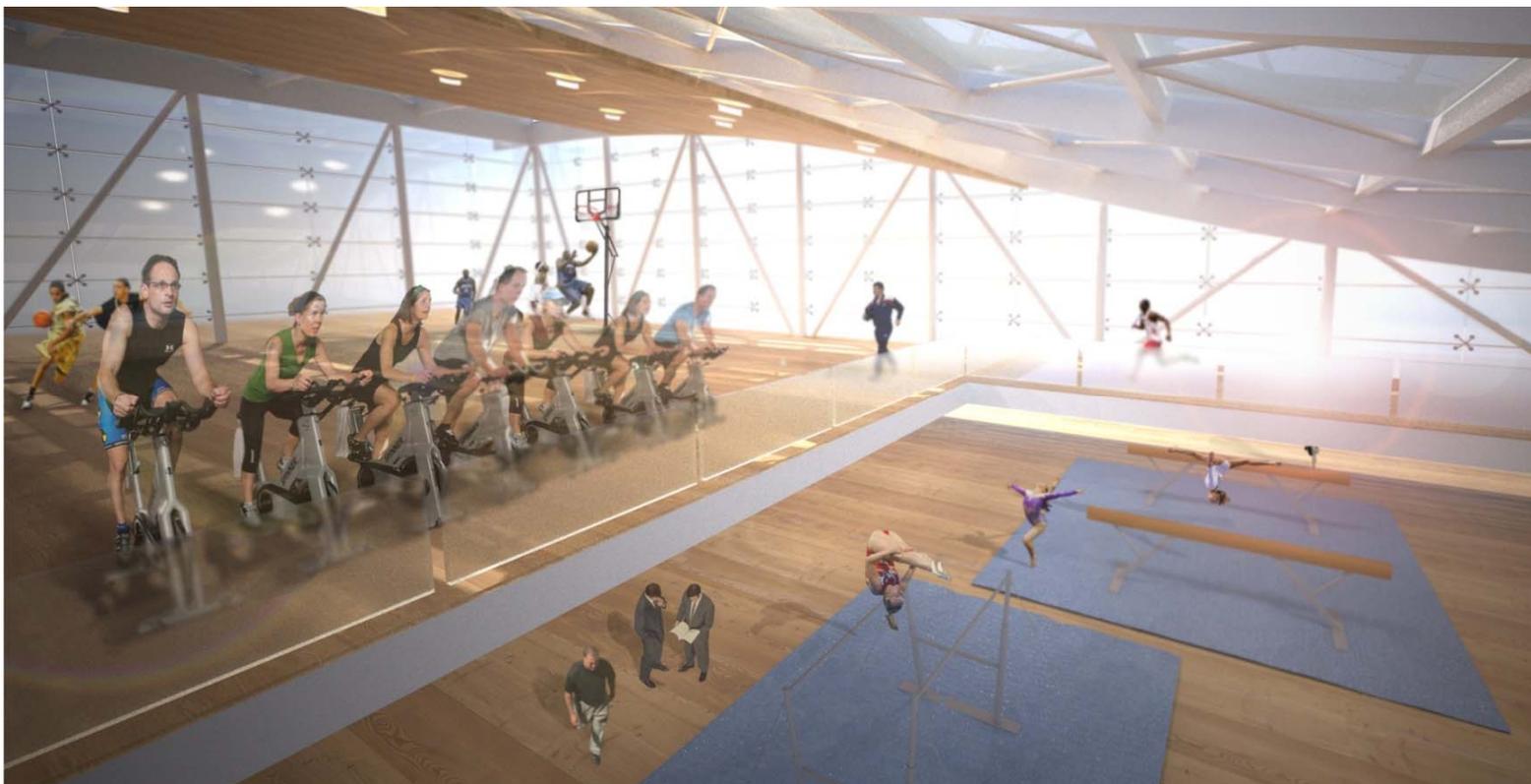


PROPOSAL TO THE CITY OF ALEXANDRIA RE: THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX

June 25, 2013



ST. JAMES

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I. INTRODUCTION TO THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX

INTRODUCTION TO THE PROPOSAL TO DEVELOP THE ST. JAMES

The St. James Group LLC is pleased to present this unsolicited proposal for the development of a large-scale indoor sports and entertainment complex at Hensley Park, featuring high quality competition facilities and equipment, world class coaching and instruction, recreational, dining and retail opportunities, and environmentally sustainable construction and operations. The St. James Sports & Entertainment Complex will provide significant public benefits for the City and its residents, and will be the premier facility of its kind on the eastern seaboard of the United States.

The St. James will offer athletic and recreation opportunities for athletes of every generation, including:

- Families seeking a dynamic environment in which to pursue exercise, recreation and fun,
- Youth and High School athletes seeking opportunities to enhance sports-specific skills and gain playing experience,
- Youth and Adult enthusiasts pursuing their passion in over 30 team and individual sports,
- Tots and children getting their first exposure to tumbling, yoga, soccer and a healthy lifestyle,
- Seniors seeking to extend their mobility and longevity through exercise, and
- Performance coaching and corporate wellness programs for business professionals

The St. James will feature premier indoor sports facilities that will enable the year-round pursuit of competition and training in nearly 30 sports as well as outdoor sports and leisure space, additional space for spa/wellness services, branded retail, and restaurant and events space.

The proposed design, facilities, amenities and square footage allocations of the Complex, as well as the proposed programming and services, are covered in detail later in this Proposal. The St. James will be designed and programmed in a way that will make it an exciting, dynamic and highly accessible venue where families and athletes of any age can pursue their competitive and recreational sports interests.

After considering several sites in Alexandria, Arlington, Fairfax County and the District of Columbia, The St. James Group determined that Hensley Park presents an ideal combination of location, acreage and proximity to transportation infrastructure for the Complex. Moreover, The St. James will allow the City of Alexandria to address significant and growing demand for access to recreational amenities, and will also generate significant direct and indirect revenues for the City through taxes, increased economic activity and job creation.

INTRODUCTION TO THE PROPOSAL TO DEVELOP THE ST. JAMES (CONT'D)

Toward this end, The St. James Group proposes to enter into a comprehensive agreement with the City of Alexandria, that would include:

- A long-term ground lease for Hensley Park, pursuant to applicable provisions of state and local law, that would allow The St. James Group to develop the site for the Complex, and
- An access agreement between Alexandria and The St. James Group that would make the Complex available for City-designated priorities

This Proposal was developed with the support of a first class team dedicated to successfully developing and operating The St. James in the Greater Washington Region. This team includes The St. James Group, FXFowle, Hunt Construction Group, Wells + Associates, The Atwood Group, and the law firms of Walsh Colucci, Lubeley, Emrich & Walsh and Kirkland & Ellis.

The St. James Group team possesses a unique combination of creative vision, experience, financial acumen, local ties and athletics industry relationships, making The St. James Group the ideal developer and operator of the Complex as outlined in this Proposal. Detailed team biographies can be found in Appendix B.

A. OVERVIEW OF THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX

OVERVIEW OF THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX

- The St. James Sports & Entertainment Complex will be a premier multi-sport indoor and outdoor training complex and family-centered recreation destination
- The Complex will provide the most comprehensive offering of high quality facilities, equipment, programming, amenities and services for sports training, competition and personal fitness found anywhere in the country
- The combination of state-of-the-art athletics facilities with high-level professional instruction in nearly 30 sports will make The St. James the region’s epicenter of youth and adult sports programming year-round
- The St. James will also offer programming for active families, as well as family-friendly amenities and accessibility, making the Complex “the place to be” for sports and recreation after school and on the weekends
- **Highlights of the facilities in the Complex include:**
 - **Field House:** An 80,000 sq. ft. multi-purpose field house
 - **Baseball Center:** Four batting cages with automatic pitching machines for baseball and softball
 - **Basketball and Volleyball Center:** Four NCAA regulation-sized basketball/volleyball courts
 - **Aquatics Center:** Olympic-sized pool, a therapy pool, a water park play area for children and an outdoor “resort-style” pool for families
 - **Ice Rinks:** Two NHL regulation-sized ice rinks for ice hockey, figure and synchronized skating, and open skating
 - **Gymnastics Center:** A 15,000 sq. ft. gymnastics training space
 - **Climbing and Bouldering Center:** 20,000 sq. ft. of rock climbing and bouldering walls
 - **Golf and Racquet Club:** A year-round driving range and indoor training center, 6 indoor tennis courts (including a teaching court) and 8 international squash courts
 - **Health Club:** 30,000 sq. ft. health club with state-of-the-art cardio and strength training equipment, and a Spa and Wellness Center
 - **Sports Medicine Center:** Dedicated sports medicine and physical therapy center with best-in-class sports medicine professionals
 - **Child Development Center:** Provides educationally enriching daycare and short-term childcare for families

OVERVIEW OF THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX (CONT'D)

- The St. James offers several features that will make it the locus of sports training and wellness for active individuals and families:
 - **Quality.** The Complex will house state-of-the-art, top-tier athletics and training equipment and facilities consistent with the quality provided by elite college athletics programs
 - **Scale and Breadth of Offerings.** The scale of the Complex enables families to accommodate the broad and varied interests of each family member under one roof, making it the obvious choice for “time-starved” families and professionals
 - **Opportunities to Compete.** By serving as a venue for numerous leagues (Complex-sponsored and otherwise) as well as competitive combines, tournaments and various civic events, the Complex will be a “market maker” for athletics in the region
 - **The “Home Field.”** The Complex will identify strongly with the rich sports history of the community in an effort to engender loyalty from athletes, coaches and families
 - **Exceptional Service.** The Complex’s staff will provide exceptional service with a commitment to integrity, professionalism and passion for delivering the highest quality customer experience
 - **Ease of Use.** The St. James will utilize highly trained staff and technology to help each client easily navigate the Complex’s offerings and have experiences tailored to their passions and needs

B. SUMMARY OF PARTNERSHIP PROPOSAL BETWEEN ALEXANDRIA AND THE ST. JAMES GROUP

SUMMARY OF PROPOSED PARTNERSHIP BETWEEN ALEXANDRIA AND THE ST. JAMES GROUP

Alexandria and The St. James Group have an opportunity to create significant benefits for the citizens of Alexandria, the City of Alexandria and The St. James Group by engaging in an interactive, collaborative process where the parties identify their respective benefit expectations and the range of tools available to deliver those benefits.

Below is a summary of SJG’s current understanding of the parties respective benefit expectations and tools for benefit delivery:

BENEFITS FOR THE CITY OF ALEXANDRIA

- Access to a first class, comprehensive athletics complex for City-designated priorities
- Improved quality of life for Alexandria residents and improved regional competitiveness through development of landmark social infrastructure
- Catalyst for additional economic activity and development in the Eisenhower Corridor
- Significant direct and indirect revenue generated by the Complex, including real estate taxes, personal property taxes, food, beverage and sales taxes, rent and job creation

BENEFITS FOR THE ST. JAMES GROUP

- Opportunity to cost effectively control and develop the Complex
- Financial stability for the Complex through market-based pricing
- Collaborative working relationship with the City during both the development and the operational phases of the project

ST. JAMES TOOLS TO DELIVER BENEFITS

- Financing, development and operation of first class, comprehensive athletics complex
- Access agreement providing the City of Alexandria with a monthly allocation of hours for City-designated priorities
- Membership scholarships for certain youth
- Direct revenues generated by the Complex, including real estate tax, personal property tax, food, beverage and sales tax, as well as job creation and other indirect economic benefits

ALEXANDRIA TOOLS TO DELIVER BENEFITS

- 40-year ground lease for Hensley Park, or for such longer term as may be permitted by law

WHY THE ST. JAMES IS A COMPELLING OPPORTUNITY FOR ALEXANDRIA

1 ADDRESSES SIGNIFICANT DEMAND FOR ADDITIONAL AND ENHANCED RECREATION AMENITIES

- Strong and vocal demand in Alexandria for swimming pools (recreation, competition, teaching), an indoor track, and turf fields that can accommodate more soccer, football, lacrosse and other field sports
- Helps Alexandria meet long term recreation needs while reducing burden on public resources

2 ENHANCED RESIDENT QUALITY OF LIFE

- Improves quality of life for current Alexandria residents
- Creates an additional center for community building

3 LANDMARK SPORTS & ENTERTAINMENT DESTINATION

- Unparalleled facilities and programming combined with an emphasis on environmentally sustainable construction
- “Comprehensively Healthy: Body and Environment”

4 NEW AND SUSTAINED ENGINE OF ECONOMIC ACTIVITY

- Significant opportunity for local job creation, increased economic activity and additional tax revenue
- Will contribute meaningfully to Alexandria’s already impressive tourist visit numbers

5 EXCEPTIONAL, DIFFERENTIATED STRATEGIC ASSET FOR ALEXANDRIA

- Complex can play a critical role in Alexandria’s efforts to remain the “community of choice” in the region for new residents, corporate investment and tourism
- Improves regional competitiveness as neighboring jurisdictions have moved forward with significant social infrastructure projects (e.g., Long Bridge Park Aquatic Center and GMU Freedom Aquatic & Fitness Center)

WHY ALEXANDRIA IS AN IDEAL LOCATION FOR THE ST. JAMES

1 ALEXANDRIA SITS AT THE CENTER OF THE NATION'S MOST ECONOMICALLY VIBRANT AND STABLE REGION

- The 20-mile radius around Alexandria captures one of the largest, highly educated and affluent populations in the country
- The region has enjoyed the highest level of job creation and lowest level of unemployment in the nation over the last 12 years

2 LOCAL DEMAND FOR ADDITIONAL HIGH QUALITY SPORTS AND RECREATION FACILITIES

- Substantial demand in Alexandria and throughout the region for additional high quality sports facilities
- Alexandria and the other “inner suburbs,” as well as Washington, DC, are all evaluating significant investments in social infrastructure that will either be dedicated to, or provide meaningfully greater access for, recreation

3 GROWTH IN EISENHOWER CORRIDOR

- The recent and planned growth along Eisenhower Avenue creates significant embedded demand in the areas adjacent to and surrounding Hensley Park

4 ALEXANDRIA TOURISM

- Alexandria had more than 1 million visitors and more than \$700 million of visitor spending in 2012
- As the city continues to enhance its attractions and amenities more visitors will “stay and play”

5 CENTER OF THE REGION'S MAJOR TRANSPORTATION INFRASTRUCTURE

- I-395 and 495, George Washington Memorial Parkway and Route 1 provide excellent accessibility
- Great access to mass transit, including Metro rail and bus lines

6 POTENTIAL TO LOCATE THE ST. JAMES AT JOSEPH HENSLEY PARK

- After considering several sites in Alexandria, Arlington, Fairfax County and the District of Columbia, SJG determined that Hensley Park presents an ideal combination of location, acreage and proximity to transportation infrastructure

WHY THE ST. JAMES GROUP IS THE RIGHT PARTNER FOR ALEXANDRIA

SJG believes it is the ideal partner for the City of Alexandria in the effort to bring an unrivaled sports and recreation complex to the City

FIRST CLASS TEAM	<ul style="list-style-type: none">▪ SJG has brought together an exceptional group of advisors -- many with experience in Alexandria -- to successfully build and operate the St. James Sports & Entertainment Complex<ul style="list-style-type: none">– Architect: FXFOWLE– Construction Management: Hunt Construction– Engineering & Surveying: To Be Selected– Traffic Engineering: Wells + Associates– Industry Consultant: The Atwood Group– Zoning Counsel: Walsh Colucci (Cathy Puskar)– Corporate Counsel: Kirkland & Ellis
WASHINGTON NATIVES	<ul style="list-style-type: none">▪ SJG's principals are proud products of the Washington region with deep ties to, and a native's understanding of, the community
RELATIONSHIPS	<ul style="list-style-type: none">▪ SJG has a broad and deep network of relationships in the Greater Washington region spanning the business, government, civic and athletics communities
DEAL EXPERTISE	<ul style="list-style-type: none">▪ SJG has substantial transaction experience, financial acumen, project management expertise and the ability to mobilize the resources necessary to execute large and complex projects
ELITE ATHLETICS EXPERIENCE	<ul style="list-style-type: none">▪ SJG's principals have elite high school and college athletics competition experience▪ William & Mary and Episcopal High School board service provides valuable athletics leadership experience and demonstrates local community ties
ACCESS TO CAPITAL	<ul style="list-style-type: none">▪ SJG has a significant number of strong relationships with high quality sources of debt and equity capital

II. DETAILED REVIEW OF THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX

A. FACILITIES OF THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX

The following description of the facilities represent The St. James Group's present vision for the Complex. The details are subject to change as necessary due to input from relevant stakeholders, including the City of Alexandria, due diligence, site conditions and terms and conditions of financing.

DETAILED DESCRIPTION OF THE FACILITIES OF THE ST. JAMES

FIELD HOUSE	<ul style="list-style-type: none"> ▪ The multipurpose 80,000 sq. ft. field house with a 60-foot ceiling clearance will feature a premium turf field meeting requirements for full length competitive play in soccer, lacrosse, football, field hockey and softball activities ▪ The field house will also accommodate drills and training across a broad range of sports, competitions and activities, including baseball and softball, endurance, speed and agility training, among others ▪ The turf field will be divisible into halves and fourths for sideline-to-sideline practice and games 						
INDOOR TRACK AND FIELD	<ul style="list-style-type: none"> ▪ Also with an 80,000 sq. ft. footprint, the indoor track and field will have a 30-foot ceiling clearance and feature a 6-lane, 200-meter competition track with sprint lanes in compliance with NCAA specifications ▪ It will also feature space for field events, including long and triple jump, high jump, pole vault and shot put ▪ The track may be used year-round by athletes of any age for competition, training and recreation 						
AQUATICS CENTER	<table border="1"> <tr> <td data-bbox="338 764 541 935">OLYMPIC POOL</td> <td data-bbox="558 764 1959 935"> <ul style="list-style-type: none"> ▪ The Aquatics Center will feature an Olympic-sized pool that will be fully qualified for youth, high school, college and masters swimming competitions ▪ The Olympic pool can be subdivided for training when not needed for competition </td> </tr> <tr> <td data-bbox="338 943 541 1049">THERAPY POOL</td> <td data-bbox="558 943 1959 1049"> <ul style="list-style-type: none"> ▪ The Center will also feature a therapy pool that can be used for teaching and for physical rehabilitation </td> </tr> <tr> <td data-bbox="338 1057 541 1162">WATER FUN ZONE</td> <td data-bbox="558 1057 1959 1162"> <ul style="list-style-type: none"> ▪ The Aquatics Center will feature a 6,000 sq. ft. water fun park with shallow pools, sprinklers, slides and other fun water features for children </td> </tr> </table>	OLYMPIC POOL	<ul style="list-style-type: none"> ▪ The Aquatics Center will feature an Olympic-sized pool that will be fully qualified for youth, high school, college and masters swimming competitions ▪ The Olympic pool can be subdivided for training when not needed for competition 	THERAPY POOL	<ul style="list-style-type: none"> ▪ The Center will also feature a therapy pool that can be used for teaching and for physical rehabilitation 	WATER FUN ZONE	<ul style="list-style-type: none"> ▪ The Aquatics Center will feature a 6,000 sq. ft. water fun park with shallow pools, sprinklers, slides and other fun water features for children
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ICE RINKS	<ul style="list-style-type: none"> ▪ The Complex will have two NHL regulation-sized ice rinks for ice hockey, figure skating, synchronized skating and open skating ▪ The rinks will be divisible into thirds to enable youth ice hockey competition and training 						

DETAILED DESCRIPTION OF THE FACILITIES OF THE ST. JAMES (CONT'D)

BASEBALL CENTER	BATTING CAGES	<ul style="list-style-type: none"> The 10,000 sq. ft. Baseball Center will feature four batting cages with automatic pitching machines for baseball and softball
	DRILLS AREA	<ul style="list-style-type: none"> The Baseball Center will also have more than 2,500 sq. ft. of turf for pitching and fielding drills as well as drills and training exercises for other sports
BASKETBALL/ VOLLEYBALL CENTER	BASKETBALL	<ul style="list-style-type: none"> The 28,000 sq. ft. Basketball Center will feature four NCAA length basketball courts Each of the courts will be structured to accommodate six baskets, enabling full length and sideline-to-sideline competition and practice
	VOLLEYBALL	<ul style="list-style-type: none"> The courts will be convertible into volleyball courts with lining to meet high school and NCAA requirements
GYMNASTICS CENTER		<ul style="list-style-type: none"> The 15,000 sq. ft. Gymnastics Center will feature the finest quality training equipment
CLIMBING CENTER		<ul style="list-style-type: none"> The Climbing and Bouldering Center will feature 20,000 sq. ft. of climbing space that can challenge climbers from beginners to elite The Center will be the most exciting and challenging climbing environment on the East Coast

DETAILED DESCRIPTION OF THE FACILITIES OF THE ST. JAMES (CONT'D)

GOLF AND RACQUET CLUB	GOLF	<ul style="list-style-type: none"> The Complex will feature a 30,000 sq. ft. Golf Club with 3 top-quality indoor golf simulators for training and fitting, and 20 covered and heated driving range bays that are available year round
	SQUASH	<ul style="list-style-type: none"> The Squash Center will feature 8 international regulation sized courts
	TENNIS	<ul style="list-style-type: none"> The Tennis Center will include 6 courts, including a teaching court, and 4 outdoor courts, which can be covered, located on the roof of the Golf and Racquet Club
FITNESS AND WELLNESS CLUB	FITNESS CENTER	<ul style="list-style-type: none"> The Complex will have a 30,000 sq. ft. Fitness Club featuring state-of-the-art cardio and strength training equipment The Club will also have 4 fitness studios for demanding and entertaining spin, yoga, pilates and other fitness classes as well as boxing and martial arts classes
	SPA AND WELLNESS CENTER	<ul style="list-style-type: none"> The well-appointed Spa and Wellness Center will provide a full range of massage, skin, hair and nail treatments, as well as steam and sauna rooms The Center will also offer programs and coaching on performance nutrition, healthy cooking, weight loss and weight maintenance
CHILD DEVELOPMENT CENTER	CHILDCARE	<ul style="list-style-type: none"> The Complex's Child Development Center will feature a licensed daycare, providing educationally enriching childcare during the workday for up to 100 kids, as well as before and after school care The Center will also be available for the short term care needs of members
	ADVENTURE	<ul style="list-style-type: none"> There will also be an adventure area featuring a trampoline "jump room" and a climbing area to help build children's motor skills

DETAILED DESCRIPTION OF THE FACILITIES OF THE ST. JAMES (CONT'D)

SPORTS MEDICINE CENTER	<ul style="list-style-type: none">▪ The Sports Medicine and Physical Therapy Center will feature high quality equipment and sports medicine personnel assisting clients with injury rehabilitation and proper body mechanics for injury prevention	
RESTAURANT AND EVENTS	CAFÉ AND RESTAURANT	<ul style="list-style-type: none">▪ The St. James will feature a “grab-and-go,” quick service café where visitors can enjoy healthy meals and snacks▪ The St. James will feature a full service restaurant on the top floor that will provide dining opportunities for breakfast, lunch and dinner▪ The restaurant will also service the rooftop observation deck that will include a lounge area, bar and adult pool
	EVENTS CENTER	<ul style="list-style-type: none">▪ Adjacent to the restaurant will be event space suitable for corporate meetings, banquets and other social events▪ The Restaurant and Events Center will be 30,000 sq. ft.
BRANDED RETAIL	<ul style="list-style-type: none">▪ The Retail Outlet will showcase a partnership between The St. James and major athletic apparel and nutrition retailers▪ The Complex will also serve as a dynamic place for retailers to conduct product launches and special marketing events	

B. RENDERINGS OF THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX

The following conceptual renderings represent The St. James Group's present vision for the Complex. These renderings are subject to further change as necessary due to input from relevant stakeholders, including the City of Alexandria, due diligence, site conditions and terms and conditions of financing.

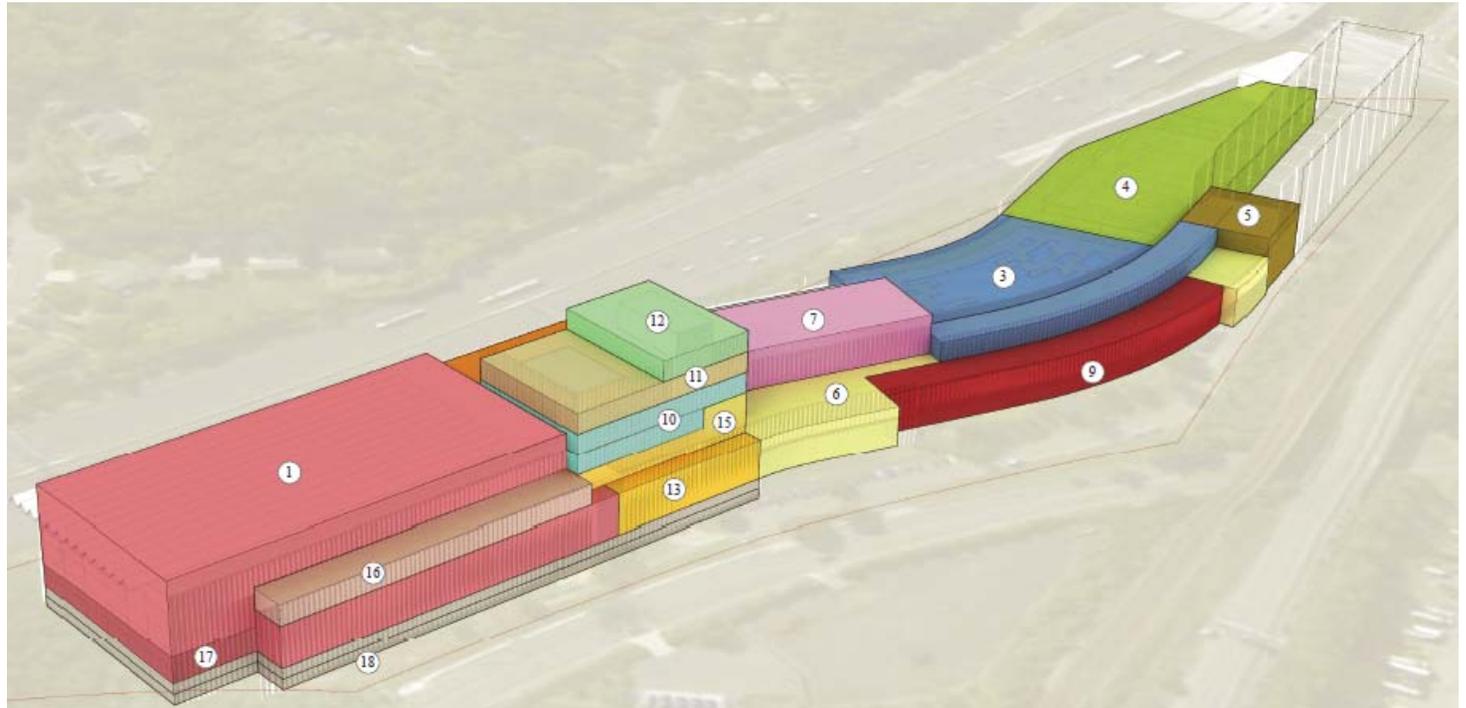
RENDERINGS: AERIAL VIEW OF THE COMPLEX DESIGN FROM EISENHOWER AVENUE (NORTHEAST)



RENDERINGS: FACILITY-BY-FACILITY LAYOUT OF THE COMPLEX DESIGN FROM EISENHOWER AVENUE

Northeast view and breakdown of facilities in The St. James

1	FIELD HOUSE
2	ICE RINKS
3	AQUATIC CENTER
4	RACQUET CENTER
5	GOLF CLUB
6	LOBBY
7	BASKETBALL CENTER
8	BASEBALL CENTER
9	BRANDED RETAIL
10	HEALTH CLUB & WELLNESS SPA
11	RESTAURANT & EVENT
12	OBSERVATION DECK & OUTDOOR POOL
13	CLIMBING CENTER
14	GYMNASTIC CENTER
15	CHILDCARE CENTER
16	REHABILITATION CENTER
17	200 M RUNNING TRACK
18	2 LEVELS PARKING

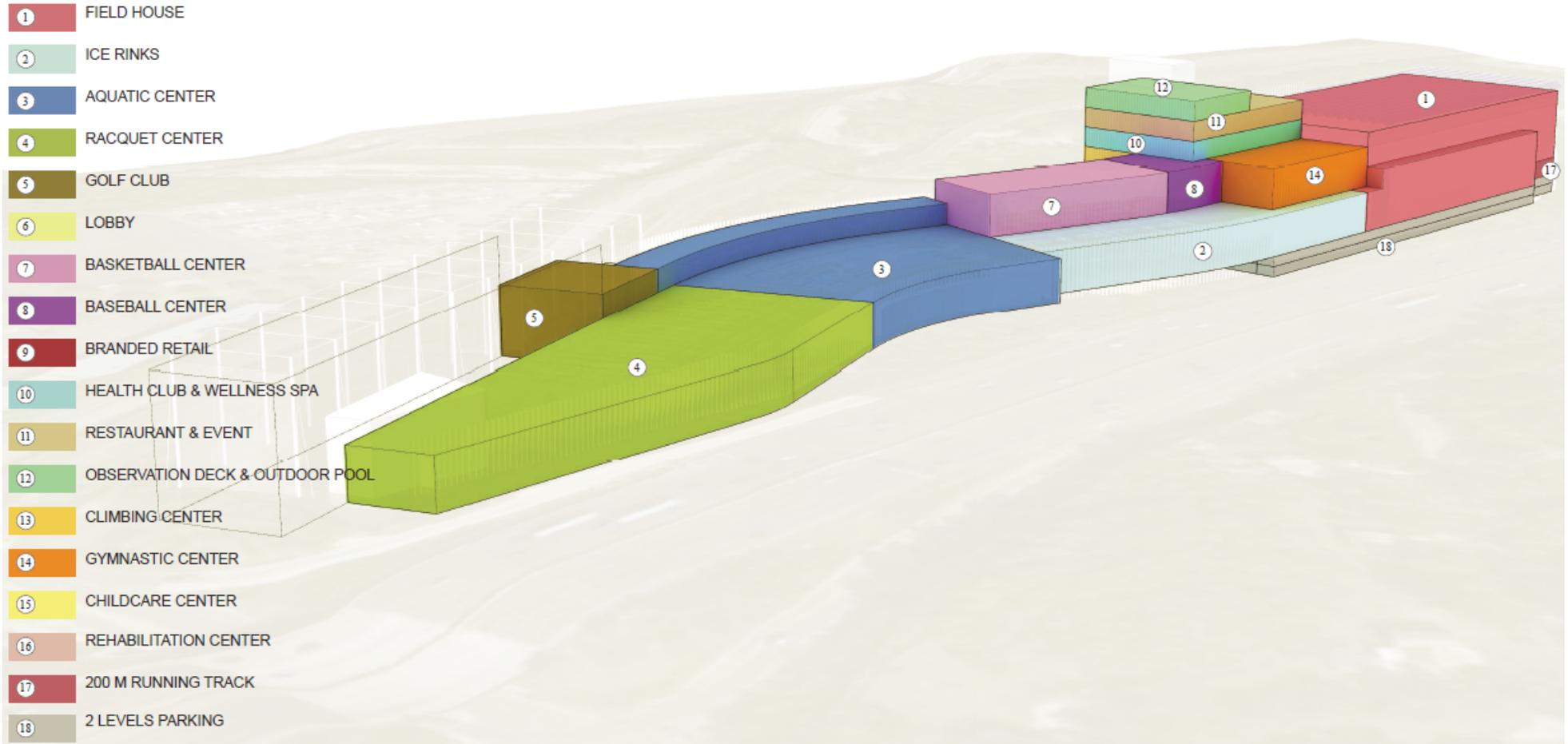


RENDERINGS: AERIAL VIEW OF THE COMPLEX DESIGN FROM I-495 (SOUTHWEST)



RENDERINGS: FACILITY-BY-FACILITY LAYOUT OF THE COMPLEX DESIGN FROM I-495

Southwestern view and breakdown of facilities in The St. James



POTENTIAL SUSTAINABLE STRATEGIES FOR THE DEVELOPMENT OF THE ST. JAMES

PV PANELS	<ul style="list-style-type: none">▪ Photovoltaic panels harness renewable solar energy for use in building
HIGH ALBEDO REFLECTIVE ROOF	<ul style="list-style-type: none">▪ Reduces building heat-gain and mitigates the urban heat island effect
LOW-FLOW PLUMBING FIXTURES	<ul style="list-style-type: none">▪ Low-flow faucets and dual-flush toilets reduce building's water consumption
HIGH EFFICIENCY LIGHTING	<ul style="list-style-type: none">▪ Uses less energy to provide the same amount of light
INDOOR AIR QUALITY	<ul style="list-style-type: none">▪ Increased filtration and fresh air improves occupant health, comfort and productivity
HIGH EFFICIENCY MECHANICAL SYSTEM	<ul style="list-style-type: none">▪ Premium efficiency motors in mechanical equipment
RECYCLED CONTENT	<ul style="list-style-type: none">▪ Widespread use of recycled content, including paving elements
SUSTAINABLE FINISHES	<ul style="list-style-type: none">▪ Interior finishes that consider durability, local origin, rapid renewability, mold resistance, low or no off-gassing
RAIN WATER COLLECTION & REUSE	<ul style="list-style-type: none">▪ Systems to collect rainwater and use for irrigation
SITE APPROPRIATE LANDSCAPING	<ul style="list-style-type: none">▪ Significantly reduces irrigation demand
GREEN ROOF	<ul style="list-style-type: none">▪ Absorbs rainwater, providing insulation, creating a habitat for wildlife and helps lower urban air temperatures and mitigates the heat island effect
EXTERIOR SHADING	<ul style="list-style-type: none">▪ A passive cooling technique that reduces indoor air temperature and reduces the load on HVAC systems

C. PROGRAMMING AND SERVICES OF THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX

HIGHLIGHTS OF THE ST. JAMES PROGRAMMING AND SERVICES

Programming

Learn-to-Play Group Instruction

High Level Instruction and Training

Private Lessons, Camps and Clinics

Youth and Adult Leagues

Interest Driven Clubs

Competitive Teams

Meets, Competitions and Tournaments

Rentals to Independent Clubs, Schools and Universities

Drop-in Training and Recreational Play

Birthday Parties

Social Events and Fundraisers

Corporate Events, Retreats and Team Building

Services

24-Hour Availability

Daycare and Dropoff Childcare

Health and Fitness Assessments

Towel Service

Locker Service

Massage Therapy

Skin, Hair and Nail Services

Nutritional Products

Nutrition Coaching

Weight Loss Programs

Metabolic Testing

Sports Physical Therapy

DETAILED REVIEW OF THE ST. JAMES PROGRAMMING

TRAINING	PRIVATE LESSONS AND PERSONAL TRAINING	<p><i>Individual to large group skills coaching, high performance and fitness training opportunities, and competitive opportunities organized by age, skill level and desired intensity. The duration of lessons or training will be driven by goals and objectives of clients.</i></p> <ul style="list-style-type: none"> ▪ Baseball/Softball ▪ Basketball ▪ Boxing ▪ Climbing ▪ Field Hockey ▪ Figure Skating ▪ Golf ▪ Gymnastics ▪ Ice Hockey ▪ Lacrosse ▪ Mixed Martial Arts ▪ Fitness ▪ Soccer ▪ Squash ▪ Swimming ▪ Tennis ▪ Track & Field ▪ Triathlon/Ironman ▪ Volleyball ▪ Water Polo ▪ Wrestling 												
	PROGRAMS	<p><i>Small to large group skills coaching, high performance and fitness training opportunities, and competitive opportunities organized by age, skill level and desired intensity. The duration of programs will range from 8 to 12 weeks.</i></p> <ul style="list-style-type: none"> ▪ Baseball/Softball ▪ Basketball ▪ Boxing ▪ Cheerleading ▪ Climbing ▪ Field Hockey ▪ Figure Skating ▪ Golf ▪ Gymnastics ▪ Ice Hockey ▪ Lacrosse ▪ Mixed Martial Arts ▪ Soccer ▪ Squash ▪ Swimming ▪ Tennis ▪ Track & Field ▪ Triathlon/Ironman ▪ Volleyball ▪ Water Polo ▪ Wrestling 												
	CLINICS	<p><i>Small to medium group skills coaching and competitive opportunities organized by age and skill level. Skills clinics allow athletes to perfect specific skills. The duration of clinics will range from a half-day to 2 weeks.</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #e0f2f7; text-align: center; font-weight: bold;">TEAM SPORTS</td> <td> <ul style="list-style-type: none"> ▪ Shooting (BB & IH) ▪ Dribbling (BB & S) </td> <td> <ul style="list-style-type: none"> ▪ Hitting ▪ Puck Handling </td> <td> <ul style="list-style-type: none"> ▪ Passing & Catching ▪ Route Running </td> <td> <ul style="list-style-type: none"> ▪ Goal Keeping ▪ Skating </td> </tr> <tr> <td style="background-color: #e0f2f7; text-align: center; font-weight: bold;">INDIVIDUAL SPORTS</td> <td> <ul style="list-style-type: none"> ▪ Driving ▪ Short Game & Putting </td> <td> <ul style="list-style-type: none"> ▪ Serving ▪ Grand Strokes </td> <td> <ul style="list-style-type: none"> ▪ Skating (IH & F) ▪ Sprint Start </td> <td> <ul style="list-style-type: none"> ▪ Swimming Stroke </td> </tr> </table>				TEAM SPORTS	<ul style="list-style-type: none"> ▪ Shooting (BB & IH) ▪ Dribbling (BB & S) 	<ul style="list-style-type: none"> ▪ Hitting ▪ Puck Handling 	<ul style="list-style-type: none"> ▪ Passing & Catching ▪ Route Running 	<ul style="list-style-type: none"> ▪ Goal Keeping ▪ Skating 	INDIVIDUAL SPORTS	<ul style="list-style-type: none"> ▪ Driving ▪ Short Game & Putting 	<ul style="list-style-type: none"> ▪ Serving ▪ Grand Strokes 	<ul style="list-style-type: none"> ▪ Skating (IH & F) ▪ Sprint Start
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DETAILED REVIEW OF THE ST. JAMES PROGRAMMING (CONT'D)

TRAINING	CAMPS	<p><i>Large group skills coaching and competitive opportunities for more than 30 sports ranging from half-day programs to full day developmental and elite level camps. The duration of camps will range from holiday and school break lengths to the entire summer.</i></p>				
		<ul style="list-style-type: none"> ▪ Leadership ▪ Pre-season Team Training ▪ Summer Team Training 	<ul style="list-style-type: none"> ▪ Batting/Fielding ▪ Triathlon/Ironman ▪ Single Sport Camps <ul style="list-style-type: none"> – Summer Intensive 	<ul style="list-style-type: none"> ▪ Dual Sport Camps <ul style="list-style-type: none"> – Ice Hockey/Lacrosse – Ice Skating/Gymnastics – Racquets Camp – Swimming/Gymnastics 	<ul style="list-style-type: none"> ▪ Multi Sport Camps ▪ Elite Camps ▪ Adult Camps 	
		<p><i>Elite academies will provide the highest level of year-round coaching, training (on and off field/court/ice) and competition for highly talented youth athletes between the ages of 6 and 19.</i></p>				
	ELITE ACADEMIES	FIELDHOUSE	<ul style="list-style-type: none"> ▪ Baseball ▪ Football ▪ Field Hockey 	<ul style="list-style-type: none"> ▪ Lacrosse ▪ Softball ▪ Soccer 	<ul style="list-style-type: none"> ▪ Track & Field ▪ Wrestling 	
		COMPLEX	<ul style="list-style-type: none"> ▪ Basketball ▪ Diving ▪ Figure Skating 	<ul style="list-style-type: none"> ▪ Golf ▪ Gymnastics ▪ Ice Hockey 	<ul style="list-style-type: none"> ▪ Squash ▪ Swimming ▪ Tennis 	<ul style="list-style-type: none"> ▪ Volleyball

DETAILED REVIEW OF THE ST. JAMES PROGRAMMING (CONT'D)

COMPETITION	LEAGUES	CORP. & ADULT	<ul style="list-style-type: none"> ▪ Basketball - 5-on-5 - 3-on-3 	<ul style="list-style-type: none"> ▪ Football - 7-on-7 ▪ Soccer 	<ul style="list-style-type: none"> ▪ Ice Hockey - Full Team - 3-on-3 	<ul style="list-style-type: none"> ▪ Squash ▪ Lacrosse ▪ Tennis 	<ul style="list-style-type: none"> ▪ Volleyball ▪ Water Polo
		HIGH SCHOOL	<ul style="list-style-type: none"> ▪ Basketball ▪ Football ▪ Field Hockey 	<ul style="list-style-type: none"> ▪ Ice Hockey ▪ Lacrosse ▪ Soccer 	<ul style="list-style-type: none"> ▪ Squash ▪ Swimming ▪ Tennis 	<ul style="list-style-type: none"> ▪ Volleyball ▪ Water Polo 	
		YOUTH	<ul style="list-style-type: none"> ▪ Basketball ▪ Football ▪ Field Hockey 	<ul style="list-style-type: none"> ▪ Ice Hockey ▪ Lacrosse ▪ Soccer 	<ul style="list-style-type: none"> ▪ Squash ▪ Swimming ▪ Tennis 	<ul style="list-style-type: none"> ▪ Volleyball ▪ Water Polo 	
	TOURNEYS & MEETS	CORP. & ADULT	<ul style="list-style-type: none"> ▪ Basketball ▪ Boxing/MA ▪ Climbing 	<ul style="list-style-type: none"> ▪ Football ▪ Ice Hockey ▪ Lacrosse 	<ul style="list-style-type: none"> ▪ Soccer ▪ Squash ▪ Swimming 	<ul style="list-style-type: none"> ▪ Tennis ▪ Indoor Track ▪ Volleyball 	<ul style="list-style-type: none"> ▪ Water Polo
		HIGH SCHOOL	<ul style="list-style-type: none"> ▪ Basketball ▪ Boxing/MA ▪ Climbing 	<ul style="list-style-type: none"> ▪ Football ▪ Field Hockey ▪ Gymnastics 	<ul style="list-style-type: none"> ▪ Ice Hockey ▪ Lacrosse ▪ Soccer 	<ul style="list-style-type: none"> ▪ Squash ▪ Swimming ▪ Tennis 	<ul style="list-style-type: none"> ▪ Indoor Track ▪ Volleyball ▪ Wrestling
		YOUTH	<ul style="list-style-type: none"> ▪ Basketball ▪ Boxing/MA ▪ Climbing 	<ul style="list-style-type: none"> ▪ Football ▪ Field Hockey ▪ Gymnastics 	<ul style="list-style-type: none"> ▪ Ice Hockey ▪ Lacrosse ▪ Soccer 	<ul style="list-style-type: none"> ▪ Squash ▪ Swimming ▪ Tennis 	<ul style="list-style-type: none"> ▪ Indoor Track ▪ Volleyball ▪ Wrestling

DETAILED REVIEW OF THE ST. JAMES PROGRAMMING (CONT'D)

SENIORS	COMPETITION	<p><i>The St. James will offer training programs that are tailored to the needs of athletes participating in “Masters-level” competitive athletics.</i></p> <ul style="list-style-type: none"> ▪ Basketball ▪ Squash ▪ Triathlons ▪ Table Tennis ▪ Cycling ▪ Track and Field ▪ Weight Lifting ▪ Swimming ▪ Marathons ▪ Tennis
	WELLNESS	<ul style="list-style-type: none"> ▪ Wellness programming for seniors will include cardiovascular and strength training for disease management, healthy muscle tone, improved balance and coordination and increasing bone density and stamina ▪ Wellness programs will utilize programming frameworks from organizations such as Silver Sneakers, Silver & Fit and the American Senior Fitness Association ▪ Wellness programs will also incorporate yoga, Pilates and classes focusing on body mechanics and proper movement ▪ Seniors will also have access to nutrition-related programming featuring the convenient preparation of healthy meals
SPECIAL NEEDS	<ul style="list-style-type: none"> ▪ The Complex will form partnerships with organizations catering to the Special Needs community in order to offer appropriate athletics and wellness opportunities to youth and adult athletes with special needs 	
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>The International Paralympic Committee</p> </div> <div style="text-align: center;">  <p>PARALYMPICS</p> </div> <div style="text-align: center;">  <p>Special Olympics</p> </div> </div>		

D. THE ST. JAMES FOUNDATION: PHILANTHROPY AND THOUGHT LEADERSHIP

THE ST. JAMES FOUNDATION: PHILANTHROPY AND THOUGHT LEADERSHIP

The St. James Group will establish a foundation focused on local philanthropy, including providing membership scholarships to Alexandria youth with demonstrated need, and thought leadership on the issues of the relationship between sports participation and positive life outcomes, healthy living and active lifestyles.

PHILANTHROPY: YOUTH SCHOLARSHIPS

- The St. James Group will establish a foundation, The St. James Foundation, to award membership scholarships to Alexandria Public School students with demonstrated need
- The Foundation will work with Alexandria Public Schools and the City's Department of Parks & Recs to identify promising scholarship candidates
- Scholarships will include general membership, participation on 2 sports teams and a summer camp
- Criteria for scholarship will include a minimum grade point average, recommendations and financial need
- Scholarship recipients will participate in enrichment programming focused on academic and personal growth
- The scholarship program intends to serve up to 50 students

THOUGHT LEADERSHIP

- The St. James Foundation will also serve as a thought leader on the local and national level concerning the issues of healthy living, wellness and nutrition, active lifestyles and sports participation
- The Foundation will collaborate with the City and other organizations in Alexandria to secure grant funding for innovative programs addressing the foregoing issues

E. BENEFITS AND COMPATIBILITY OF THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX

WHY THE ST. JAMES IS A COMPELLING OPPORTUNITY FOR ALEXANDRIA

1 ADDRESSES SIGNIFICANT DEMAND FOR ADDITIONAL AND ENHANCED RECREATION AMENITIES

- Strong and vocal demand in Alexandria for swimming pools (recreation, competition, teaching), an indoor track, and turf fields that can accommodate more soccer, football, lacrosse and other field sports
- Helps Alexandria meet long term recreation needs while reducing burden on public resources

2 ENHANCED RESIDENT QUALITY OF LIFE

- Improves quality of life for current Alexandria residents
- Creates an additional center for community building

3 LANDMARK SPORTS & ENTERTAINMENT DESTINATION

- Unparalleled facilities and programming combined with an emphasis on environmentally sustainable construction
- “Comprehensively Healthy: Body and Environment”

4 NEW AND SUSTAINED ENGINE OF ECONOMIC ACTIVITY

- Significant opportunity for local job creation, increased economic activity and additional tax revenue
- Will contribute meaningfully to Alexandria’s already impressive tourist visit numbers

5 EXCEPTIONAL, DIFFERENTIATED STRATEGIC ASSET FOR ALEXANDRIA

- Complex can play a critical role in Alexandria’s efforts to remain the “community of choice” in the region for new residents, corporate investment and tourism
- Improves regional competitiveness as neighboring jurisdictions have moved forward with significant social infrastructure projects (e.g., Long Bridge Park Aquatic Center and GMU Freedom Aquatic & Fitness Center)

WHY THE ST. JAMES IS COMPATIBLE WITH ALEXANDRIA'S GOALS AND PLANS

The St. James will contribute significantly to Alexandria's goals and priorities as articulated in the Alexandria City Council Strategic Plan (revised June 2010), the Recreation, Parks & Cultural Activities Strategic Master Plan, the Comprehensive Athletics Field Master Plan, as well as in the findings of the City's 2012 Aquatic Facilities Study and 2011 Parks & Rec Needs Assessment Survey.

CITY COUNCIL STRATEGIC PLAN	CITY OF ALEXANDRIA GOALS / PRIORITIES / KEY FINDINGS	ST. JAMES SPORTS & ENTERTAINMENT COMPLEX BENEFIT / COMPATIBILITY
	<ul style="list-style-type: none"> ▪ GOAL #1: Alexandria has quality development and redevelopment, support for local businesses and a strong, diverse and growing local economy 	<ul style="list-style-type: none"> ▪ The St. James represents an innovative approach to development that will significantly enhance economic activity, create local jobs and serve as a strong catalyst for additional growth in the Eisenhower Corridor
	<ul style="list-style-type: none"> ▪ GOAL #2: Alexandria respects, protects and enhances the health of its citizens and the quality of its natural environment 	<ul style="list-style-type: none"> ▪ The St. James is a unique opportunity for Alexandria to secure a premier, eco-friendly sports, fitness and wellness complex that provides health enhancing programming, training and competition opportunities for every generation -- toddlers to seniors
	<ul style="list-style-type: none"> ▪ GOAL #4: Alexandria is a community that supports and enhances the well-being, success and achievement of children, youth and families 	<ul style="list-style-type: none"> ▪ The St. James will provide Alexandrians with an unparalleled place for families to pursue their individual passions together in one location ▪ The St. James will greatly enhance success and achievement for children and youth by providing a tremendous array of opportunities to train, compete leading to achievement in sports and every other dimension of life
<ul style="list-style-type: none"> ▪ GOAL #5: Alexandria is financially sustainable, efficient, community oriented and values its employees 	<ul style="list-style-type: none"> ▪ The proposed partnership represents a financially creative and sustainable way to bring a world class amenity to the City of Alexandria ▪ The St. James will serve as a hub of community activity and gathering, creating significant opportunities for citizens to build deeper ties and relationships 	

WHY THE ST. JAMES IS COMPATIBLE WITH ALEXANDRIA'S GOALS AND PLANS (CONT'D)

The St. James will contribute significantly to Alexandria's goals and priorities as articulated in the Alexandria City Council Strategic Plan (revised June 2010), the Recreation, Parks & Cultural Activities Strategic Master Plan, the Comprehensive Athletics Field Master Plan, as well as in the findings of the City's 2012 Aquatic Facilities Study and 2011 Parks & Rec Needs Assessment Survey.

PARKS & RECS STRATEGIC MASTER PLAN	CITY OF ALEXANDRIA GOALS / PRIORITIES / KEY FINDINGS	ST. JAMES SPORTS & ENTERTAINMENT COMPLEX BENEFIT / COMPATIBILITY
	<ul style="list-style-type: none"> ▪ 82% of citizens support the City developing an indoor wellness and fitness facility and 81% support additional indoor recreation space ▪ 66% of citizens believe Alexandria should develop programming that supports a multi-generational indoor recreation center ▪ Most important recreation needs: indoor swimming pools (#4), community recreation centers (#5), tennis facilities (#7), sports fields (#8) ▪ New facilities households would use most if they were built / support most with their tax dollars include: <ul style="list-style-type: none"> – Indoor wellness and fitness facility – 31% / 27% – Indoor running / walking track – 23% / 20% – Multipurpose youth / adult athletic fields – 19% / 21% – Indoor warm water family aquatic center – 16% / 14% – Outdoor pools w/ recreation features – 14% / 11% ▪ Recreation centers need infrastructure improvements and have outdated equipment ▪ Level of satisfaction with recreation facilities is below norm compared to other cities 	<ul style="list-style-type: none"> ▪ The St. James will deliver best-in-class facilities, programming and competition opportunities across nearly 30 sports, providing opportunities for active pursuits for visitors of every generation ▪ Each of the facilities identified as an acute need by the community survey conducted during the development of the Parks & Recs Strategic Master Plan will be provided by The St. James (see Sections II A, II B and II C) ▪ The St. James will provide families with a new and exciting place to pursue their recreational interests ▪ The St. James will contribute substantially to improving Alexandrians' views of / satisfaction with the recreation options available in the City

WHY THE ST. JAMES IS COMPATIBLE WITH ALEXANDRIA'S GOALS AND PLANS (CONT'D)

The St. James will contribute significantly to Alexandria's goals and priorities as articulated in the Alexandria City Council Strategic Plan (revised June 2010), the Recreation, Parks & Cultural Activities Strategic Master Plan, the Comprehensive Athletics Field Master Plan, as well as in the findings of the City's 2012 Aquatic Facilities Study and 2011 Parks & Rec Needs Assessment Survey.

ATHLETIC FIELDS MASTER PLAN	CITY OF ALEXANDRIA GOALS / PRIORITIES / KEY FINDINGS	ST. JAMES SPORTS & ENTERTAINMENT COMPLEX BENEFIT / COMPATIBILITY
	<ul style="list-style-type: none"> ▪ Alexandria's athletic fields are among the most used park and recreation facilities in the region with more than 15,000 participants annually ▪ The number, design and quality of Alexandria's fields are not sufficient to meet the tremendous demand for practice and game time ▪ The excessive demand for practice and competition space results in poor field quality and unsatisfactory playing experiences ▪ Due to the lack of field capacity, Alexandria has had to allow team practices in a number of open space areas, reducing such space's ability to support other park and open space uses ▪ Alexandria has been working with sports interests groups to help resolve the field quality and supply issues 	<ul style="list-style-type: none"> ▪ The St. James will add substantially to Alexandria's field capacity and quality with a full-length, international regulation sized, premium turf soccer field and a convertible field in the interior of the Complex's 200-meter competition track ▪ The international regulation sized, premium turf soccer field will be divisible into two or four sections for sideline-to-sideline practice and competition for youth and adult field sports (football, lacrosse, soccer, field hockey) ▪ The 200-meter track's interior field will be capable of handling traditional field competitions (e.g., long jump) but will also be convertible into a field equivalent in size to half of the Complex's premium turf soccer field and can also be divided into two sections ▪ In total, The St. James will add the equivalent of 6 practice and competition surfaces to Alexandria's capacity, surfaces that can be used 24 hours a day, 365 days a year <ul style="list-style-type: none"> – Premium turf does not have the "resting" requirements of natural grass surfaces; in fact, there is no "resting" required – The St. James' indoor, 24-hour access allows for around-the-clock competition with no seasonal limitations

WHY THE ST. JAMES IS COMPATIBLE WITH ALEXANDRIA'S GOALS AND PLANS (CONT'D)

The St. James will contribute significantly to Alexandria's goals and priorities as articulated in the Alexandria City Council Strategic Plan (revised June 2010), the Recreation, Parks & Cultural Activities Strategic Master Plan, the Comprehensive Athletics Field Master Plan, as well as in the findings of the City's 2012 Aquatic Facilities Study and 2011 Parks & Rec Needs Assessment Survey.

CITY OF ALEXANDRIA GOALS / PRIORITIES / KEY FINDINGS

ST. JAMES SPORTS & ENTERTAINMENT COMPLEX BENEFIT / COMPATIBILITY

2012 AQUATIC FACILITIES STUDY

- Alexandria has a five pool system, four of which are 30+ years old with functionally and physically obsolete infrastructure
- Costs of repairing and operating multiple outdated and aged pools are accelerating and unsustainable
- All of the currently operating outdoor aquatic facilities should be replaced
- Nannie J. Lee Pool, Nicholas Colasanto Pool and Ewald Pool closed
- West side of the City is severely underserved
- All of the pools are crowded and do not have sufficient space for all user groups (lesson programming, therapy users and exercise swimmers, and the high school swim team)
- The City needs a 50-meter competition pool for growing tri-athlete and open water competitive swimmers; most communities around Alexandria have a 50-meter pool
- There is a significant need for indoor swimming in the City
- The study recommends a modified three pool system with supplemental facilities at a total cost of **\$48.7** million
- Parks & Recs staff recommended a \$25.0 million investment in aquatic facilities between FY16 and FY23

- The St. James will have the following best-in-class aquatics facilities in the Complex:
 - Olympic-sized competition pool (indoor),
 - Warm water therapy pool (indoor),
 - Water fun park (indoor),
 - Resort-style pool (outdoor), and
 - Adult roof top pool (outdoor)
- These aquatic facilities would greatly enhance the aquatics opportunities available in Alexandria:
 - Competitive swimming opportunities, including tri-athlete and endurance, at the youth, high school and adult levels would be available for the first time in generations
 - Therapeutic water programming would also be available for seniors
 - Family-friendly leisure opportunities with excellent locker room facilities and food and beverage service

WHY THE ST. JAMES IS COMPATIBLE WITH ALEXANDRIA'S GOALS AND PLANS (CONT'D)

The St. James will contribute significantly to Alexandria's goals and priorities as articulated in the Alexandria City Council Strategic Plan (revised June 2010), the Recreation, Parks & Cultural Activities Strategic Master Plan, the Comprehensive Athletics Field Master Plan, as well as in the findings of the City's 2012 Aquatic Facilities Study and 2011 Parks & Rec Needs Assessment Survey.

2011 PARKS & RECS NEEDS ASSESSMENT SURVEY	CITY OF ALEXANDRIA GOALS / PRIORITIES / KEY FINDINGS	ST. JAMES SPORTS & ENTERTAINMENT COMPLEX BENEFIT / COMPATIBILITY
	<ul style="list-style-type: none"> ▪ Parks, Recreation, or Cultural Amenities that households have a need for: <ul style="list-style-type: none"> – Indoor exercise and fitness area – 55% – Indoor swimming pool – 52% – Running/walking track – 50% – Outdoor swimming pools – 44% – Outdoor tennis courts – 36% – Athletic fields – 31% – Racquetball/squash courts – 17% ▪ Estimated number of households in Alexandria whose needs for Parks, Recreation or Cultural Amenities are only being 50% Met or Less <ul style="list-style-type: none"> – Indoor exercise and fitness area – 18,568 – Indoor swimming pool – 17,128 – Outdoor swimming pools – 17,126 – Running/walking track – 14,683 – Athletic fields – 12,036 – Outdoor tennis courts – 11,368 – Racquetball/squash courts – 5,967 	<ul style="list-style-type: none"> ▪ The St. James will contribute significantly to addressing the substantial demand and unmet needs identified by the 2011 Parks & Rec Needs Assessment Survey <ul style="list-style-type: none"> – 30,000 sq. ft. Fitness & Wellness Spa – Indoor Olympic-sized swimming pool – Resort-style outdoor pool – Indoor 200-meter competition track – Four roof top, outdoor tennis courts – The equivalent of one-and-a-half international regulation-sized soccer fields – 8 squash courts

III. THE ST. JAMES GROUP BIOGRAPHIES

BIOGRAPHIES: THE ST. JAMES GROUP LLC

KENDRICK F. ASHTON, JR., *Co-Founder & Managing Partner*

- Prior to forming SJG, Mr. Ashton was a founding member and Managing Director of boutique investment bank Perella Weinberg Partners
- Mr. Ashton served as Chief Operating Officer of Perella Weinberg's Corporate Advisory Business from 2009 to 2011
- Prior to joining Perella Weinberg, Mr. Ashton was an investment banker at Goldman, Sachs & Co., executing large mergers, acquisitions and financings across a broad range of industries
- He received a JD from the University of Chicago Law School, where he was a Merit Scholar and the Earl Dickerson Public Service Scholar, and an MBA from the University of Chicago Booth School of Business, where he was also a Merit Scholar
- Mr. Ashton received an AB from the College of William & Mary, where he was an All-Conference cornerback and recipient of the John Kratzer Memorial Award *for Exemplary Courage, Self-Sacrifice, Leadership and Spirit* and the Benjamin Stoddert Ewell Award *for Outstanding Leadership, Service and Contribution to the College*

CRAIG A. A. DIXON, *Co-Founder & Managing Partner*

- Prior to forming SJG, Mr. Dixon was Assistant Vice President and Senior Counsel at Smithfield Foods, a Fortune 250 global food business, where he focused on M&A and corporate governance
- Prior to joining Smithfield Foods, he was in private practice at McGuireWoods LLP focusing on M&A and project finance
- Mr. Dixon began his legal career as a Law Clerk to the Honorable James Spencer of the US District Court for the Eastern District of Virginia
- He is a graduate of Harvard Business School's Program for Leadership Development and received a JD from William & Mary School of Law, where he was a recipient of the TC Clarke Scholarship, the Law Foundation Scholarship and the Thurgood Marshall Humanitarian Award
- Mr. Dixon received a BBA from the College of William & Mary, where he was a William & Mary Scholar and a Project Excellence Scholar