



TABLETOP MOUNTAIN RESORT

INVESTOR INFORMATION AND EXECUTIVE SUMMARY FOR A LUXURY 58 SUITE HOTEL, 40,000 CASE PRODUCTION WINERY,
20 LUXURY HOMES ON A 25-ACRE GATED ESTATE AND THE POTENTIAL FOR ANOTHER 15 RESIDENTIAL UNITS.



PREPARED FOR: POTENTIAL INVESTORS AND PURCHASERS

June 2016

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GENERAL PROJECT OVERVIEW:

Tabletop Mountain Resort Ltd. have assembled 25 acres of the most dynamic and desirable residential/resort development lands in the Okanagan region of British Columbia – one of the fastest growing areas of Canada. This land assembly will include a world renowned, 21-acre, Resort & Spa with Winery, Cookery School and Two Restaurants, along with 4-acres of surrounding lands that will be sold to private homeowners.

There is also the bonus that the hotel could be turned into a condo block instead of the hotel under the current zoning and the winery could become 15 homes instead. Another addition to the project is that we can acquire 30-acres adjacent to the development and put condo living and lake view homes on the property giving another 100 potential units.

The Resort, Spa, Winery and Cookery School will be a boutique “Relais & Chateau” hotel, considered to be one of the finest private groups of hotels in the world, based on the overall experience of service, food, physical amenities, spectacular views, and location. Accompanying the resort although on their own bare land strata lots will be 20 luxury homes for sale to private homeowners. These graceful homes will be fully furnished with every aspect of fine living considered to ensure our buyers receive a quality home in keeping with the quality standards as set by Relais et Châteaux.

Perched high atop the community of Peachland, BC, this special place has incredible sun and amazing panoramic views over Lake Okanagan and the surrounding mountains. The outstanding views span from Kelowna, BC, around to the beautiful environs of the Naramata Wine Bench, home to some 24 exceptional wineries.

Each of the three components of the investments presented here offer independent cash sustainable/cash flowing hospitality businesses. They offer amenities with stunning lake view accommodations and attractions capable of being self-containing in terms of cash flow and operations.

The project consists of twenty private luxury residences for sale with a 58-suite Luxury Hotel with full service amenities and a 8,000 sq.ft Winery with the potential of 40,000 case production. In the hotel will be two restaurants with combined seating for 138 people, a conference facility for up to 170 people, an indoor/outdoor Eco-Spa with Health Club, Cookery School, Vineyards, Boutique Shops and 18 fully inclusive Experience Packages.

The property has now been zoned, fully serviced and sub-divided for the hotel lot and twenty private residences.

The development is purposefully designed around the concept of real estate and resort living. The homes division will be connected with the development of the Hotel. All home owners will receive a Distinction Club package, which gives them many benefits and discounts on all hotel services.

Homes can also be rented through the hotel management program to bring additional revenue to the company and home owners.

Winery and vineyards will be established on site, and form strong part of the development ambience. Site development will remain very low (less than 7% site coverage) offering a natural sanctuary setting and an exclusive retreat.

The main attraction will be the high quality of service, accommodation and amenities of the hotel and winery – and its connections to other amenities throughout the valley.

One house and guest cottage (Strata Lot 2) have been completed as a show-home for the luxury homes.

The Show Home was completed in 2008, and construction of new homes is set to begin in winter of 2016. There are currently five pre-sales in place.

The project is located in the District of Peachland, British Columbia. All sites are within 30-minutes driving from the city of Kelowna, the major hub in the Okanagan Valley which hosts the nearest International Airport. Vancouver is approximately 385 kilometers (240 miles) west of Peachland. As well, the project is located next to a newly designed 7,100 yard Golf Course set to open in 2018/19.

TERM SHEET:

Acquisition:

The existing fully serviced Table Top Mountain Resort lands including the 25 acres zoned CD-9. With the potential to amend the zoning for more homes and a condo unit instead of the hotel. Winery could be 14 town homes lots instead of a winery with a build out of \$2.5M with \$3.75M sell out.

Funds/Equity Required:

\$18,361,587 Cdn for the development of the hotel – hard and soft costs
\$4,100,000 Cdn for the development of the winery – hard and soft costs
\$500,000 Cdn for operating cash flow

Purpose:

To develop Table Top Mountain Hotel and Winery lands; and to participate in a joint venture with Tabletop Mountain Partnership for potential future projects. Or build homes where the winery could go.

Use of Funds:

\$500,000	Operating capital. To be paid back via lot and home sales.
\$18,361,587	Cdn for the development of the hotel – hard and soft costs
\$4,100,000	Cdn for the development of the winery – hard and soft costs

Capital Invested to Date:

Over \$13,500,000 Cdn – audited accounts

Expected Closing of Financing:

Winter of 2016

Investor Participation:

- ✓ The development and sale of the 20 homes, lots and furniture packages.
- ✓ The opportunities to participate in the development of the hotel, offering long term points and above ROI
- ✓ The opportunity to participate in the additional development of future homes and developments as detailed in the overall master plan.

Investor Returns:

Over and above the investment return that is being offered from the real estate investment, investors will also receive the following benefits:

Investor Distinction Package:

Years 1 & 2

- First options on investing in future projects – winery, home and condo developments
- Corporate Golf Membership under our corporation to a local Golf Club
- Discounted home price of 30%
- 60 cases of privately labeled reserve wine per annum
- Annual Investors “Experience Okanagan” weekend retreat

TERM SHEET:

Years 3 & 4

- o 15 nights stay per year in a suite at the Resort
- o Private wine locker at the Resort
- o Membership to the Serenity Spa and Health Club
- o A Producer's Gold Card offering discounted food and beverage privileges at the hotel and winery

Profit Potential to all Investors:

- o \$8.3 million for the sale of 20 lots and 20 fully furnished homes.
- o Additional profits from developing the additional potential developments.
- o ROI from the operation of the hotel and winery

Timelines and Exit Opportunities:

- o The sale of the 20 homes and hotel development will take place over the next 26 months, with the maturing of the hotel business spanning 5 years.
- o There is a clear exit point to investors of a 3 to 4 year term during the maturing of the hotel business, and after there will be several exit points for investors in year 5 to 8.
- o Investors may elect to refinance the hotel upon completion of construction.

Return on Investment (ROI):

The use of equity, prior to its return is projected at two (2) years. The projected ROI is as follows:

if 2 years = 15% per annum

if 3 years = 18 % per annum

Security:

First position over the 20 bare land strata lots and the hotel / winery lot.

Management Team:

The development management team is comprised of Scott Wilshaw, John Sproule, Egon von Foidl and Scott Ross, who have over 100 years combined experience in resort, hotel and subdivision developments.

PROJECT SUMMARY:

The three key components of the project are: 20 new luxury homes, 58 suite hotel with cookery school, full service amenities, Spa and Health Club and the potential of a 40,000 case production winery with corporate team building facilities.

In Summary the project would own and operate the following:

58 bed-roomed LUXURY branded hotel, to include;

- a. Full service Health Spa
- b. Health Club with gym/yoga/2 swimming pools/dance and health studio
- c. Two restaurants with three bars and lounges
- d. Wedding and meeting venue for up to 140 guests
- e. Cooking school and cookery classes
- f. Shops

8000 sq ft Winery, to include;

- a. Wine tasting bar
- b. Interactive Interpretation Center
- c. 40,000 case production
- d. Cookery school focused on wine
- e. Retail store
- f. Branded food production operation
- g. Corporate Team Building center

Luxury Villa and Home Rental Company;

- a. Home owners who purchase a Tabletop Mountain Resort (TM) Home and place their home into a rental program
- b. Home owners will be charged an annual fee and percentage of sales achieved
- c. It is envisaged that TM will offer five types of Homes/Condo for rent that tie into the mid and upper scale of Luxury home rentals

Outdoor Facilities will include:

- a. Four swimming pools
- b. Tennis courts
- c. 12 acres of walking/jogging trails
- d. Outdoor kitchens and dining patios
- e. Outdoor Jacuzzis, Sauna and health classes
- f. Vineyards
- g. 2 acres of planted vegetable gardens

COMPANY GOALS AND TIMELINES:

Tabletop Mountain Partnership is currently looking for a new partner - joint venture to join our company. There are many unique opportunities available, and varying financial options depending on the level of interest.

The current financial goals of the company are to secure a joint venture or partnership with another third party or individual to round out the current Tabletop Mountain Resort Ltd partnership.

1. Long term financing goal of \$22,461,587.00 is needed to complete the projects proposed in this document. Tabletop Mountain Partnership is presently looking at several term sheets for a construction loan of \$12.2 M to \$15M and as such would require a new partner/ownership group to invest \$5 million equity into the project.
2. We have just completed a new HVS appraisal report for the hotel which places the hotel at \$18,200,000 'as built' valuation which is in-line with the QS report of building costs of \$14,961,589 and Cushman Wakefield have just valued the land as is at \$12,086,000. Add to this the \$13.3m already invested in existing partnership equity, you can see the projects recent valuations make Tabletop a viable investment.
3. Close on 10 building lots from pre-sales before Summers end of 2017. At the time of lots closing, the objective is to commence building several of these homes over the winter period. Two nominated builders (Timberhaven Homes and Harmony Homes) have agreed to cover the cost of building a home to lock up stage at a discounted price to the new buyers. Thus giving the new buyers an incentive to build first, as none wants to build first. This will set up a chain reaction for the other buyers to build as clearly the project needs to build vertical so the other buyers will then build. Two of our buyers have agreed to this. We also have a buyer who owns Lot 20 looking to build a custom 3,000 sq. ft home that is almost fully designed and once this buyer sees vertical building happening he will commence construction themselves. Full drawings of his new home can be viewed.
4. A new disclosure document is currently being finalized to tie into the clean land title date. This is all we need to move forward.
5. The existing show home and guest cottage; currently for sale, inclusive of the outdoor kitchen, grotto garden and hot tub and furniture package is valued presently at \$1,056,000 on the 2015 tax assessment.
6. The company is presently securing property adjacent to the property for more residential units.

THE COMPANY:

LEGAL DESCRIPTON:

Lot A, District Lot 1174, Osoyoos Division Yale District, Plan KAP92058 except strata plan KAS3869 (phases 1 and 2). And Strata lots 1-20, District Lot 1174, Strata Plan KAS3869

REGISTERED OWNER:

Table Top Mountain Resort Ltd. Incorporation Number BC0951830. 270 Highway 33 West, Kelowna, British Columbia V1X 1X7

CIVIC ADDRESS:

5126 MacKinnon Road, Peachland, British Columbia V0H 1X2

COMPANY STRUCTURE AND SHARES:

The current company structure is comprised of Scott Wilshaw, Richard Dudelzak and Byron Dafoe

CURRENT SHAREHOLDERS:

Scott Wilshaw (Partner)

With 20-years of international hospitality experience behind him, Scott has a number of major hotel projects and achievements to his credit. He has operated, managed and turned around a number of luxury properties in the United Kingdom, the United States and Canada. Scott managed the largest food and beverage operation in the Marriott chain and successfully rebranded three hotels into Marriott's. He has numerous awards and recognitions to his credit and is the guiding force behind Tabletop Mountain Resort.

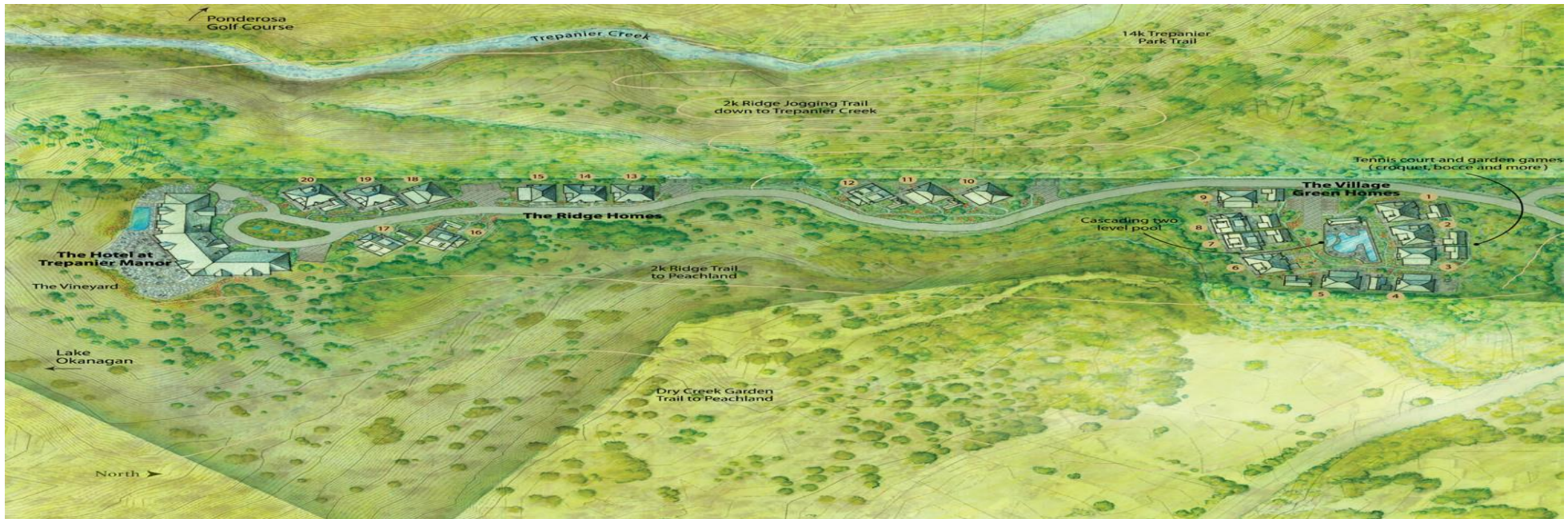
Byron Dafoe (Partner)

Byron is Tabletops director of development and is both an investor in the project and responsible for raising capital. As a former National Hockey League goalie, Byron played for several NHL teams.

Richard Dudelzak (Partner)

As lead investor of the project, Richard brings a network of investors to the project. He practices corporate law in Calgary, Alberta and has considerable investments across Canada. Richard is also purchasing one of the projects exclusive homes.

SITE PLAN OF THE PROJECT:



ABOUT THE DEVELOPMENT

The Hotel would look to position itself to be listed among the Top 500 hotels in the world within four years. Table Top Mountain Hotel will be the only Five Star Small Luxury property between the Post Hotel in Lake Louise (Alberta) and the Wickaninnish Inn, near Tofino on Vancouver Island (British Columbia). Other properties in Canada include Hastings House on Salt Spring Island, Nita Lodge in Whistler, and the Windsor Arms Hotel in Toronto.

Launched in April 2006, the development of 20 English style private homes and a 58-suite five-star luxury hotel would be the only private residence club in Western Canada where members enjoy exclusive use of their own home that is not actually inside a hotel and that offers its members some 30 privileges in a five-star hotel.

The site, which offers spectacular views of Lake Okanagan at an elevation of 2,000 feet, is 25 acres of forested hillside, 90 percent of which is preserved as open space. The project was conceived by Scott Wilshaw, who has 20 years experience of hospitality management and redeveloping hotels, with the assistance of Egon Von Foidl, President of the Hospitality Resources Group (HRG). Designed by Vancouver architect John Sproule, the project will feature a winery with a wine interpretive centre and themed shops, tennis court, lawn for bocce, croquet and other garden games, spa, swimming pools, restaurants, cooking classes, wine tastings, games room and library.

ABOUT THE REGION:

LOCATION

The estate is located on Table Top Mountain Bench in Peachland in the Okanagan and lies in the southern interior of Canada's western province of British Columbia, about 385 km east of Vancouver and 150 km north of the United States border. It is six hours' drive to Calgary and seven hours to Banff National Park in the heart of the Rocky Mountains. The Okanagan Valley is Canada's Napa, the heart of wine country, with over 124 wineries in the area. It's warm, sunny valleys, narrow lakes with sandy beaches and lush, fruit laden orchards make it a vacation hot spot. When boating, water-skiing and swimming are not in season, the region's mountains become some of the province's best snow-sport resorts.

REAL ESTATE

The project offers just 20 private luxury residences, all with mountain and forest views and partial lake-view. Four fully designed home plans can be customized, and optional features include a detached guest cottage, luxury garage, secret grotto garden, furniture package, outdoor kitchen/ lounge, deluxe sound package, and outdoor shower. Lot sizes range from 3,727 to 7,309 square feet, home sizes from 1,515 to 3,600 square feet and prices from \$895,000 to \$2,000,000. Just 15 homes remain to be sold.

AREA HISTORY

Tabletop is located next to Trepanier Creek and sits on Tabletop Bench, once home to Claremont Winery. Claremont Estate Winery was the first official winery of its type, established by grower Marrion Jon in 1979 as Chateau Jonn de Trepanier. Hainle Vineyards are just adjacent to Tabletop which opened in 1988. Trepanier Provincial Park was established on April 18, 2001, to protect important water, biodiversity and recreational values, including Trepanier Creek drainage.

PEACHLAND

Peachland was founded in 1889 and incorporated January 1, 1909. Located in central British Columbia's Okanagan Valley, it occupies 1,124 hectares (16 sq km). The District of Peachland has evolved into a hillside community due to the combination of geographical location and terrain, which is bordered by Okanagan Lake, Mount Drought and Mount Coldham. Warm summers and mild winters combined with panoramic lake views and a great highway system have made Peachland a community of choice for many Canadians as well as other nationalities; its population is 5,077. Its central valley location makes it desirable as it does not take long to commute in any direction: Kelowna (20 min), Westbank (7 min), Summerland (20 min) or Penticton (30 min).

CLIMATE

Semi-arid desert climate with over 2,000 hours of sunshine. Average daytime temperature in July is 82°F (27.9°C); in January it's 29°F (0°Celsius). Average precipitation is 9.5 inches (24 cm) annually. Peachland is at 1,125 ft (343 m) above sea level.



View from the project



View of Hainle Winery next door



Downtown Peachland

THE VISION OF THE PROJECT:

After four years of planning and successful city applications the project has obtained the required zoning for its planned development of a five-star luxury hotel.

The primary element of the plan was a proposal to create a small luxury hotel that did not need to sell off any of its real estate or revenue operations so that it can operate as the only five-star destination hotel in the Okanagan, whilst ensuring a solid investor return.

The development would also be comprised of 20 lake-view and mountain-view lots located around the 25-acre estate that could be sold as whole ownership residential homes to help fund the building of the hotel. These homes could then be placed into a residence club rental program.

A key premise driving the developments financial model is that the real estate drives the project and the overall returns for our investors. The hotel offers the halo effect to the homes by offering the services and amenities, whilst supporting its own cost centers and as a standalone business. The 26,000 sq.ft of the lower two floors of the hotel offer unique experiences to both guests of the hotel and the home owners and in turn create substantial revenue streams. If there was no hotel, the real estate value would be far less than that forecasted in the projections and the Peachland Council would not have supported the business model.

From a financial perspective, the concept plan of building the hotel at the same time as the first phase of homes is costly and ambitious but in turn offers the highest yields in terms of actual real estate sales now and potential sales in the future. We believe our model is structured on a more piecemeal baseline approach by phasing each stage, thus reducing the risk by ensuring that phase one in its own right supports a sizeable return for our investors.

In calculating returns to our shareholders, the model considers six primary revenue categories potentially associated with the development proposal. These include:

- 2 Phases of residential lots and homes
- 5 star resort
- Winery component
- Rental home owners program
- Concierge Booking Program
- Strata Fees

In addition, the model can incorporate revenues associated with development commitments that are part of the plan, including the sharing of the servicing of the sites with other local projects and development partners that offer reduced building costs.

Overall, the model provides a flexible framework for evaluating a range of factors that determine the value of development to the project. These factors include the locations, scale and build-out schedule for development, infrastructure and development costs, sales prices for the homes, as well as financial variables such as tax rates and the project's cost of capital.

A FEEL FOR THE HOTEL AMENITIES:

Master Class Cookery School

A culinary retreat for food and wine enthusiasts looking to master the passion and techniques of celebrated chefs and vintners from around the world. Attend classes indoors, around an exhibition kitchen, or step out, onto our al fresco dining terrace and cook around the outdoor kitchen. Approximately 50 culinary arts events will be held annually.

Main Restaurant

As the more formal of the two restaurants, this restaurant will offer a flare for contemporary European elegance and west coast contemplation. Anticipate innovative dishes and exquisite dining experiences.

Flambé Restaurant

A live theatre of cooking, offering guests a distinctive menu of classical and modern European dishes that are directly prepared in-front of guests on trolleys with flambé lamps and copper pans. Like in the Victorian era, all dishes will finish with a flame, but this restaurant will offer a modern flare and twist.

Serenity Spa

Relax in one of six beautiful treatment rooms all built into a Russian Inspired Salt Cave. Have your selection of 80 services, including wet and dry facilities, his and her treatment beds and doors that open to the fresh scent of a privately enclosed botanical garden.

Yoga & Fitness Studio

With the right program, your steep terrain hikes will become an easy breeze. Seek tranquil training through yoga or exercise in the fitness gym during winter months. Soak in 3 indoor/outdoor plunge pools or test your endurance in the lap pool. The sauna, steam room and hot tub await your aching muscles.

Hotel Guests Can Expect:

- 101 optional extras for each suite
- Individually appointed guest suites, all with stunning lake views
- A choice of 18 unique getaway packages

Leisure Rooms

There are 8 additional ground floor rooms. Instead of a corridor, each is designed to connect to another, creating a comfort similar to your own home. The following rooms will support an unobtrusive, individual service reminiscent of European hospitality.

- Afternoon Tea Parlor
- Games Room & Library
- Drawing Room
- Private Lounge
- The Piano Bar and Music Room
- Wine Cellar and Tasting Room
- 2 Executive Board Rooms, 2 Conference Rooms and 2 Wedding Banquet Rooms

A FEEL FOR THE WINERY AND ITS AMENITIES:



The First Winery with a Salt Grotto. The name, Spectrum Cellars, represents the continuum of severity or developmental impairment of Autism Spectrum Disorder (ASD). Children and adults with ASD usually have particular communication and social characteristics in common, but the conditions cover a wide spectrum.

Spectrum Cellars will help to bring awareness and raise funds for Autism Spectrum Disorder. Spectrum Cellars will work alongside Athlete's Against Autism, a charity headed by Byron Dafoe and Olaf Kolzig, to help raise funds and bring awareness to people living with Autism.

Spectrum Cellars will host wine tastings and include a lounge all within the Salt Grotto. The Salt Grotto will provide a unique experience for both tourists and locals. It will give tourists a strong reason to visit Spectrum Cellars. Similar to Mission Hill Winery with their Bell Tower and Summerhill Winery with their pyramid cellar, Spectrum's Salt Grotto will provide an alternative experience for wine connoisseurs. The Salt Grotto at Spectrum Cellars will also tie into the Salt Spa located at the Hotel.

The Salt Grotto will be used for two separate purposes; one aspect of the Salt Grotto will be the warmed tasting room that will provide guests with a calming and relaxing environment in which to enjoy the wines of Spectrum Cellars. Warming the salt cave results in a microclimate similar to that of the Baltic Sea. This unique microclimate and the negative ions released from the salt are thought to be medicinally beneficial to all. The second part of the Salt Grotto will be a chilled wine cellar that will provide guests with a unique cellar experience. All of Spectrum's wines will be stored in the Salt Grotto, which will serve both as a tourist attraction and a wine cellar.

Spectrum Cellars will offer daily wine tours of the Salt Grotto and vineyards throughout the summer tourist months. The tasting room will be open daily, and provide guests with a unique experience to enjoy a great bottle of wine and a small selection of food pairings. The cellar will also host local sommeliers and offer classes for tourists to learn about the wine making process and different wines in the region. Celebrity chefs from around the world will be invited to host various wine-maker's dinners all within the unique Salt Grotto.

The building will also be open to a large cooking school, a private wine dining room, shop and premium wine tasting lounge. Its location on the estate will complement the amenities located within the hotel.



Cooking Classes at The Producer's Cookery School



If cooking for more than two makes you break into a cold sweat, look no further than the Producer's Cookery School's weekly classes. The experience of a class in our winery's professionally equipped classroom is a true culinary adventure. Each class includes full instruction and recipes, wine tastings, food sampling and wine games followed by a full 3-course meal prepared by our talented chefs.

Lunch classes:
10am-2pm
\$69 each

Dinner classes:
6pm-10pm
\$79 each



Our classes are the perfect way to celebrate a birthday, anniversary, family reunion, bridal shower or any special life event. We book group classes or corporate classes anytime.

Our Cookery School can accommodate 6 to 44 people. Book 6 people and get one place free! We are offering a number of special events and classes during the Spring & Fall Wine Festivals. Our events are listed online. Call us today to book your class!

"Bring your appetite for good food, good wine & fun!"

5755 Trepasier Beach Road, Peachland, BC
tel: 250-747-2525 e: bookings@hainle.com
www.hainle.com



The business plan would provide the company with an immediate cash-flow, retail location in Peachland, potentially 11 acres of grapes with 5-6 more acres to be planted in the following year, with food and beverage outlets tied to the hotel once it was completed. Additional grapes would be sourced from third party agents until such a time as more vineyards could be planted. The hotel lands will allow for up to 20 acres of grapes to be planted.

The main building would house the wine production consisting of 3297 sq. ft. of wine making space and the upper floor would house a cookery school, wine shops and tasting rooms covering 3578 sq. ft. The wine cellar would accommodate 24,000 cases of wine in tanks and the remainder would be in oak casks.

The business plan also calls for the winery to also produce wine exclusively for the hotel with its own label. This will allow the winery to produce quarter bottles, half bottles and full bottles of wine and also champagne that can be sold in the various hotel outlets. Allowing the winery to operate higher than usual case production.

The winery would be opened while the hotel was under construction and the finance model would be to gear the winery up to 13,742 cases for YR 1, 20,000 cases for YR 2, and 30,000 cases for Y3.

Budgeted sales for the first year of operation - wine sales \$3,675,504, food sales \$750,000, food production \$210,000 therefore generating \$4,635,504 in the first year of operation.

Our partnership has already invested two years and over \$500,000 into a restaurant, cookery school; own labeled bottled foods and wine shop close to our project. The partnership ran the restaurant and wine shop for the last two years and showed the potential revenue that could be made following its business model.

It was felt that rather than entering into a joint venture it would be more prudent operating our own winery and tie it closer into the hotel project.

A decision which was supported in a recent Colliers 2013 appraisal on the project.

A FEEL FOR THE RESORT HOMES:



Our architect and builder have just finalized a custom 3600 sq. ft. design of a new home for our buyer on lot 20, this newly planned home is set to build in the spring of 2016. The pictures above are of our stunning show home and guest cottage that were completed in 2008.

Owning a luxury resort home at Tabletop means home owners will become members of the exclusive **Distinction Residence Club** and enjoy:

- * Corporate golf memberships.
- * Preferred rates at the hotel spa, health club and fitness center.
- * Preferred rates for ski passes at Big White and Silver Star ski resorts.
- * Shuttle service to and from the Kelowna International Airport, golf courses and ski resorts.
- * Daily maid service in your home.
- * Annual weekend retreat in the hotel.
- * Six free night's stay in the hotel for you or your guests.
- * Private wine locker to store your favorite wines.
- * Two cases of special reserve wine from the projects winery.
- * Gold Membership Card, which offers preferred rates for hotel food and beverages.
- * Preferred hotel rates with our select partners located around the globe.
- * Use of the hotel's two swimming pools.
- * Personalized accounts for hotel charges.
- * Once a year, our culinary manager and team will orchestrate a romantic or business dinner served in your home while you relax with family and friends.
- * Preferred rates for you, your family and your friends in the hotel.

HOME PRESALES AT THE RESORT:



Construction drawing for building permit of home going onto lot 20



Table Top Mountain Pre-Sales as of November 2012				
Lot #	A/V	Sale Price	Deposit	Comments
1	\$ 360,000			
2	\$ 360,000	\$ 360,000	\$ 36,000	Eagle Mtn (Showhome)
3	\$ 360,000			
4	\$ 340,000			
5	\$ 340,000			
6	\$ 360,000			
7	\$ 380,000			
8	\$ 380,000			
9	\$ 350,000	\$ 350,000	\$ 35,000	Atlas Real Estate Group
10	\$ 410,000			
11	\$ 410,000	\$ 315,000		Scott Ross
12	\$ 350,000	\$ 350,000	\$ 35,000	Dudelzak, Richard
13	\$ 420,000	\$ 387,000	\$ 38,700	Stevens, Boyd
14	\$ 430,000			
15	\$ 430,000			
16	\$ 430,000	\$ 400,000	\$ 40,000	Atlas Real Estate Group
17	\$ 378,000	\$ 378,000	\$ 37,800	Peacock, Gail
18	\$ 430,000			
19	\$ 430,000			
20	\$ 430,000	\$ 400,000	\$ 40,000	Karen Dudelzak
	\$7,778,000	\$2,940,000	\$262,500	9%
	20			

Table Top Resort is selling the fully serviced lots and new home owners will then enter into a build contract with preferred builders; this way the company does not have to fund the actual home build. Table Top will get a set profit from the builder on home/guest cottage/garage/furniture/ and extras that every home owner purchases.



Table Top Mountain Resort Home Sale Revenues - 5126 MacKinnon Road

No. of Lots	Average Price/Lot	Total
20	\$388,900	\$7,778,000
Less-Land Servicing Cost		N/A
Less - Land Cost		N/A
Less - Home Build out (1 x \$750,000)		(\$750,000)
		(\$700,000)
Net Profit from sale of Lots		\$7,028,000



FUNDS INJECTED TODATE:

ASSOCIATED PROJECT DEVELOPMENT COSTS

The following numbers represent the partner equity into the project as audited by our financial advisors (all figures shown as CDN Dollars.)

1. Investor Equity \$3,234,583
2. Related Parties Mortgage \$1,601,513
3. Vineyard Catering \$ 403,000
4. Show Home Costs \$ 302,610
5. 2009 Partner Transactions \$ 621,428
6. 2010 Partner Transactions \$ 827,800
7. 2011 Take out of bank mortgages \$4,600,000

SUBTOTAL \$11,617,934

Audited Accounts for 2011, 2012 being prepared where it is excepted \$400,000 was also invested into the project.

Accounts for 2012 to 2015 being prepared where it is excepted \$1,800,000 was also invested into the project.

Partner Capital Invested To Date \$13,817,934

APPRAISED LAND VALUE \$12,086,000 WITH SHOW HOME

PARTNERSHIP EQUITY AMOUNT

Lot Profits	\$ 7,778,000
Partner buyout	\$4,000,000
Subtotal	\$ 4,778,000

Home Profits (20 Lots)	\$ 2,000,000
Hotel Land Serviced	\$ 5,140,000
Subtotal	\$ 7,140,000

Cash Invested to date	\$ 13,817,934
Latecomers Fees Secured	\$ 1,200,000
DDC's Paid	\$350,000
Subtotal	\$ 15,367,934

TOTAL	\$26,785,934
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CORE ELEMENTS OF THE PROJECT

- 1) The project consists of bringing to "TM" an amount of \$22.4 M CDN to build and operate a luxury hotel, sell 20 homes, with the potential for further developments as outlined in the Master Resort Plan.
- 2) Tabletop Mountain Resort Ltd "TM" is a BC company incorporated in 2012 and its actual shareholders are Mr. Byron Dafoe, and Mr. Richard Dudelzak. With a partnership holding in place for Scott Wilshaw
- 3) It is the representation of the shareholders above-mentioned that to this date they have, collectively, invested no less than \$13.5 M in cash, of their own money, into the project, and they are able, willing and ready to invest additional funds if needed.

4) Economics of the project:

Cost to Complete	Asset Value	On Completion
Hotel	\$ 18,361,587	\$ 24,000,000
Winery	\$ 4,100,000	\$ 7,955,000
Total	\$22,461,587	\$ 31,955,000

CURRENCY

All the figures expressed herein are in CDN dollars, unless otherwise specified.

PROJECT SUMMARY CONCEPTUAL BUDGET ESTIMATE

PROJECT CONSTRUCTION HARD AND SOFT COST ESTIMATE SUMMARY			
		m ²	SF
Total Gross Floor Area (New Building) =		5,046	54,311
	Estimated Value	\$/m ²	\$/SF
HARD COSTS - BUILDING AND SITE			
Estimated Net Building Cost	\$10,556,105	\$2,092	\$194.36
Estimated Site Development	\$686,500	\$136	\$12.64
Allowance for Gatehouse/Entrance Facility	Excluded	\$0	\$0.00
Design Contingency - Building and Site	\$168,639	\$33	\$3.11
Construction Contingency - Building and Site	\$342,337	\$68	\$6.30
Estimated Total - Building, Site and Contingencies	\$11,753,581	\$2,329	\$216
SOFT COSTS			
Project Manager's Fee	\$200,000	\$40	\$3.68
Architect and Specification Design Fees	\$358,000	\$71	\$6.59
Interior Design Fees - allowance	\$50,000	\$10	\$0.92
Structural Engineering Design Fees	\$42,000	\$8	\$0.77
Electrical Engineering Design Fees	\$81,000	\$16	\$1.49
Mechanical Engineering Design Fees	\$52,000	\$10	\$0.96
Specification Consultant	\$6,000	\$1	\$0.11
Acoustical Consultant	\$6,000	\$1	\$0.11
Landscape Architect Fees	\$17,000	\$3	\$0.31
Building Envelope Consultant Fees	\$20,000	\$4	\$0.37
Accounting	\$90,000	\$18	\$1.66
Quantity Surveyor Fees & Disbursements	\$40,000	\$8	\$0.74
Furnishings and Equipment	\$3,580,000	\$710	\$65.92
Legal Fees and Expenses	\$40,000	\$8	\$0.74
Insurance	\$100,000	\$20	\$1.84
Testing & Inspections	\$40,000	\$8	\$0.74
Survey	\$10,000	\$2	\$0.18
DCC's	\$162,000	\$32	\$2.98
Building Permit	\$146,000	\$29	\$2.69
Warranty	\$100,000	\$20	\$1.84
ESTIMATED TOTAL - BEFORE GST	\$16,893,581	\$3,348	\$311.05
GST at 5%	Excluded	Excluded	Excluded
ESTIMATED TOTAL CONSTRUCTION COST (HARD AND SOFT)	\$16,893,581	\$3,348	\$311.05

HOTEL & WINERY DEVELOPMENT COSTS

FUNDING NEEDS

Land	\$ 0
Construction Soft-Costs	\$ 3,400,000
Construction Hard-Costs	\$12,359,923
Building Permit/Reservoir	\$ 600,000
Landscaping and Vineyards	\$ 750,000
Pre-Marketing of Hotel	\$ 600,000
Winery Building	\$ 3,500,000
Contingency	\$1,251,664

TOTAL FUNDS REQUIRED **\$22,461,587**



*The table to the left shows the breakdown of estimated costs according to a January 2014 report from Speigel, Skillen and Associates Ltd.

MOST RECENT APPRAISAL 2016:

On March 5th, 2016 HVS Consulting and Valuation and Cushman and Wakefield were hired respectively to undertake a Hotel valuation and Land evaluation. The winery was left out of the reports so to show the project as would be, and the winery could either be sold off to another investor to further reduce the debt or the partnership could secure other funds to complete the winery project as another project.

The appraisal reports looked to provide an estimate of the market value of the hotel site and each of the 20 lots considered for sale on an “as is, where is”, basis and an estimate of the market value of the property “as complete.” HVS also included their professional opinion on the economic viability of the whole development project. Based on the foregoing analysis of the last appraisal, it was the opinion of HVS that the market value of the subject development lands was:

Extracted directly from the HVS Hotel Appraisal report:

Re: Narrative Appraisal of the development lands commonly known as Table-Top Mountain Resort located in Peachland, British Columbia

Based on our analysis, it is our opinion the prospective “when complete” market value of the fee simple interest in the real and personal property of the proposed
Tabletop Mountain Resort, as of October 1, 2017, in Canadian dollars will be: \$18,200,000

This value estimate equates to \$313,800 per room (rounded).

Extracted directly from the Cushman and Wakefield Land Appraisal report:

As a result of our analysis, prospective market value of the subject properties and definitions contained herein at March 5th 2016, the land is estimated as follows:

20 residential lots \$ 5,639,000, 14 additional lots (winery) \$ 3,027,000, Commercial Lands \$ 2,650,000, Existing Improvements \$ 770,000

**Twelve Million and Eighty-Six Thousand Dollars
\$12,086,000 (rounded)**

ABOUT THE MANAGEMENT TEAM:

The Team:

Scott Wilshaw (Partner)

With 20-years of international hospitality experience behind him, Scott has a number of major hotel projects and achievements to his credit. He has operated, managed and turned around a number of luxury properties in the United Kingdom, the United States and Canada. Scott managed the largest food and beverage operation in the Marriott chain and successfully rebranded three hotels into Marriott's. He has numerous awards and recognitions to his credit and is the guiding force behind Tabletop Mountain Resort.

Byron Dafoe (Partner)

Byron is Tabletop Mountain's director of development and is both an investor in the project and responsible for raising capital. As a former National Hockey League goalie, Byron played for several NHL teams.

Richard Dudelzak (Partner)

As lead investor of the project, Richard brings a network of investors to the project. He practices corporate law in Calgary, Alberta and has considerable investments across Canada. Richard is purchasing one of the resorts exclusive country homes.

Egon von Foidl

A seasoned hotelier with decades of experience, Egon has developed and managed luxury hotels, resorts, golf courses and spa operations. Egon's company, Hospitality Resources International, has overseen the master planning of resort communities in Key Largo, Florida (Marriott Key Largo) and Palm Springs, California (Shadow Rock). Egon is currently working on the planning and redevelopment of the Aerie Resort, which was voted best resort in Canada by Travel and Leisure magazine.

John Sproule

Architecture and design will be key features of Tabletop Mountain Resort and John's role includes taking an ambitious vision and turning it into reality. He specializes in planning and architecture design for destination resorts, including ski, golf and waterfront resort settings. John has worked on projects from Whistler, British Columbia to Oyster Bay on the Gold Coast in Australia.

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This confidential investment summary contains forward-looking statements that involve risks and uncertainties, which may cause actual results to differ materially from the statements made. These risks include, but are not limited to competition, markets that are difficult to define, revenue generation, limited financial resources and many other risks generally associated with real estate and hotel investments.

Words appearing in this business plan such as “believes”, “anticipates”, “plans”, “intends”, “will”, “should”, “expects”, “projects”, and similar expressions are intended to identify forward-looking statements that incorporate these risks. Such statements have been provided to assist in an evaluation of proposed business and operations of Management, but cannot be relied upon as an accurate representation of future results.

Furthermore, because other projected financial and operational information is based upon estimated and hypothetical assumptions about circumstances and events that have not yet taken place, there are no representations or warranties associated herewith, and there can be no assurance that the projected results will be attained.

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Thank you.