



# SAN BUENAS GOLF RESORT®

COSTA RICA

## The Evolution of the San Buenas Golf Course

The San Buenas Golf Resort (SBGR) has grown from the dreams and ideas of Jim Gale, Nick Halverson and Larry Breau. The vision was to create a golf course that retirees and recreational golfers could enjoy and not spend a high percentage of their life savings to do so. Jim Gale coined a phrase that describes the goal well; “Live like a King for less than \$2000.00 per month”. The task at hand was formidable in today’s golfing world as many resort courses cost over 10 Million to construct, carry huge debt and high maintenance expenses. It is not unusual to pay \$150.00 per person to play one round of golf at many resort courses.

The search was on for a golf course Architect that could produce a high caliber product but keep the land in its natural state. The design of the course was to make an enjoyable walk for those that chose to do so, make the play moderate with no extreme penalty holes and create a place of beauty that does not require a gross maintenance budget. The ideal Architect was located, Mr. Dan Lavis, in Canada. Dan studied the topographical survey of the property and within 15 minutes declared that the property was already a golf course! God had built a beautiful golf course over the last few centuries and all we needed to do was cut the grass and stick 18 flags in the ground! Of course it will be more complex than that, but the point is that we can build a great golf course for a fraction of the status quo designed course. We will also be very environmentally effective, moving small amounts of earth, capturing rain water and treated waste water for irrigation and planting many indigenous trees to attract and establish bird and animal habitats.

After months of routing plans, staking out the hole locations and taking over 220 GPS locations for existing specimen trees the Architect made a statement that caused us to re-think our original plan and vision for the SBGR. Dan stated emphatically that the land we presented to him for design was worthy of a championship, world-renowned golf course. The move was on to produce a course that all players and all skill levels could enjoy. The task of producing a golf course that is challenging to the low handicap player yet enjoyable and playable for the recreational golfer is difficult. Dan Lavis produced a layout that stretches out to 7000 yards from the tips but reduces the yardage, forced carries and ball-eating hazards for us “weekend hackers”. We have maintained our vision for a fantastic golf course that is accessible to the middle class.

Ownership of property is a must for those who desire playing privileges at SBGR. Purchase of a lot or condo unit in SBGR includes a membership to all of the leisure activities available in the resort. Property owners will pay monthly association fees that will subsidize all leisure activities and infrastructure maintenance. There will be user fees for activities that have higher associated costs, for example the golf course. The projected user fee for an owner to play one round of golf is \$25.00 plus cart rental if applicable. There will not be public play and owners can rest assured of priority scheduling of tee times. Owners may rent their home or condo through the SBGR Condo-Hotel and all renters will have the next priority for golf tee times and enjoy similar privileges as the owners.

We expect to be playing golf in mid 2010, the entire 18 holes open in 2011. We are offering deluxe accommodations, world class golf and tropical resort amenities....all at an affordable price. When you are sitting at the 19<sup>th</sup> hole with your friends you will feel like you are home.

Thank you for considering ownership in San Buenas Golf Resort as we move from dreams to reality.

Pure Vida!

San Buenas Golf Resort Management