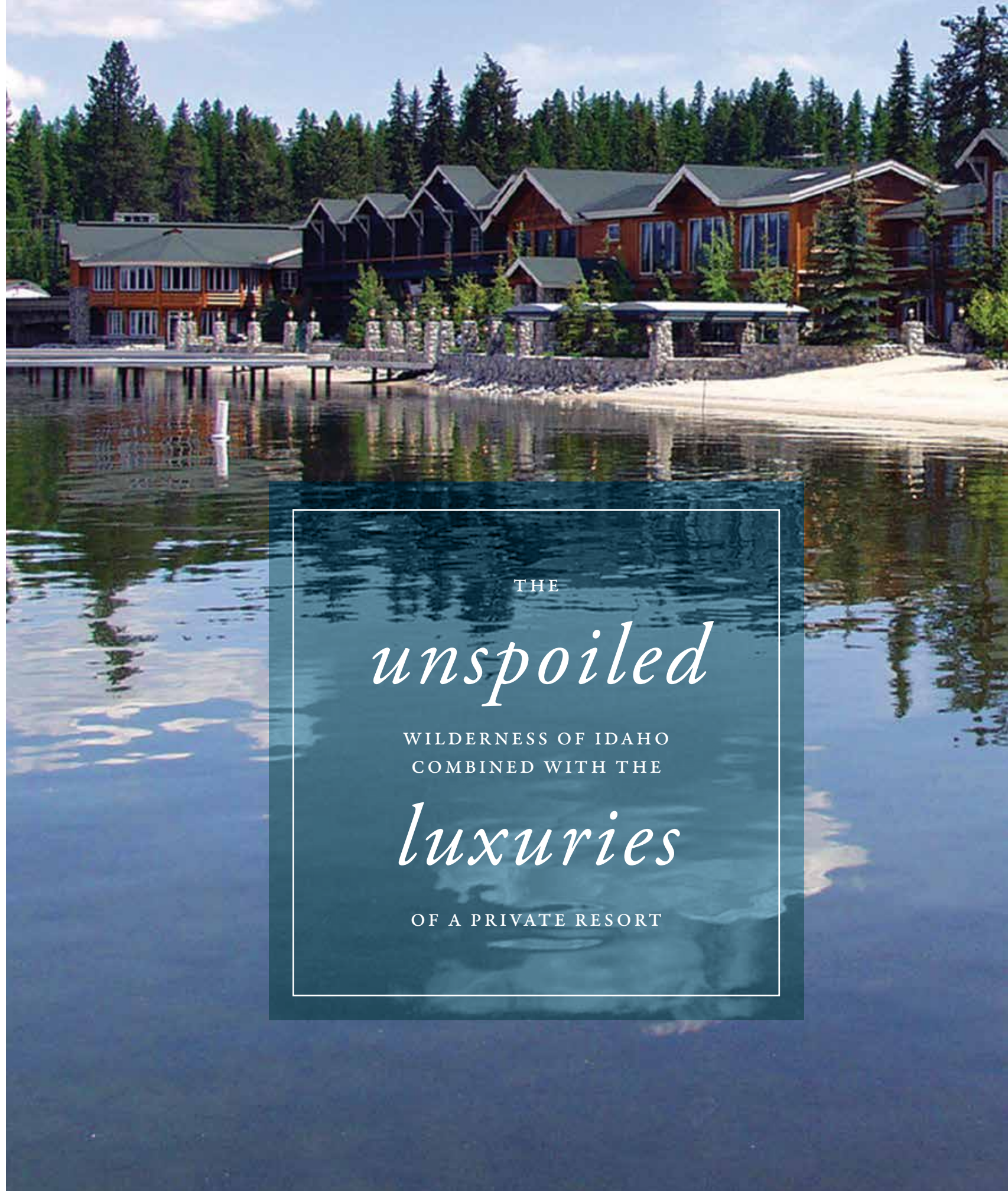
WHITETAIL CLUB & RESORT

Whitetail Club & Resort, once known as The Shore Lodge, first opened in the summer of 1948 in McCall, Idaho. Manchester Hospitality Group acquired the property in 1990 and The Shore Lodge closed during construction and a rebirth of Whitetail Club & Resort began. Over two and a half years and \$50+ million later, The Shore Lodge was transformed from a hotel into a luxury resort and country club. Today, Whitetail Club & Resort is a sporting lodge located on the pristine shores of Payette Lake in the grand European tradition. Members and their guests may enjoy 77 luxurious guest suites, with rich European tapestries, carved mahogany furnishings, fine dining options, and McCall's only movie theatre. Other amenities include a modern fitness center, indoor basketball and racquetball, a billiard room, spa treatment rooms, and an abundance of libraries and lounge areas. Members and guests can enjoy outdoor activities on-site, including a championship golf course designed by two-time U.S. Open winner Andy North, a private marina, white sandy beaches, fully stocked fishing ponds, tennis, swimming, hiking, and downhill skiing (less than 30 minutes away).

*A postcard mountain lodge KISSING THE
SHORES of PAYETTE LAKE surrounded by
FRAGRANT FORESTS, RUSHING RIVERS
& SOARING MOUNTAINS*

WHITETAIL RESIDENTIAL

Whitetail Residential is one of the Great Northwest's premier private golf and lake communities and an ideal four-season destination to build a family's legacy home. Whitetail Residential's custom home sites range from approximately 1 to over 5 acres. Only 200-plus exclusive home sites will be sold on more than 1,100 acres. Located in the charming town of McCall, Idaho (90 miles north of Boise), Whitetail Residential offers a rare opportunity to enjoy the unspoiled wilderness of Idaho combined with the luxuries of a private resort.



THE
unspoiled

WILDERNESS OF IDAHO
COMBINED WITH THE

luxuries

OF A PRIVATE RESORT

FAIRMONT GRAND DEL MAR

Fluent in the language of luxury, well versed in the art of grandeur, the Fairmont Grand Del Mar raises the bar for luxury in Southern California and beyond. Surrounded by natural beauty, San Diego's most talked about premiere resort and world-class spa is an elegant sanctuary inspired by Spain's palaces, France's sun-washed coastal retreats and Florence's decorative arts. This 249-room masterpiece caters to those with discriminating taste. At the luxurious 21,000 square foot spa, pampering is unlimited with a full-service beauty salon, state-of-the-art fitness center, and an extensive menu of posh offerings, from a sea breezy outdoor massage to personal training sessions.



ONE OF THE "WORLD'S
best places
TO STAY," - CONDE NAST TRAVELER

With San Diego's only Tom Fazio-designed golf course, the Grand Golf Club is a destination unto itself, with its course weaving like a natural tapestry throughout the resort. Tucked in the valleys of Los Peñasquitos Canyon Preserve, the course's dramatic elevations and diverse bunkering pay homage to the area's unique topography, rivaling the best golf on the West Coast.

The Villas at the Fairmont Grand Del Mar are reminiscent of the architect Addison Mizner and are decorated in exquisite Mediterranean style.

The Fairmont Grand Del Mar's signature fine dining restaurant, Addison, is named after acclaimed architect Addison Mizner. A Five-Star and Five Diamond restaurant, Addison's menu features an artisan approach, combining local ingredients with contemporary French Techniques.

The only hotel in California to receive a triple 5-star rating in restaurants, spa, and resort three years in a row.



SAN DIEGO'S *premiere* RESORT & SPA

OUR COMMITMENT

MANCHESTER FINANCIAL
GROUP IS COMMITTED TO
THE COMMUNITIES WHERE
ITS PROPERTIES ARE LOCATED,
SUPPORTING MULTIPLE
ORGANIZATIONS THROUGH
CHARITABLE CONTRIBUTIONS.



COMMUNITY CONTRIBUTIONS

Papa Doug has given approximately \$70 million to various organizations throughout the last four decades.

Manchester Financial Group Chairman, Papa Doug Manchester, is a devoted supporter of causes that promote health & human services, youth and education in the community. He has endowed scholarships and funded facilities and programs at the University of San Diego, The Bishop's School, San Diego State University, Wake Forest University, and Cathedral Catholic High School. Most notable are The Bishop's School Library; Manchester Hall, Manchester Plaza, and Manchester Athletic Center at Wake Forest University; and the Manchester Conference Center, Manchester Family Child Development Center, and Manchester Village and Athletic Field at the University of San Diego. In 2005, Papa Doug Manchester made significant donations to both Wake Forest University and San Diego State University to support faculty and collegiate programs.

In addition, Papa Doug is a major sponsor of the County's Child Abuse Prevention Foundation, and a significant contributor to the Preuss School, Monarch School, Polinsky Children's Center, and San Diego Diocesan Ministries. He founded the Lincoln Club 40 years ago and his generosity has extended to the YMCA, Southern California Boys & Girls Clubs, Scripps Memorial Hospital, The Sanford Burnham Prebys Medical Discovery Institute, and beyond San Diego to the McCall Memorial Hospital, and the Manchester Ice and Event Center in McCall, Idaho.

PAPA DOUG HAS GIVEN APPROXIMATELY

\$70 MILLION

TO VARIOUS ORGANIZATIONS

THROUGHOUT THE LAST FOUR DECADES

Through the Manchester Charitable Foundation, Papa Doug encourages other businesses, civic and social leaders, and philanthropists to join him in giving numerous grants and contributions to the community. Aside from cash and grant donations, Papa Doug also donates his valuable time serving on boards and executive committees of many organizations to advance causes concerning health & human services, youth, education and religious needs.

In 2013, Papa Doug was named Nice Guy of the Year for his four decades of philanthropic giving.

WAKE FOREST

Wake Forest University is a private, independent, nonprofit, non-sectarian, coeducational research university in Winston-Salem, North Carolina, founded in 1834. The university received its name from its original location in Wake Forest, north of Raleigh, North Carolina, the state capital. In the 2016 U.S. News & World Report America's Best Colleges, Wake Forest ranked tied for 10th in terms of "Best Undergraduate Teaching" in the U.S. and tied for 27th overall among national universities. Wake Forest has produced 15 Rhodes Scholars, including 13 since 1986, four Marshall Scholars, 15 Truman Scholars and 62 Fulbright recipients since 1993.

UNIVERSITY OF SAN DIEGO

The University of San Diego is a nationally preeminent Catholic university known for educating students who are globally competent, ethical leaders committed to the common good and empowered to engage a diverse and changing world. USD is dedicated to the values originally articulated by its founders, Bishop Charles Francis Buddy of the Diocese of San Diego and Mother Rosalie Hill of the Society of the Sacred Heart. Those values are reflected in the University's rich Catholic intellectual tradition. USD's community of scholars are committed to educating the whole person—intellectually, physically, spiritually, emotionally, socially and culturally. The university provides a character-building education that fosters independent thought, innovation, integrity, analytical thinking, and an open-minded and collaborative world view.

SAN DIEGO STATE UNIVERSITY

San Diego State University (SDSU) is a public research university in San Diego, California, and is the largest and oldest higher education institution in San Diego County. Founded in 1897 as San Diego Normal School, it is the third-oldest university in the 23-member California State University (CSU). SDSU has a student body of more than 35,000 and an alumni base of more than 280,000.

BISHOPS SCHOOL LIBRARY

The Bishop's School is an independent college preparatory Episcopalian day school located in La Jolla, CA. Bishop's offers courses for students in the sixth through twelfth grades and has a 9:1 student-teacher ratio. Bishop's was founded in 1909 by the Right Reverend Joseph Horsfall Johnson, at that time Bishop of the Episcopal Diocese of Los Angeles, with gifts of land and money by notable La Jolla, California philanthropists Ellen Browning Scripps and Virginia Scripps, her half-sister. Originally it was a boarding school for girls only and became co-educational after merging with the San Miguel School of San Diego, California in 1971. The earliest parts of the campus were designed by architect Irving Gill, responsible for a multitude of buildings in downtown La Jolla.

CATHEDRAL CATHOLIC

Cathedral Catholic High School (CCHS) is a private coeducational Catholic college preparatory school in San Diego, California, USA. It is part of the Roman Catholic Diocese of San Diego and was founded as the University of San Diego High School in 1957. CCHS came into existence in 1999, and the school moved to its current location on Del Mar Heights Road in Carmel Valley and changed its name in August 2005. The great schools rating for the school is 4 stars for 2011 and 2012. Cathedral Catholic was named in honor of the original Cathedral Girls High School, which merged with USDHS in 1970 to become the second co-educational Catholic high school in San Diego.



HONORS AND AWARDS

COMMISSIONER
California Travel & Tourism

FATHER OF THE YEAR
American Diabetes Association

MAN OF THE YEAR
Young Presidents Association

HEADLINER OF THE YEAR
San Diego Press Club

MAN OF THE YEAR
San Diego Chamber of Commerce

SIGMA CHI SIGNIFICANT SIG AWARD AND
2007 HALL OF FAME AWARD

THE ALONZO AWARD
Downtown San Diego Partnership

CONVISIONARY AWARD
San Diego Convention & Visitors' Bureau

NICE GUY OF THE YEAR
Nice Guys of San Diego

ALEXIS DE TOCQUEVILLE SOCIETY
AWARD RECIPIENT
United Way of San Diego

CHARITABLE CONTRIBUTIONS

THE PREUSS SCHOOL

EPISCOPAL DIOCESE

USO

PATRONS OF PRADO

JUNIOR SEAU FOUNDATION

VOICES FOR CHILDREN

EPILEPSY FOUNDATION SAN DIEGO COUNTY

USS MIDWAY MUSEUM

MANCHESTER EXECUTIVE CONFERENCE
CENTER, *University of San Diego*

MANCHESTER CHILD DEVELOPMENT CENTER,
University of San Diego

MANCHESTER VILLAGE AND ATHLETIC FIELDS,
University of San Diego

MANCHESTER ATHLETIC FACILITY,
Wake Forest University, NC

MANCHESTER HALL AT
CALLAWAY SCHOOL OF BUSINESS,
Wake Forest University, NC

MANCHESTER PLAZA
Wake Forest University, NC

MANCHESTER HALL
San Diego State University, San Diego, CA

SCRIPPS MEMORIAL HOSPITAL MATERNITY
WING, *San Diego, CA*

NURSING SCHOLARSHIPS
University of San Diego

ACADEMIC SCHOLARSHIPS
The Bishop's School, La Jolla, CA

THE BISHOP'S SCHOOL CHAPEL
ENDOWMENT, *La Jolla, CA*

SAN DIEGO DIOCESAN MINISTRIES

ST. VINCENT DE PAUL
San Diego, CA

CHILD ABUSE PREVENTION FOUNDATION
San Diego, CA

MONARCH SCHOOL
San Diego, CA

PREUSS ATHLETIC FIELD
San Diego, CA

LA JOLLA YMCA ATHLETIC FIELDS
La Jolla, CA

YMCA AND BOYS & GIRLS CLUBS
Throughout San Diego County

MANCHESTER ICE AND EVENT CENTRE
McCall, ID

NATIONAL CONFERENCE OF
CHRISTIANS AND JEWS

BILLY GRAHAM CRUSADE

AMERICAN CANCER SOCIETY

PROMISES2KIDS

AMERICAN HEART ASSOCIATION

RADY CHILDREN'S HOSPITAL

SAN DIEGO HOSPICE FOUNDATION

BIG BROTHERS AND BIG SISTERS

FRIENDS OF THE ORPHANS

NICE GUYS OF SAN DIEGO ORGANIZATION

SANFORD BURNHAM PREBYS MEDICAL
DISCOVERY INSTITUTE

LAS PATRONAS

THE JENNA DRUCK FOUNDATION

SCRIPPS MERCY HOSPITAL

BOY SCOUTS OF AMERICA

CHALLENGED ATHLETES FOUNDATION

FATHER JOE'S VILLAGE

ALEXIS DE TOCQUEVILLE SOCIETY/
UNITED WAY

KELLERMANN FOUNDATION

USS MIDWAY "KISS" STATUE

SAN DIEGO FIRE & RESCUE FOUNDATION

THE SALVATION ARMY

SACRED HEART RETREAT HOUSE

MASSACHUSETTS EYE AND EAR INFIRMARY

SAN DIEGO SYMPHONY

SUSAN G. KOMEN FOUNDATION

PCI – HANDS ACROSS BORDERS



"THE MANCHESTER
FINANCIAL GROUP IS
COMMITTED TO MAKING
POSITIVE MEMORIES."

– Papa Doug Manchester

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