

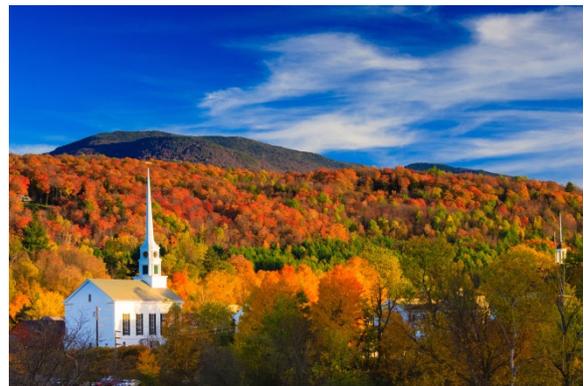


Green Mountain LODGE & SPA

OVERVIEW

The Green Mountain Lodge at Okemo (GML) will be a 72-room, all-suite hotel with 62 one-bedroom, six two bedroom and four VIP suites offering visitors to Ludlow and the Okemo Valley an alternative to the bustle of the on-mountain resort with its traffic jams and busloads of day visitors. We will fill the need for in-town, all-suite accommodations with on premise dining, conference space, and a beautiful venue for destination weddings.

Situated on Vermont Route 100, one of the 50 most scenic highways in America, the setting for GML is a true Vermont gem. It is a three-hour drive from the largest, most affluent population in the United States. The three-acre site is on the banks of the sparkling Jewel Brook, within walking distance to the village's shops, art galleries and restaurants, and a one-mile ride on the Okemo Ski Resort shuttle to 120 beautifully groomed ski trails. The iconic towns of Woodstock, Manchester and Weston are a short drive away. Aside from the best skiing in the East, the Okemo Valley offers great golf, biking, hiking and water sports; attracting visitors year-round.



Beautiful suites with nine foot ceilings, hardwood floors, tiled baths and upscale finishes will be part of the reason guests will be willing to pay a premium, stay longer, and return again and again. Our expectation is that families who love Okemo Mountain but do not want the expense and hassle of owning a second home will use the GML as their home in Vermont and book several multi-days stays per year.

The Green Mountain Lodge will be artfully designed, and the grounds will be beautifully landscaped with brick walkways and gardens accented by copper gas lanterns, creating a classic New England village feel. The lobby will be a grand lodge space with three-story post and beam construction centered by a soaring stone fireplace that will set the scene for an upscale, relaxing, Vermont vacation. The bricks & beams will be repurposed from the original Jewel Brook Mill that occupied the site and where the finest cashmere in America was made 100 years ago.

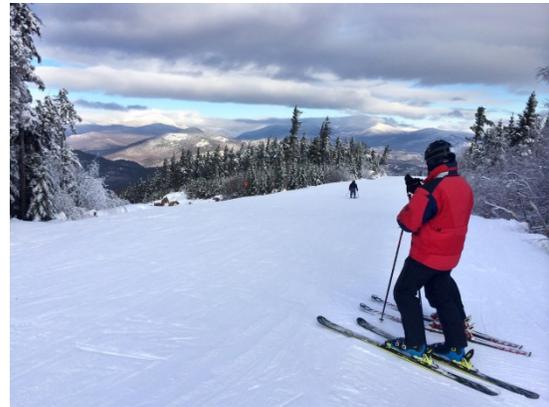
A conference room, board room and breakout space will accommodate business meetings and help fill the Lodge midweek.

Located on the premises, a full-service restaurant will serve great food and beverage in an upscale yet relaxed setting so guests can enjoy some of the best four season outdoor activities in New England and return to the lodge for happy hour, dinner and evening conversation. Glass walls will open to a large deck off the restaurant with outdoor seating, fire pits and barbecue station.

For destination weddings, the restaurant and the adjoining conference room can be converted into an elegant space for dinner receptions or cocktail parties.

The lower level will contain space for wine cellar dining, a game room, movie theater and fitness equipment. An indoor pool will be located in the main building and a spa in the beautifully restored building (circa 1920) next to the complex.

The Guest Service Director at Green Mountain Lodge will coordinate a variety of convenient services for our guests, from professional child sitting, to ski pick up and drop off with overnight tuning and seasonal ski storage. Tours will be offered so guests can enjoy beautiful Vermont and the Okemo Valley. Snowmobile, fly-fishing, whitewater rafting, and golf outings are just some of the tours to be offered.



“The Preserve” is a large tract of land adjacent to OKEMO state forest and leased to the hotel property. It will be the jumping off spot for hiking, cross country skiing and torchlight snowshoe excursions. Guests will return to the warming hut for wine and cheese by the fire before shuttling back to the lodge.

Our corporate guests can meet for business in the morning and spend the afternoon golfing at one of the spectacular mountain courses nearby.

Special hotel-based activities like the GML Cooking School will keep the non-skiers busy and anxious to return.

Vermont made hand lotions, shampoo, soap and linens will be carefully selected, used in the guest suites and offered for sale. Quality furniture and artwork from local craftsmen such as Simon Pierce and Clear Lake Furniture will be featured at the Lodge, adding to the charm of GML and helping to support the local economy.

The repurposed bricks and beams, the Vermont made food and beverage and the other artisan produced items used throughout the hotel will help tell the story of the lodge, its history and its connection to the Okemo Valley.

While we honor the history of our site and surroundings our construction will incorporate the latest ideas on energy efficiency and smart technologies. Additionally, this will be the first hotel in New England built to the WELL Building Standards focusing on human health and wellness.

In addition to room, food and beverage additional sources of revenue will be explored with the intent of maximizing the income per square foot while maintaining our relaxed, service-oriented approach to the guest experience.



Our goal is to combine our special location with great accommodations and service, offering our guests an authentic Vermont experience focusing on quality family time in a relaxed indoor/outdoor setting.

Green Mountain Lodge is being developed by a team of award winning development and hotel professionals with decades of experience building in the Okemo Valley. The Lodge will be soft-branded with Marriott/Hilton to provide the services and benefits of larger operators while maintaining a special one-of-a-kind atmosphere. The room design will be such that adjoining rooms can convert to larger suites during the ski season when more families are in residence. There is also a new, freestanding two bedroom home on site that will be leased by the hotel as a residence for the general manager.