



Hyatt Regency Hill Country Resort and Spa

SAN ANTONIO, TEXAS

Site size: 303 acres (including golf course)

Hotel guest rooms: 500

Function space: 35,000 s.f. (interior); 54,000 s.f. (exterior)

Resort features: 27-hole, Arthur Hills-designed Hill Country Golf Club

15,000-square-foot Windflower, The Hill Country Spa

Opened: 1993



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PROJECT DESCRIPTION

Woodbine's first destination resort project proved many people wrong by being instantly successful even though it wasn't built on San Antonio's famed River Walk or in Scottsdale's Resort corridor. This casually elegant destination resort was designed to evoke the welcoming spirit and gracious hospitality of the Rogers-Wiseman Ranch, a family-owned property for more than a century. Woodbine was careful to preserve the massive live oaks and natural landscape that have attracted generations of Texans to the Hill Country for vacations and relaxation. This AAA Four-Diamond resort also has been lauded multiple times by *Condé Nast Traveler*, which included the resort in its January 2008 Gold List of "The World's Best Places to Stay," and *Celebrated Living*, which listed the resort among its "Top 10 Family Resorts."

The Hyatt Regency Hill Country Resort and Spa was the first major hotel built in Texas in five years, as the hotel industry was depressed and overbuilt. It also was the first true destination resort built in Texas, as well as Woodbine's first venture into overseas capitalization of a project. The original partnership composed of Woodbine, Hyatt, Shimizu Land Corporation and Kawasaki Steel Corporation purchased 207 acres from the Rogers-Wiseman family, which had owned and operated a ranch on the land for more than 100 years. Debt was provided by the Long-Term Credit Bank of Japan, Ltd. The Shimizu and Kawasaki interests were subsequently purchased by Woodbine affiliates.

The casually elegant, full-service destination resort evokes the welcoming spirit and gracious hospitality that were part of the ranch's history for generations. Massive live oaks were preserved while creating a AAA Four-Diamond Resort surrounded by 27 holes of golf, jogging paths, a nature trail and a 4-acre water park with a signature flowing river pool. Nationally acclaimed golf course architect Arthur Hills designed Hill Country Golf Club with a wide-ranging terrain: gently rolling meadows, steep hillsides, wooded ravines and tree-shaded plateaus, as well as tranquil lakes and ponds.

In 2001, Woodbine added the 15,000-square-foot Windflower spa to the resort, and in 2005 an additional nine holes were added to Hill Country Golf Club. The 2008 *Zagat U.S. Hotel Guide* named the resort San Antonio's best, and *Condé Nast Traveler* has ranked it among the 50 Best Golf Resorts three times. This AAA Four-Diamond resort also has been lauded multiple times by *Condé Nast Traveler*, which included the resort in its January 2008 Gold List of "The World's Best Places to Stay," and *Celebrated Living*, which listed the resort among its "Top 10 Family Resorts."

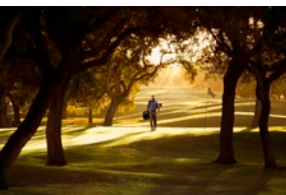
Woodbine is managing general partner, development/construction manager and asset manager for this property.

ACCESSIBILITY

On 303 acres of Texas ranch land, 20 minutes northwest of San Antonio International Airport; bounded on the north by Westover Hills Boulevard, on the east by Hunt Lane, on the south by Military Drive West and on the west by Rogers Road, the resort is accessed from a main entrance on Hyatt Resort Drive at State Highway 151 across from Sea World of Texas.



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FACILITIES

<i>Land area</i>	303 acres (including 266-acre golf course)	
<i>Gross building area</i>	457,568 square feet (including 17,610-square-foot golf clubhouse and 15,000-square-foot spa)	
<i>Height</i>	2-4 stories	
<i>Elevators</i>	4 passenger, 3 service	
<i>Rooms/Mix (Approx.)</i>	500 (Including 25 ADA rooms)	
	King	202
	Double/double	240
	Suites	58
	Casita	1
<i>Restaurants/Lounges</i>	7	
	Springhouse Cafe (3-meal restaurant)	230 seats
	Aunt Mary's Porch and Hill Country Coffee Co.	62 seats
	Charlie's Long Bar	136 seats (+16 on terrace)
	Papa Ed's (outdoor pool bar)	32 seats
	The General Store	
	Hill Country Golf Club	
	Antlers Lodge (specialty restaurant)	90 seats
	Kerrville Room (private dining)	48 seats
	Cactus Oak Tavern	85 seats
<i>Interior function space</i>	Approximately 35,000 square feet	
	Hill Country Ballroom	13,590 square feet
	Fredericksburg Ballroom	5,712 square feet
	Meeting/Banquet rooms/ Boardrooms (5)	5,000 square feet
	Hospitality parlors (6)	4,704 square feet
	Prefunction space	5,241 square feet
	Hill Country Golf Club	
	Kerrville Room	1,100 square feet
<i>Exterior function space</i>	62,852 square feet (Includes lawns, which offer 10,287 square feet)	
	Rogers-Wiseman Pavilion	10,000 square feet
	Luckenbach Pavilion	3,600 square feet
<i>On-site facilities</i>	Windflower, The Hill Country Spa	21 treatment rooms
	Hill Country Golf Club	27 holes
<i>Parking</i>	800 spaces in surface lot	
<i>Retail space</i>	4,945 square feet	
	Saddlewoods (sundry shop)	1,390 square feet
	The General Store	748 square feet
	Hill Country Golf Club	1,598 square feet
	Windflower Spa	1,209 square feet
<i>Kids Club/Youth Spa</i>	Rowdy's Camp Hyatt Room, The Spahhht Youth Spa	
<i>Indoor amenities</i>	Business center	226 square feet
	Fitness center	1,517 square feet
<i>Outdoor amenities</i>	4-acre water park (includes 950-foot Ramblin' River, 3 pools and 1 whirlpool); 3 tennis courts (1 lighted); croquet lawn; volleyball court; playground; walking/jogging/nature trail	
<i>Resort theme</i>	Hill Country retreat	



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ORIGINAL PROJECT TEAM

ARCHITECT	Hill Glazier Architects, Inc. (now HKS Hill Glazier Studio)	<i>Palo Alto, California</i>
CIVIL ENGINEER	Pape-Dawson Engineers	<i>San Antonio</i>
CONSTRUCTION LENDER	The Long-Term Credit Bank of Japan, Ltd.	<i>New York</i>
DEVELOPER/ASSET MANAGER	Woodbine Development Corporation	<i>Dallas</i>
GENERAL CONTRACTOR	Lyda Constructors Inc.	<i>San Antonio</i>
GOLF COURSE ARCHITECT	Arthur Hills/Steve Forrest and Associates	<i>Toledo, Ohio</i>
GOLF COURSE CONTRACTOR	Landscapes Unlimited, Inc.	<i>Lincoln, Nebraska</i>
HOTEL OPERATOR	Hyatt Hotels and Resorts	<i>Chicago</i>
INTERIOR DESIGNER	Wilson Associates, Inc.	<i>Dallas</i>
LANDSCAPE ARCHITECT	Ford, Powell & Carson architects and planners, Inc.	<i>San Antonio</i>
LAND PLANNER	Peckham-Young (now The Sage Group)	<i>Southlake, Texas</i>
MEP ENGINEER	Blum Consulting Engineers, Inc.	<i>Dallas</i>
PERMANENT LENDER	TIAA-CREF	<i>New York</i>
STRUCTURAL ENGINEER	Brockette Davis Drake, Inc.	<i>Dallas</i>



RENOVATION PROJECT TEAMS

1999-2001: Softgood renovation of guest rooms, corridors and public areas

INTERIOR DESIGNER Wilson Associates, Inc. *Dallas*

2004: Guest room renovation

GENERAL CONTRACTOR Katz Construction *Houston*

INTERIOR DESIGNER Wilson Associates, Inc. *Dallas*

2007-2009: Public space renovation

GENERAL CONTRACTOR Charlie & Company *San Antonio*

INTERIOR DESIGNER Wilson Associates, Inc. *Dallas*



OWNERSHIP

Original — Affiliates of Hyatt Hotels and Resorts of Chicago; Woodbine Holdings, Ltd., of Dallas; Rogers-Wiseman Family Interests of San Antonio; Shimizu Land Corp. of New York; and Kawasaki Steel Corp. of Tokyo



Current — Affiliates of Hyatt Hotels and Resorts of Chicago; Woodbine Holdings, Ltd. of Dallas; and Rogers-Wiseman Family Interests of San Antonio



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