



December 6, 2010

Welcome,

As one door closed, another opened. Please let me introduce to you Classica Homes, a “new” luxury homebuilder with a long time Charlotte heritage. Classica will build homes starting in the low \$500’s, starting in two of the finest neighborhoods in the Charlotte metropolitan area, Christenbury Hall and Robbins Park. Our homes are no longer defined by size, but by how they live and fit into the fabric of the neighborhood.

The Classica team worked together for years at Charlotte’s nationally award winning luxury builder, Simonini Builders. When Simonini Builders closed its doors, we pooled the finest talent, values, resources and passion to create homes and neighborhoods that will take your breath away and become your backdrop for inspired living.

Classica is owned and capitalized by Trilogy Capital Partners, LLC (Trilogy), headed by Bob Lilien, former Crescent Resources Chairman and CEO, and longtime partner in the law firm of Robinson, Bradshaw, Hinson P.A. Trilogy is also the equity investor in the Robbins Park and Christenbury Hall land development entities.

Classica will be led by former managers of Simonini Builders, including myself as President and CEO and Doug Dozier, CFO. I was with Simonini for over 16 years, and for the last two years served as its President. Doug was formerly CFO of Simonini. Doug and I, along with 14 former Simonini employees will make up the Classica team. The owners of Simonini Builders, Alan Simonini and Ray Killian, Jr. are not involved in Classica and will be pursuing other opportunities.

Initially, Classica will be the exclusive builder in two former Simonini neighborhoods, Robbins Park, located in Cornelius, off of I-77 and exit 25 and Christenbury Hall, located in Concord just 1.5 miles from I-85. Both communities were developed by Killian/Simonini, L.L.C. and have been highly acclaimed both locally and nationally for their exceptional design, high quality amenities and unique features. Classica will take over from Killian/Simonini, L.L.C. as the development manager for both Christenbury and Robbins Park.

For further information, please review the press release enclosed with this letter. We are extremely thankful to relationships which have helped to make this opportunity possible – our valued customers who put their trust in us, Bob Lilien at Trilogy and our bank partners, our Simonini heritage, our Classica team members and our many trade partners, suppliers and Realtors.

Very truly yours,

William Saint
President and CEO



PRESS ANNOUNCEMENT 12/6/10

- Classica Homes Announces New Luxury Homebuilding Company

Classica Homes, LLC (Classica), (www.classicahomes.com) Charlotte, NC announced today the formal start-up of operations as a luxury homebuilder. Classica is led by former members of the management team of Simonini Builders (Simonini), which this past September announced that all of its operations were to be wound down. Initially, Classica will build luxury homes in two former Simonini neighborhoods, Robbins Park, with homes starting in the low \$500's and Christenbury Hall, with homes starting in the mid \$500's.

Classica is owned and capitalized by Trilogy Capital Partners, LLC (Trilogy), headed by Bob Lilien, former Crescent Resources Chairman and CEO, and longtime partner in the law firm of Robinson, Bradshaw, Hinson P.A. Trilogy is also the equity investor in the Robbins Park and Christenbury Hall land development entities. "We announced our hopes in September of forming a homebuilding company to continue the success started in both Robbins Park and Christenbury Hall. We are delighted that the team, resources and neighborhoods that came together are among the best in the Charlotte area." stated Bob Lilien, CEO of Trilogy.

Classica will be led by former managers of Simonini Builders, including Bill Saint, President and CEO and Doug Dozier, CFO. Bill was with Simonini for over 16 years, and for the last two years served as its President. Doug was formerly CFO of Simonini. The owners of Simonini Builders, Alan Simonini and Ray Killian, Jr. will be pursuing other opportunities. Alan Simonini recently announced he would be employed by a company building homes under the name Alan Simonini Homes, LLC.

Classica will employ a total of 16 people, all former members of the Simonini team. "We are excited to bring the best talent together again and have the opportunity to serve our customers with the same passion and excellence we learned at Simonini Builders. Throughout the years we have come to respect and anticipate the desires of customers who value their time at home and instinctively know that a high quality and well designed home is what they want. Our customers inspire us every day and they are why we do what we do. What drives us and excites us each and every day is creating an inspired luxury living backdrop for each family to call home. Working with nationally renowned architectural professionals, we know luxury is no longer defined by size but by how the home lives and fits into the fabric of the neighborhood. Classica homes and neighborhoods will be loved for generations and are built to withstand the test of time", stated Saint.

Initially Classica will be the exclusive builder in two former Simonini neighborhoods, Robbins Park, located in Cornelius, off of I-77 and exit 25 and Christenbury Hall, located in Concord just 1.5 miles from I-85. Both communities were developed by Killian/Simonini, L.L.C. (Killian/Simonini) and have been highly acclaimed both locally and nationally for their exceptional design, high quality amenities and unique features. Classica will take over from Killian/Simonini, as the development manager for both Christenbury and Robbins Park.

Robbins Park was the site of HomeArama 2010, which had over 10,000 attendees. The community is located adjacent to a 115 acre public park which includes acres of natural wooded preserve as well as areas that will contain sports fields, tennis courts, walking trails and more. Achievement of this public/private cooperative venture was largely the work of Ray Killian, Jr. of Killian/Simonini, who focused for seven years on the intricate details which resulted in a neighborhood and park that are unmatched in the area. Classica will continue building the "Island Collection" homes which drew rave

reviews during the HomeArama event. These include five unique designs which feature right-sized luxury living, designed in combination with Bassenian-Lagoni Architects from Newport Beach, California and Stephen Fuller Designs, from Atlanta, Georgia. Classica has a fully decorated model home at Robbins Park, located at 17500 West Catawba Ave Cornelius, North Carolina. Homes in Robbins Park range from \$490,000 to \$700,000.

Christenbury Hall has been Charlotte's best selling luxury community with price points above \$500,000. This gated neighborhood is perfectly located in a growth center encompassing West Concord, the adjacent University City and Huntersville. I-85 is easy access at 1.5 miles. Just as close are shopping, restaurants and entertainment opportunities. Uptown Charlotte excitement is 16 miles south and Lake Norman water sports 16 miles west. With incredible amenities including a clubhouse, tennis court and swimming pool already in place, over 40 families currently call Christenbury Hall home. Classica has a fully decorated model home at Christenbury Hall, located at 2442 Christenbury Hall Dr NW, Concord, North Carolina. Homes in Christenbury Hall will start at \$525,000.

"In the short time since we opened Classica, we've been delighted to have three home sales at Robbins Park and Christenbury Hall", said Saint. Classica expects to break ground shortly after the first of 2011 with new inventory homes in both communities.

Saint concluded by saying "Doug Dozier and I are extremely thankful for the relationships that have helped make this opportunity possible – our valued customers who put their trust in us, Bob Lilien at Trilogy and our bank partners, our Simonini heritage, our Classica team members and our many trade partners, suppliers and Realtors."

A handwritten signature in black ink, appearing to read "William Saint". The signature is fluid and cursive, written in a professional style.

William Saint
President and CEO, Classica Homes, LLC
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Frequently Asked Questions:

1. Who are the land development entities at Robbins Park and Christenbury Hall?
 - a. The land development entity at Robbins Park is Westmoreland Lake, LLC. The land development entity at Christenbury is Christenbury Land Investments, LLC. Both are independent land development companies, formed to purchase and develop the communities.
2. How is Trilogy Capital Partners, LLC (Trilogy) involved in the land development entities at Robbins Park and Christenbury Hall?
 - a. Trilogy provided the equity to capitalize the entities and is a member of both Westmoreland Lake, LLC and Christenbury Land Investments, LLC.
3. How are Alan Simonini and Ray Killian, Jr. involved in the land development entities at Robbins Park and Christenbury Hall?
 - a. Both Alan Simonini and Ray Killian, Jr. are members of certain of the entities that hold membership interests in the two land development companies, Westmoreland Lake, LLC and Christenbury Land Investments, LLC
4. How was Simonini Builders involved in the land development entities at Robbins Park and Christenbury Hall?
 - a. Simonini Builders was the approved builder and held a contract to purchase lots from the two land acquisition companies. Simonini Builders neither had nor has any ownership interest in the land development entities at Robbins Park or Christenbury Hall.
5. Did Classica purchase all the land at Robbins Park and Christenbury Hall?
 - a. No, similar to Simonini Builders, Classica Homes has entered into a contract to be the approved builder and will purchase lots in Robbins Park and Christenbury Hall. Classica is contemplated to be the exclusive builder in both communities, except in Christenbury Hall, a few custom builders other than Classica may well build homes on several of the large estate homesites.
6. Who will continue to develop the land at Robbins Park and Christenbury Hall?
 - a. While Classica does not own the land at Robbins Park or Christenbury Hall, it will be the development manager for the remaining undeveloped homesites in both Robbins Park and Christenbury. Classica will operate under the direction of the managers of Westmoreland Lake, LLC and Christenbury Land Investments, LLC.
7. Who is going to build in Bellmore Hall and Ashton, which were Simonini neighborhoods?
 - a. Killian/Simonini is in discussions with other builders about the opportunity to build in Bellmore Hall and Ashton.
8. What will Alan and Ray do in the future?
 - a. Alan Simonini and other former Simonini employees are working for Alan Simonini Homes which is owned by John Tammara, who was also at the time employed by Simonini Builders. Alan Simonini Homes builds homes and performs renovation and remodeling work.
 - b. Ray A. Killian, Jr. plans to continue to focus on the wind down of Simonini Builders and at the appropriate time he will pursue other opportunities.