



JANUS HOTELS & RESORTS
EXPERIENCE EQUALS RESULTS



ABOUT US

OUR HISTORY

Louis Beck founded the company in 1972 and directed the growth of the company from a small Cincinnati-based hotel construction firm to a national hotel ownership and management firm with a portfolio of 50 successful properties. In 1997, Janus was established through a reverse merger and went public as Janus Hotels & Resorts, traded on the NASDAQ: JAGI. In 2004 Janus went private.

At Janus Hotels & Resorts, we begin our relationship with you based on two simple factors: our experience and your trust. We have over four decades of proven results and expertise guiding our decisions, and we're committed to earning your confidence.

HOTEL MANAGEMENT

When it comes to finding the right hotel management company for your property, we know you need a professional team that understands the unique requirements of the franchise, and the property's location and market. Based on your hotel's competitive set and historical data, we then analyze your options and create customized strategies that can be measured.

Throughout the process, our professionals can aggressively sell the benefits of any hotel and effectively manage today's diverse work force while remaining attuned to the needs of your guests. We strive to exceed the expectations of those we serve by working together to embrace common values.

JANUS GROWTH STRATEGY

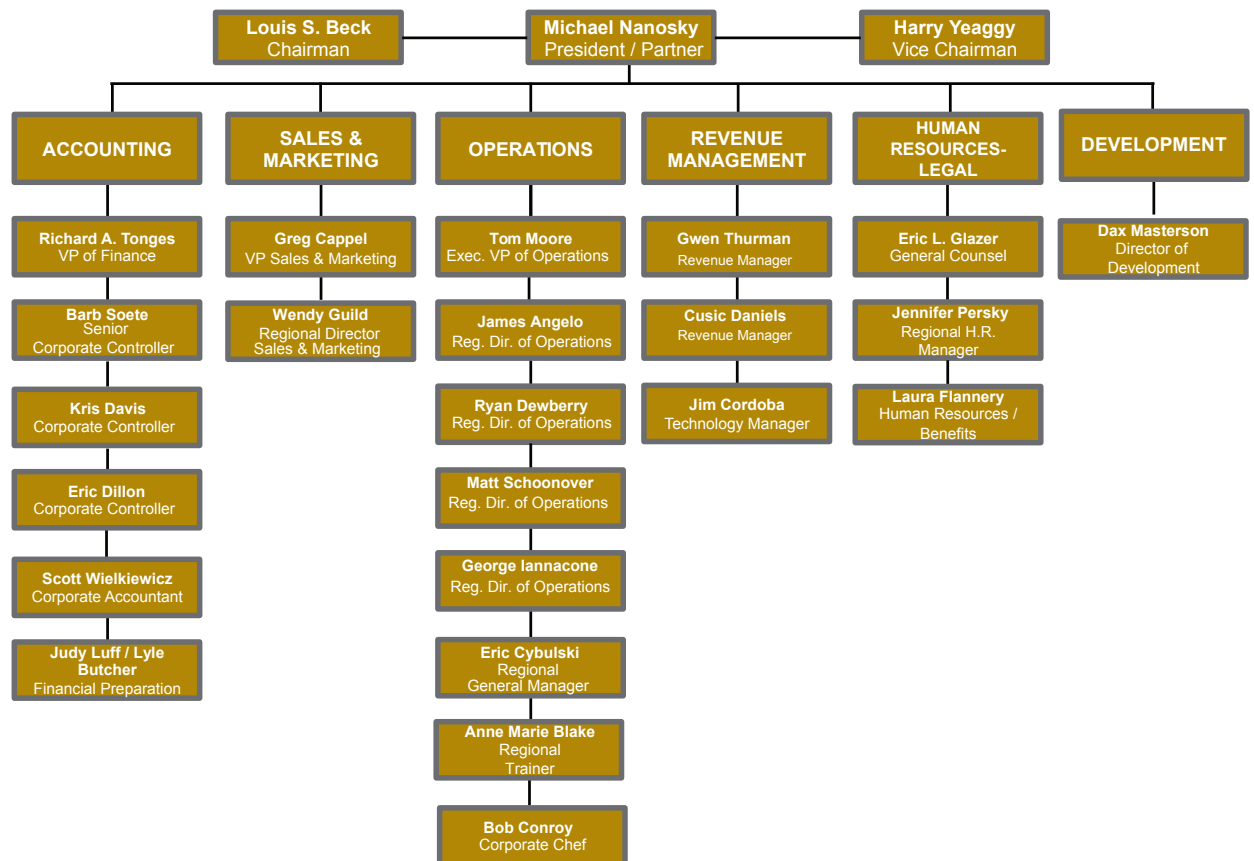
Expand our owned portfolio through new construction and acquisitions as well as continued development of long-term "third party" management contracts with owners and investors. Maintaining our long established relationships with lenders and servicers providing them exemplary asset management and receivership services.



OUR TEAM

In today's world, the complexity in managing and accounting for over \$250 million in total annual revenues, takes a group of seasoned professionals. Listed below will show you the depth of our organization.

ORGANIZATIONAL CHART



LOUIS BECK

Chairman of the Board

Louis S. Beck is a graduate/alumni of the University of Cincinnati, Salmon P. Chase/ Northern Kentucky Law School and post-graduate study at the Harvard Business School. Mr. Beck started a real estate company with \$3,000.00 after graduating from law school. He began in the hotel business, building roadside hotels and subsequently turning Janus Hotels and Resorts, Inc. ("Janus") into one of the nation's largest hotel ownership/ management companies. Today he serves as Chairman of Janus, although his holdings are far more diversified.

In the early 1980's, Mr. Beck acquired 100% of Union Savings Bank ("USB"), a \$26M bank in the Midwest and later acquired 100% of Guardian Savings Bank ("GSB"). In conjunction with his partner, Harry Yeaggy, he built the bank's holding company into a \$5.0B regional bank that has produced since its inception. USB and GSB have been one of the most profitable banks in the United States for Institutions under \$10B for many years. Mr. Beck serves as Chairman and CEO of both banks.

Mr. Beck was Chairman and majority shareholder of Florida's largest independent distributor of propane gas and retail accessories servicing the Gold Coast of Florida from Key West to Stuart. He also serves as a general partner and director of Hydro Recovery L.P., a Pennsylvania water treatment entity servicing the oil and gas industry.

Mr. Beck is a major owner and Chairman of Summit Funding, 21 year-old national equipment leasing company based in Cincinnati, OH, with operations from coast to coast. Summit Funding has consistently been a top performing independent leasing company. Mr. Beck has extensive commercial and residential real estate investments.

Mr. Beck established and oversees the Community Action Committees at USB and GSB, which have a far-reaching impact helping the most vulnerable in the communities near branch locations. Mr. Beck has served on numerous boards, and is currently on the Board of Advisors for the John Glenn College of Public Affairs at the Ohio State University.

Mr. Beck is an active philanthropist through the Beck Family Foundation. He has three grown children and six grandchildren. Mr. Beck has been an avid pilot for over 50 years with an Airline Transport Pilot rating and flies both jets and helicopters.

MICHAEL NANOSKY

President / Partner

Mr. Nanosky has over thirty-five years experience in all aspects of the hospitality industry. In 1989, Mr. Nanosky joined Beck Hospitality as a partner and President. He quickly developed Beck Hospitality into a top 20 hotel management company, successfully managing over 250 hotel properties for the RTC and various lending institutions and servicers. He was also instrumental in the successful reverse merger of Beck Hospitality into Janus Hotels and Resorts, Inc., a publicly traded company.

Today, Mr. Nanosky serves as President and Partner of Janus Hotels & Resorts, which is privately owned. Janus Hotels & Resorts owns and/or manages over 27 hotels with 8,000 guest rooms that generate in excess of \$200,000,000 in total annual revenues.

Mr. Nanosky, either personally or as the president/partner of Janus Hotels and Resorts, Inc., has served as a court appointed receiver approximately seventy times and has served as an expert witness for many lending institutions.

Mr. Nanosky also serves as President and Partner of Janus International Student Exchange. Janus International works with over 30 overseas partner agencies and provides temporary J-1 visas to over 3,000 college students to work in the hospitality industry in the United States.

Michael attended Youngstown State University and is an alumnus of the Harvard Business School. He resides in Boca Raton, Florida with his wife Maura and his two children, Alyssa (22) and Michael Jr. (18) and is very active in St. Jude's Church & School in Boca Raton, FL and other philanthropic charities.

ERIC GLAZER

General Counsel

Mr. Glazer has served as General Counsel of Janus Hotels and Resorts since July of 1998. Prior to joining Janus, Mr. Glazer served as in-house counsel for a textile equipment company in Miami Lakes, Florida and a real estate development firm in Miami Beach, Florida.

He graduated from Saint Thomas University School of Law, located in Miami, Florida in 1993 and graduated from the University of Maryland, College Park, Maryland in 1991 with a Bachelor of Science in Consumer Economics.

Mr. Glazer concentrates on real estate and general business transactions in addition to all hospitality and human resource matters.

RICK TONGES

CFO

Rick Tonges serves as Chief Financial Officer of Janus Hotels and Resorts and has been Vice President of Finance / Treasurer since 1997, and has also served as CFO of all Beck related companies since 1978.

THOMAS MOORE

Vice President

Mr. Moore has over 30 years of experience in the hotel/hospitality industry and has work with Brands such as; Marriott, Hilton, Starwood, IHG, Wyndham and Choice hotels. Tom joined the Janus group over 18 years ago and during 30+ year career has a broad base of experience with positions including; Food and Beverage Director, Regional Food and Beverage Director, General Manager, Regional General Manager, Regional Director of Operations and Senior Regional Director of Operations.

Tom holds degrees of Accounting and Finance from Kent State University as well as a CHA and CFBE Hospitality Degree. With Tom's extensive hospitality background and experience, along with his education, he is ready to make solid decisions for owners and Brands on hotel financials, as well as the sales and marketing efforts, through a focus on associate and overall team performance.

DAX MASTERSON

Director of Development

Mr. Masterson joined Janus Hotels & Resorts in 2008 as Director of Development. He began his hospitality career in 1992 at the Conrad Hilton, in London U.K. and spent 5 years at the Boca Raton Resort & Club. He is responsible for the procurement of third-party management contracts and receiverships.

GREG CAPPEL

Vice President - Sales and Marketing

With over 25 years' experience in the hotel/hospitality industry, Greg Cappel joined the Janus group in 1991. His broad base experience includes positions as Director of Sales & Marketing.

As VP of Sales & Marketing for Janus, he is instrumental within the Janus structure for individual/group sales, marketing & franchise affiliation. He brings a solid background base for making decisions analytically, quickly, and with the owners and hotels' best interests in mind.

Additional responsibilities include assisting and directing Sales and Marketing personnel at the property level, and overseeing rate/inventory management at the properties.

WENDY GUILD

Regional Director - Sales and Marketing

Ms. Guild joined Janus Hotels as Sales Manager in 2007. Ms. Guild was promoted to the Director of Sales at the SpringHill Suites Independence in 2016. In 2017 she was promoted again to Regional Director of Sales.

As Regional Director of Sales, Ms. Guild guides the hotels in all aspects of the sales and marketing process, as well as offer additional support at the corporate level with the evolution and delivery of our sales philosophies and initiatives.

Prior to joining Janus Hotels, Wendy has been in the hospitality business over 30 years.

JAMES ANGELO

Regional Director of Operations

Mr. Angelo has been with Janus Hotels and Resorts since 2009 and has more than 30 years of hospitality experience. With a strong background in both full and limited service operations that includes boutique and internationally branded hotels, Mr. Angelo has a proven leadership record of improving Customer Satisfaction and Financial Profitability. Brands managed include Hilton, IHG, Choice, Radisson, Wyndham and Red Lion.

His diverse background includes duties as a Director of Food & Beverage, Director of Sales, General Manager and Regional Director of Operations. His experience includes multiple new build hotel openings, hotel acquisitions, major renovations, brand PIP completions and the reflagging of branded hotels. His previous ownership of a hospitality business gives him the unique perspective of the owners he represents and operates for.

Mr. Angelo attended Youngstown State University majoring in Economics. He resides in NE Ohio with his wife of over 30 years. The two have three grown children.

RYAN DEWBERRY

Regional Director of Operations

Mr. Dewberry has over 20 years of experience in the hotel and hospitality industry and has worked with Brands such as; Marriott, Hilton, Carlson, IHG, Wyndham and Choice hotels. Ryan originally worked with the Janus team from 2008-2016 and returned to the company in 2018. During the course of his career he has held positions including; Food and Beverage Director, Regional Food and Beverage Director, Assistant General Manager, General Manager, and currently Regional Director of Operations.

Ryan holds a bachelors in Hospitality Management from Youngstown State University, where he played for the NCAA National Champion Football team. With Ryan's extensive hospitality background and team building experience along with his education, he is able to build teams, as well as make solid decisions for the owner and brands for the hotel's financials, the sales and marketing process, and evaluation of employees' performance.

EXECUTIVE TEAM

MATT SCHOONOVER

Regional Director of Operations

Mr. Schoonover joined Janus Hotels in 2016 and currently holds the position of Regional General Manager. Before joining Janus Hotels, he spent 16 years working for White Lodging and Interstate Hotels with various positions from Front Desk to General Manager at Marriott select service properties. He opened the first Marriott property for Janus Hotels as the Opening General Manager. His experience includes hotel openings, major renovations, taskforce, and international taskforce for two Marriott hotels in England.

Mr. Schoonover attended Metro State University majoring in Business Management.

GEORGE IANNAZONE

Regional Director of Operations

KRIS DAVIS


Corporate Auditor

LAURA FLANNERY

Human Resources

Ms. Flannery has been with Janus for over 25 years. She oversees Human Resources, including benefits and insurance.

HOTEL MANAGEMENT



Janus
is a leading
third-party
property
management
company.

Janus Hotels & Resorts is a full-service provider of management services, including the repositioning and/or redevelopment of your full feature, limited feature, extended stay or luxury resort property. Janus has created proven cost control programs for hotel operations as well as food and beverage programs. Our focus is generating revenues and creating the highest Net Operating Incomes in our industry — through innovative and compelling

marketing programs along with target-specific cost controls and the utmost concentration on customer service.

We have achieved this success over 30 years of developing the right relationships and recruiting some of the most talented people in the hospitality industry.

Let **Janus Hotels & Resorts** give your lodging real estate the competitive edge.

MARKETING-DRIVEN PROPERTY MANAGEMENT THAT GETS RESULTS.

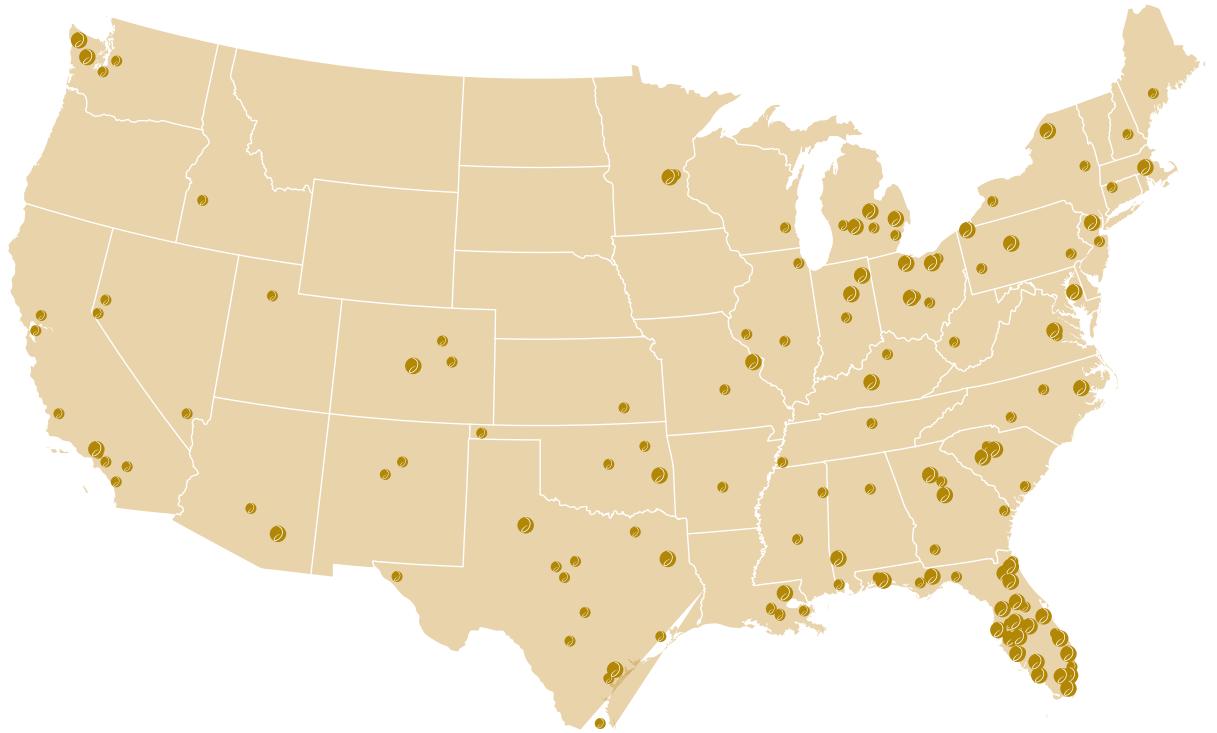


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PORTFOLIO

PAST/CURRENT PROPERTIES



RECEIVERSHIPS

RECEIVERSHIP EXPERIENCE

With over three decades of receivership experience, Janus understands the importance of the preservation of an asset when appointed as Receiver of commercial or residential real estate. Because Janus has corporate counsel on staff, it eliminates the unnecessary expense of having to retain counsel to advise management on legal issues and to satisfy court reporting requirements.

Over the last 35 years, Janus has served as a court-appointed Receiver for over sixty assets for its third party owners and its institutional clients, including LNR Partners, Rialto, CW Capital, Torchlight and Midland. In addition, Janus has worked with most of the major national law firms. For one simple fee, Janus will serve in the capacity of Receiver, Management Company and legal counsel for the property. Because Janus employs individuals with strong knowledge in commercial/residential real estate and the corresponding legal issues, we can concentrate on all areas of management, including, but not limited to:

- Brand relationships when needed
- Concentration on sales and marketing
- Overall condition and maintenance of the property
- Staffing
- Financial review and management
- Cash controls
- Legal issues and satisfaction of court reporting requirements
- Food and beverage operations management
- Liquor License issues

Our **THREE-FOR-ONE** service includes:

1. Immediately securing the asset
2. Providing management services resulting in the property's stabilization
3. Restoring the staff and customer confidence in the asset

This saves clients time and money, which is a must when servicing a financially challenged asset.



RECEIVER AND PROPERTY MANAGER WITH OVER 30 YEARS EXPERIENCE IN ALL GENERAL OPERATING BUSINESSES

CLIENTS/FIRMS



COURT APPOINTED RECEIVERSHIPS OVER 70 TIMES IN THE LAST 30 YEARS

PROPERTY	DATE APPOINTED	DATE DISCHARGED
SPRINGHILL SUITES Beavercreek, OH Receivership Appointment Montgomery County Court of Common Pleas	December 5, 2023	Active
HOLIDAY INN EXPRESS Washington Township, OH Receivership Appointment Montgomery County Court of Common Pleas	December 5, 2023	Active
HOLIDAY INN West Chester, OH Receivership Appointment Montgomery County Court of Common Pleas	December 5, 2023	Active
SUPER 8 Zanesville, OH Receivership Appointment Montgomery County Court of Common Pleas	August 4, 2023	Active
HAMPTON INN Sidney, OH Receivership Appointment Montgomery County Court of Common Pleas	August 4, 2023	Active
THE HOTEL AT DAYTON AIRPORT Englewood, OH Receivership Appointment Montgomery County Court of Common Pleas	August 4, 2023	Active
THE HOTEL AT DAYTON SOUTH Dayton, OH Receivership Appointment Montgomery County Court of Common Pleas	August 4, 2023	Active
QUALITY INN & SUITES Obetz, OH Receivership Appointment Montgomery County Court of Common Pleas	August 4, 2023	Active
HOLIDAY INN EXPRESS Clearwater, Florida Receivership Appointment Pinellas County Circuit Court	April 6, 2023	January 24, 2024
SPRINGHILL SUITES BY MARRIOTT Wheeling, WV Receivership Appointment Circuit Court of Ohio County, West Virginia	October 20, 2022	Active

RECEIVERSHIPS

HAMPTON INN & SUITES Charlotte, NC Receivership Appointment General Court of Justice, Superior Court Division	May 31, 2022	Active
FAIRFIELD INN Ann Arbor, MI Receivership Appointment Circuit Court for the County of Washtenaw	May 11, 2022	Active
HAWTHORNE SUITES Philadelphia, PA Receivership Appointment Court of Common Pleas of Philadelphia County	April 22, 2022	Active
RESIDENCE AND FAIRFIELD INN Troy, OH Receivership Appointment Miami County Court of Common Pleas	March 25, 2022	Active
HUDSON HOTEL New York, NY Receivership Appointment United States District Court for the Southern District of New York	March 10, 2022	Active
HAMPTON INN Sidney, OH Receivership Appointment Montgomery County Court of Common Pleas	March 3, 2022	Active
COURTYARD BY MARRIOTT Huntersville, NC Receivership Appointment General Court of Justice, Superior Court Division	February 21, 2022	Active
HOTEL VETIVER Long Island City, NY Receivership Appointment United States District Court for the Eastern District of New York	November 4, 2021	Active
COMFORT INN Novi, MI Receivership Appointment Circuit Court for the County of Oakland	October 13, 2021	Active
FAIRFIELD INN Cleveland, OH Receivership Appointment Court of Common Pleas Cuyahoga County	July 1, 2021	Active
HOMEWOOD SUITES Mobile, AL Receivership Appointment Circuit Court of Mobile County, Alabama	June 29, 2021	June 30, 2021
BEST WESTERN PLUS Copley, OH Receivership Appointment Court of Common Pleas Summit County	June 16, 2021	Active
FAIRFIELD INN & SUITES Cincinnati, OH Receivership Appointment Court of Common Pleas Hamilton County	May 26, 2021	Active

RECEIVERSHIPS

FAIRFIELD INN & SUITES Mount Vernon, IL Receivership Appointment Circuit Court for Jefferson County	May 13, 2021	November 4, 2021
HOLIDAY INN EXPRESS Novi, MI Receivership Appointment Circuit Court for the County of Oakland	April 17, 2021	August 15, 2022
BEST WESTERN Cleveland, OH Receivership Appointment Court of Common Pleas Cuyahoga County	March 19, 2021	August 18, 2021
HAMPTON INN Omaha, NE Receivership Appointment Douglas County District Court	January 30, 2021	April 4, 2022
HOLIDAY INN Aurora, IL Receivership Appointment Kane County Circuit Court	January 22, 2021	December 13, 2022
FAIRFIELD INN Noblesville, IN Receivership Appointment Hamilton Circuit Court	January 19, 2021	Active
COMFORT INN Cleveland, OH Receivership Appointment Court of Common Pleas Cuyahoga County	December 2, 2020	Active
WINGATE INN Lake Charles, LA Receivership Appointment Parish of Calcasieu District Court	November 4, 2020	Active
HOLIDAY INN Greenbelt, MD Receivership Appointment Circuit Court for Prince Georges County	September 22, 2020	August 18, 2021
FAIRFIELD INN Milledgeville, GA Receivership Appointment Superior Court of Baldwin County	July 2, 2020	September 11, 2020
COMFORT INN Lake Charles, LA Receivership Appointment Parish of Calcasieu District Court	May 13, 2020	Active
RAMADA INN Canton, OH Receivership Appointment Stark County Court of Common Pleas	December 31, 2019	January 25, 2021
RED LION INN Dayton, OH Receivership Appointment Montgomery County Court of Common Pleas	January 8, 2019	July 23, 2021

RECEIVERSHIPS

KIRKSVILLE INN Kirkville, MO Receivership Appointment Adair County Circuit Court	December 14, 2017	May 15, 2018
ALENA HOSPITALITY Five Hotel Assets and Other Real Estate, Jewelry/Gold Receivership Appointment United States District Court, Northern District of Illinois	November 10, 2014	March 18, 2020
VILLAGE AT EAST FORK Leadville, CO Receivership Appointment Lake County District Court	March 7, 2014	March 5, 2015
MOUNTAIN PINES RESORT Champion, PA Receivership Appointment Fayette County Circuit Court	April 26, 2013	Dec. 23, 2015
YOGI GRAND HAVEN RV RESORT Grand Haven, MI Receivership Appointment Ottawa County Circuit Court	April 15, 2013	Dec. 9, 2013
ECHO FARMS RV RESORT Ocean View, NJ Receivership Appointment Cape May County Superior Court	April 11, 2013	May 29, 2014
CRYSTAL LAKE RESORT Lodi, WI Receivership Appointment Circuit Court Branch 11	April 8, 2013	April 23, 2015
YOGI JELLYSTONE RESORT Mantua, OH Receivership Appointment Portage County Court of Common Pleas	April 1, 2013	Jan. 10, 2014
BUENA VISTA RESORT Mays Landing, NJ Receivership Appointment Atlantic County Superior Court	March 28, 2013	March 31, 2014
BLUEBERRY RESORT Port Republic, NJ Receivership Appointment Atlantic County Superior Court	March 28, 2013	March 31, 2014
YOGI JELLYSTONE RESORT Mays Landing, NJ Receivership Appointment Atlantic County Superior Court	March 28, 2013	March 31, 2014
STONEBRIDGE RESORT Maggie Valley, NC Receivership Appointment Haywood County Circuit Court	March 25, 2013	June 19, 2013
BANANA BAY RESORT Marathon, FL Receivership Appointment Monroe County Circuit Court	November 28, 2012	Dec. 12, 2012

RECEIVERSHIPS

AMERICAS BEST VALUE INN Spartanburg, SC Receivership Appointment Spartanburg County Court	April 17, 2012	Jan. 4, 2013
SOMBRERO RESORT Marathon, FL Receivership Appointment Monroe County Circuit Court	March 9, 2012	Aug. 6, 2012
CLARION HOTEL Fort Myers, FL Receivership Appointment Lee County Circuit Court	October 3, 2011	Jan 31, 2012
BEST WESTERN Jacksonville, FL Receivership Appointment Duval County Circuit Court	August 31, 2011	Oct. 25, 2012
BROOKSHIRE SUITES Baltimore, MD Receivership Appointment Baltimore County Circuit Court	July 15, 2011	May 9, 2012
RAMADA INN Conyers, GA Receivership Appointment DeKalb County Superior Court	April 21, 2011	April 30, 2012
HOLIDAY INN EXPRESS/HAMPTON INN N. Tampa, FL Receivership Appointment Hillsborough County Circuit Court	November 17, 2010	March 3, 2011
SILVER PALMS RV RESORT Okeechobee, FL Receivership Appointment Okeechobee County Circuit Court	October 12, 2010	May 10, 2011
OMPHOY OCEAN RESORT Palm Beach, FL Receivership Appointment Palm Beach County Circuit Court	August 12, 2010	May 9, 2011
WYNDHAM HOTEL Jacksonville, FL Receivership Appointment Duval County Circuit Court	July 8, 2010	April 13, 2012
HOLIDAY INN EXPRESS Destin, FL Receivership Appointment Okaloosa County Circuit Court	June 25, 2010	Jan. 28, 2011
CAMP FLORIDA RESORT RV PARK Highland County, FL Receivership Appointment Highland County Circuit Court	March 30, 2010	June 9, 2010
HAMPTON INN Port St. Lucie, FL Receivership Appointment St. Lucie County Circuit Court	February 19, 2010	May 17, 2010
HOLIDAY INN EXPRESS Lexington, SC Receivership Appointment Lexington County Court of Common Pleas	October 9, 2009	May 27, 2010

RECEIVERSHIPS

HOLIDAY INN Tarpon Springs, FL Receivership Appointment Pinellas County Circuit Court	August 25, 2009	April 21, 2010
SUBURBAN EXTENDED STAY Atlanta, GA Receivership Appointment Fulton County Superior Court	June 3, 2009	Oct. 1, 2010
RODEWAY INN Florence, KY Receivership Appointment Boone Circuit Court	January 15, 2009	Dec. 8, 2009
WESTSHORE HOTEL Tampa, FL Receivership Appointment Thirteenth Judicial Circuit Court of Hillsborough County, Florida	January 13, 2009	Dec. 2, 2009
SUBURBAN Pensacola, FL Receivership Appointment First Judicial Circuit Court of Escambia County, Florida	November 15, 2008	Sept. 3, 2010
SOUTHGATE INN Davenport, FL Receivership Appointment Tenth Judicial Circuit Court of Polk County, Florida	June 25, 2008	Oct. 31, 2008
CLARION INN Dubois, PA Receivership Appointment Court of Common Pleas of Clearfield County, Pennsylvania	December 22, 2006	Jan. 4, 2008
INN AT CHESTER Chester, CT Receivership Appointment Superior Court, Judicial District of Middlesex at Middletown	July 14, 2006	Dec. 1, 2007
AMERIHOST Lansing, MI Receivership Appointment Eaton County Circuit Court, Michigan	January 11, 2007	Aug. 30, 2007
MICROTEL Erie, PA Receivership Appointment In the Common Pleas Court of Erie County, Pennsylvania	June 30, 2005	April 4, 2006.
MICROTEL Boardman, OH Receivership Appointment In the Common Pleas Court of Mahoning County, Ohio	April 8, 2005	March 16, 2006
MICROTEL Columbus, OH 4323 Receivership Appointment In the Common Pleas Court of Franklin County, Ohio	March 18, 2005	March 31, 2006

RECEIVERSHIPS

CLERMONT CAMPGROUND Clermont, FL Receivership Appointment United States District Court, Middle District of Florida, Ocala Division	March 26, 2004	April 26, 2005
HOLIDAY INN Matteson, IL Donald Shapiro, Receiver	Hired by Receiver	Dec. 31, 2004
ECONOLODGE Farmington, NY Leonard Relin, Esq., Receiver	Hired by Receiver	Dec. 31, 2004
W/S HOTEL AND SPA St. Louis, MO Receivership Appointment Circuit Court of City of St. Louis	February 6, 2004	Oct. 14, 2004
UNIVERSITY CENTER HOTEL Gainesville, FL Appointed by Court as Financial Manager U.S. Bankruptcy Court, Northern District of Florida, Gainesville Division	September 29, 2003	June 30, 2004
HYATT HOTEL Kissimmee, FL Caretaker Appointment	Hired by Lending Institution	May 31, 2004
BEST WESTERN Allen Park, MI Michael M. Nanosky, Receiver Circuit Court, Wayne County, Michigan	July 8, 2003	June 10, 2004
INN & SUITES OF ORLANDO Orlando, FL Janus Hotels and Resorts, Inc., Receiver Circuit Court, Orange County, Florida	May 19, 2003	June 30, 2003
HOLIDAY INN Lansing, MI Michael M. Nanosky/ Janus Hotels and Resorts, Inc., Receiver Circuit Court, Ingham County, Michigan	April 4, 2003	Dec. 31, 2008
SUPER 8 285 Century Avenue North Maplewood, MN 55119 Janus Hotels and Resorts, Inc., Receiver District Court, 2nd Judicial Circuit, Ramsey County, Minnesota	November 5, 2002	Dec. 18, 2002
RAMADA LIMITED Tampa, FL Janus Hotels and Resorts, Inc., Receiver Circuit Court in and for Hillsborough County, Florida	November 2, 2001	Feb. 4, 2003
SOVEREIGN HOTEL Miami Beach, FL Michael M. Nanosky, Receiver Circuit Court of the 11th Judicial Circuit for Dade County, Florida	May 9, 2001	March 27, 2002

RECEIVERSHIPS

RAMADA LIMITED Homestead, FL Michael M. Nanosky, Receiver Circuit Court of the 11th Judicial Circuit for Dade County, Florida	February 28, 2001	Oct. 31, 2001
HOWARD JOHNSON Cutler Ridge, FL Michael M. Nanosky, Receiver Circuit Court of the 11th Judicial Circuit for Dade County, Florida	March 19, 2001	Oct. 31, 2001
BEST INN AND SUITES Orlando, FL 32819 Michael M. Nanosky, Receiver Circuit Court of the 9th Judicial Circuit for Orange County, Florida	November 30, 2000	Jan. 9, 2002
SHERATON FOUR POINTS Tucson, AZ Michael M. Nanosky, Receiver Superior Court of the State of Arizona, Pima County	July 27, 2000	Feb. 2001
RAMADA INN & CONFERENCE CENTER Jacksonville, FL Michael M. Nanosky, Receiver 4th Judicial Circuit in and for Duval County, Florida Upon discharge, Janus assumed the management of the property.	July 14, 2000	Oct. 2000
HOWARD JOHNSON CLEARWATER Clearwater, FL Michael M. Nanosky, Receiver	September 1, 1993	Sept. 15, 1994
HOLIDAY INN Jamestown, NY Michael M. Nanosky, Receiver In the State of New York, Supreme Court, County of Chautauqua	April 22, 1992	Oct. 30, 1992
RAMADA INN Boca Raton, FL Michael M. Nanosky, Receiver In the Fifteenth Judicial Circuit Court, Palm Beach County, Florida	April 10, 1992	July 9, 1992
HAMPTON INN North Fort Myers, FL Michael M. Nanosky, Receiver In the Twelfth Judicial Circuit Court of Lee County, Florida	December 26, 1991	June 29, 1992

SPRINGHILL SUITES BY MARRIOTT

Independence, Ohio
(Owned)



HOLIDAY INN

Independence, Ohio
(Owned)



CANDLEWOOD SUITES

Independence, Ohio
(Owned)



HOLIDAY INN EXPRESS

Juno Beach, Florida
(Owned)



SPRINGHILL SUITES BY MARRIOTT

Estero, Florida
(Owned)



COURTYARD BY MARRIOTT

Florence, Kentucky
(Third Party Managed)



SPRINGHILL SUITES BY MARRIOTT

Winter Park, Florida
(Third Party Managed)



HILTON GARDEN INN

Winter Park, Florida
(Third Party Managed)



HAMPTON INN BY HILTON

West Middlesex, PA
(Third Party Managed)



NON-TRADITIONAL ASSET MANAGEMENT SERVICES

Although Janus's core business is managing hotels and resorts, we also have the expertise to operate a wide range of non-traditional real estate assets such as apartments, condominiums, country clubs, RV resorts/campgrounds and all other types of rental real estate.

SKI RESORTS



GOLF RESORTS



MARINAS



CAMPGROUNDS



ASSET MANAGEMENT

CONDOS



TIMESHARE/HOTEL



REFERENCES

REFERENCES

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