

Summary

This project provides a unique opportunity for owners to enjoy membership in a private club offering four-season amenities and activities for the entire family. With over \$100 Million in club assets, these various club amenities involved several years of planning and development and provide a comprehensive collection of world class venues, activities and lifestyle events for owners to enjoy any season of the year. Some were acquired and re-fit to meet standards while most were developed from the ground-floor. This project is located in Truckee, California just 12 miles north of beautiful Lake Tahoe and is primarily a target for Northern California residents in search of a second home in this year-round playground.

Date design implemented – given this comprehensive collection of amenities, implementation has been an ongoing process from February 2004 to December 2006 when the last of the initial planned amenities has been completed and opened.

Project Location – This community is located on over 600 acres in North Tahoe just outside of the charming and historic town of Truckee, California. Surrounded by six major ski areas, this project is close to Lake Tahoe and the surrounding sierra mountains providing an array of year round options for the outdoor lifestyle.

Target Audience – This project is primarily designed for 45 to 55 year olds and provides amenities attractive to young families with school aged children. Average income of \$200,000 and above who are seeking the very best in home quality and amenities, however, may not be able to justify the large cost associated with second homes in the area since they would only use their home an average of 18 to 21 days per year due to their busy schedules.

Total Number of Units / Design Theme – 70 fractional homes of the planned 150 are now complete and offer owners the ability to customize ownership from any number of the 1/17th

ownership interests offered in each home. These homes are all situated alongside a Jack Nicklaus Signature Golf Course and are designed with a rustic exterior belying the elegant appointments within. Green building practices have played a prominent role in design with exteriors of trestle-wood harvested from old train tracks in the salt flats of the Utah and Idaho preventing any harvesting of new trees. This re-claimed wood has also been salt impregnated over the years, therefore, needs no chemical treatment or stain. Landscaping with native plants and stone prevents the need for excess water necessary for lawns and maintains the look and feel of a beautiful ‘Cabin in the woods’. The swim, tennis, fitness and spa facility also utilizes the same exteriors with the addition of interior beams from this reclaimed wood as well. A Natural Resource Management Center located on-site was built to monitor the use of water and processes necessary to maintain a world class golf course community. Utilizing a self-contained series of man-made lakes and streams, this system ensures that a minimal amount of new water is used for watering and all excess ground water is collected and re-utilized.

Proudly, this project was awarded as only the 10th Community in the world by Audubon International as a Certified Gold Signature Sanctuary and becoming the very first in California.

Amenities

Old Greenwood Golf – A Jack Nicklaus Signature Golf Course which is semi-private and offers members preferred tee times and access. *Golf Magazine* rated the course as one of the “Top Ten Best New Courses to Play”, *Robb Report* names it as “Best of the Best New Courses” in 2005 and *Golf Digest* rated it as #4 of the top 150 best courses in the US this year.

Golf Digest Teaching Academy – located at Old Greenwood, this teaching academy is a club amenity staffed by *Golf Digest* Schools and their trained instructors. It offers state-of-the-art

technology for instruction as well as a fifteen acre short-game and long-game practice area.

Members have privileges with respect to access and rates.

The Pavilion - *Swimming, Tennis, Fitness, and Spa* – Club members have access to a world-class swim, tennis, fitness and spa facility. The Pavilion features a state-of-the-art fitness area, Har-tru tennis courts, spa treatment rooms, and an unrivaled swimming pool complex. With so much to offer, The Pavilion is a great family gathering place. Members may lounge in the sun poolside during the summer or relax fireside with a cocktail après ski. They may join family and friends to watch Monday Night Football or treat themselves to a relaxing massage while their children enjoy a Kid’s Camp activity. With year-round activities planned, there is always something fun to do.

Coyote Moon Golf – A Brad Bell designed golf course offering members a unique mountain style course with no homes, just beautiful scenery in the midst of mountain nature.

Gray’s Crossing Golf – A Peter Jacobsen – Hardy designed golf course provides a private venue specifically for members. This course will enable members to play a private club course with no public access. Peter Jacobsen also serves as the Club’s “Area Director of Golf”.

Alpine Club – Members ski valet and après ski lounge located in the heart of the new ski village at Northstar-at-Tahoe. At this private lodge in the heart of The Village, an owner can begin the day with a continental breakfast and their favorite coffee before they hit the slopes. Then meet with friends and family afterwards to relax après ski with their favorite micro-brew or a glass of wine from an extensive wine list. The owners enjoy the convenience of ski-valet services that include ski tune-ups, basic maintenance, and ski storage.

Schaffer’s Camp – 20,000 square foot restaurant located near the top of the mountain at Northstar ski area. **Schaffer’s Camp** is a uniquely designed venue by award winning architect

Greg Faulkner and utilizes raw materials such as expose steel beams, rustic wood accents, custom fire-places with glass and steel and a large expansive deck with fire torches for outside dining. A private dining room complete with owners wine room can be reserved by the members. Schaffer's Camp offers a dramatic mountain-top setting with spectacular views and the luxury of ski-in/ski-out access during ski season.

Wild Goose Restaurant – Fine food and wine is served overlooking the beautiful Lake Tahoe.

Wild Goose restaurant offers an elegant atmosphere with outdoor seating on the lake and is rated one of the finest experiences in Northern California. Club members are treated to private lake-side dining, including the ability to make preferred reservations and access to the Loft, a special upstairs venue with expansive lake views.

Wild Goose II - A 36 foot Grand-Craft Mahogany boat custom built to represent the by-gone era of wooden boats on Lake Tahoe. This boat is moored outside the Wild Goose Restaurant and offers members charter access for day cruises or sunset champagne cruises on beautiful Lake Tahoe. It is named for the restaurant as well as it's predecessor, Wild Goose, a wooden boat which ferried affluent passengers across the lake during the early 1900's.

Environmental Sustainability

Lake Tahoe is a place of serene beauty and spectacular sport and recreation. Here in North Tahoe, East West Partners and Old Greenwood has chosen to commit to rigorous sustainability standards and long-term environmental management and continues the tradition to "protect what we are here to enjoy. Sustainable concepts include tree preservation, cultural and historical preservation, open space management, water conservation, protection of natural habitat, reduction of energy use, and attention to aesthetic values. Sustainable practices affect site planning, architecture, construction, landscaping, material and resource conservation.