



930 EAST 66<sup>TH</sup> STREET INDIANAPOLIS, IN 46220 317.472.1800 317-472-1802 FAX  
WWW.FOUNDATIONDEV.COM



The Foundation real estate development team of Daniel C. Marr and William T. Stoops, III, have been partners since 1989 and have developed forty-nine (49) projects totaling 1,440,084 square feet, with aggregate value in excess of \$200,000,000. By concentrating on developments in densely populated, high traffic locations with good visibility and easy access, their retail developments have attracted national and regional tenants such as Kohl's Department Stores, Hallmark, United Artists Theatres, Walgreens Drugstores, CVS Corporation, Blockbuster Entertainment, Fifth Third Bank, The Vitamin Shoppe, Baja Fresh, Cardinal Fitness, Nextel, Chipotle, Jared Jewelers, EB Games and Starbucks Coffee.

Danny and Bill are focused on development and ownership of retail shopping centers and build-to-suit single tenant retail projects in Indiana, Illinois, Wisconsin and Colorado.

Recent retail projects include: The Shoppes at Brookfield Commons, a 42,620 square foot retail center anchored by The Vitamin Shoppe, Carezza Salon, Chipotle and Starbucks in Brookfield, Wisconsin; The Shoppes at Fountain Square, a 10,240 square foot retail project anchored by Jared Jewelers and Motherhood Maternity, in Brookfield, Wisconsin; The Shoppes at Carol Stream, a 21,096 square foot retail center anchored by Ideal Fitness and Starbucks in Carol Stream, Illinois; and several free-standing Starbucks in Indiana, Missouri and Arkansas. Currently under construction is The Shoppes on Grant Street, a 19,320 square foot retail center anchored by Buffalo Wild Wings, CiCi's Pizza, and Qdoba, located in Thornton, Colorado. Planned projects include The Shoppes at Thornton Crossing, a 140,000 square foot retail development in Thornton, Colorado; and Greenwood Commons, a 20 acre mixed use project at Main Street and Graham Road in Greenwood, Indiana.

*PHOTO GALLERY  
COMPLETED PROJECTS*



*Lantern Crossing*



*Lantern Crossing*



*Windermere Place*



*Windermere Shoppes*



*Fishers Crossing*



*Fishers Crossing*



*West Carmel Shoppes*



*Weston Shoppes*



*Chapel Hill Shopping Center*



*Chapel Hill Shopping Center*



*Shadeland Crossing Shoppes*



*Glendale Shoppes*

*Geist Crossing Shoppes*



LAKESHORE  
CHIROPRACTIC

YBEL UNICE



*Geist Crossing Shoppes*

*N x NE I Shoppes*



*N x NE II Shoppes*



*Eagle Highland Shoppes*



*Fairfield Commons*



*Fairfield Commons*



*Avon, Indiana*



*Brookfield Commons  
Brookfield, Wisconsin*



*The Shoppes at Fountain Square  
Brookfield, Wisconsin*



*South Elgin Shoppes  
South Elgin, Illinois*



*Geneva Commons  
Geneva, Illinois*



*Geneva Commons  
Geneva, Illinois*



*The Shoppes at Carol Stream  
Carol Stream, Illinois*



*The Shoppes at Carol Stream  
Carol Stream, Illinois*



***DANIEL C. MARR***  
***(317) 472-1800***  
***dmarr@foundationdev.com***

### **PROFESSIONAL HISTORY**

**FOUNDATION DEVELOPMENT PARTNERS, LLC**, Indianapolis, Indiana, 2001 to present. Partner and Co-Founder. Coordinates pre-development activities and oversees bank financing for the company's development projects. Foundation Development Partners, LLC specializes in the development, leasing and ownership of neighborhood shopping centers and single tenant retail properties in Indiana, Illinois, Wisconsin and Colorado.

**VERITAS REALTY, LLC**, Indianapolis, Indiana, 2001 to present. Principal Broker and Co-Founder. Manages leasing and sales staff for the company. Veritas Realty, LLC specializes in the asset/property management, leasing and sales of retail and office properties. Veritas Realty, LLC's asset/property management portfolio exceeds 3,500,000 square feet.

**GLENDALE PARTNERS, INC.**, Indianapolis, Indiana, 1990 to 2001. Partner and Co-Founder. Coordinated bank financing and assisted in pre-development activities for all development projects. Involved in 49 development projects with the value exceeding \$200,000,000.

**NAI OLYMPIA PARTNERS**, Indianapolis, Indiana, 1990 to 2001. Chairman and Co-Founder. NAI Olympia Partners grew to become one of the largest full-service commercial real estate brokerage firms in Indianapolis.

**DUKE ASSOCIATES**, Indianapolis, Indiana, 1984 to 1990. Leasing Representative for approximately 2,500,000 square feet of downtown and suburban office space. Salesman of the Year - 1986.

### **EDUCATION**

Indiana University, Bachelor of Science, Public Affairs - Urban Studies, 1977  
North Central High School, 1973

### **ORGANIZATIONS & AWARDS**

*Indianapolis Business Journal* 1994 "40 Under Forty" Award  
*Indianapolis Business Journal* 1996 Who's Who in Commercial Real Estate  
Indiana University Varsity Club & Alumni Association (Life Member)  
Indiana University "I" Men's Club (*Varsity Football Letterman 1973-1976; Corby Davis Award - 1976*)  
Indiana Commercial Board of Realtors  
International Council of Shopping Centers (ICSC)  
Longboat Key Club  
Legatus



***WILLIAM T. STOOPS, III***  
***(317) 472-1800***  
***bstoops@foundationdev.com***

### **PROFESSIONAL HISTORY**

**FOUNDATION DEVELOPMENT PARTNERS, LLC**, Indianapolis, Indiana, 2001 to present. Partner and Co-Founder. Coordinates pre-development activities and oversees bank financing for the company's development projects. Foundation Development Partners, LLC specializes in the development, leasing and ownership of neighborhood shopping centers and single tenant retail properties in Indiana, Illinois, Wisconsin and Colorado.

**VERITAS REALTY, LLC**, Indianapolis, Indiana, 2001 to present. Partner and Co-Founder. Oversees the asset and property management staff for the company. Veritas Realty, LLC specializes in the asset/property management, leasing and sale of retail and office projects. Veritas Realty, LLC's asset/property management portfolio exceeds 2,800,000 square feet.

**GLENDALE PARTNERS, INC.**, Indianapolis, Indiana, 1989 to 2001. Partner and Co-Founder. Assisted in pre-development activities and oversaw construction phase for all development projects.

**TEMPLE PROPERTIES**, Indianapolis, Indiana, 1978 to present. Owner. Formed to purchase, renovate and manage residential properties for personal investment portfolio.

**NAI OLYMPIA PARTNERS**, Indianapolis, Indiana, 1996 to 2001. President of Asset and Property Management Division.

### **EDUCATION**

Park-Tudor School, 1973  
Indiana University, Finance, 1977

### **ORGANIZATIONS**

Indiana Licensed General Contractor  
International Council of Shopping Centers (ICSC)  
Park-Tudor Alumni Association  
Country Club of Indianapolis  
Crooked Stick Golf Club  
The Hundred Club



**Starbucks Coffee Company  
Dallas Regional Office**

6116 N. Central Expressway, Ste. 1300  
Dallas, TX 75206  
214/365-2200  
FAX 214/365-2405

June 2, 2008

William T. Stoops, III  
Managing Member  
Foundation Development Partners, LLC  
930 East 66<sup>th</sup> Street  
Indianapolis, IN 46220

RE: Recommendation Letter and Endorsement of Retail Development Services  
Foundation Development Partners, LLC in Indianapolis, IN

Dear Mr. Stoops:

On behalf of Starbucks Corporation, please find this letter as a positive endorsement of the retail development services provided by Foundation Development Partners, LLC. Foundation Development Partners was instrumental in assisting Starbucks Coffee with the ground-up development of numerous freestanding locations throughout a multi-state region. Furthermore, Foundation successfully implemented a development process which included clear and continuous communication with the client, and their performance and delivery in each project for Starbucks was exceptional.

With a talented team assembled including a national architect and general contractor, Foundation Development Partners provided a successful platform to meet Starbucks' ambitious growth plans in multiple states. Starbucks has been extremely pleased with the diligent effort, timely completion of projects, and post-delivery follow through provided by Foundation.

In conclusion, Foundation Development Partners worked closely with Starbucks to successfully provide a seamless and cohesive roll-out of new corporate stores. For any retailer embarking on a regional or nationwide expansion, I would strongly recommend Foundation Development Partners for their expertise, professionalism, and competency in the retail development process.

Sincerely,  
**STARBUCKS COFFEE COMPANY**

A handwritten signature in cursive script that reads "W. Jamesen".

W. Matt Jamesen  
Development Manager  
Mid-America