



Breakthrough Resort Proposed for Gander

The following is a brief introduction of a real estate development project of a lifetime, proposed by the local Granville Group, to celebrate the economic and cultural resurgence of Newfoundland. Dubbed "Gander Lake Resort – New Town", the project is intended to be the most important step in re-developing the Crossroads to the World into a world class tourist destination. These next pages will outline the opportunity in detail and confirm for stakeholders and investors with vision that this project is a must for their portfolios.



3500 CORPORATE JETS/YEAR



GANDER AIRPORT



PROPOSED SITE, WEST OF THE GANDER GOLF COURSE

Rationale

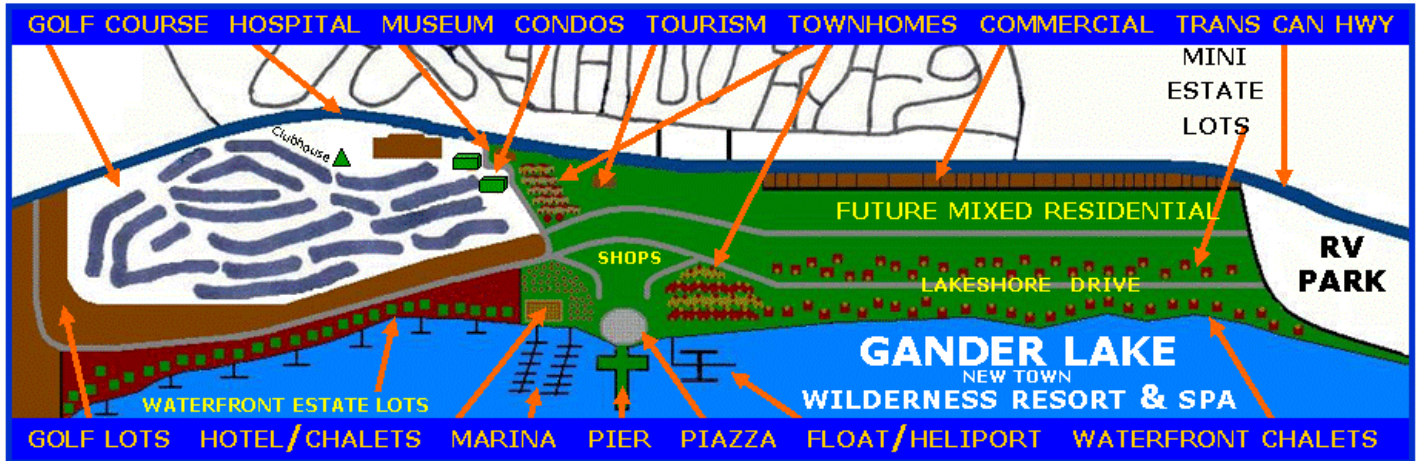
Gander Lake Wilderness Resort and Spa will create an atmosphere of prosperity that will deliver a much-needed upscale resort on the east side of the Island. This master plan will ensure that there is a sufficient platform from which to launch a substantial drive to attract additional tourism and businesses to the Gander area. In addition to tourism, many new immediate jobs will be created through the initial construction phases. Long-term job creation is obvious. Tour Operators, Hotel and Spa Personnel, Restaurateurs, Shop Owners etc. will all have an opportunity to live and work in Gander. Tourists from around the world will want to come to Gander to experience all that is available.

Sight seeing tours for Icebergs, Wildlife and Marine life is only the beginning. Houseboat Operators, Jet Skiers, Wind and Snow Surfers, Snowmobile Enthusiasts, Eco-Tourists, Anglers, Golfers, on and on, will create a unique destination exclusive to Gander. Tourists will have an opportunity to stay in a luxury resort environment play a round of golf in the morning then fly out to see the whales and icebergs in the afternoon. Anglers can stay in luxury, enjoy Gander then head out to their Camp or Lodge to hunt big game. Tourists and locals can both enjoy the fine Spa, Restaurants and shops; take in the nightlife that Granville Square offers them. Conventioneers will want Gander to host their convention. Gander will be a one-stop shop for Tourist adventure departures and large Convention and Tourist arrivals.

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Masterplan



PROJECT DETAILS:

- 125 ROOM LUXURY LODGE/HOTEL, SPA AND CONVENTION FACILITY
- 50 OWNED LAKEFRONT CHALETs WITH VACATION/CONVENTION RENTAL OPTION
- TOWN PIAZZA COMPLETE WITH PIER, RESTAURANTS, BOUTIQUES, CULTURAL CENTER,
- 108 UNIT THREE STORY CONDOMINIUMS (LOCATED OVER LOOKING THE GOLF COURSE)
- 56 LAKEFRONT ESTATE LOTS
- 100 TOWN HOMES (TWO LOCATIONS, ONE ON THE WATER-FRONT WITH BOAT SLIP)
- 40 GOLF FRONT SINGLE FAMILY LOTS
- 15 LAKE VIEW SINGLE FAMILY LOTS
- 50 MINI ESTATE LOTS
- MARINA
- RV PARK
- SEA PLANE AND HELIPORT TOUR OPERATORS FACILITY DOCKS



ORIGINAL PROPOSAL

Project Shows Vision

Gander Lake Resort will be a tourist attraction that will showcase the juxtaposition of the Atlantic Ocean and the ancient wilderness as a stand-alone destination location. Positioned on a 400+ acre parcel of land, adjacent to the Gander Golf and Country Club, this mammoth development project will include: a Town Square featuring a 5-star Hotel with Convention Centre and Spa, several adjacent restaurants, staff housing, 2 resort condominiums, single family dwellings, including some estate lots with "Vacation Rental" and "Guest House" use, multiple family dwellings, commercial space for retail trade and services. These will be complimented by a long pier, a marina, Sea Plane and Helicopter landing for tours and hiking/walking trails.

Provisions for maintaining the character of the region should be enshrined in the city bylaws, so the vision can be maintained in perpetuity. This includes the creation of public parklands and trails, as well as, developer's financial contribution to many socially related issues.



Condo & Townhome complex near the Patton Hospital



Luxury townhome complex on the waterfront east of the pier



LAKEFRONT HOTEL/CONFERENCE CENTRE COMPLEX



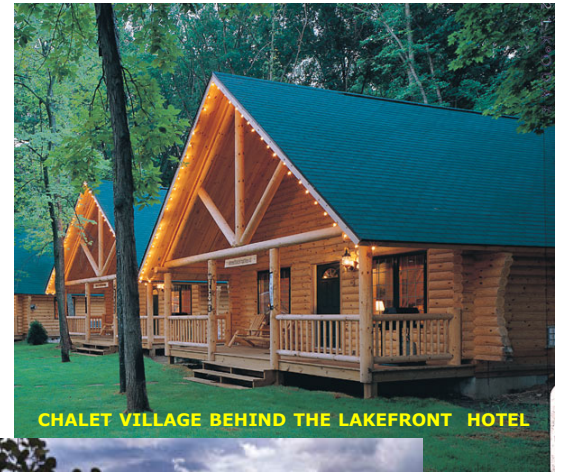
LAKEFRONT CONFERENCE CENTRE ATTACHED TO HOTEL COMPLEX

5-STAR HOTEL RESORT IS THE ENGINE

When complete Gander Lake New Town will be a place like nowhere else in Newfoundland. Anchored by a five star hotel and spa, visitors and local citizens alike will be able to enjoy a life style heretofore not yet experienced in Newfoundland. Designed along the early days of Whistler, BC, the town will include a town centre with a piazza, world class boutiques, shops and restaurants. A Golf & Country Club, hiking, water and air activities and wilderness adventures are at your doorstep. The town centre will be surrounded by townhouse, condos, and lakefront estates. The natural topography of the area will provide everyone with breathtaking views from anywhere.

From a tourist's perspective Gander and Newfoundland are truly "beyond belief". The new man-made facilities and amenities found in Gander Lake New Town will compliment the legacy of mother nature. Gander Lake is situated at the south end of the Kittiwake Coast region, on the Trans Canada Highway. This is the perfect location from which to launch the most incredible wilderness excursions.

Gander Lake New Town will appeal to Newfoundlanders abroad and those in heaven who need only the slightest excuse to come home. This will be a great place to retire to and from which to help create the capital of wilderness research, the place where important conferences on ecology and preservation will take place.



CHALET VILLAGE BEHIND THE LAKEFRONT HOTEL



LUXURY LAKEFRONT ESTATE HOMES



THE PIER



THE PIAZZA ON THE LAKE



Retail Village & affordable housing in centre of masterplan



Golf Course, Paton Hospital and Subject Area



ABOUT THIS LOGO



The Gander Lake Resort logo incorporates the colours of the provincial flag of Newfoundland and Labrador. Blue symbolizes the sea. White represents snow and ice. Red is for human effort. Gold signifies our confidence in ourselves. Green represents nature. The green arrow represents our sense of purpose and aim toward a common goal. The shaded green feathers cupping the yellow triangle show the teamwork required to be successful. Gold Tip: Togetherness to the end.

Benefits

The economic benefits for Gander and Newfoundland are many indeed. The creation of mixed residential properties will create additional important revenue for Gander. New businesses will flourish. Gander will be in a position to offer and import new types of businesses from other regions of Canada and the Province, not to mention internationally. Implementing this master plan will help lure these business entities to Gander. After all, what fortune 500 corporation will want to locate a branch or profit center in Gander when there are only limited fixed and rental accommodations? Having a Resort, entertainment and tourist district combined with a waterfront/golf residential community will be an attractive incentive and one that is not offered at the present time. Build it and they will come.



RV Park at the east end of the project

The Granville Group

The Granville Group is a new business and land development entity based out of Gander, Newfoundland. Although the group has just recently been formed, it brings over 200+ years of combined business experience. Offering professional, first hand knowledge, in Land Development, Project Management, Project Financing, Construction and International Sales and Marketing, the Group is currently active in 3 major Resort and Re-development projects within the Maritimes, British Columbia and Florida.

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