



Lakeway Resort and Spa At-A-Glance

Majestically situated on the shores of Texas' renowned Lake Travis, Lakeway Resort and Spa has been the preferred lake destination for locals and those with underground knowledge of Austin. Long considered a conveniently-located spot for mixing business with pleasure, Lakeway has hosted the who's who of Texas, as well as travelers from around the world. The 168-room classic resort features a full-service spa, three multi-tiered swimming pools with cabanas, an acclaimed restaurant and bar, a 300-slip marina, nearby golfing, fishing and tennis and more than 24,000 square feet of lakeside meeting space.

LOCATION	Lakeway Resort and Spa 101 Lakeway Drive Austin, Texas 78734. 800-525-3929 Toll Free 512-261-6600 Local
OWNER	Behringer Harvard Real Estate Investments Dallas, Texas
MANAGEMENT	Dolce International (www.dolce.com) is a global hospitality company headquartered in Montvale, New Jersey and Paris, France. Specializing in the meetings experience, Dolce has a collection of 22 unique properties in the United States, Canada and Europe. Each property features a different style ranging from a historic castle, to an authentic alpine village, to a classic American lakeside resort, to a French chateau, to a traditional corporate learning center. All Dolce properties meet the high standards of the International Association of Conference Centers (IACC).
EXECUTIVE PERSONNEL	Jeff Burns, General Manager Casey Cotton, Director of Sales & Marketing Bryce Murphree, Executive Chef ~ more ~

HISTORY

Opened as Lakeway Inn in 1963, the property hosted the who's who of Texas, generations of families celebrating milestones and vacationing and numerous business meetings. The property was purchased in 2005 by Behringer Harvard and Dolce International was installed and management. The property has undergone a \$15 million redevelopment over the past year, adding a full-service spa, additional meeting space, swimming pools and patio areas and refurbished guest rooms. Privately-owned lakeside villas are schedule to be completed in 2007.

ACCOMMODATIONS

Guest Rooms. The 166 revived guest rooms envelop Lakeway's guests in contemporary, calming comfort, with the resort's signature Blissful Beds, unique furnishings and state-of-the-art technology. A wall of sliding glass doors allows guests to enjoy views of the lake and hill country. Most guest rooms offer private balconies. Fashionable earthtone colors, high ceilings and built-in dressers and desks streamline the guest rooms and provide a spacious feeling to each room. Complimentary WiFi, high-speed Internet access, a 32-inch flat panel television with Nintendo, a coffeemaker with a selection of Starbuck's coffee and Tazo teas, VOS water, lighted make-up mirrors, irons and ironing boards, plush terrycloth robes, hair dryers, beveled mirrors and digital clock radios are included in each guest room.

Presidential Suites. Two spacious Presidential Suites, the LBJ Suite and The Mansfield Suite, are decorated in contemporary earthtone colors and furnishings. A wall of sliding glass doors in the living room lead to a private balcony stretching the length of the suite and views of the lake or Hill Country. The suites feature a living room, dining area, kitchenette with refrigerators, microwaves, icemakers and a service entrance, 42-inch televisions in the living room, private balconies and king-sized Blissful Beds. Over-sized bathrooms offer double sinks, separate soaking tubs and water closets. Guest half-baths are located off the living room in the Presidential Suites.

DINING

Travis Restaurant is Lakeway's signature restaurant. Guests are welcomed to the comfortable, clubby atmosphere by a huge stone fireplace and views of Lake Travis. Executive Chef Bryce Murphree oversees the menus of contemporary American cuisine with a distinctive South-western flair. Travis is known for its popular Prime Rib Thursdays, serving from 5 p.m. until 10 p.m. and its First Friday Seafood Buffet, served from 5 p.m. until 9 p.m. on the first Friday of each month. The restaurant is open from 7 a.m. until 10 p.m. daily, serving breakfast, lunch and dinner. Travis also features a private dining room with seating for 150.

Josie's is Lakeway's casual dining and cocktail bar, featuring indoor and outdoor seating and sweeping views of Lake Travis. A favorite with locals as well as travelers, Josie's offers several flat screen televisions, live, Austin-style music every Saturday night throughout the summer months and a billiards table. Serving lunch and dinner, Josie's menu is American bar-style from 11 a.m. until 11 p.m.

The Back Porch is a newly created wine bar just off the lobby. Offering a choice of more than 500 bottles of wine, and floor-to-ceiling windows that overlook the lake, The Back Porch is a perfect location to share a bottle of wine and watch the sunset. Outdoor seating is available on the balcony. Open from 5 p.m. until 10:30 p.m.

SAN SABA SPA

The new, full-service spa offers a Texas-size menu of wraps, massages, facials and salon services, including hair, manicure, pedicure, waxing. The 5,000-square-foot spa consists of seven treatment rooms, including a couple's room with an experience shower and private balcony overlooking the lake. Separate men's and women's relaxation areas also overlook the lake and offer private balconies.

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Separate men's and women's locker rooms offer steam and sauna. Signature treatments, such as the San Saba Massage and the Golfer's Massage are offered in 50- and 80-minute sessions. Open from 9 a.m. until 8 p.m. Monday through Friday; from 9 a.m. until 6 p.m. on weekends, San Saba Spa is also available to the public.

- FITNESS CENTER** The new 1,700-square-foot fitness center is located adjacent to San Saba Spa and is fully equipped with Cyber strength training, cardiovascular stations and flat panel televisions. Open to Lakeway guests only; 24-hour access with room key.
- SWIMMING POOLS** Guests can choose from three swimming pools at Lakeway: a new adults-only pool is a three-tiered infinity pool featuring a swim-up cocktail bar; the family pool is a walk-in, featuring a two-story twisting slide; the Courtyard Pool, the original retro-chic pool on the property is open to all ages. Guests can rent cabanas, stocked with chaise lounges, refrigerators, fans and personal attendants.
- MEETING SPACE** Lakeway Resort and Spa offers 24,000 square feet of meeting space, including the newly constructed Glass Ballroom. Long recognized as one of the top meeting, executive retreat and conference destinations in Central Texas, Lakeway is an I.A.C.C. certified conference center. It has been awarded the Successful Meeting's Pinnacle Award and Corporate Meetings & Incentives' Paragon Award.

Lakeway's function spaces are all flexible, state-of-the-art meeting space, including 17 meeting rooms that break out into 12 individual rooms and four large ballrooms ranging from 4,000 – 5,800 square feet. Two of the large meeting rooms are equipped with permanent projection capabilities, A/V controls, computer graphics capability, multipurpose lighting, music and sound systems to accommodate the most dramatic presentations. Lakeway also offers a

business center, high-speed Internet access and complimentary wireless capabilities. The sound proof rooms have individual temperature, lighting and sound controls, Ergonomic chairs and conference tables.

LAKEWAY MARINA A full-service marina is adjacent to Lakeway Resort and Spa. It features a wide range of facilities and water recreation activities including private charter yachts for groups up to 250, ski boats with or without drivers, pontoon and deck boats, wave runners and bass boats with or without fishing guides. Also available are boat slips for rent, boat service center, ships store with sundries and clothing, gas facilities, skis, life vests, knee boards, inner-tubes, ice and so on. Sea plane rides are also available. Reservations are recommended.

CHARTER CRUISES Lakeway Resort and Spa offers a private charter boat for cruises along Lake Travis. The boats range in capacity up to 80 for cocktails. All dining, weddings and parties are catered by Lakeway Resort. Prices are hourly with a two-hour minimum.

FISHING Lake Travis offers exceptional year-round fishing and Lakeway's fishing expert, Allen Christenson, shares his vast knowledge of the sport and the lake with Lakeway guests. Lake Travis is known for its black bass, stripers, white bass, crappie.

GOLF Lakeway can arrange tee times at four coveted 18-hole golf courses, all within five miles. The *Yaupon* features rolling fairways, picturesque vistas, occasional water holes and a front nine with several elevated tees. Without bunkers or sand traps, the *Live Oak* golf course meanders peacefully among its namesake, opting for shade and large greens. *Flintrock Falls* golf course, designed by Jack Nicklaus and "Jackie" Nicklaus II, opened in 2002. The spectacular "Waterfall" Hole (#11) is no longer a best-kept secret; it's quickly rising on the list of the country's top signature holes. The *Falconhead* golf

course is Austin's first PGA Tour Signature Series golf course, laid out on Texas Hill Country. Four to six tee boxes highlight each hole. Lakeway Resort can arrange tournaments, private and group lessons as well as children's clinics.

TENNIS

The Lakeway World of Tennis is one of the finest facilities in the Southwest and guests at Lakeway Resort and Spa are preferred guests. The facility offers 24 outdoor courts and the two climate-controlled indoor courts, as well as a staff of USPTA professionals. Lakeway Resort can arrange tournaments, group and private lessons and children's clinics.

CHECK IN / OUT

Check in is at 4 p.m.; check out is at noon

CREDIT CARDS

All major credit cards are accepted, including Visa, Mastercard, American Express, Diners Club

AUSTIN, TEXAS

Revered as down-home yet sophisticated, laid-back and bustling with high energy, traditional and avant-garde at the same time, Austin embraces its unique, often quirky, identity. Over the past two decades, the small university town where Willie Nelson crafted his own unique musical style grew into a big city with a glittering skyline and 1.4 million people in the metropolitan area. It is not only the capital of Texas, but considered by many to be the live music capital of the world.

More and more, Austin stacks up as "the" place to see and be seen. *MovieMaker* magazine touts it as one of the country's "Best Filmmaking Cities." *Men's Journal* declares Austin at #2 among its "50 Best Places to Live." According to *Money*, it's the "Best Place to Start a Business." *Travel + Leisure* lauds it for having the "Best-Looking People," being the "Prettiest in Spring" and "Friendliest."

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