

10/31/87 801-1191
Preliminary Finance Proposal
Phase I

***Chateau La Pine**

For Presentation to:
Private Venture Capital Sources Only

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CHATEAU LA PINE
...An Exclusive Destination

B. Location and Amenities (cont.)

Chateau La Pine also offers a massive fireplace made of flagstone as the center for the environment within its structure. The fireplace is surrounded by spacious front rooms with panoramic views of the Deschutes River and Deschutes National Forest lands.

An entertainment center, wet bar, and spacious kitchen with all the amenities for great entertaining are located directly behind the fireplace, which completes the downstairs areas. Directly in front of the southern side of the living spaces are walls of tall glass sliding doors which open up to over 2,000 square feet of deck space directly on the river. Wildlife of many sorts from raccoons to deer and dozens of varieties of water fowl and birds also reside here.

Within the structure for the first two phases of this plan, the principals will be proposing the following capital requirements: the addition of a trailer to be set up on the peninsula to increase the number of guests and therefore provide greater exposure to further the secondary marketing for the main house and for the business as a whole. The purchase of a six- to eight-man hot tub, a big screen television system with a VCR and stereo entertainment system, a people transport van for airport delivery services, provision for an "in-house" office to be set up on the property, an optional Bronco 4x4 executive's vehicle, the expansion of bunk and sleeping space for eight or more people in the adjoining structures, which are part of a large two-car garage and shop at present. A recreational hall with pool table, pinball machines, an additional wet bar, and small kitchenette with an extra shower stall will also be considered in future development. The proposal to build another luxury space on the peninsula, which would accommodate up to another 20 people, will also be included, but not until Phase III.

The location for Chateau La Pine was chosen for the ultimate enjoyment of those people wishing to obtain maximum seclusion in a resort environment, yet still allow for quick convenient access to all the amenities of a large resort area. The retreat will appeal to all groups: from the family looking to find the ultimate ski holiday or summer vacation to big corporate business and private enterprise looking for a place to bring their key people, both for enjoyment and for strategic planning.

Because of the peninsula property connected to Chateau La Pine, large family reunions, church organizations, sporting groups, and corporate outings can be arranged for the summer, fall, and spring months. The location is prime for just about anything regarding recreational activity.

D. Medium- and Long-range Outlook (cont.)

By networking an integrated combination of exceedingly organized business intelligence groups through a pristine environment provided by nature for the sole purpose of bringing to fruition productive and creative ideas, which will be supported by matched and dedicated blocks of capital, the insurance of success for lucrative interagency contracts to WORK is hardly questionable.

By creating an exclusive environment as a stage for effective communications between intellectually gifted entrepreneurs and qualified venture capitalists, companies, or corporations with creative executive branches, the marriage of capital and ideas can be expedited with brilliant planning and timeliness without interference from the "outside." Figuratively speaking, proper incubation of productive and creative ideas will "HATCH THE GOLDEN EGG."

This plan has been developed by Gregg Scott for the principals of Chateau La Pine. The plan is an operating guide for the development of a holiday recreational space leasing business. The three-phase development plan will also serve as a guide for the DEVELOPMENT OF A CONCEPTUALLY PROFOUND HUMAN RESOURCES COMPANY. The operation will be predominantly concerned with the MANUFACTURING of worthy ideas. The company will take those ideas, back them with seriously managed blocks of venture capital, and bring the ideas to fruition. CONSISTENCY AND PRODUCTION OF POSITIVE RESULTS WILL BE THE RULE.

The initial operations base for this concept, Chateau La Pine, was created utilizing a manual prototype of what Phase III of this plan represents. The aggregate investment of \$440,082.73 being provided from private sources is sufficient to purchase equipment and inventory, prepare operating space as needed, maintain necessary cash reserves, and provide adequate working capital to create the "launch pad" for this business. This document is for internal planning and is not to be released outside this operation.

"DREAMS AS OFTEN AS NOT ARE THE REALITY!"

Malcolm Forbes

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Chateau La Pine was established as an exclusive & very private ski & all year round recreational destination retreat. It is a place of tranquility & seclusion. The "Chateau" is also located very close to Mt. Bachelor Ski Area & the SUNRIVER Recreational Resort, both of which are well-renowned for their great recreational programs.

Chateau La Pine-An Exclusive Ski & All Seasons Retreat

A PLACE OF TRANQUIL DIGNITY

The location & property for **CHATEAU LA PINE** speak for itself. It is truly grand! Located approximately 9 Miles from the re-knowned SunRiver Resort-just to the SouthWest, Chateau La Pine-though totally secluded can still provide proximity to the amenities of SunRiver. Chateau La Pine is also located only 21 miles from the Main Lodge of the famous Mt. Bachelor & Alpine Lakes Recreation & Ski Areas. The property which surrounds Chateau La Pine has over ten acres of completely secluded Pine Forrest Land which is comprised of a Penninsula, bounded by thousands of feet of pristine Deschutes River Frontage. Fabulous Trout Fishing & many countless recreational opportunities are just a step away. A private Boat Launch & place to park your recreational vehicle are available, as well. There are absolutely indescribable panoramic views of the famous Deschutes National Forrestlands & Deschutes River. With a living & Dining facility that opens itself through sliding glass to over 2,000 Square feet of deck spaces, including a ten-man Spa directly on the riverbanks-it would be hard to match such ambiance, in the environment.

AMENITIES

Chateau La Pine is a hand built executives retreat, with over 3,000 sq. ft. of luxury living space. The Wedge-Shaped Design w/ it's Alpine Redwood Cathedral Ceilings and Big-Beam Construction is truly very unique.

There are three PRIVATE Suites & One Bunk-room which sleeps four people. The BUNKROOM can be made into a PRIVATE suite also, upon request...

Alcove Balcony sleeping spaces (semi-private) for four. Two full sized beds are nestled in the far spaces of the balcony which overlooks the dining and living area & has been sectioned off for relaxation...& Pleasure.

CURRENT SLEEPING CAPACITY: 14People...Expanding to 24 in Spring of 88.

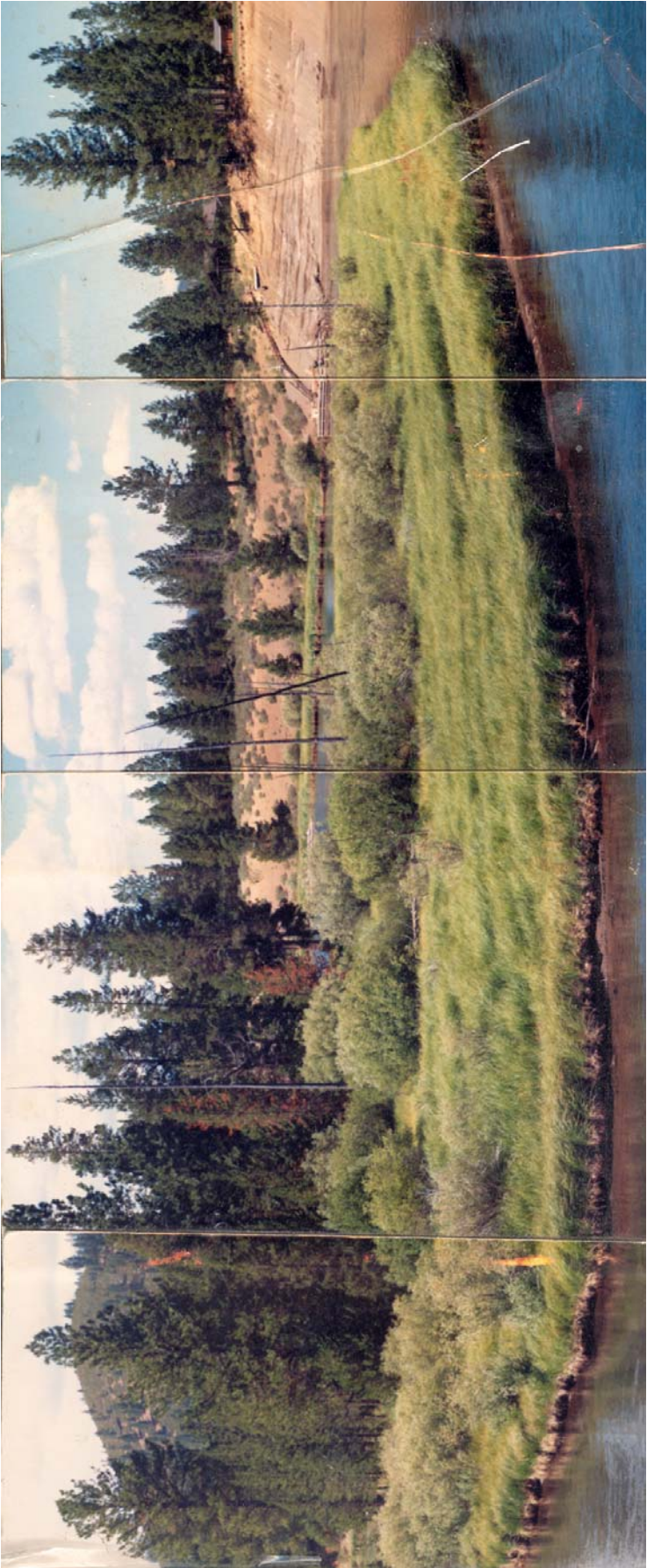
LARGE KITCHEN & wet bar w/ All Modern Appliances and very large counter-spaces for entertaining w/ breakfast counter & bar stools directly connected to the dining spaces.

COMPLETE STEREOPHONIC & VIDEO ENTERTAINMENT CTR. Sound piped to all rooms.

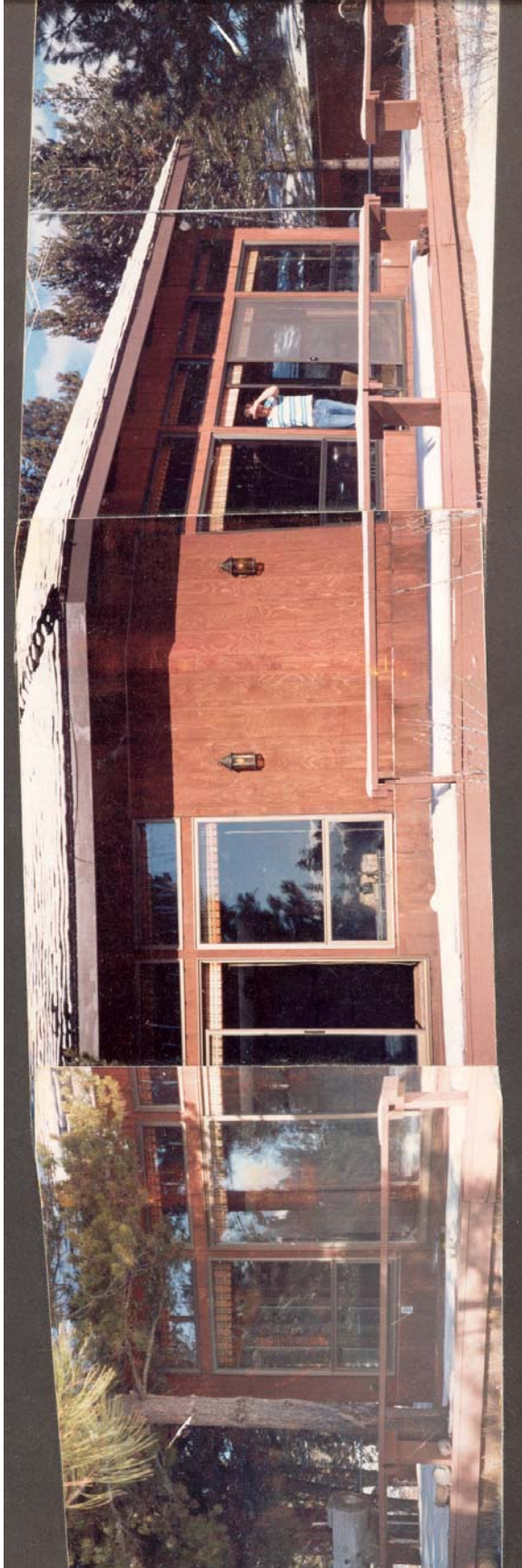
UNOBSTRUCTED VIEWS Large sliding glass doors exiting both dining and living spaces to 2,000 square feet of deck spaces right on the fabulous Deschutes River w/ Panoramic View of the National Forrest Lands...Unobstructed from most housing or any other buildings-this is a veritable SHANGRI LA!

THE FIREPLACE Built out of flagstone and massive in size, this piece of work centralizes the downstairs environment and makes being here-a REMEMBRANCE!

TWO CAR GARAGE A place to store your rental & it's belongings...or whatever vehicle you may have chosen to drive...







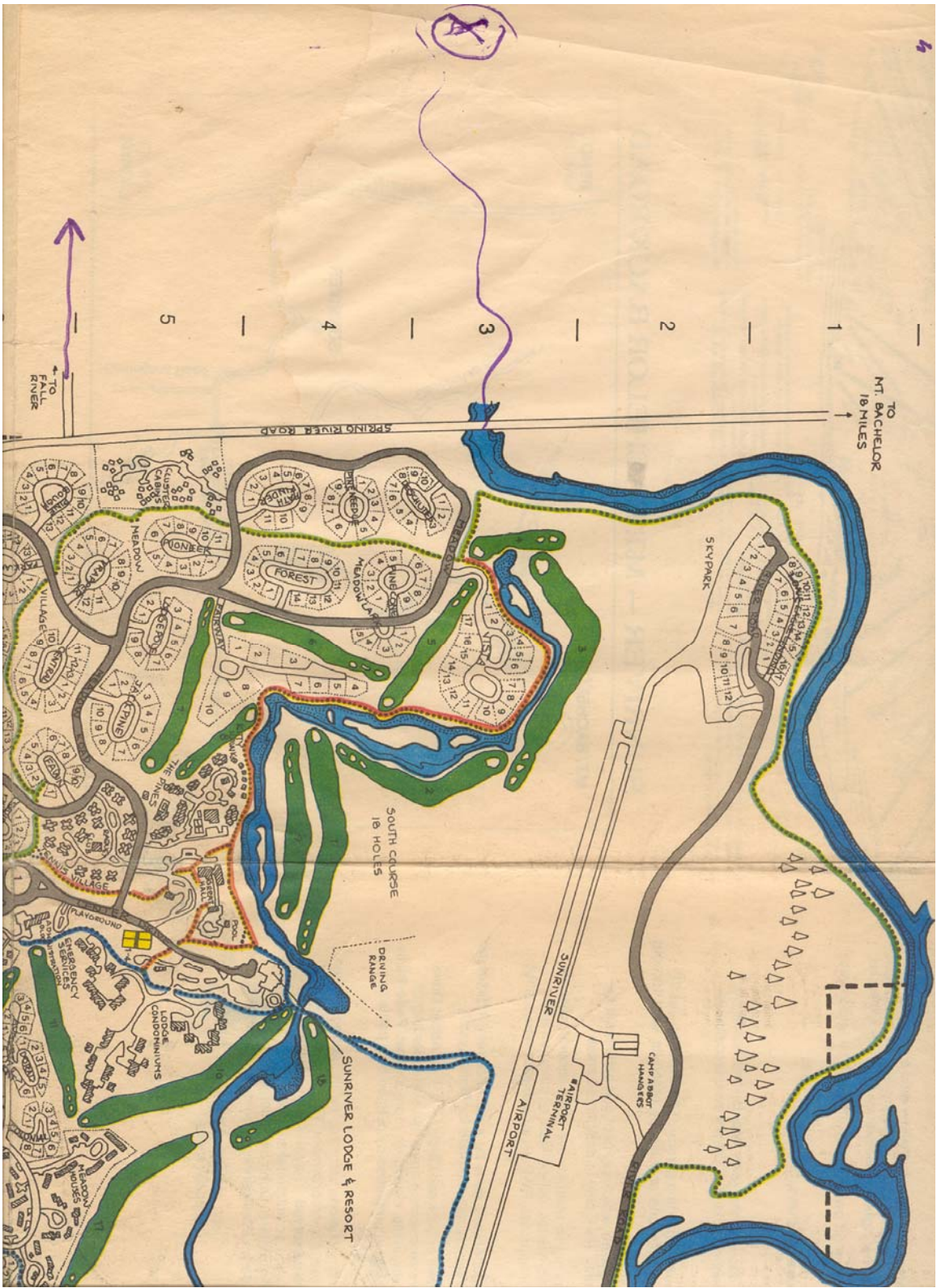




PHOTO DATE 6-23-79

APPROX. SCALE 1" = 200'

"Chateau La Pine" is situated directly on the Deschutes River, approx. 8 miles to the South of the well-renowned SunRiver Resort located near Mt. Bachelor in the Central Oregon Recreational Desert Country. The "Chateau" is a quiet, secluded recreational haven for vacationers who wish to get away from it all, yet be conveniently located to all the amenities of a big resort. The Chateau can accommodate 14 people very comfortably.