

WEBB MOUNTAIN

The Spirit of the Smokies...



Webb Mountain



*Little Pigeon River
At Webb Mountain*

Executive Summary

The Site - Webb Mountain

There are very few remaining large contiguous land tracts in this region, and none that contain the size and scope of acreage contained in this site.

The developer has worked for **20 years** accumulating the acreage for this project, and this development has a total acreage of **1,865 Acres**.

Even rarer, the subject property—all 1,865 acres of it—is zoned C-1 Commercial.

The Site, valued at over \$67 million, is owned outright & free of any liens.

With scenes straight off of a postcard, the natural beauty of Webb Mountain is nothing short of stunning.

Every picture in this document was taken during the survey of the mountain.

It's accessible location, & close proximity to all three local tourist markets, has Webb Mountain poised to fill the demands of several market segments: ***High-End Resort Destination (with Spa, Golfing, etc.), Timeshare Fractional Ownership, Cabin Rentals, and Condo & Hotel Lodging for Families***



Executive Summary

The Need:

Currently the Smoky Mountains as a tourist destination is second only to one in the world: *Disneyworld*... And the number of visitors coming to "get away from it all" keep increasing every year.

Between 2005 & 2006 visitors to Pigeon Forge increased 13.8%

The 4.4 million yearly visitors to The Grand Canyon is less than HALF the number of people that visit the ***Smoky Mountain National Park*** each year.

In 2006, Pigeon Forge experienced an ***8.7 percent growth in business*** following a ***9 percent increase*** from 2004 to 2005

For the first six months of 2007, tourism in Pigeon Forge was up 10 percent in gross business, and lodging increased 8 percent.

It is estimated that by 2011, the number of visitors will top 15 million.



Executive Summary

The Answer...

The Webb Mountain Project will include:

A high-end Resort, with exquisite accommodations, haute cuisine, and featuring a world-class “Dye Design” semi-private golf course for Dad, a Medi-Spa (featuring spa treatments and aesthetician services) for Mom, and an attached water park that the whole family can enjoy!

Also on the site will be Residential Rentals which will feature Timeshare & Multi-Family Fractionals, Cabin Rentals, Condominiums and a Hotel.

The siteplan also calls for the Webb Mountain Convention Center, with meeting and conference space for businesses and trade groups visiting the Smoky Mountains. The Gatlinburg Convention Center and the new Sevierville Convention Center’s success has set the precedent for the region as the place for businesses and their families to get away...

while they work AND play!



Executive Summary

The Region

Sevierville, Pigeon Forge and Gatlinburg serve as the gateway and bedroom for the Great Smoky Mountains National Park, serving almost ten million visitors annually, it is the largest of any national park.

One of the primary reasons for this influx of regional tourism is the conglomeration of natural and amusement park recreation and shopping that is within an easy one day drive of over 60% of the United States population.

Also proximal within the region is Knoxville, home of the University of Tennessee; the Tri Cities, home of the International Storytelling Center and the Bristol Motor Speedway; the Cherokee Indian Reservation and their Harrah's Casino; and Asheville, home of the famous Biltmore Estate.

Dollywood, in Pigeon Forge, is a 125-acre amusement park bringing in more than 2.4 million visitors annually, second in visitation in the state of Tennessee only to the neighboring Great Smoky Mountains National Park.



Executive Summary

Tourism

Visitors to the subject area are in the excess of 13,000,000 per year.

The area is the #2 tourist destination in the world - Second only to Disney.
(#10 Is The Eiffel Tower...)

The Smoky Mountain tourist market has three contiguous cities - **Sevierville, Pigeon Forge, and Gatlinburg**. Gatlinburg was the 1st to develop tourism due to its proximity to the Great Smoky Mountains (a Mecca for hikers, campers, hunters, and fishermen).

The Smoky Mountain National Park had almost 10,000,000 visitors last year

Pigeon Forge has developed a tourism base for shopping and family entertainment. Sevierville, the county seat, is closest to the Interstate Highway. It lies in the path to the other two cities and is the most accessible. Sevierville is 12 miles northeast of Knoxville's border, 19 miles from Knoxville's Downtown, adjacent to Pigeon Forge, and 10 miles from Gatlinburg.



Executive Summary

Developers and businesses profit tremendously here because Sevierville is a large and integral part of Tennessee's vast \$12.4 billion (per annum) tourism industry.

Another advantage is that visitors see the Great Smoky Mountains as a region, not as a group of distinct cities-but one expansive marketplace of cultural diversity, entertainment options, dining pleasures, and shopping choices. Noteworthy, too, is the revenue increase that will be realized from spin-off customers as a result of the phenomenal amount of national, statewide, and regional tourism advertising that is spent on this area. Recognized as a formidable vacation destination-it is within a day's drive (500 miles) of most of the U.S. population east of the Mississippi-the Great Smoky Mountain region advertises aggressively as a national player for tourist dollars.

Acclaimed 'The Stage is Set for You' advertising campaign has generated a 25% increase in the number of inquiries to the Tennessee Department of Tourism. Travel writers are also brought into the area each year-a public relations gesture that generates considerable publicity-& Sevierville advertises in national publications such as *Family Circle*, *Better Homes and Gardens*, *Southern Living*, *Woman's Day* & advertising via internet and TV.



People EVERYWHERE!

Sevierville Had Over 13 million visitors in 2005!

Traffic Counts To Note:

Highway 66

In Year 2006

88,500 Vehicles/Day

203,500 People

County Entrances & Exits

(For Sevier County)

205,000 Vehicles/Day

471,500 People

Est. Daily Traffic Counts

Source: Wilbur Smith & Associates ~ Sevier County Transportation ~ Model, Phase 2



Miles Away... Right Next Door

Centrally located

Conveniently Epicentered
15 Minutes from
Gatlinburg, Pigeon Forge
& Sevierville, Tennessee,
Respectively.

Knoxville

Sevierville

Dollywood

Pigeon Forge

Webb



Mountain

Gatlinburg

Great Smoky Mountain National Park

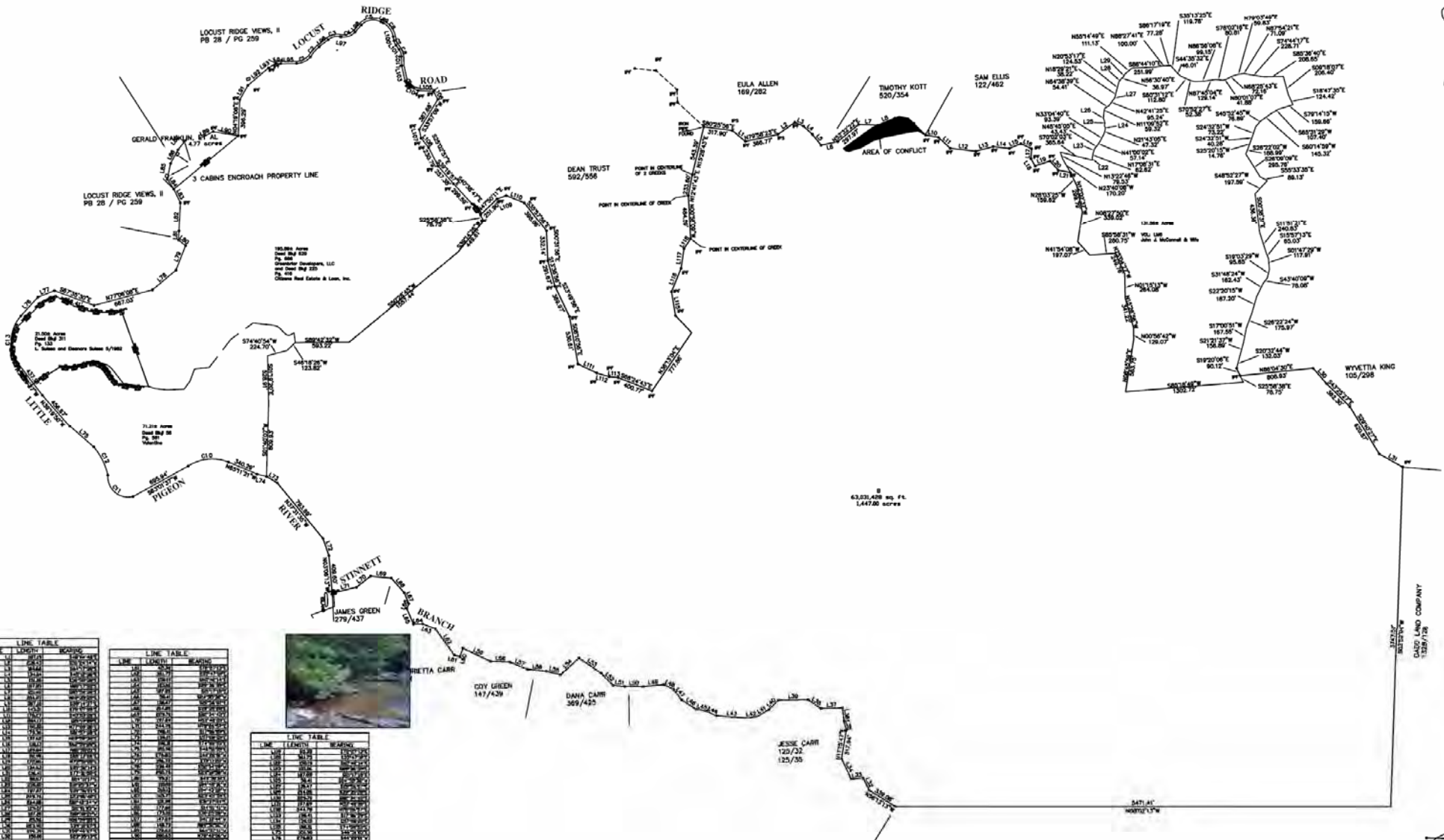
Majestic, Magical...

Unrivaled Beauty:

1,865 Acres of untouched wilderness, rivers, trails and streams adjoining the Great Smoky Mountain National Park



Webb Mountain—1865 Acres



LINE	LENGTH	BEARING
L1	118.15	S85°14'48"E
L2	100.00	N00°00'00"E
L3	100.00	S90°00'00"E
L4	100.00	N00°00'00"E
L5	100.00	S90°00'00"E
L6	100.00	N00°00'00"E
L7	100.00	S90°00'00"E
L8	100.00	N00°00'00"E
L9	100.00	S90°00'00"E
L10	100.00	N00°00'00"E
L11	100.00	S90°00'00"E
L12	100.00	N00°00'00"E
L13	100.00	S90°00'00"E
L14	100.00	N00°00'00"E
L15	100.00	S90°00'00"E
L16	100.00	N00°00'00"E
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L21	100.00	S90°00'00"E
L22	100.00	N00°00'00"E
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L24	100.00	N00°00'00"E
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L31	100.00	S90°00'00"E
L32	100.00	N00°00'00"E
L33	100.00	S90°00'00"E
L34	100.00	N00°00'00"E
L35	100.00	S90°00'00"E
L36	100.00	N00°00'00"E
L37	100.00	S90°00'00"E
L38	100.00	N00°00'00"E
L39	100.00	S90°00'00"E
L40	100.00	N00°00'00"E
L41	100.00	S90°00'00"E
L42	100.00	N00°00'00"E
L43	100.00	S90°00'00"E
L44	100.00	N00°00'00"E
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L46	100.00	N00°00'00"E
L47	100.00	S90°00'00"E
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L50	100.00	N00°00'00"E

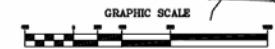
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L60	100.00	N00°00'00"E
L61	100.00	S90°00'00"E
L62	100.00	N00°00'00"E
L63	100.00	S90°00'00"E
L64	100.00	N00°00'00"E
L65	100.00	S90°00'00"E
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L77	100.00	S90°00'00"E
L78	100.00	N00°00'00"E
L79	100.00	S90°00'00"E
L80	100.00	N00°00'00"E

LINE	ELEMENT	BEARING
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L82	100.00	N00°00'00"E
L83	100.00	S90°00'00"E
L84	100.00	N00°00'00"E
L85	100.00	S90°00'00"E
L86	100.00	N00°00'00"E
L87	100.00	S90°00'00"E
L88	100.00	N00°00'00"E
L89	100.00	S90°00'00"E
L90	100.00	N00°00'00"E
L91	100.00	S90°00'00"E
L92	100.00	N00°00'00"E
L93	100.00	S90°00'00"E
L94	100.00	N00°00'00"E
L95	100.00	S90°00'00"E
L96	100.00	N00°00'00"E
L97	100.00	S90°00'00"E
L98	100.00	N00°00'00"E
L99	100.00	S90°00'00"E
L100	100.00	N00°00'00"E

CURVE	BEARING	CHORD	RADIUS
C1	S86°38'51"E	132.81	823.69
C2	S42°28'22"W	147.60	474.36
C3	S76°14'48"E	137.11	67.80
C4	N77°39'16"E	168.36	163.80
C5	N86°02'57"E	628.83	129.20
C6	S84°11'02"W	107.51	205.00
C7	S31°46'39"E	353.14	128.20
C8	N17°12'37"E	23.39	148.00
C9	S30°01'14"E	50.20	79.00
C10	S86°02'02"W	147.78	487.25
C11	S74°24'49"E	363.76	284.97
C12	N64°33'48"E	248.38	713.82
C13	S50°01'00"W	325.33	492.80

...Of Untouched Beauty

I hereby certify that this is a voluntary survey and the title of creation of this subdivision survey is 116,000 sq. about more.



REVISED: March 3, 2006 (1 sheet)
 REVISED: July 15, 2005

SURVEY FOR
GERALD FRANKLIN, ET AL

DISTRICT NO. 13, SEWER COUNTY, TN SCALE DATE
 1" = 400' December 1, 2005

SOUTHERN DESIGN GROUP, INC.
 P. O. BOX 314
 KODAK, TENNESSEE 37764
 (865) 932-1031
 (865) 932-1001 FAX

01			
02			
03			
04			
05			
06			
07	57	1254	64
08	07	01	913
09	14	311	133
10	14.01	629	999

The Resort At Webb Mountain

Resort Amenities:

- An 18 Hole Pete Dye Design Golf Course
- 4/5 Star Resort Hotel

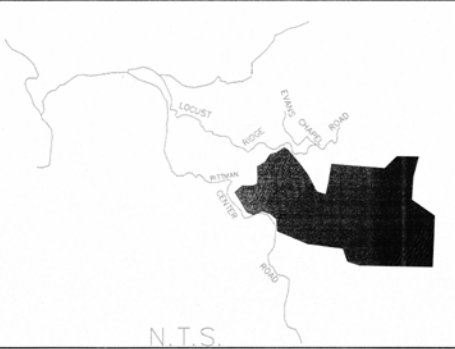
Planned Features Include:

- Convention Center
- Meeting Space
- Spa
- Water Park
- Hiking & Biking Trails



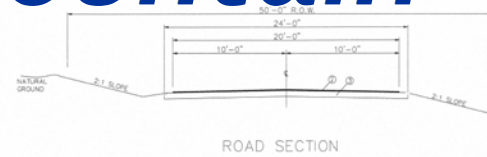
WEBB MOUNTAIN SUBDIVISION

OWNER
JACK COLLIER AND ASSIGNEES
N19 W24130 RIVERWOOD DRIVE
SUITE 100
WAUKESHA, WI 53188
262-522-8990
262-522-8999 FAX



Webb Mountain Resort

PAVING SCHEDULE	
②	2" SURFACE MATERIAL - PLANT MIX ASPHALT IN ACCORDANCE WITH THE SPECIFICATIONS OF THE OFFICE OF THE DIRECTOR OF THE SEVIER COUNTY HIGHWAY DEPARTMENT.
③	6" CRUSHED STONE BASE COMPACTED AND SEALED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE OFFICE OF THE DIRECTOR OF THE SEVIER COUNTY HIGHWAY DEPARTMENT.

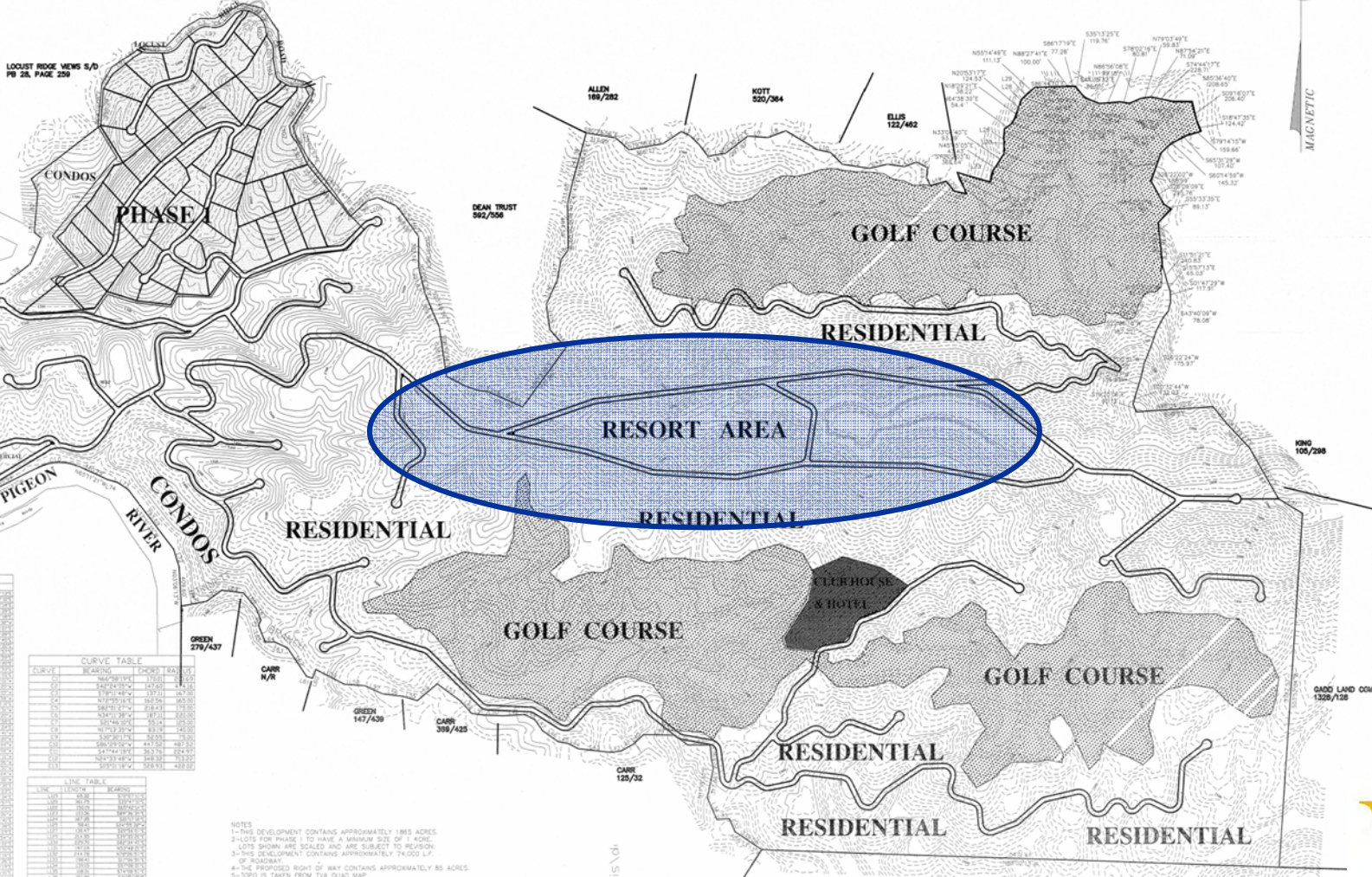


SOUTHERN DESIGN GROUP, INC.
ENGINEERS AND SURVEYORS
KODAK, TENNESSEE 37764
865-932-1031
FAX: 865-932-1081

WEBB MOUNTAIN SUBDIVISION
DRAWN: dng
JOB NO: 05-1039
DATE: 1-23-2006

DT	PARCEL	SECT	BLK	PG
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87	57	81	63	85
88	14	671	133	
88	14	671	639	

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12	10.12	N0°00'00"E
13	12.14	N89°15'12"W
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50	10.12	S89°15'12"E
51	12.14	S0°00'00"W
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53	12.14	N89°15'12"W
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81	12.14	N89°15'12"W
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86	10.12	S89°15'12"E
87	12.14	S0°00'00"W
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94	10.12	S89°15'12"E
95	12.14	S0°00'00"W
96	10.12	N0°00'00"E
97	12.14	N89°15'12"W
98	10.12	S89°15'12"E
99	12.14	S0°00'00"W
100	10.12	N0°00'00"E



NOTES
 1- THIS DEVELOPMENT CONTAINS APPROXIMATELY 1885 ACRES.
 2- LOTS FOR PHASE I TO HAVE A MINIMUM SIZE OF 1 ACRE.
 3- LOTS SHOWN ARE SCALED AND ARE SUBJECT TO REVISION.
 4- THIS DEVELOPMENT CONTAINS APPROXIMATELY 74,000 L.F. OF ROADWAY.
 5- THE PROPOSED RIGHT OF WAY CONTAINS APPROXIMATELY 85 ACRES.
 6- TOPOG IS TAKEN FROM THE QUAZ MAP.
 7- THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
 8- THE BOUNDARY IS A COMPOSITE MAP MADE BY A SURVEY BY SDD AND A SURVEY BY HANK FREDMAN.
 9- ALL ROADS TO BE BUILT TO SEVIER COUNTY HIGHWAY DEPARTMENT STANDARDS.

SPRING HILL, LLC
1346/090



Home Away From Home...

Vacation Lodging

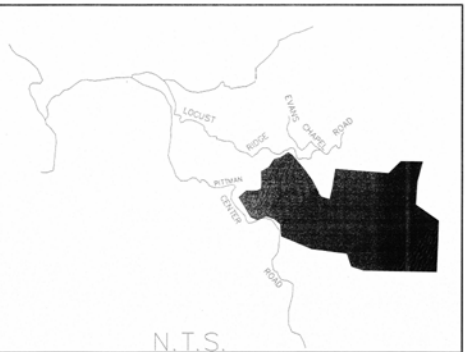
. Site Is Zoned C-1 Commercial & Approved for Vacation Rentals

1,490 Units

- High-End Resort
- Condominiums
- Fractional Ownership Units
- Hotel Sites



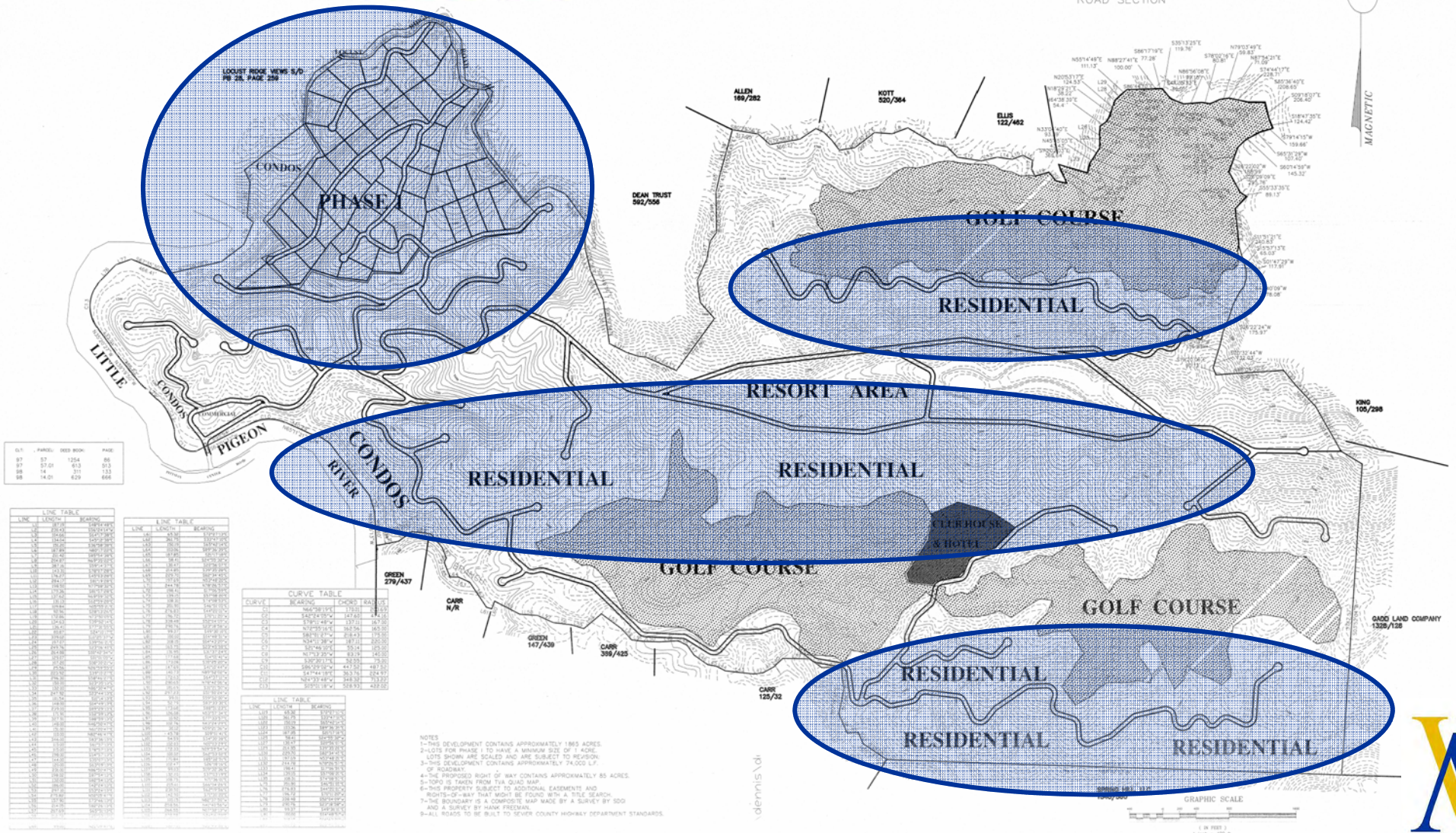
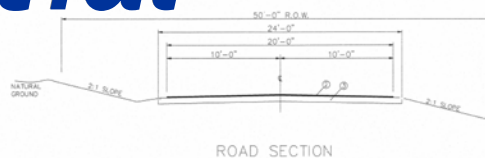
WEBB MOUNTAIN SUBDIVISION



OWNER
 JACK COLLIER AND ASSIGNEES
 N19 W24130 RIVERWOOD DRIVE
 SUITE 100
 WAUKESHA, WI 53188
 262-522-8990
 262-522-8999 FAX

Residential Rentals

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DT	PARCEL	SECT	BLK	PAGE
87	57	01	1304	85
87	57	01	613	85
88	14	01	011	133
88	14	01	629	686

LINE TABLE			
LINE	LENGTH	BEARING	REMARKS
1	123.45	N 10° 30' 00" E	...
2	87.65	S 89° 30' 00" W	...
3	156.78	N 15° 45' 00" E	...
4	98.21	S 74° 15' 00" W	...
5	210.34	N 22° 15' 00" E	...
6	145.67	S 67° 45' 00" W	...
7	289.01	N 33° 00' 00" E	...
8	176.89	S 56° 30' 00" W	...
9	345.12	N 11° 15' 00" E	...
10	201.56	S 78° 45' 00" W	...

CURVE TABLE			
STATION	BEARING	CHORD BEARING	CHORD LENGTH
1+00	N 10° 30' 00" E	N 10° 30' 00" E	123.45
1+123.45	S 89° 30' 00" W	S 89° 30' 00" W	87.65
1+211.10	N 15° 45' 00" E	N 15° 45' 00" E	156.78
1+367.88	S 74° 15' 00" W	S 74° 15' 00" W	98.21
1+466.09	N 22° 15' 00" E	N 22° 15' 00" E	210.34
1+676.43	S 67° 45' 00" W	S 67° 45' 00" W	145.67
1+822.10	N 33° 00' 00" E	N 33° 00' 00" E	289.01
1+1112.11	S 56° 30' 00" W	S 56° 30' 00" W	176.89
1+1289.00	N 11° 15' 00" E	N 11° 15' 00" E	345.12
1+1634.12	S 78° 45' 00" W	S 78° 45' 00" W	201.56

LINE TABLE			
LINE	LENGTH	BEARING	REMARKS
1	123.45	N 10° 30' 00" E	...
2	87.65	S 89° 30' 00" W	...
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SOUTHERN DESIGN GROUP, INC.
 ENGINEERS AND SURVEYORS
 KODAK, TENNESSEE 37764
 865-932-1031
 FAX: 865-932-1081

WEBB MOUNTAIN SUBDIVISION

DATE: 05-10-39
 1-23-2006





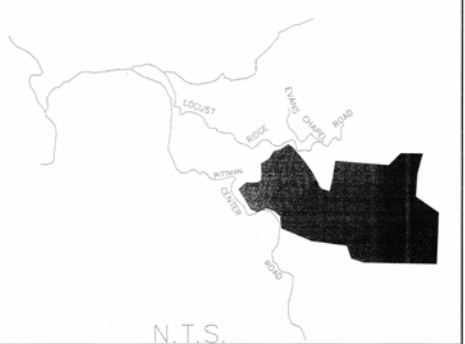
Featuring:



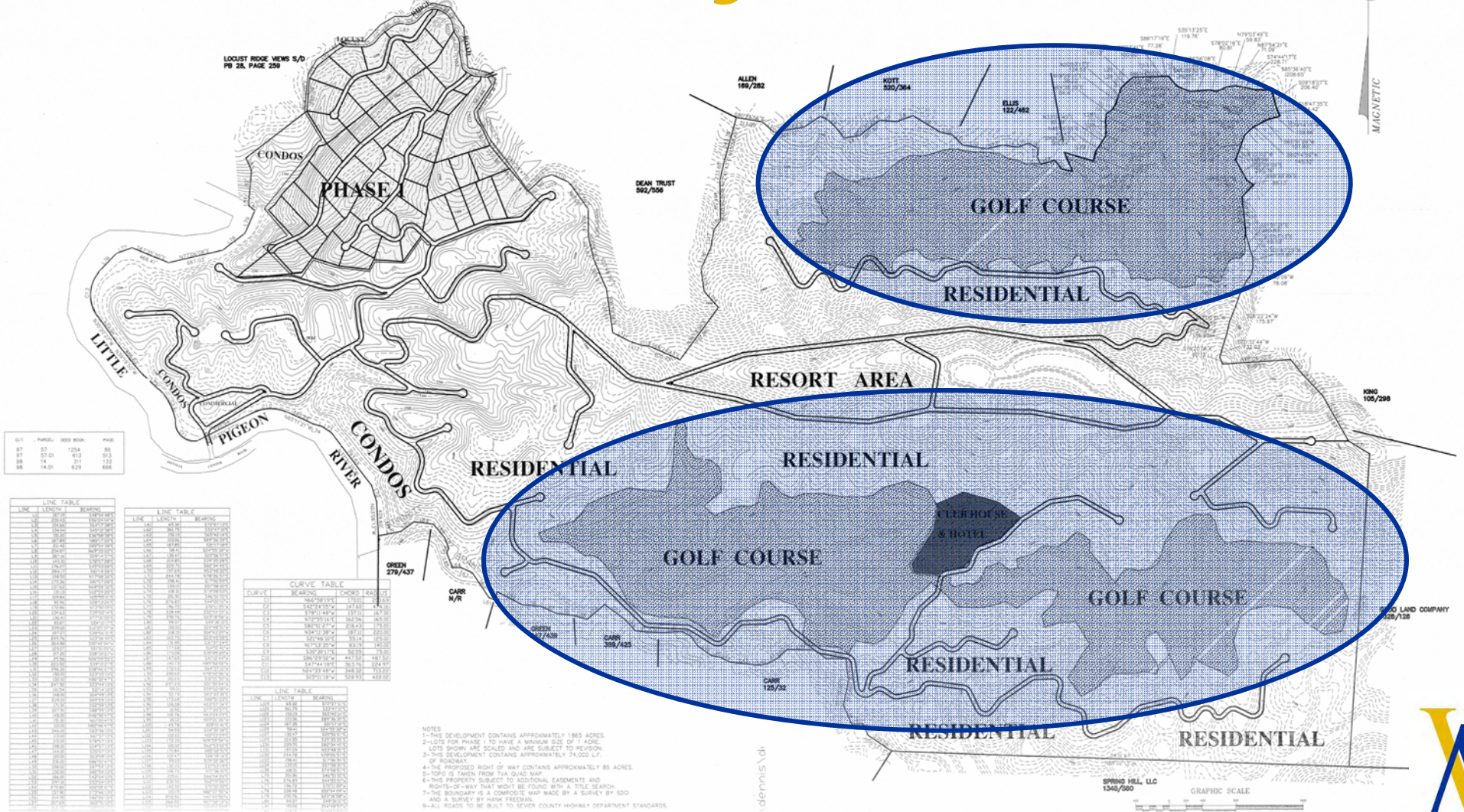
WEBB MOUNTAIN SUBDIVISION

OWNER
JACK COLLIER AND ASSIGNEES
N19 W24130 RIVERWOOD DRIVE
SUITE 100
WALKESSA, WI 53188
262-522-8990
262-522-8999 FAX

PAVING SCHEDULE	
②	2" SURFACE MATERIAL - PLANT MIX ASPHALT IN ACCORDANCE WITH THE SPECIFICATIONS OF THE OFFICE OF THE DIRECTOR OF THE SEVIER COUNTY HIGHWAY DEPARTMENT.
③	6" CRUSHED STONE BASE COMPACTED AND SEALED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE OFFICE OF THE DIRECTOR OF THE SEVIER COUNTY HIGHWAY DEPARTMENT.




Webb Mountain Golf Club



DT	PARCEL	SECT	BLK	PG
97	57	01	1314	85
97	57	01	613	813
98	14	01	011	155
98	14	01	619	686

LINE	LENGTH	BEARING
1	12.45	N 89° 52' 47" E
2	12.45	N 89° 52' 47" E
3	12.45	N 89° 52' 47" E
4	12.45	N 89° 52' 47" E
5	12.45	N 89° 52' 47" E
6	12.45	N 89° 52' 47" E
7	12.45	N 89° 52' 47" E
8	12.45	N 89° 52' 47" E
9	12.45	N 89° 52' 47" E
10	12.45	N 89° 52' 47" E
11	12.45	N 89° 52' 47" E
12	12.45	N 89° 52' 47" E
13	12.45	N 89° 52' 47" E
14	12.45	N 89° 52' 47" E
15	12.45	N 89° 52' 47" E
16	12.45	N 89° 52' 47" E
17	12.45	N 89° 52' 47" E
18	12.45	N 89° 52' 47" E
19	12.45	N 89° 52' 47" E
20	12.45	N 89° 52' 47" E

CURVE	BEARING	CHORD	ANGLE	PT. 1	PT. 2	PT. 3	PT. 4
1	N 89° 52' 47" E	12.45	90	0+00	12.45	12.45	0+12.45
2	N 89° 52' 47" E	12.45	90	0+12.45	24.90	12.45	0+24.90
3	N 89° 52' 47" E	12.45	90	0+24.90	37.35	12.45	0+37.35
4	N 89° 52' 47" E	12.45	90	0+37.35	49.80	12.45	0+49.80
5	N 89° 52' 47" E	12.45	90	0+49.80	12.45	0+62.25	
6	N 89° 52' 47" E	12.45	90	0+62.25	74.70	12.45	0+74.70
7	N 89° 52' 47" E	12.45	90	0+74.70	87.15	12.45	0+87.15
8	N 89° 52' 47" E	12.45	90	0+87.15	99.60	12.45	0+99.60
9	N 89° 52' 47" E	12.45	90	0+99.60	112.05	12.45	0+112.05
10	N 89° 52' 47" E	12.45	90	0+112.05	124.50	12.45	0+124.50
11	N 89° 52' 47" E	12.45	90	0+124.50	136.95	12.45	0+136.95
12	N 89° 52' 47" E	12.45	90	0+136.95	149.40	12.45	0+149.40
13	N 89° 52' 47" E	12.45	90	0+149.40	161.85	12.45	0+161.85
14	N 89° 52' 47" E	12.45	90	0+161.85	174.30	12.45	0+174.30
15	N 89° 52' 47" E	12.45	90	0+174.30	186.75	12.45	0+186.75
16	N 89° 52' 47" E	12.45	90	0+186.75	199.20	12.45	0+199.20
17	N 89° 52' 47" E	12.45	90	0+199.20	211.65	12.45	0+211.65
18	N 89° 52' 47" E	12.45	90	0+211.65	224.10	12.45	0+224.10
19	N 89° 52' 47" E	12.45	90	0+224.10	236.55	12.45	0+236.55
20	N 89° 52' 47" E	12.45	90	0+236.55	249.00	12.45	0+249.00

- NOTES
- 1- THIS DEVELOPMENT CONTAINS APPROXIMATELY 1865 ACRES.
 - 2- LOTS FOR PHASE I TO HAVE A MINIMUM SIZE OF 1 ACRE.
 - 3- LOTS SHOWN ARE SCALED AND ARE SUBJECT TO REVISION.
 - 4- THIS DEVELOPMENT CONTAINS APPROXIMATELY 74,000 L.F. OF ROADWAY.
 - 5- THE PROPOSED RIGHT OF WAY CONTAINS APPROXIMATELY 85 ACRES.
 - 6- TOPOG IS TAKEN FROM THE QUAZ MAP.
 - 7- THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
 - 8- THE BOUNDARY IS A COMPOSITE MAP MADE BY A SURVEY BY SDG AND A SURVEY BY HANK FREEMAN.
 - 9- ALL ROADS TO BE BUILT TO SEVIER COUNTY HIGHWAY DEPARTMENT STANDARDS.

NO.	DATE	REVISION

SOUTHERN DESIGN GROUP, INC.
ENGINEERS AND SURVEYORS
KODAK, TENNESSEE 37764
865-932-1031
FAX: 865-932-1091

WEBB MOUNTAIN SUBDIVISION

NO.	DATE	REVISION

DRG
05-1039
DATE
1-23-2006



The Golf Club of Webb Mountain

The Architect - *Dye Designs*

Whistling Straits

Creating World Class Golf Designs

Dye Designs was formed by Perry O. Dye in 1984. Perry, the elder son of famed golf course architects Pete and Alice Dye, began his apprenticeship in golf course design at the age of 12, and now has over 80 golf courses to his credit.

Dye Designs has designed golf courses in a vast variety of locales, from the lowest point in America (*Furnace Creek Inn and Resort* in Death Valley, California, which is below sea level), to one of the highest points (*Copper Creek Golf Club* in Copper Mountain, Colorado, which sits at nearly 10,000 feet). Dye has designed golf courses for extremely arid areas (the *Hideaway* in the desert of La Quinta, California), and areas that get an extreme amount of rain (*Luana Hills Country Club* in Oahu, Hawaii). You'll find Dye designed courses cut into the sides of mountains in Japan (*Golden Lakes Country Club*) and running along an ocean coast in Thailand (*Thai Muang Beach Resort* in Phuket) and in Turkey (*Shepherd Links at Turtle Beach* at Antalya).

Dye Designs truly has experience is working in all extremes.



The Golf Club of Webb Mountain

Major Events - *At Dye Courses*

Dye courses have hosted over 150 Professional & Amateur events throughout the world, and are scheduled to host 6 Majors Championships in the next 6 years.

Major Championships

- 2012 – PGA Championship – *Kiawah Island 'Ocean Course'*
- 2010 – PGA Championship – *Whistling Straits 'Straits Course'*
- 2009 – US Senior Open – *Crooked Stick Golf Club*
- 2007 – US Senior Open – *Whistling Straits 'Straits Course'*
- 2007 – PGA Senior Championship – *Kiawah Island 'Ocean Course'*
- 2006 – PGA Senior Championship – *Oak Tree Golf Club*
- 2005 – McDonald's LPGA Championship – *Bulle Rock Golf Club*
- 2004 – McDonald's LPGA Championship – *Bulle Rock Golf Club*
- 2004 – PGA Championship – *Whistling Straits 'Straits Course'*
- 1998 – US Women's Open – *Blackwolf Run*
- 1993 – US Women's Open – *Crooked Stick Golf Club*
- 1991 – PGA Championship – *Crooked Stick Golf Club*
- 1988 – PGA Championship – *Oak Tree Golf Club*

International Team Events

- 2020 – Ryder Cup – *Whistling Straits 'Straits Course'*
- 2005 – Palmer Cup – *Whistling Straits 'Irish Course'*

17th At TPC Sawgrass



Webb Mountain Improvements

Acreage

- . Grading and Sitework for Total Development
- . Infrastructure Development

Improvements Include:

- Roadways (Already Bonded)
- Communications
- Water & Sewer (Already Bonded)
- Landscaping
- Grand Entrance



Permits & Engineering

January 8, 2008 Revised March 9, 2009

TO WHOM IT MAY CONCERN:

The following is a listing of permits and engineering documents submitted by Southern Design Group, Inc (SDG) for **The Webb Mountain Subdivision**.

1. Environmental Impact Study.
2. Zoning has been obtained as C1 Commercial for the entire 1734 acres.
3. The Concept plan and all Engineering Documents have been submitted and approved by The Sevier County Planning Commission (Renewal date is February 14, 2009).
4. All Engineering Documents have been prepared and submitted to The TN Department of Conservation (TDEC), fees have been paid on the entire 1734 acres. The Storm Water Pollution Prevention Plan (SWPPP) is permitted and in place, additional areas will need permitting as development progresses. The first area SDG permitted are areas along the river, these areas are always the most difficult to get, the other areas can be easily permitted. Whaley & Sons, Inc. (WSI) has rough graded some of the roads in Phase I and other areas, furthermore a large portion of the erosion control measures have been installed & maintained by WSI.
5. Engineering documents and fee's have been paid and submitted to Sevier County for The Storm Water Permit, (NOTE: This permit needs to be renewed must be renewed at 6 months intervals).
6. Final Plat: All plans and engineering documents are prepared and ready for submittal phase I containing 30 residential lots. Approved and Recorded. REV. 3/09/09 November 2008 Roads are bonded and ready to build
7. Soil Survey for phase I has been completed.

Excavation for the roadway construction can began immediately, and/or roads can be bonded, lots could be sold immediately upon final plat approval, **WE HEREBY CERTIFY ALL STATEMENTS HEREIN STATED ARE TRUE & CORRECT.** If we can be of further assistance, please be in touch.

Sincerely,

Billy P. Evans
Billy P. Evans, President

Office: 865.932.1031

Fax: 865.932.1091

Email: bevans@southerndesigngroup.net



Tracking No. TNR131959

NOTICE OF COVERAGE UNDER THE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (CGP)

Tennessee Department of Environment and Conservation
Division of Water Pollution Control
401 Church Street, 6th Floor, L&C Annex
Nashville, Tennessee 37243-1534

Under authority of the Tennessee Water Quality Control Act of 1977 (T.C.A. 69-3-101 et seq.) and the delegation of authority from the United States Environmental Protection Agency under the Federal Water Pollution Control Act, as amended by the Clean Water Act of 1977 (33 U.S.C. 1251, et seq.):

Name of the Construction Project: **Webb Mountain Subdivision**
Construction site Owner/Developer: **Webb Mountain, LLC**
Contractor(s): **Whaley & Sons, Inc.**
is authorized to discharge: storm water associated with construction activity
from site located at: **Pittman Center Road, Sevier County**
to receiving waters named: **Little Pigeon River, Henry Branch**
in accordance with effluent limitations, monitoring requirements and other conditions set forth herein.
Likely presence of threatened or endangered species in one mile radius: **YES**
Likely presence of threatened or endangered species downstream: **YES**
Additional pollution prevention requirements apply for discharges into waters which TDEC identifies as:
a) impaired by siltation: **NO** b) discharging into high quality waters: **YES**

Your coverage under the CGP shall become effective on **October 3, 2006**, and shall be terminated upon receipt of [Notice of Termination](#), or the date of expiration of the CGP, **May 30, 2010**.

Paul E. Davis

Paul E. Davis, Director
Division of Water Pollution Control

Roads:

The majority of the roads are already cut, and the bridge over the Little Pigeon River that accesses the site (*pictured at right*) has already been constructed.



Storm Water Bond

Roadway Bond

SUBDIVISION
BOND

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.
Westfield Group, One Park Circle, P O Box 5001
Westfield Center, Ohio 44251-5001

Bond No. 0059811

SUBDIVISION
BOND

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.
Westfield Group, One Park Circle, P O Box 5001
Westfield Center, Ohio 44251-5001

Bond No. 0059808

KNOW ALL MEN BY THESE PRESENTS, that we Whaley & Sons, Inc. as principal, and Ohio Farmers Insurance Company, One Park Circle, P O Box 5001, Westfield Center, OH 44251-5001 authorized to do business in the State of OH, as Surety, are held and firmly bound onto Sevier County Storm Water Management Department as Obligee, in the penal sum of Two Hundred Fifty Thousand & 00/100 (\$250,000) DOLLARS, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors. and assigns, jointly and severally firmly by these presents.

KNOW ALL MEN BY THESE PRESENTS, that we Kenneth P. Whaley as principal, and Ohio Farmers Insurance Company, One Park Circle, P O Box 5001, Westfield Center, OH 44251-5001 authorized to do business in the State of TN, as Surety, are held and firmly bound onto Sevier County Road Commission as Obligee, in the penal sum of four hundred forty eight thousand eight hundred & 00/100 (\$448,800) DOLLARS, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors. and assigns, jointly and severally firmly by these presents.

WHEREAS, Whaley & Sons, Inc. has agreed to construct in Webb Mountain Subdivision the following improvements: erosion control, permanent detention ponds, permanent stabilization

WHEREAS, Kenneth P. Whaley has agreed to construct in Webb Mountain Subdivision the following improvements: 6600 LF New Roadway

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements therein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements therein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 10th day of November, 2008.

Signed, sealed and dated this 7th day of November, 2008.

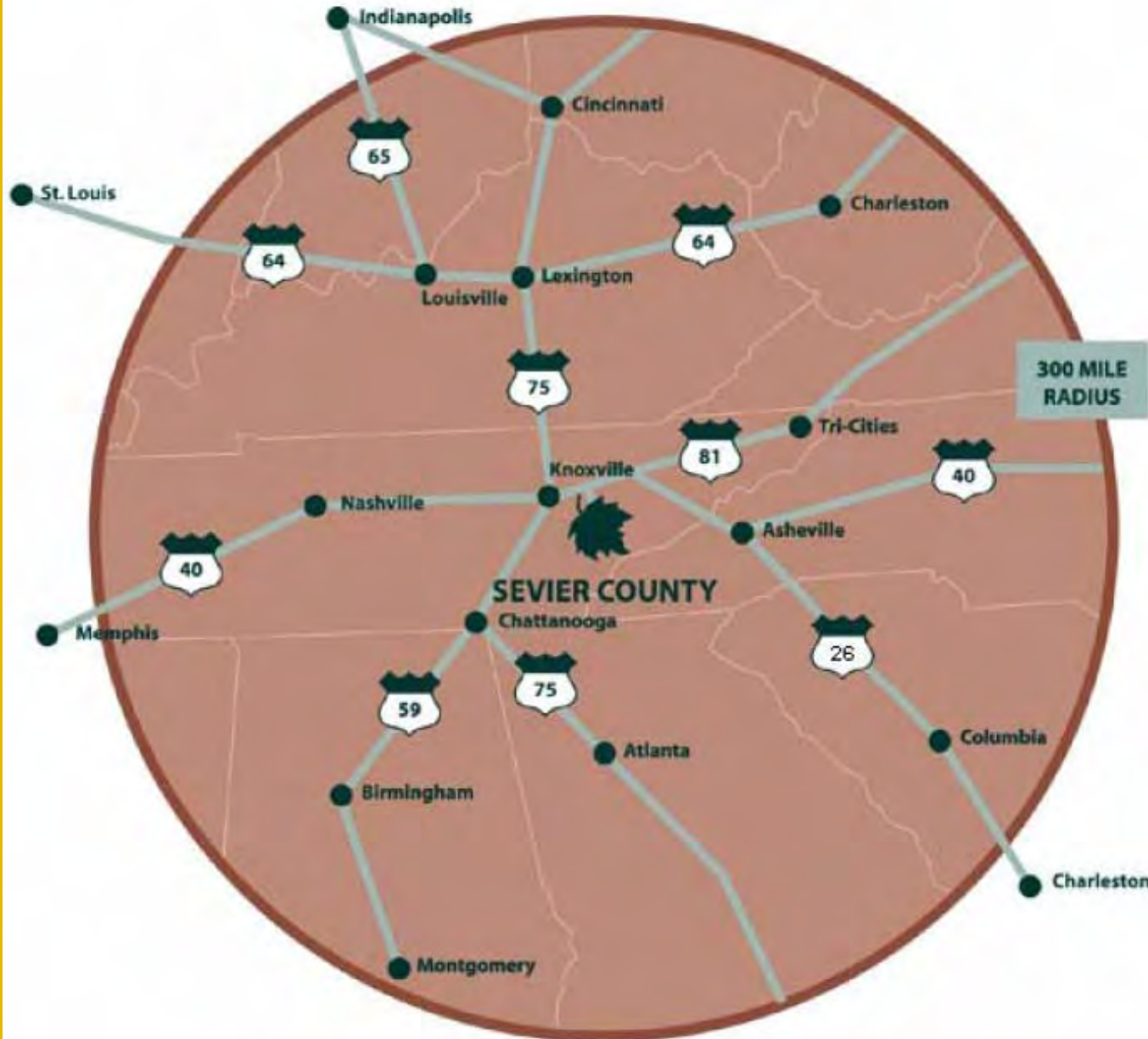
Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.

Whaley & Sons, Inc.
By: Kenneth P. Whaley Principal
Ohio Farmers Insurance Company
By: David A. Bennett Attorney in Fact

Kenneth P. Whaley
By: Kenneth P. Whaley Principal
Ohio Farmers Insurance Company
By: David A. Bennett Attorney in Fact

Welcome To Sevier County!



300
Mile
Radius

WW

Sevierville Dining & Entertainment

Over 100 Restaurants Including:

Fuddruckers Chop House (2)
Texas Roadhouse Ryan's Steak House
Mr. Gatti's TGI Fridays
Applebees Conner's
Olive Garden Cracker Barrel (2)
Red Lobster Golden Corral
Ruby Tuesdays

Theaters

Great China Circus
Smoky Mountain Palace
Smith Family Theatre
Wonderworks

Entertainment

Nascar Speedpark
Eagle's Landing Golf Course
Sevierville Community Center
Smokies Stadium
REEL Theatres Movies

Shopping

TONS! Including:
Bass Pro Shops
Tanger Five Oaks Outlets
Governor's Crossing
Belk Department Store - Lowes
Super Wal-mart - Home Depot



Sevier County Visitor Profile



The following table represents the total annual requests from information from the Sevierville Chamber of Commerce. In response to each request for information, the Chamber mails a copy of the *Sevierville Vacation Planner*. Inquiry data are totals from reader response ads in various publications, telephone calls, the Chamber of Commerce Web site and walk-in visitors to the Sevierville Welcome Center. Since July 1994, the number of inquiries has increased more than 1,081%.

Total Annual # of Inquiries

1994-95	17,000
1995-96	88,000
1996-97	120,000
1997-98	160,000
1998-99	163,000
1999-00	195,000
2000-01	295,000
2001-02	358,000
2002-03	502,859
2003-04	518,474
2004-05	543,553

Top 10 Travel Markets

- | | |
|---------------|---------------|
| 1. Birmingham | 6. Greensboro |
| 2. Atlanta | 7. St. Louis |
| 3. Cincinnati | 8. Orlando |
| 4. Charlotte | 9. Tampa |
| 5. Nashville | 10. Knoxville |

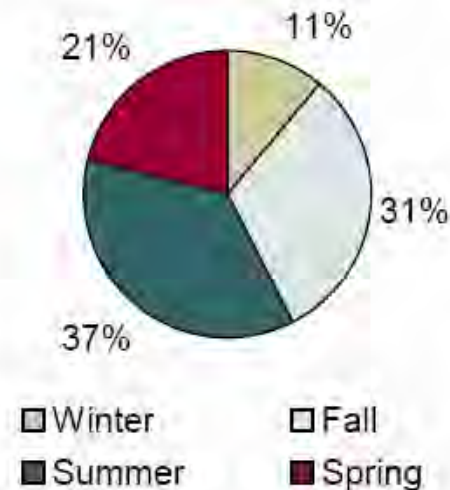
Top 10 State Markets

- | | |
|-------------------|-----------------|
| 1. Tennessee | 6. Ohio |
| 2. Georgia | 7. Texas |
| 3. Alabama | 8. Florida |
| 4. Kentucky | 9. Indiana |
| 5. North Carolina | 10. Mississippi |

Age of people in party:	
17 and under:	23%
55 to 64	16%
45 to 54	16%
18 to 34	16%
35 to 44	15%
65 and older	13%
Miles traveled:	
301 to 500	34%
201 to 300	21%
101 to 200	19%
Less than 100	18%
Over 500	8%

When are visitors coming to Sevierville?

According to hotel/motel revenue and guest surveys, the majority of visitors come during the summer (36%). However, with the increase in *Winterfest* events and advertising, as well as other events in the spring and fall, annual visitation has increasingly become more even over the seasons.



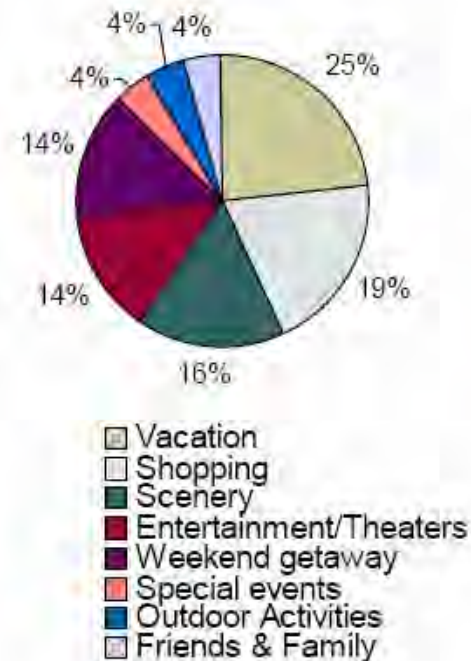
Winter Fall
 Summer Spring

Sex:	
Female	65%
Male	35%
Age:	
35 to 54	49%
55 +	38%
0 to 34	13%

Education Level:	
High School	37%
Some College	34%
College Graduate	14%
Post Graduate	10%
Other	5%

Household Income:	
\$45,000 to \$74,999	40%
\$25,000 to \$44,999	27%
\$75,000 +	22%
Under \$24,999	11%

Primary reasons for visit:



Vacation
 Shopping
 Scenery
 Entertainment/Theaters
 Weekend getaway
 Special events
 Outdoor Activities
 Friends & Family

