

THE TIDES INN FACT SHEET RELEASE DATE: 01/30/2007 THE TIDES INN “A Chesapeake Bay Tradition”

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General Information

Re-Opening:

April 2002, after a 6-month, multi-million dollar renovation by new managing partners, Sedona Resorts.

Overview:

Sedona Resorts acquired the 50-year-old, family-run, waterfront property in May 2001 with the objective of restoring the historic resort as one of the finest on the East Coast. Originally opened in 1947, the Tides Inn has a long history of providing repeat guests, or “Old Friends” as they are affectionately known, with the finest accommodations and warm southern hospitality. Sedona Resorts is continuing that tradition, modernizing the public spaces, restaurants, bathrooms, building systems, and guestroom interiors at the Tides Inn, the Tides Marina, and Golden Eagle Golf Club.

Managing Partners:

Sedona Resorts and its principals have a long history of successfully managing and repositioning environmentally sensitive and culturally attuned properties in the United States. Prior to forming Sedona Resorts in 1992, President George Lidicker was responsible for opening or repositioning 23 major projects in environmentally pristine areas. Amongst them are the award-winning Lodge at Koele and Manele Bay Hotel on the island of Lana’i, formerly Hawaii’s pineapple island. Prior to opening the Lana’i properties, Lidicker directed the unveiling of prestigious properties such as the Kapalua Bay Hotel on Maui and the S. S. Norway. Sedona is the location of Sedona Resort's Enchantment Resort and Mii amo, a destination spa, entities that are legendary for their respect for land conservation and the perpetuation of the Native American culture. Sedona Resorts and its investment group are committed to owning and operating a collection of premier quality, independent, destination resorts, each having a unique personality reflective of its geographic location. The Tides Inn joins Enchantment Resort (Sedona); Mii amo, a destination spa at Enchantment (Sedona); and Cedar Breaks Lodge (Utah) as Sedona Resort’s fourth property.

Location:

The resort is tucked away on a private, lush peninsula in the “Northern Neck” of Virginia, bounded by the Chesapeake Bay to the East, the Potomac River to the north, and the Rappahannock River to the south, in the small community of Irvington, Lancaster County, Virginia. The Tides Inn sits on a bluff overlooking Carters Creek, surrounded by manicured grounds.

Short History of Area:

The Northern Neck of Virginia was called the “Athens of America” during the 18th

century for its great plantations and great minds. Three presidents—George Washington, James Madison and James Monroe—were born here, as was Robert E. Lee. Today, the region boasts picture-perfect towns laced with old Indian trails, colonial roads, and tidal creeks.

Accommodations:

All 106 guest rooms, including 22 suites, have been renovated. The design theme evokes a British Colonial motif, reminiscent of an era of leisure travel in the grand style when great empires reached to exotic ports of call. Many have balconies and patios overlooking Carters Creek and the Rappahannock River in the distance.

Recreation:

- Championship golf at the 18-hole Golden Eagle Golf Club
- Complimentary golf on a 9-hole, Par-3 course designed by Fred Findley, featuring Bermuda fairways and greens, a few bunkers, and holes 80-140 yards long
- Cruises on the Miss Ann, a 127-foot National Historic yacht
- Sailing school • Paddleboats
- 4 tennis courts (including 2 clay courts)
- Fresh-water and salt-water swimming pools
- Full-service spa with 8 treatment rooms
- Croquet, shuffleboard, basketball, bicycles
- Crab Net Kids, a children's program
- Fresh-water fishing
- Bird watching

Services:

Concierge, room service, laundry, and three specialty boutiques. Guest rooms feature complimentary high-speed Internet access, coffee makers, hairdryers, irons and ironing boards, in-room safes, mini-bars, CD-clock radios and DVD players. Refrigerators and movie rentals are available upon request. Pets are allowed in designated rooms.

Restaurants:

The Chesapeake Club (open 11 am until 10 pm daily) is the premier dining venue on the Northern Neck and the signature restaurant at the Tides Inn. A menu of contemporary American cuisine highlights the best of local, fresh ingredients. A popular, informal atmosphere prevails in the Club's lower level; the adjoining East Room, where jackets are appreciated, is quieter and service and table settings are more formal.

The Chesapeake Club Lounge on the Club's upper level serves light fare. Jazz and danceable music is featured on a nightly basis with a trio or quartet on weekends.

The Chesapeake Club Coffee Bar located on the upper level of the lounge/cocktail area of the Club is open from 7 until 11 am daily serving espresso, cappuccino, lattes, coffee to go, and a limited take-out menu. The Coffee Bar will be a "hot spot" for computer users offering free wireless access along with a selection of regional and national newspapers, and CNN on the plasma screen.

Cap'n B's, located upstairs in the clubhouse at the Golden Eagle Golf Club, replicates a New Orleans ambience in a country club setting with hammered tin ceiling, belt-driven ceiling fans, and an antique oak and marble bar. American and Southern cuisine.

Commodore's waterside restaurant serves burgers, sandwiches, and grilled fare in an informal setting by the main pool from Memorial Day through Labor Day.

Golden Eagle Golf Club:

Golf Digest has called it "the toughest course that no one has ever heard of." Opened for play in 1976, the 18-hole Golden Eagle was designed by George W. Cobb and his associate John LaFoy who carved the championship course out of a beautiful, wooded landscape around a 50-acre lake. Paul Clute, president of PC Golf, Inc, is directing a master plan of improvements for the course. Already completed are the rebuilding of three tees (holes 11, 14 and 17), the re-design of the 9th hole (originally a troublesome hole for all handicaps, but now rebuilt from the tee to the landing area), the re-sanding and edging of the most frequently used bunkers, and the removal of one sand bunker.

The Golden Eagle measures from 6,566 yards from the blue tees and has a USGA rating of 70.9 and a slope of 126. Bermuda fairways and bent grass putting surfaces play to a par of 72. The Golden Eagle has hosted numerous Virginia State Golf Association events.

The Tides Marina:

A full-service, 64-slip transient marina, able to accommodate vessels up to 125 feet. The Tides Marina provides a beautiful and safe harbor for yachts, with the added amenities of a destination resort for its crew. Marina guests enjoy complimentary laundry, excellent shower and bath facilities, cable and phone hook-ups, and van and water taxi services. The Tides Marina guests' are encouraged to bring their golf clubs to play the complimentary Par -3 course, or the Golden Eagle Golf Club.

Premier Sailing School is conveniently based at the Tides Inn, offering guests as well as others the opportunity for individual or group sailing classes for all experience levels from age 6 up.

The Tides Inn offers scheduled cruises on "Miss Ann," a 127-foot National Historic Register yacht, and "High Tide," a 60-foot cabin cruiser.

The Spa at the Tides Inn:

Eight treatment rooms overlook the quiet beauty of Carters Creek. A full range of rejuvenating treatments, including massage, facials, and body wraps are offered daily.

Crab Net Kids:

Parents are encouraged to bring their children to the Tides Inn. Children ages 4-12 may participate in supervised activities designed to inspire young vacationers, including a children's playground, nature walks, arts and crafts, sailing classes, swimming and tennis.

Meetings:

The Tides Inn offers a variety of function space totaling 9,000 sq. ft. The gracious atmosphere of the Tides Inn is a perfect setting for both business and recreational gatherings.

The Cove Room is our largest meeting room, offering nearly 2,500 square feet and an outdoor deck overlooking Carters Creek. Well-suited for outdoor buffets, coffee breaks and small receptions.

The Boardroom (overlooking manicured gardens), The King Carter Room, Virginia Room, Captain's Quarters and The Eagle Room are perfect for conference, classroom or reception-style set-ups.

Cap'n B's at the Golden Eagle Golf Club and Commodore's by the pool are just some of the many choices for evening banquets and receptions.

Weddings:

The Tides Inn is happy to assist with planning the perfect wedding, whether topside on the Miss Ann or High Tide, barefoot on the beach, or an elegant affair at the Tides Inn.

Nearby Attractions:

General Lee's birthplace (Stratford Hall), George Washington's birthplace (Wakefield), the Mary Ball Washington Museum and Library (housing one of the Southeast's largest collections of genealogy records), Historic Christ Church (built in 1735), and Colonial Williamsburg are all within an hour's drive.

Getting There:

The Tides Inn is just over an hour's drive from Richmond, approximately three hours from Baltimore, and under a three-hour drive from Washington DC.

General Manager:

Gordon Slatford

Affiliations:

The Tides Inn is a member of Leading Small Hotels of the World, an international group of independently owned luxury hotels, each singular in design, character and ambience. Members, which include the Hotel Bel-Air, The Lowell, Fifteen Beacon, and the Wheatleigh, are required to meet the rigorous standards of excellence established by The Leading Hotels of the World Global Luxury Standard Group, ensuring travelers the highest level of service and accommodations.

2007 Rates (single or double occupancy)

Deluxe Guest Rooms: \$160-\$334

Premium Guest Rooms: \$205-\$364

Vista Suites: \$260-\$464

Lancaster House Suites: \$360-\$519

Packages:

The Tides Inn Golden Eagle Golf Package: \$276 - \$387 per night, double occupancy
Enjoy unlimited golf on the Tides Inn's championship Golden Eagle Golf Course,
Challenge yourself on one of Virginia's top courses.

- Unlimited greens fees at the Golden Eagle Course
 - Waterview accommodations
 - Cart
 - Unlimited range balls
 - Club Storage
 - Golden Eagle golf cap
 - 15% discount on Pro Shop retail merchandise
 - Two-night minimum stay
- *additional local courses are available for play at a discounted rate

The Spa at the Tides Inn Package: \$375 - \$487 per night, double occupancy
Refresh and renew yourself with a spa getaway at the Tides Inn.

- Waterview accommodations
- One sixty (60) minute spa treatment per person including gratuity
- Special welcome gift
- 15% discount on spa retail merchandise and products
- One round of golf may be substituted for one spa treatment
- Must be 18 years of age or older
- Two-night minimum stay required

Suite Romance Package: \$327 - \$438 per couple per night
Enjoy a romantic getaway on the quiet waters of Carters Creek and the Rappahannock River.

- Upgraded Vista Suite Accommodations
- Dinner for two each evening including tax and gratuity
- Breakfast for two each morning including tax and gratuity
- Champagne delivery upon arrival
- Two-night minimum stay required

Learn to Sail Package

Spend two or four days learning how to sail from top instructors. Novice to experienced sailors will benefit from the lessons of Premier Sailing School. Keelboard certification is also available.

This is an add-on package available with any room type.

Young Sailors Small Boat Course

Two Day: \$80.00 per day, per child

Four Day: \$75.00 per day, per child

Adult Small Boat Course - taken with your children
Two Day: \$95.00 per day, per adult
Four Day: \$87.50 per day, per adult

Keelboat Course for Adults only
Two Day: \$135.00 per day, per adult
Four Day: \$135.00 per day, per adult

Children must be at least 6 years old to participate in sailing school.

Reservations:

Call toll-free (800)-843-3746, direct (804)-438-5000, or visit the Web site
www.tidesinn.com.

Address:

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FOR MORE INFORMATION:

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