

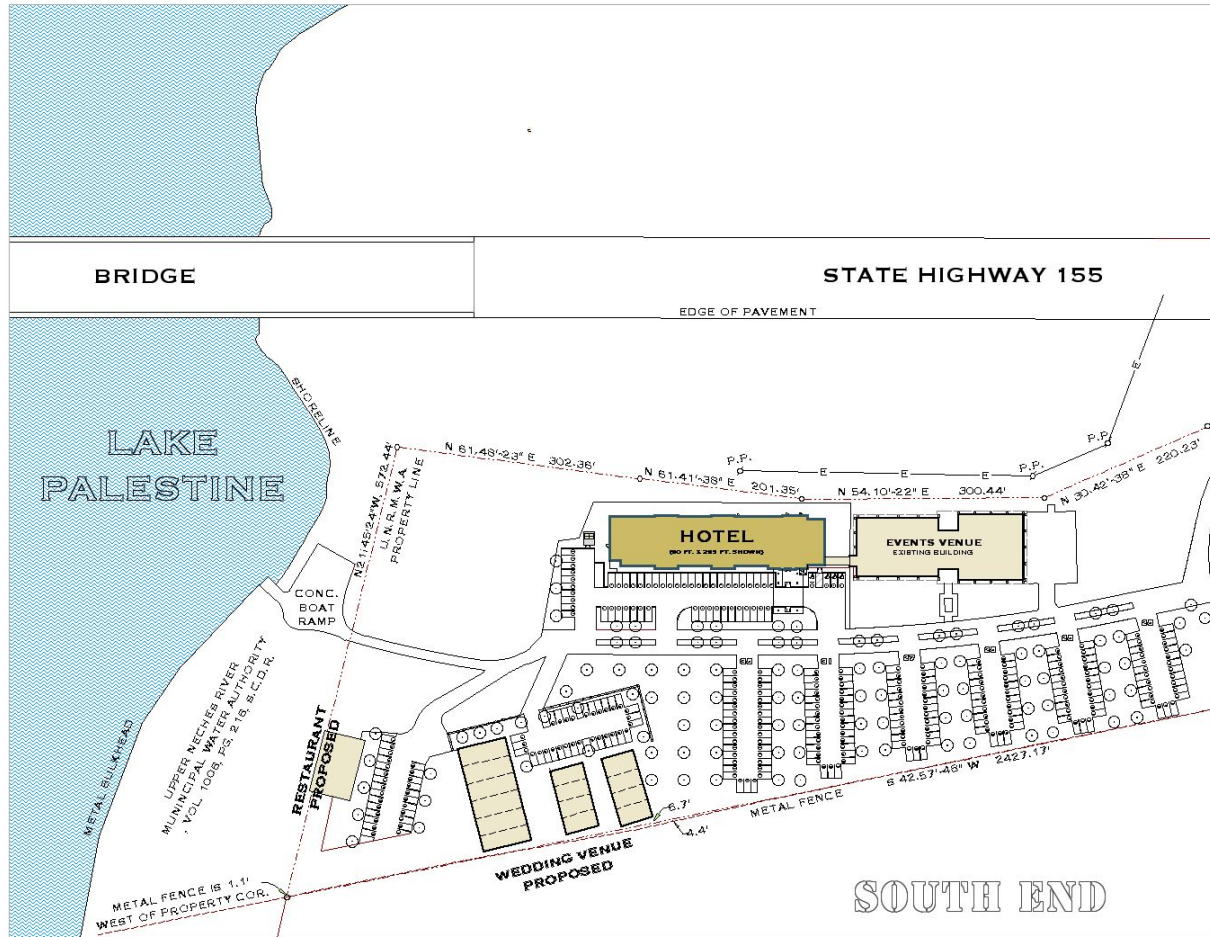
BELLA VISTA : LAKE PALESTINE



SOUTH END SKETCH

Bella Vista on Lake Palestine is a 20 acre, lakefront property to be developed as a destination marina, located just fifteen minutes from Tyler Texas.

BELLA VISTA : PHASE I (SOUTH END)



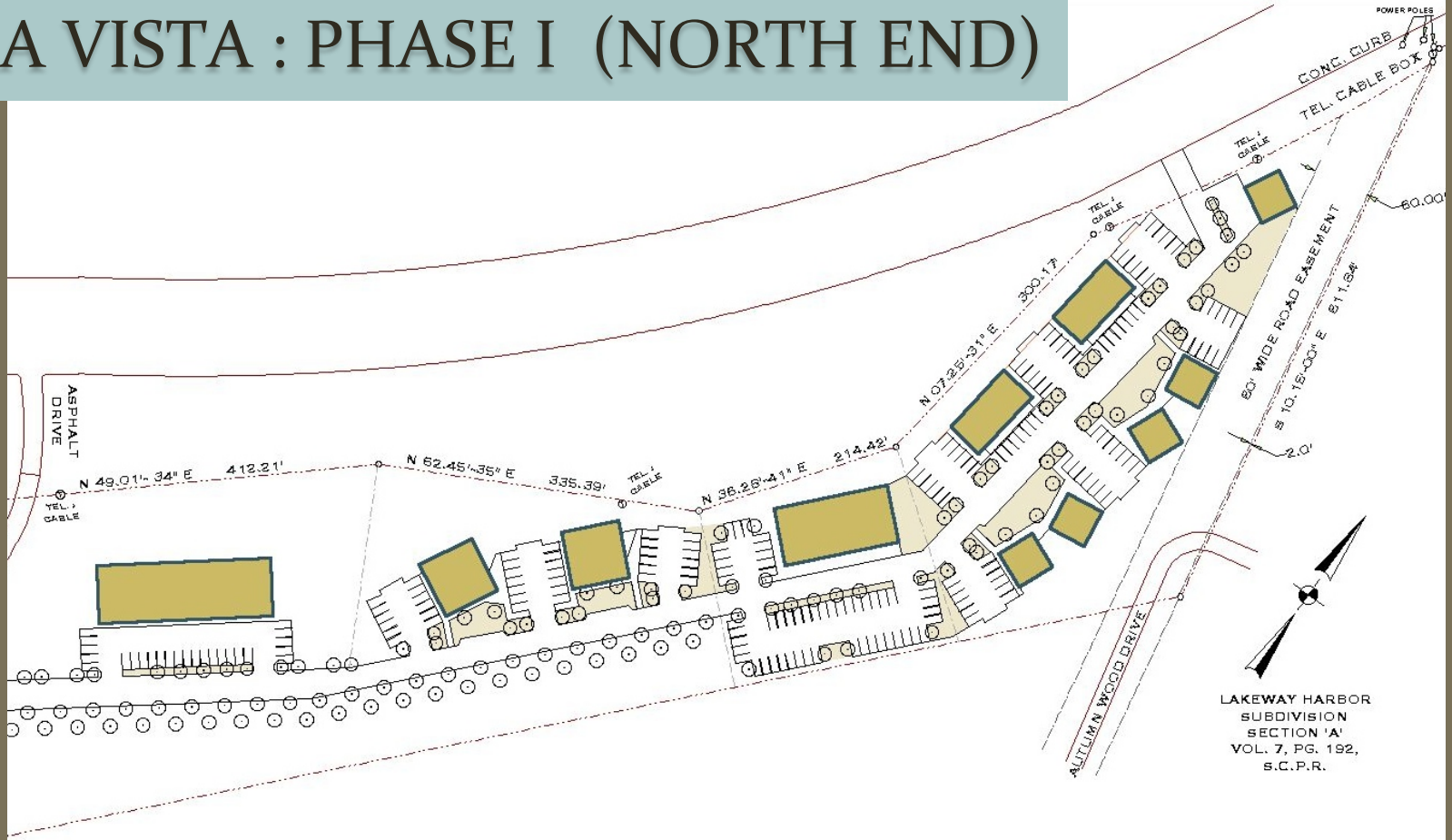
On the lake side of the property a new landscaped portage road will provide access to as follows:

- (1) An upscale Hotel
- (2) A large Events Venue (existing)
- (3) A dedicated Wedding Venue
- (4) A View Restaurant

On the lakefront itself:

- (5) a multi-use dock facility
- (6) a destination swimming beach
- (7) a boat launch

BELLA VISTA : PHASE I (NORTH END)



LAKEWAY HARBOR
SUBDIVISION
SECTION 'A'
VOL. 7, PG. 192,
S.C.P.R.

The Retail Campus:

Uphill from the Hotel and Venue Complex, on the northern side of the property, a second vehicular loop will be added to provide a new Retail Campus. The nature of the retail tenants would be in consort with the Hotel end of the development.

LST REALTY LP

22525 HIGHWAY 15E,
FULTON, TX 75762

CONTACT: DAN CRUICK (800) 320-7308

richconneen

Architects LLC

7081 N. Douglas Hwy.,
Jenaca, AK 99801

T: (907) 586-3180

F: (907) 586-3182

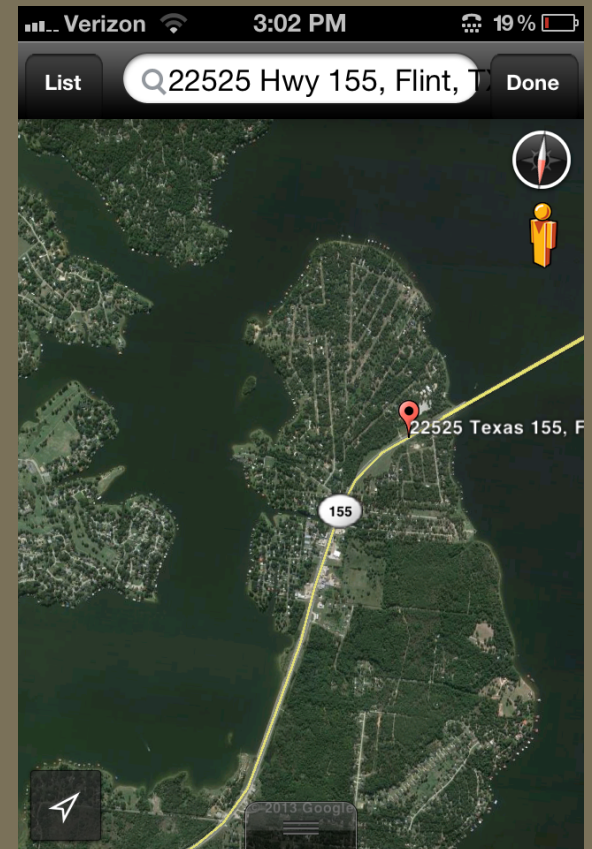
E: rich@richconneen.com





The Bella Vista is a destination marina.....

- Our site sits on a peninsula surrounded by water on three sides. This body of water becomes more visible with every increase in elevation.
- Above are (4) photos taken in a 180° panoramic sweep from the roof of the existing “Venue” building. The photos were taken in January. The tree grove in the center has since been removed. The parking lot shown here is the current location for the new hotel and the view experience from the approximate second floor of the facility.
- The bridge shown (in the satellite map) traversing the lake is Highway 155 which heads directly into downtown Tyler. Highway 155 sees 14,000 cars per day. The highway is a popular route to access Houston, San Antonio & Austin, from Tyler. More importantly, the completion of Loop 49 around Tyler has connected Dallas and Shreveport to the property. The hotel & venue site sits 250 feet off the highway on a raised hillock which enables approaching traffic on highway 155 to view the site for 1 minute and 30 seconds.



Bella Vista

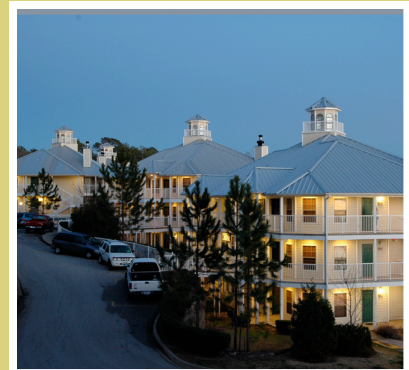
Our intention here is to create on the property the premier business hotel experience in Tyler proper. It is our belief, that when given the choice of where to stay overnight in the Tyler area, our facility would be the clear choice for travelers. The Bella Vista will play host to business travelers as well as vacation travelers who seek to enjoy the recreational and scenic opportunities Lake Palestine offers.



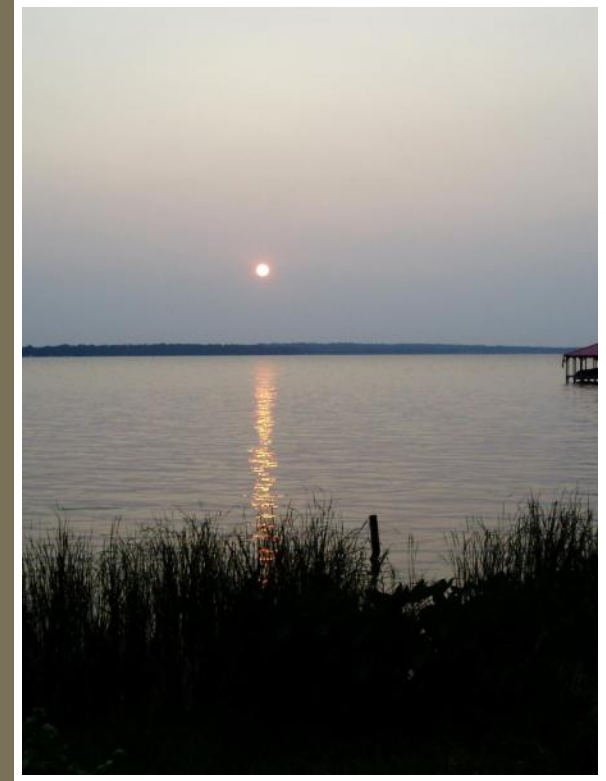
Two additional sources of hotel revenue....

1. To date, the city of Tyler and the surrounding area has no facility to handle a large catered wedding, in a tranquil setting, with a hotel connected to the venue. Bella Vista will be the first to accommodate this need. It may be the majority end user of the hotel as the popularity of the wedding reception venue grows.

2. "The Villages - A Silverleaf Resort" is a timeshare community located five minutes away from the Bella Vista site. This resort has been successfully introducing the Lake Palestine lifestyle for over two decades. As part of their business plan, Silverleaf rents over 11,000 (150-200 room nights per week) room nights for perspective timeshare owners from Tyler hotels annually. Our hotel will become the closest by far to their venue and is expected to draw this facility as a major patron.



RELAXING ON THE LAKE: Lake Palestine is one of the area's most pristine bodies of water accustomed to great swimming, boating and fishing sports for all 12 months of the year. Lake Palestine has a surface area of 25,560 acres, stretching four counties north to south with 135 miles of shoreline, and one of the highest fill rates in the state of Texas. The widest part of the lake is 4 miles across.



TYLER TEXAS:

- Tyler is the county seat of Smith County. The city had a population of 96,901 (2010, Census Bureau) and is anticipated to exceed 107,000 in 2014.
- Tyler is the principal city of the Tyler Metropolitan Statistical Area, with a population of 209,714 (2010), and the regional center of the Tyler-Jacksonville combined statistical area, with a population of 260,559 (2010).



CONTACTS

Developing Partner:
Dan Crouch
(903) 520-7506

Architect:
Rich Conneen
(907) 723-3190