

WELCOV AND TETRAD IN NEW SENIOR LIVING DEVELOPMENT

March 26, 2014. KANSAS CITY, Mo. Real estate developers LANE4 Property Group and Tetrad Property Group have teamed with one of the nation's premier senior living community operators, Welcov Healthcare. The result is The Welstone – a reimagined ground-up facility offering attractive and affordable market rate apartments to older adults.

“LANE4 is excited to enter the Senior Living market with The Welstone Independent Living Plus concept,” says Hunter Harris, LANE4 Property Group Vice President of Development and Principal. “Our firm has methodically selected best in class partners and spent a great deal of time to offer a community to Mission residents that is affordable and cutting edge.”

Set to break ground in early April of this year, the first Welstone site is located at Mission Crossing, a mixed-use infill project developed by LANE4 in the heart of Mission, KS. It will feature 101 apartments in various styles of one and two bedroom units and total 105,000 square feet on 3 levels. The site will include activity and dining facilities, as well as a state-of-the-art fitness facility called Welcamp.

“Welcamp will include experts who know how to engage older adults giving them the opportunity to be involved in a highly structured exercise program that is results-driven. Our focus on wellness will empower residents to live a more vibrant life and maintain their independence,” says Welcov President, Tom Boerboom.

The Welstone at Mission Crossing project is expected to be completed in early 2015. Additional locations across the Midwest are planned to follow.

“The Mission Crossing project signifies the start to what we believe is a seamless partnership,” says Zach Wiegert, principle of Tetrad Property Group. “The LANE4 team shares our vigor for creating meaningful and lasting developments, and Welcov is an unbeatable force in the senior living industry. Together, this team will accomplish great things.”

The Welstone concept offers desirable amenities such as dining, recreation, and transportation included in the base package, and a full range of homemaking and medical services available on an a la carte basis. This structure allows residents to age in place, without paying for additional care until it is needed. Included in the base rental rate are two meals per day, daily staff visits, community group outings, scheduled transportation, access to a highly structured

exercise program and activity rooms, and overall wellness monitoring in addition to other amenities. The a la carte services include more intense home health services such as medication distribution, daily living assistance, and individual transportation services.

“With The Welstone, we wanted to create desirable independent living with improved services and amenities at a more affordable price point. Our building design and programs allow residents to enjoy many of the luxuries available at other senior housing communities without breaking the bank,” says Paul Contris, Welcov Healthcare CEO.

About LANE4: LANE4 Property Group specializes in project leasing, tenant representation, development and property management of retail, office, hospitality and mixed-use projects throughout the United States including 39Rainbow in Kansas City, Kan., The Village in Prairie Village, Kan., Corinth Square in Prairie Village, Kan., Mission Crossing in Mission, Kan., One Kellogg Place in Wichita, Kan., The Shoppes at Market Pointe in Papillion, Neb., and Tiffany Springs MarketCenter in Kansas City, Mo. For more information on LANE4 Property Group, visit www.lane4group.com.

About Welcov Healthcare: Welcov Healthcare, with roots dating back to 1997, serves thousands of clients in our 55 skilled nursing communities, senior housing and home health agencies throughout Minnesota, South Dakota, Montana, Iowa, Nebraska and Wyoming. Welcov provides progressive healthcare and specialized services in the communities we serve. Our warm, welcoming environments and compassionate, skilled caregivers encourage residents to feel comfortable, safe and empowered to live life. Welcov strives to help residents reach their fullest potential. Families enjoy peace of mind, comforted to know their loved ones are cared for with the utmost respect and dignity. For more information about Welcov Healthcare, please visit www.welcov.com.

About Tetrad Corp.: Tetrad Property Group, LLC (TPG) is a single purpose development entity dedicated to developing, investing, and asset managing commercial real estate. Our real estate projects are characterized by decisive response to marketplace demands, and responsible allocation of time and resources. Currently, Tetrad Property Group employs over 30 people focused on real estate. TPG creates and maintains commercial property ventures of the highest quality and enduring value by applying sound principles and practice, good business judgment, and professional excellence. TPG develops with long-term ownership and management objectives resulting in better design, higher construction quality, and lasting value. Tetrad Property Group is managed by W. David Scott and Zachary A. Wiegert. They have been engaged in development, investing, and advisory activities within the core and non-core commercial real estate sector since the early 1990s. Combined, the principals currently provide asset management services to a portfolio of commercial real estate assets with a combined value in excess of \$350MM.

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