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**INVESTING IN THE FUTURE**

**OUR CONSULTING SERVICES:**  
OUR COMPETENCIES ARE FORWARD-LOOKING

## THE RESIDENCES AT OHEKA CASTLE

INVESTMENT OPPORTUNITY IN REAL ESTATE FOR THE ACQUISITION & DEVELOPMENT OF 18 ACRES OF LAND

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# OHEKA

New York

Preliminary Offering Memorandum

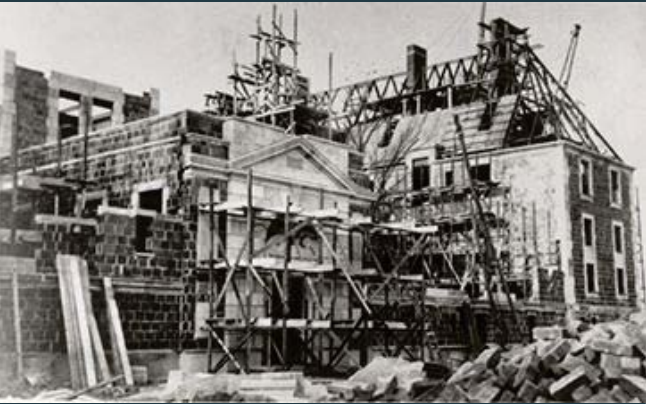


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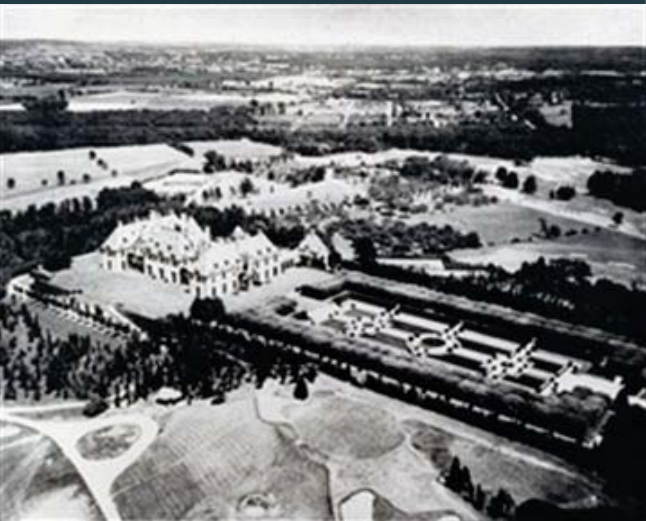
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# History

# Otto Hermann Kahn and the Original Vision



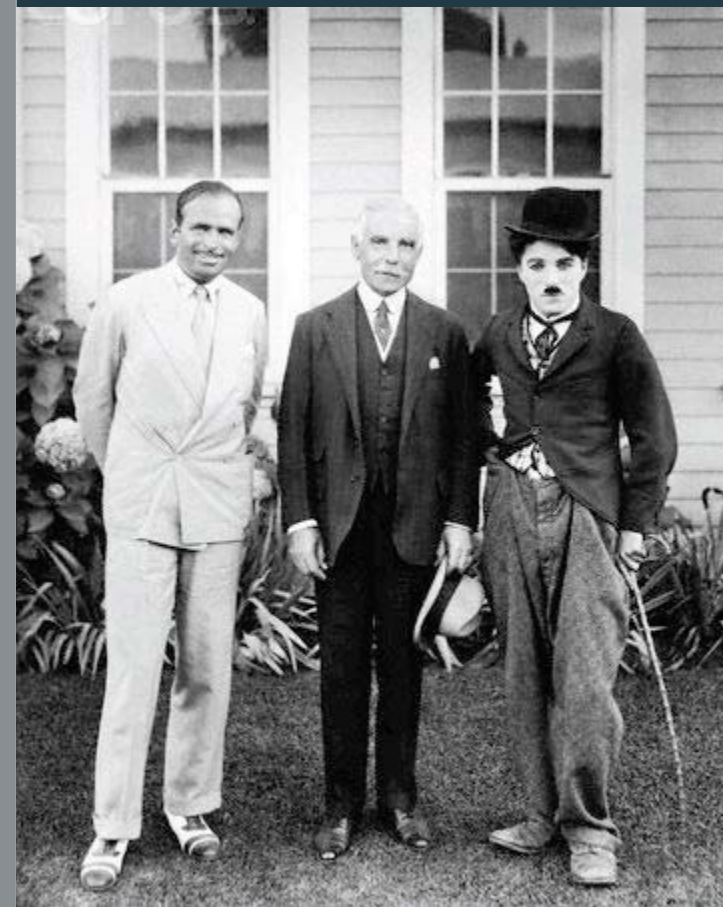
Financier and Philanthropist Otto Hermann Kahn designed and built Oheka Castle estate between 1914 and 1919 on a 443-acre complex. At 109,000 sf and 127 rooms, it was, and still is, the second largest private residence in the United States.



Kahn's vision was to create a lavish estate with a French-style chateau, gardens, greenhouses, an 18-hole golf course, tennis courts, indoor swimming pool, orchards, stables, a landing strip, and a train station.

He commissioned architects Delano and Aldrich for the building design, the Olmsted Brothers for the estate grounds, and renowned golf architect Seth Raynor for the golf course design.

During the roaring twenties, Kahn used Oheka as a summer home to entertain royalty, celebrities, and heads of state.



# History of Cold Spring Country Club



Upon Otto Kahn's death in 1934, Realty Associates of Brooklyn ran the golf course. In 1946, Realty Associates offered to sell the course as it existed, plus the stable and three adjoining cottages to the Willowbrook members for \$300,000. As Willowbrook lawyer's attempted to stall condemnation of their land, 15 Willowbrook members elected to put up \$12,500 each and purchase Cold Spring Golf Club.

The founding fathers of the club wanted to encourage others to join them but knew that with only 15 members it would be difficult to sell. Therefore, they established a system of numbering their members with the first number being 100. When asked how many members were on their roster, they could truthfully answer, "Well, I'm number 113."

Since there was no clubhouse, the stable was renovated through a \$100,000 mortgage. By 1951 Cold Spring numbered between 125 and 150 members. At this juncture it was decided a pool should be built, as befits a real country club. Not wishing to build on leased land and have a repeat of the "Willowbrook Incident", the entire membership elected to purchase the Club from the 15 founding members, thus forming Cold Spring Country Club.

# Gary Melius & Oheka Today

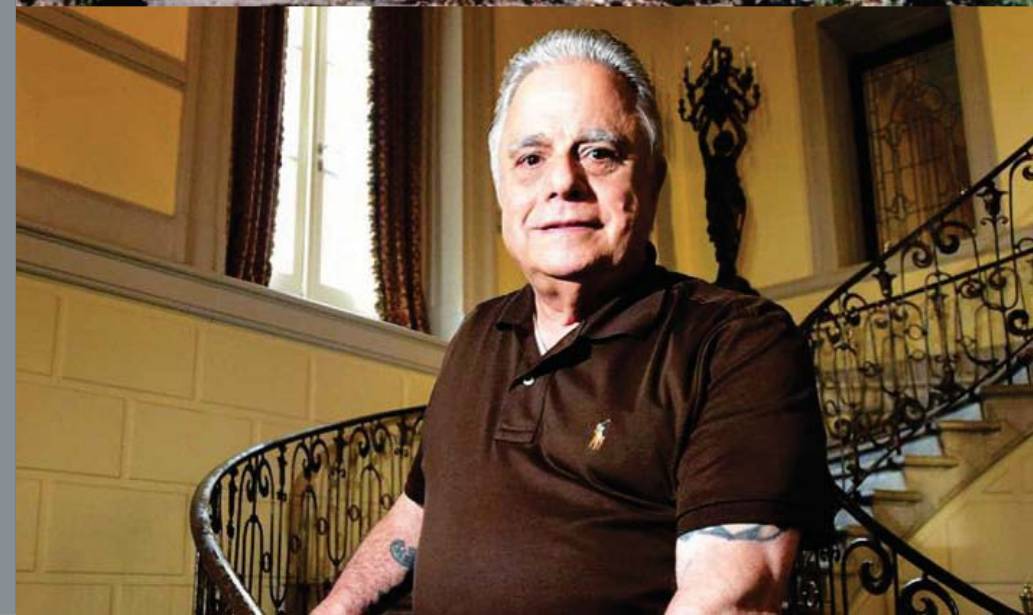


**OHEKA CASTLE**

Hotel & Estate

New York

In 1984, Gary Melius, a Long Island developer, purchased Oheka for 1.5 million dollars. The 23 acre estate was devastated, with no electric, plumbing, windows, or doors. Over the next several years, Gary began the restoration process to create the 6-Star Diamond Hotel and wedding destination that exists today.



# Oheka Castle Today



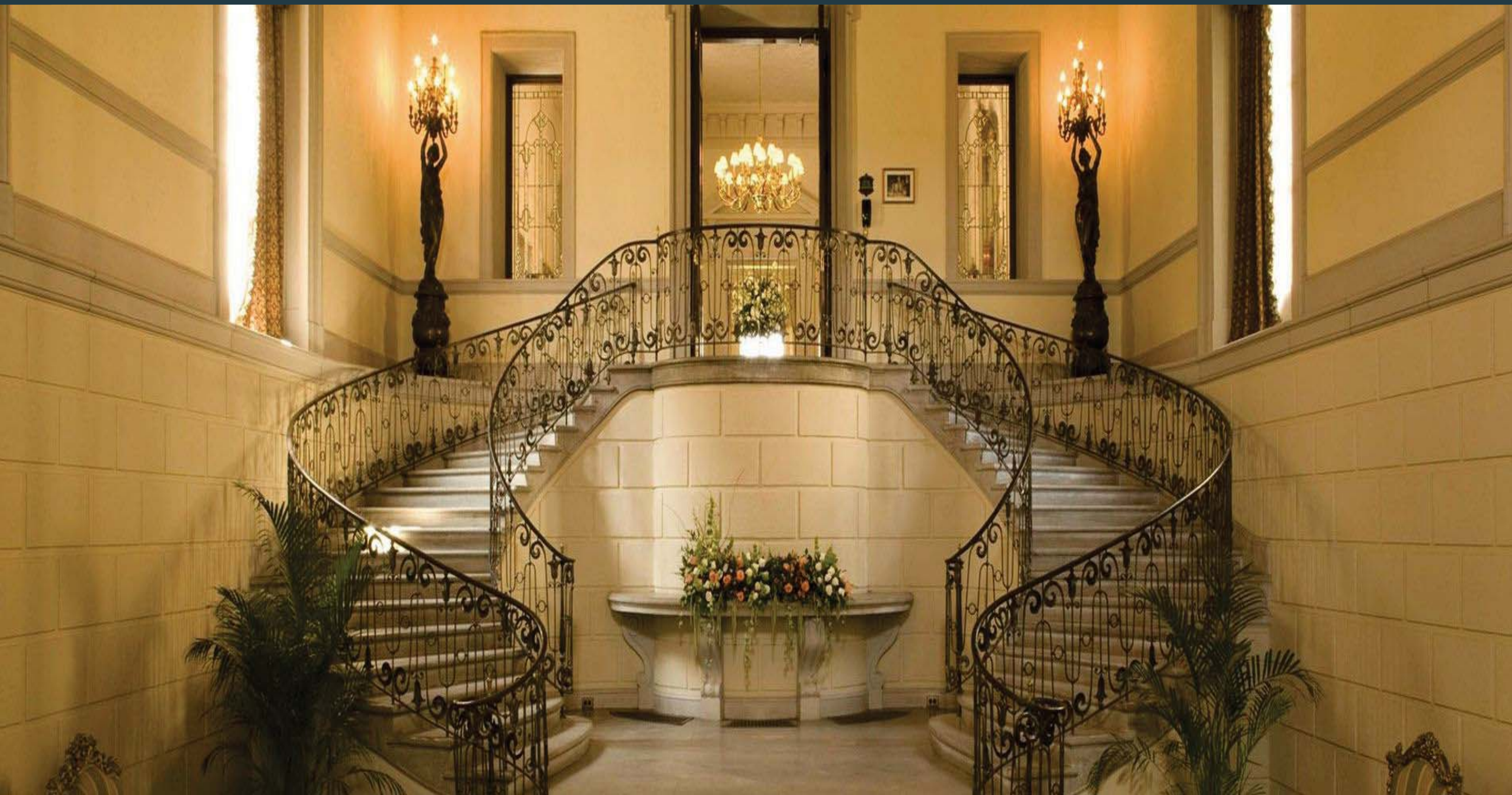
# Oheka Castle Today



# Oheka Castle Today



# Oheka Castle Today



# Oheka Castle Today



# Oheka in the Media

TAYLOR SWIFT **BLANK SPACE**



# Oheka in the Media

## Motion Pictures

- Citizen Kane (1941)
- The Emperors Club (2002)
- The Great Gatsby Documentary (2000)
- What Happens in Vegas (2008)

## Television, Commercial, & Music Video

- America's Castles (A & E)
- Audi
- Bridezilla (We TV)
- Gossip Girls
- Happyish
- Lifestyles Of The Rich & Famous
- Lottery
- Madam Secretary (CBS)
- Mikey Saves the Date
- Platinum Weddings (We TV)
- Playboy

- Ripley's Believe It Or Not
- Royal Pains (USA Network)
- Scores
- Taylor Swift (Blank Space)
- The Americans (FX)
- The Food Network
- Unforgettable Wedding Venues (We TV)
- Victoria's Secret
- Weddings of a Lifetime

# The Residences



7 years ago, Gary began planning and obtaining permits for the development of 189 luxury residences on the estate. Using 5 acres of his land combined with 13 acres of Cold Spring Country Club's land, the proposed community would mimic the lifestyle and amenities of the original Oheka Castle.

Amenities could include grand lobbies, concierge services, 24-hr doormen, valet parking, radiant heat in roadway drop off areas, maid service, a fitness center, a spa with massages and yoga, a private wine storage and tasting area, private humidors with a smoking room, indoor and outdoor swimming pools, back-up generators, and special hotel rates at Oheka Castle for visiting guests.



### COLOR KEY

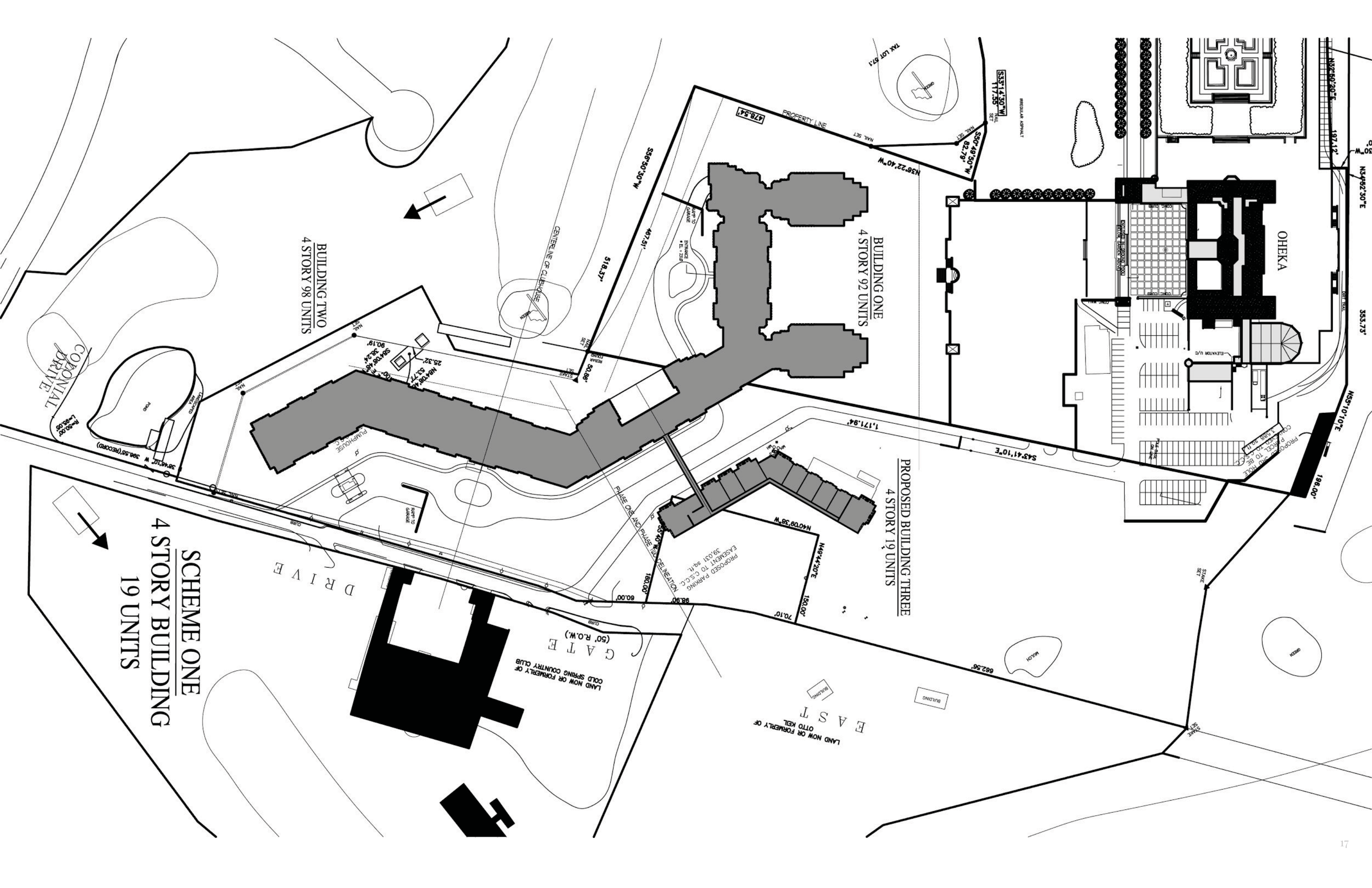
-  Cold Spring Country Club Golf Course
  -  Clubhouse/Tennis
  -  Club land available for course redesign
- } 158.22 Acres
-  Oheka: 11.50 Acres
  -  Development Parcel for Residences: 17.93 Acres

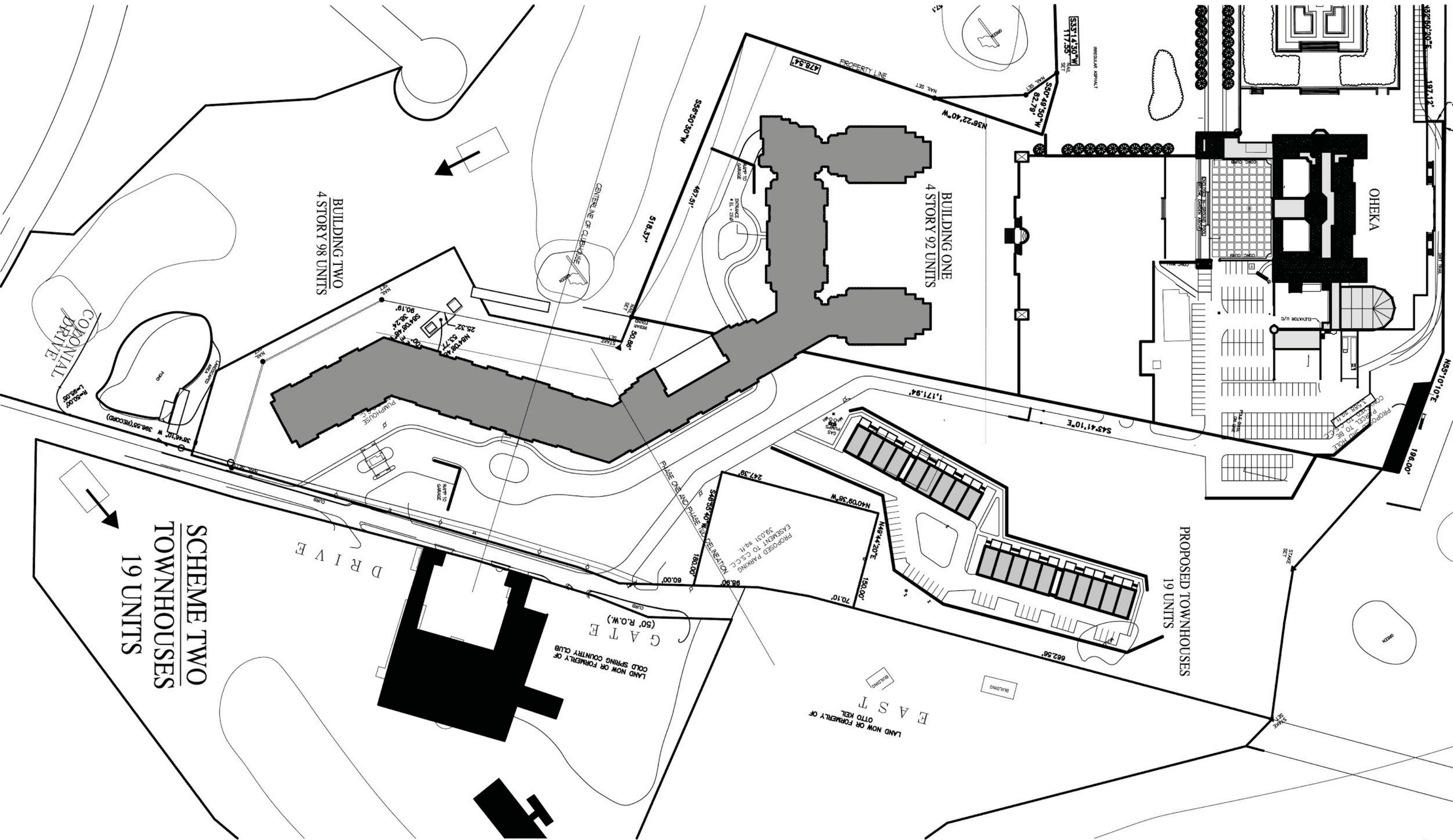
SITE PLAN KEY

- (1) BUILDING 1
- (2) BUILDING 2
- (3) BUILDING 1 & 2 AMENITY
- (4) BUILDING 1 DROP OFF
- (5) BUILDING 2 DROP OFF
- (6) UNDERGROUND PARKING ENTRANCE (212 PARKING SPACES)
- (7) UNDERGROUND PARKING ENTRANCE (190 PARKING SPACES)
- (8) FORMAL GARDEN
- (9) GATE HOUSE
- (10) OHEKA CASTLE
- (11) COUNTRY CLUB



RESIDENCES AT  
OHEKA





**BUILDING ONE**  
FOURTH LEVEL 268.5  
THIRD LEVEL 257.5  
SECOND LEVEL 246.5  
FIRST LEVEL 235.5  
LOWER LEVEL 224.5  
PARKING LEVEL 220.5



**BUILDING TWO**  
257.5 FOURTH LEVEL  
246.5 THIRD LEVEL  
235.5 SECOND LEVEL  
224.5 FIRST LEVEL  
211.0 LOWER LEVEL  
202.5 PARKING LEVEL

**SOUTH ELEVATION**

**BUILDING TWO**  
FOURTH LEVEL 257.5  
THIRD LEVEL 246.5  
SECOND LEVEL 235.5  
FIRST LEVEL 224.5  
LOWER LEVEL 211.0  
PARKING LEVEL 202.5



**BUILDING ONE**  
268.5 FOURTH LEVEL  
257.5 THIRD LEVEL  
246.5 SECOND LEVEL  
235.5 FIRST LEVEL  
224.5 LOWER LEVEL  
220.5 PARKING LEVEL

**NORTH ELEVATION**

**BUILDING TWO**  
FOURTH LEVEL 257.5  
THIRD LEVEL 246.5  
SECOND LEVEL 235.5  
FIRST LEVEL 224.5  
LOWER LEVEL 211.0  
PARKING LEVEL 202.5



**WEST ELEVATION**

**BUILDING ONE**  
268.5 FOURTH LEVEL  
257.5 THIRD LEVEL  
246.5 SECOND LEVEL  
235.5 FIRST LEVEL  
224.5 LOWER LEVEL  
220.5 PARKING LEVEL



**EAST ELEVATION**

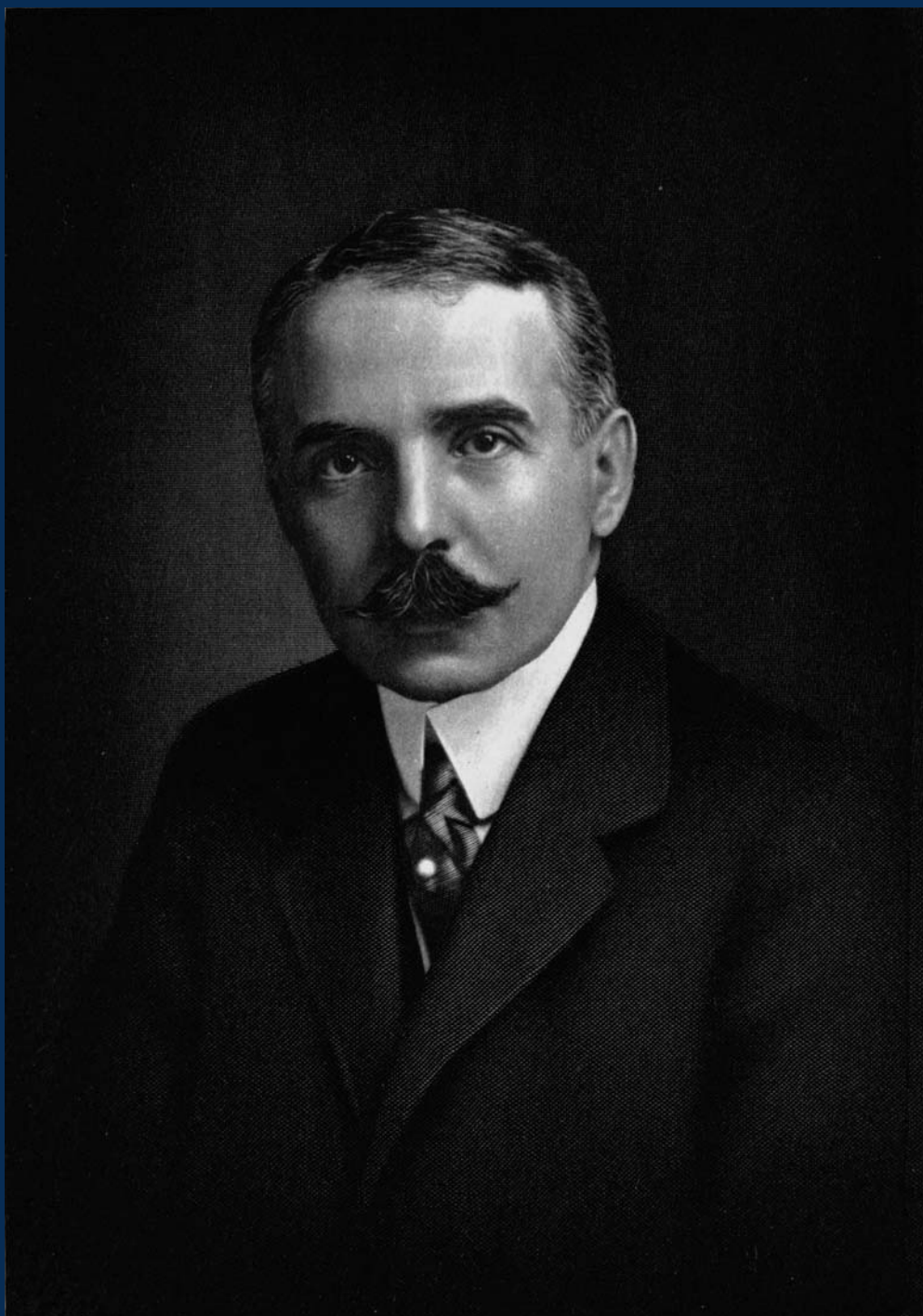
**BUILDING TWO**  
257.5 FOURTH LEVEL  
246.5 THIRD LEVEL  
235.5 SECOND LEVEL  
224.5 FIRST LEVEL  
211.0 LOWER LEVEL  
202.5 PARKING LEVEL

FOR TOWN USE

|   |                |                         |
|---|----------------|-------------------------|
| NO.   | REVISIONS      | DATE                    |
| OWNER:  |                |                         |
| APPLICANT:  |                |                         |
| TOWN OF   |                |                         |
| SUFFOLK COUNTY  |                |                         |
| NEW YORK  |                |                         |
| DISTRICT 0000   | SECTION 000.00 | BLOCK 00.00 LOT 000.000 |
| BHC ARCHITECTS  |                |                         |
| 3 EAST 28TH ST. 325 WIRELESS BLVD.                              |                |                         |
| NEW YORK N.Y. 10016 HAUPPAUGE N.Y. 11788                        |                |                         |
| P# 212.213.1339 F# 212.213.1104 P# 631.300.1010 F# 631.300.1011 |                |                         |

# Oheka Reimagined

# Restoring the Otto Kahn Vision



At Gale International, preserving heritage is critically important. Therefore, we envision an opportunity to bring the estate back to Otto Kahn's original vision by blending the old with the new. Instead of developing the Residences at Oheka as an entity separate from the castle and country club, we widened the scope to include the entire estate. The new Oheka Club will reunite the property into one of the most exclusive golf resorts in the world.

Otto Kahn originally used Oheka as a summer home, and went over the top in entertaining his guests throughout the property. We will once again make it the centerpiece of the estate. With a host of new amenities, Oheka will serve as the Oheka Club's clubhouse. And members will be able to walk directly from Oheka out onto the completely redesigned Jack Nicklaus signature golf course.

We will develop a residential community with world-class architecture that complements Oheka's classic French design and shares amenities and services offered at the adjacent Castle. Additionally, the residences will incorporate design technologies to meet or exceed LEED & WELL guidelines. The resident members will experience a lifestyle unparalleled on Long Island. Daniel Gale will market and sell the residences.

The following is a taste of what's to come at the new Oheka Club...

# Founding Members



The new Oheka Club will be one of the most exclusive golf resorts in the world. Its unique historical beauty anchored in the magnificent castle combines all the comfort and luxury afforded by modern refurbishing. Conjoin this architectural gem with a signature Jack Nicklaus Golf Course and the result is a golfer's sanctuary in a class of its own.

A limited pool of 33 founding members will have the opportunity to invest in restoring Otto Kahn's vision and own a piece of the new Oheka Club. Each member will contribute \$1 million in equity as well as purchase a hotel suite in Oheka Castle. Founding members will also be extended the option to pre-purchase a condo of their choice in the residential development at a discount.

# The Suites at Oheka



The full-service suites at Oheka will be spacious and elegantly designed in keeping with the aesthetic of the castle itself. With views overlooking the grounds, the gardens, or the beautifully undulating Jack Nicklaus Golf Course, each room is unique, welcoming, and serene.

Founding members have exclusive access to the suite that they purchase, and when not in use, they will receive profit sharing from the room rental.

# Golf at Oheka: New Entrance & Pro Shop



The original underground tunnels of the Castle will be entirely renovated as a museum and art gallery space. Members can stroll through and browse works from rotating artists as well as learn about the history of the Oheka Castle and Estate.

At the end of the tunnel will be the new Golf Pro Shop, replete with the latest top-shelf golf gear, accessories, and performance apparel.



# Golf at Oheka: Nicklaus Design



The tunnel exit leads to the relocated first tee of the new Jack Nicklaus signature golf course. The Golden Bear himself will personally do the redesign and give it his exclusive signature-level designation. The expanded 7,100+ yard course will be world class and capable of hosting PGA level events.

# Cold Spring

| HOLE  | 1   | 2   | 3   | 4   | 5   | 6   | 7   | 8   | 9   | OUT  | 10  | 11  | 12  | 13  | 14  | 15  | 16  | 17  | 18  | IN   | TOTALS |
|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|--------|
| Black | 585 | 348 | 154 | 355 | 418 | 386 | 410 | 325 | 539 | 3500 | 322 | 175 | 368 | 201 | 454 | 424 | 500 | 201 | 402 | 3047 | 6547   |
| PAR   | 5   | 4   | 3   | 4   | 4   | 4   | 4   | 4   | 5   | 37   | 4   | 3   | 4   | 3   | 4   | 4   | 5   | 3   | 4   | 34   | 71     |

# Oheka Castle

| HOLE  | 1   | 2   | 3   | 4   | 5   | 6   | 7   | 8   | 9   | OUT  | 10  | 11  | 12  | 13  | 14  | 15  | 16  | 17  | 18  | IN   | TOTALS |
|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|--------|
| Black | 443 | 440 | 350 | 575 | 325 | 175 | 367 | 365 | 454 | 3494 | 433 | 533 | 200 | 402 | 568 | 350 | 250 | 355 | 440 | 3531 | 7025   |
| PAR   | 4   | 4   | 4   | 5   | 4   | 3   | 4   | 4   | 4   | 36   | 4   | 5   | 3   | 4   | 5   | 4   | 3   | 4   | 4   | 36   | 72     |



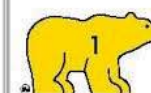
## Oheka Castle Long Island Strategy Plan



SCALE  
1"=200'-0"

DATE: 01-28-16  
DESIGN ASSOC: C.C.  
DRAWN BY: B.R.

SHEET



# Golf at Oheka: Performance Center

The Oheka golf experience will offer its members not only a world-class golf course and clubhouse, it will offer the opportunity to realize their potential as golfers. The Golf Performance Center will be equipped with the tools and technology designed to enhance skills for optimal play. This state-of-the-art facility will enable members to practice on the virtual driving range, receive video feedback from our computerized swing analysis, and benefit from one-on-one attention from our team of pros.



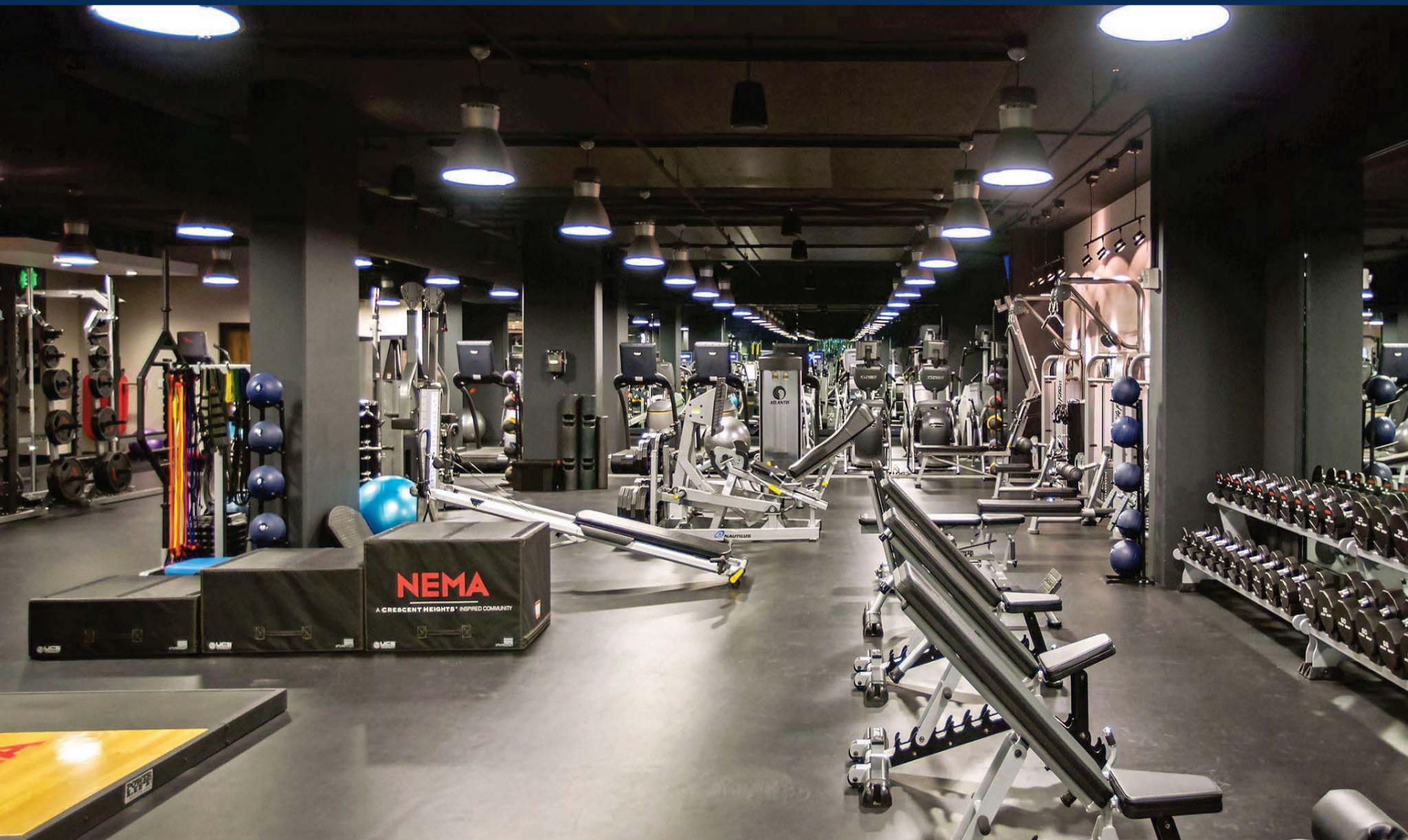
# Tennis & Paddle at Oheka



In addition to the redesigned golf course, we will install new platform tennis courts and grass tennis courts to make Oheka one of the top tennis facilities on Long Island.



# Wellness at Oheka: Fitness



The Oheka Wellness Center will include a vast array of amenities aimed at enhancing members' wellbeing, fitness, and relaxation. The latest strength-training equipment will be located in the gym, next to spacious Pilates and yoga studios and an indoor cycling studio. A fresh-pressed juice bar will offer natural, energy-boosting refreshment.



# Wellness at Oheka: Spa



Men's and women's locker rooms will be furnished with sauna, steam, and inhalation rooms, whirlpools, private sunbathing areas, a comfortable relaxation lounge and fully-equipped vanities. Members can revel in complete pampering at the beauty salon, barber shop, massage and spa rooms that will offer an impressive menu of rejuvenating skin care and body treatments, including massage and therapeutic bodywork.



# Wellness at Oheka: Swimming

The new Oheka Club will feature two swimming pools. The existing indoor lap pool has retained its gorgeous aesthetic from when it was built in 1919. Lush ivy grows naturally along the walls and ceiling creating a visually stunning effect that adds to the tranquility.



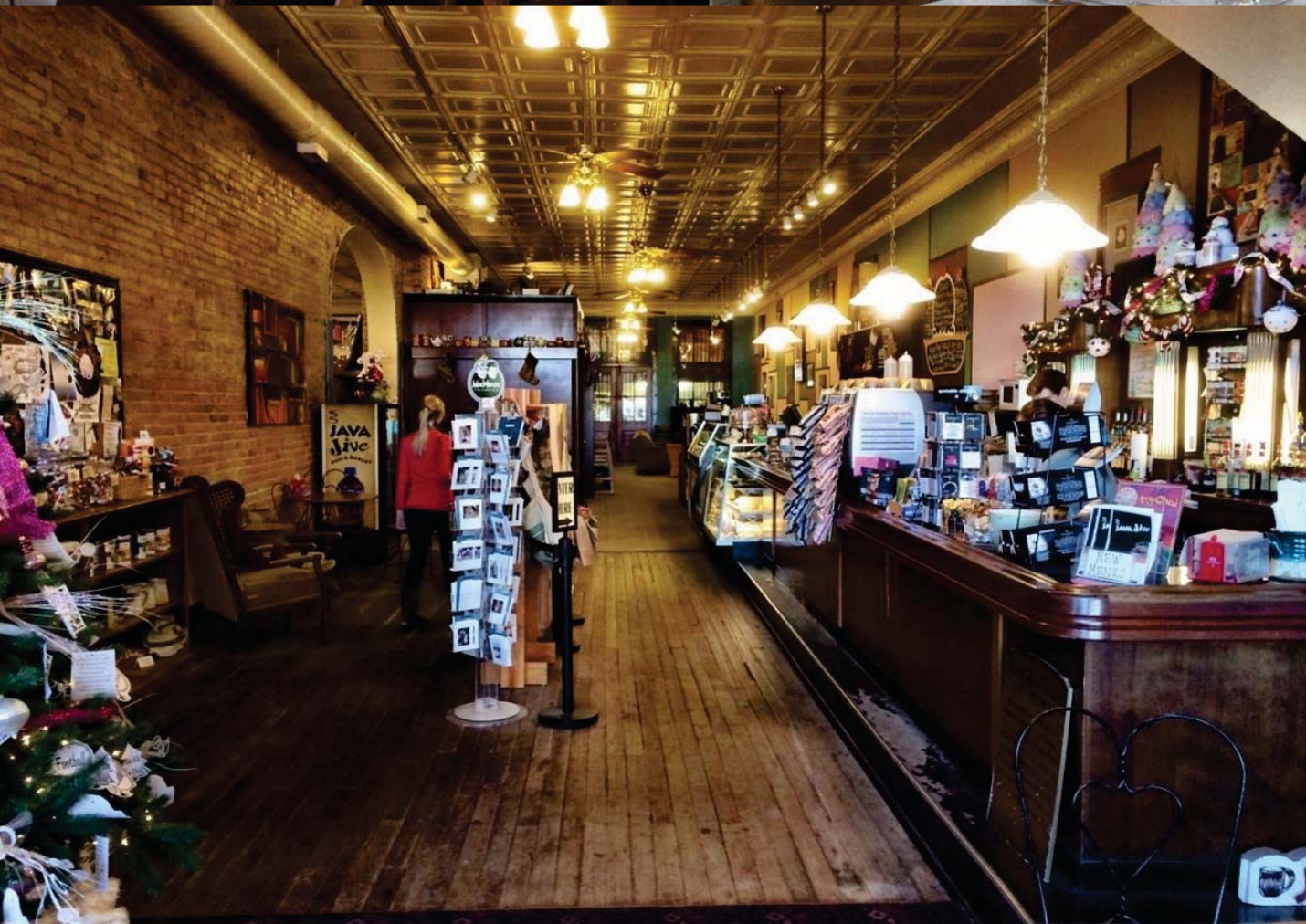
The second swimming pool will be a large outdoor pool ideal for either exercise or play.

# Dining, Catering, & Events



Ohoka will be home to a variety of excellent dining options, comprised of casual and high-end restaurants and a fresh-pressed juice and snack cafe. The castle will retain its illustrious grand ballrooms for weddings and member events.

# Casual Dining & Bars



After a day on the greens, members can unwind at one of the bars at the Oheka estate, each unique in character and atmosphere, such as the Charlie Chaplin-themed dining room. Or they can relax outside on the terrace and watch the sun set over a glass of wine or whiskey.

Members can swing by the retail and convenience store which will be located conveniently on premises to purchase souvenirs, gifts, and any toiletries or necessities, or just sit down for a cup of coffee or a sandwich.

# Lounges & Meeting Space



The lounges and meeting rooms at Oheka will provide the perfect multifunctional space for conducting business during your stay. All rooms will be equipped for printing, faxing, copying, and conference-calling. These elegant rooms will allow for an intimate dynamic at business meetings, or a quiet space for solitary work.

And afterwards, members can truly relax over a game in the card and billiards room, or sink into one of the leather armchairs in Oheka's stately cigar room.

# The Oheka Lodge

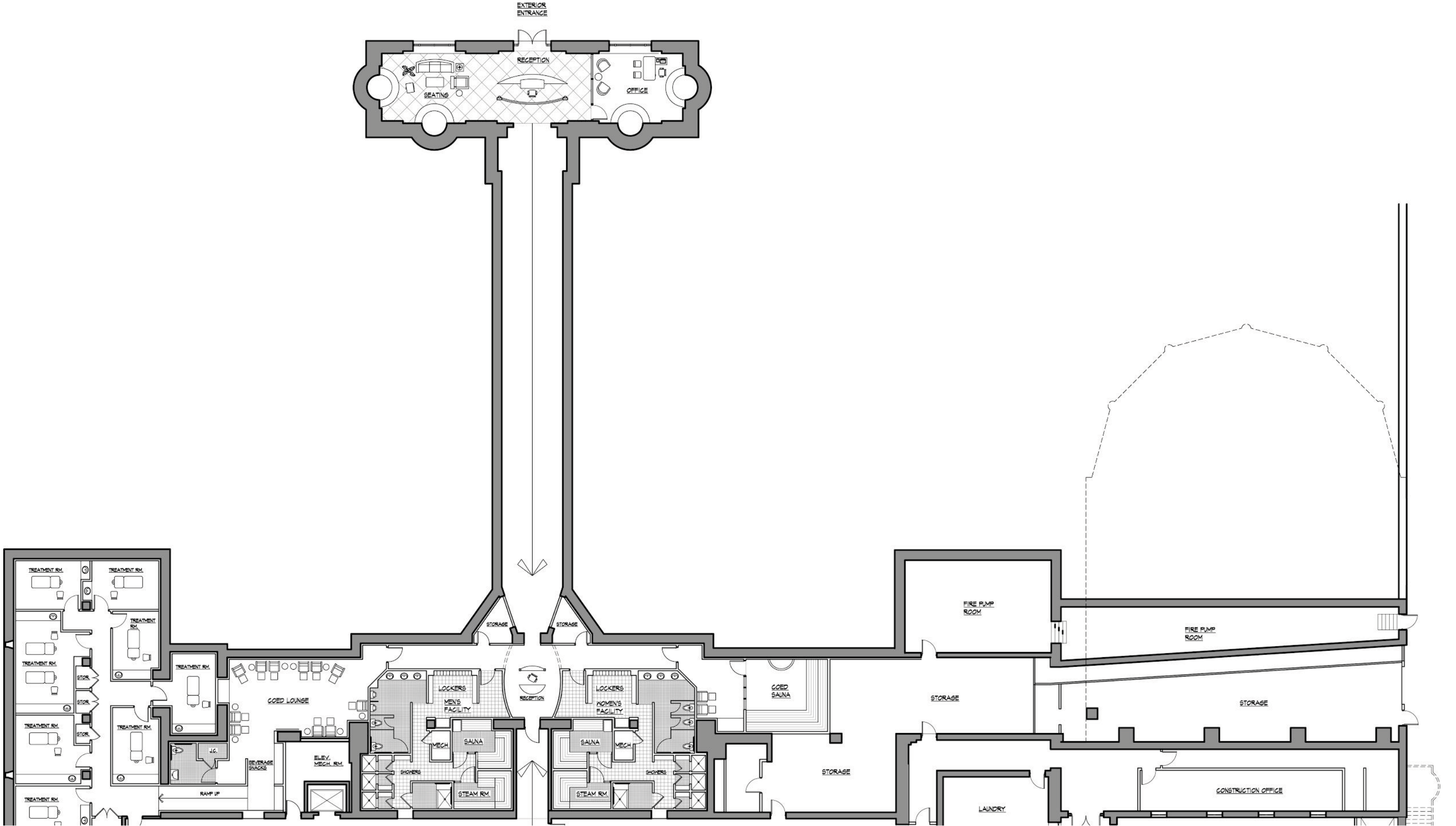


The former clubhouse is a beloved space for recreation and leisure valued by the current membership. We will rebrand it as the Oheka Lodge with a focus on family and community oriented activities and events.

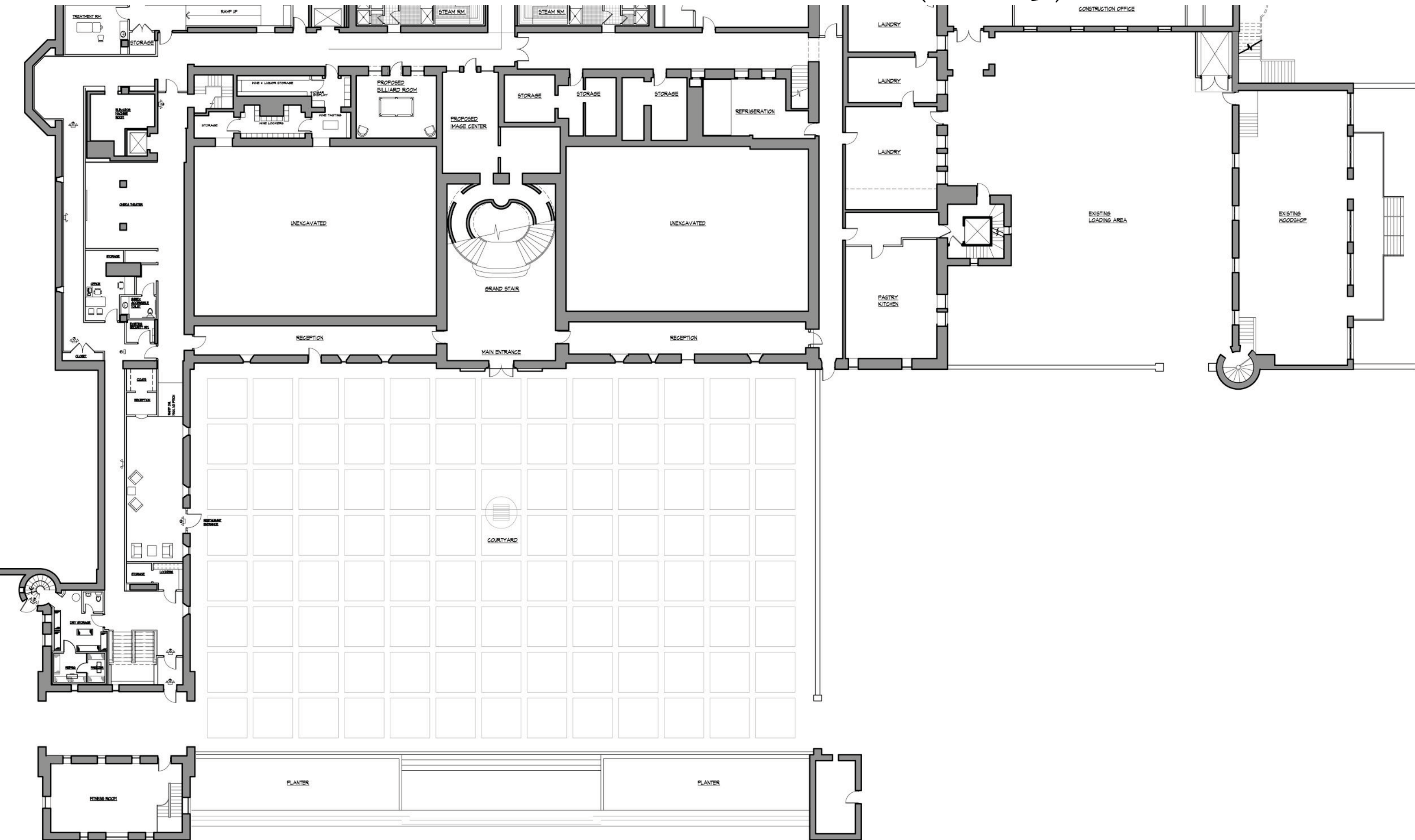
Whether it be for family celebrations, casual recreation, or a game of bridge between old friends, the Lodge will continue to host social functions, weddings, and events. Dining and catering will be restructured, but continue operations.



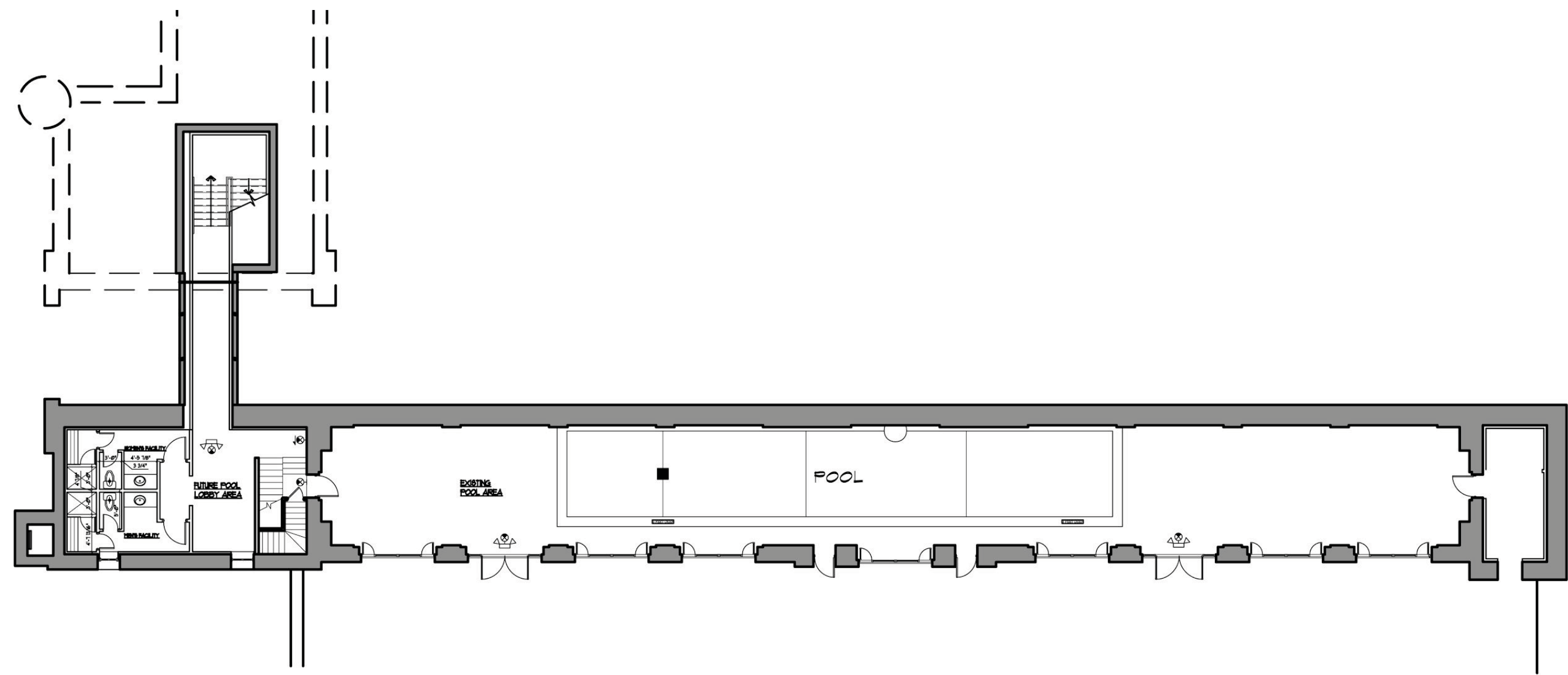
# Oheka Castle 1st Floor (1 of 3)



# Oheka Castle 1st Floor (2 of 3)



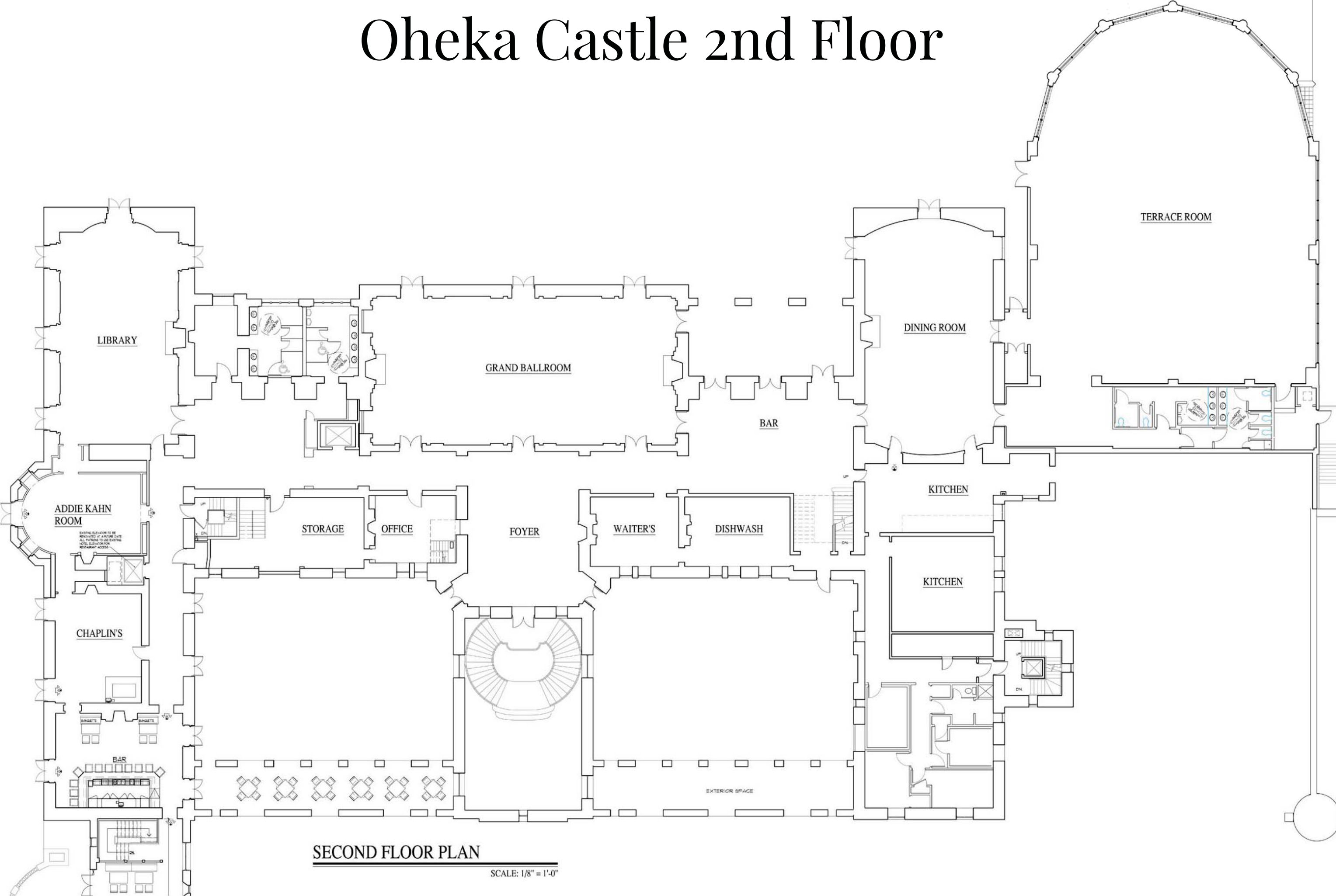
# Oheka Castle 1st Floor (3 of 3)



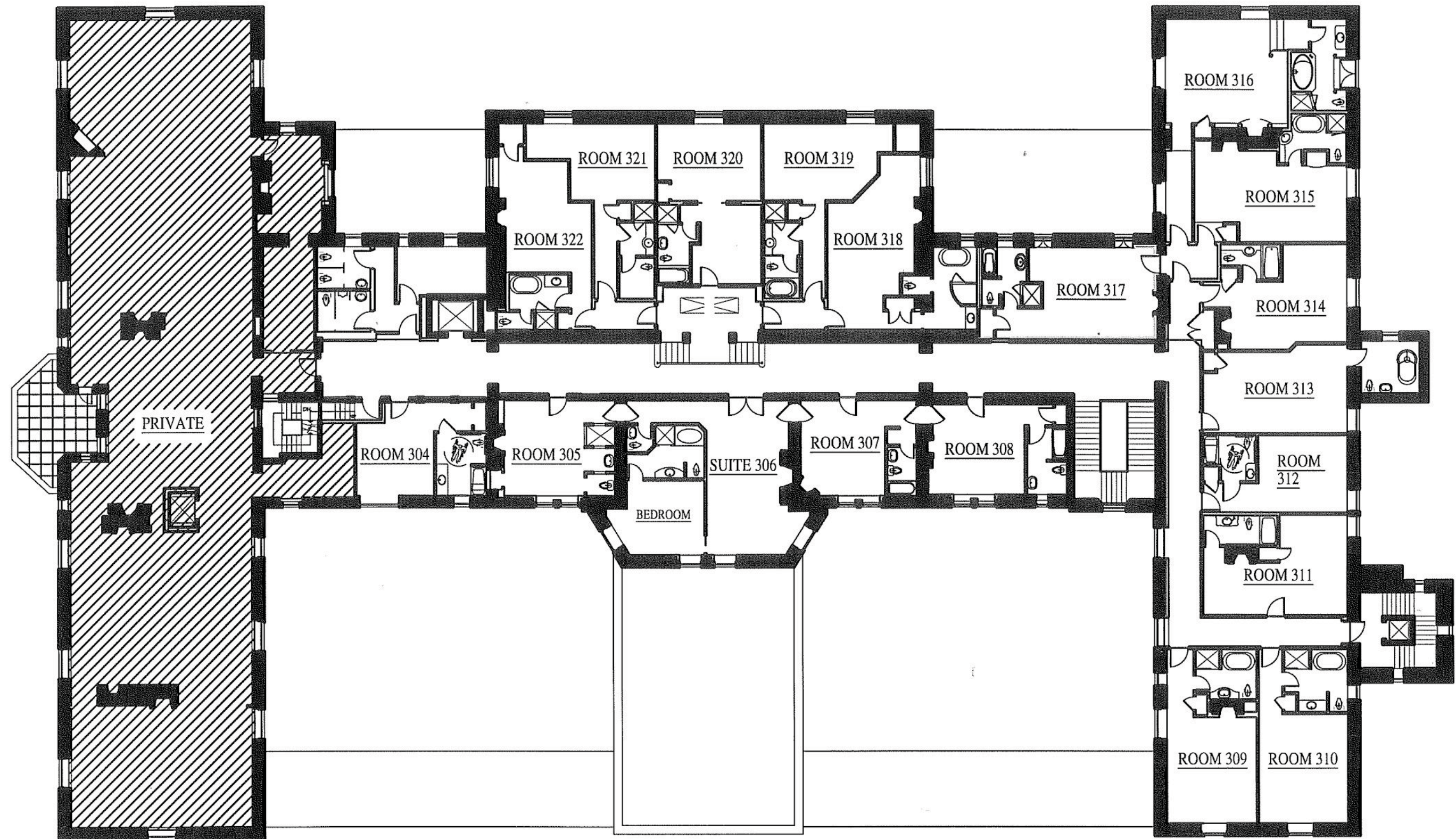
INDOOR POOL LEVEL

SCALE: 1/8" = 1'-0"

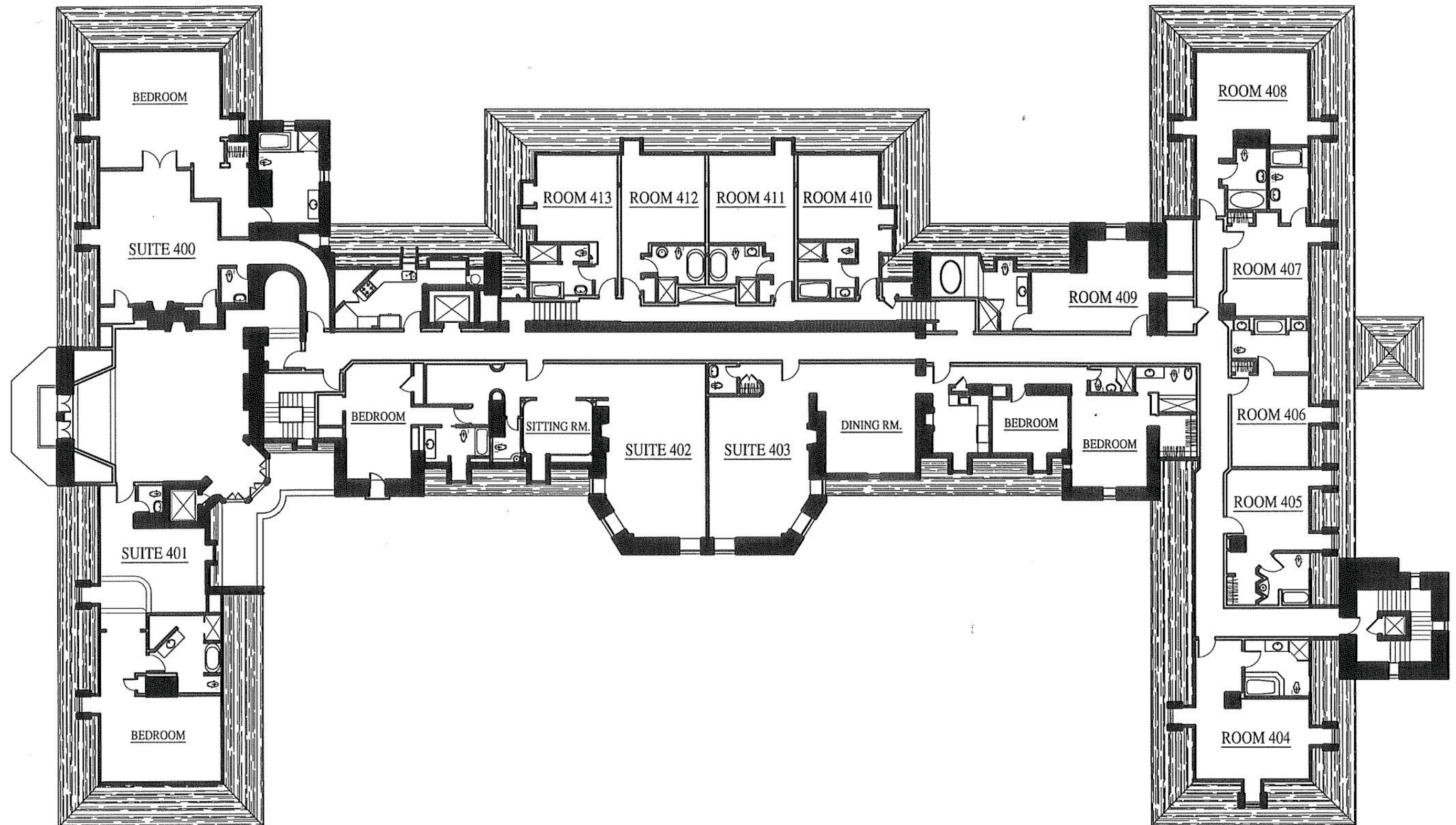
# Oheka Castle 2nd Floor



# Oheka Castle 3rd Floor



# Oheka Castle 4th Floor



# Team & Portfolio

# Gale International & Nicklaus Design



Gale International is a premier global real estate development firm, and Nicklaus Design is the top rated golf course design architect in the world. Together, Stan Gale and Jack Nicklaus have successfully collaborated to design integrated golf and residential communities of the highest quality.

# Stan Gale, Gale International Chairman & CEO



A real estate development pioneer, Stan Gale, Chairman and CEO of Gale International, spearheads the company's strategic direction, long-term planning, joint ventures and financial partnerships. Building upon three generations of real estate innovation, Stan Gale founded The Gale Company in 1985. By 1990, the company had amassed a \$500 million portfolio of development properties. Working with partners like JP Morgan, Morgan Stanley and SL Green, The Gale Company diversified into investment, development, property management, leasing and global facilities management company, culminating in a sale to Mack-Cali Realty in 2008 for \$545-million.

In 2004, Stan Gale created a separate enterprise to focus on global development opportunities. Gale International is a premier, global real estate development and investment company dedicated to creating dynamic urban environments in which people live, work and thrive. Headquartered in New York City with offices in North America and Asia, the company serves as the principal developer of Songdo International Business District, a \$35 billion city located in South Korea.

Gale serves on the board of the Park Avenue Foundation and The Korea Society, and is actively involved as an Executive Committee member of the U.S.-Korea Business Council.

# Jack Nicklaus, Nicklaus Companies Founder



Jack Nicklaus was one of the most dominant players on the PGA Tour. Nicknamed "the Golden Bear," he had the power to smash booming drives from the tee, but also demonstrated an impressive touch on the green and seemingly impenetrable nerves. Nicklaus won his first U.S. Open title in 1962, and claimed his first Masters Tournament and PGA Championship the following year. In 1966, he nabbed the only major title missing from his collection by winning the British Open.

Along with the six Masters victories, he captured five PGA Championships, four U.S. Open titles and three British Opens for a record 18 major championships. Nicklaus also won six Australian Open titles and was named PGA Player of the Year five times, a collection of hardware and accolades that left many believing he is the greatest player in the game's history. Nicklaus joined the Senior PGA Tour in 1990 and competed on a limited basis in the regular PGA Tour until 2005.

Nicklaus branched out to other business endeavors while still competing as an active player, notably taking a serious interest in the creation and design of golf courses. His company, Nicklaus Design, has developed hundreds of courses across more than 35 countries.

The Golden Bear has also launched wine and apparel companies and authored multiple books. Along with his wife, Barbara, he established the Nicklaus Children's Health Care Foundation and dedicated the Nicklaus Children's Hospital in West Palm Beach, Fla., in 2004.

# Collaborations: Jack Nicklaus Golf Club Korea



PHOTO COURTESY OF JACK NICKLAUS GOLF CLUB KOREA

The Jack Nicklaus Golf Club Korea sets the standard of excellence for private golf clubs and lifestyle communities in Asia. In fact, by exclusive arrangement, this is the only golf club in Korea to ever carry the name of the Golden Bear himself. Hand-selected by Jack Nicklaus, only 25 Jack Nicklaus Signature Golf Courses worldwide carry the prestigious Jack Nicklaus Golf Club name. The club also features a stunning clubhouse and an advanced golf practice and learning center. From the tournament tees, the course plays to more than 7,300 yards.

Other amenities include casual dining, a bar and lounge, private meeting rooms, complete fitness and swimming facilities, spa amenities and a professionally staffed golf shop. Up to 250 full members and 250 weekday members can enjoy personalized service. A variety of activities and events cater to all their sporting, recreational, leisure and culinary needs.

The course hosted the 2010 and 2011 PGA Champions Tour, the first PGA event ever to take place in Asia. More recently, it served as the host of the 2015 Presidents Cup with over a billion media impressions worldwide

# Collaborations: Presidents' Cup 2015 at JNGCK



Songdo International Business District (IBD) earned international attention as the location of the PGA TOUR's prestigious Presidents Cup tournament at the Jack Nicklaus Golf Club Korea. The Presidents Cup is one of the most eagerly anticipated and highly watched events in the sport of golf. The tournament attracted nearly 100,000 visitors from around the globe and over one billion television viewers.

"This tournament marks The Presidents Cup's first trip to Asia and is a historic first for the nation of Korea. When Gale International and our partners at POSCO E&C set out to build a new international city, we envisioned global events such as the Presidents Cup taking place in Songdo. This far-reaching vision informed every detail of the planning process, so that our world-class city and championship golf course could one day host an event of this magnitude. Our decade-long efforts have paid off, and we are honored to present the fruits of this U.S. and Korean partnership – the city of Songdo – to a global audience." -Stan Gale



# Collaborations: IBIS Golf & Country Club



Ibis Golf and Country Club is a 1,923-acre master planned community developed by Gale International featuring three golf courses designed by Jack Nicklaus Sr., Jack Nicklaus Jr., and Steve Nicklaus. In addition to club amenities such as a fitness facility, pool, spa, tennis courts, and practice facility, Ibis contains a 33 residential neighborhoods with 1,808 housing units.



# Gale International Portfolio Highlights

Gale International is a global real estate development and investment firm dedicated to creating dynamic urban environments in which people live, work, and thrive. With roots that date back to 1922, the Gale brand has stood for excellence in real estate for over nine decades across four generations.



Today, Gale International is engaged in projects all over the world, from luxury rooftop residences in New York City to a 100 acre office complex in Connecticut to Songdo International Business District (Songdo IBD), a \$35 billion city-scale project in South Korea. Songdo IBD, a 100 million sf “smart and sustainable” metropolis, recently hosted the 2015 Presidents Cup and is home to more than 35,000 residents and 65,000 workers.

# Gale International: Songdo IBD



Gale International, together with its domestic partner, POSCO E&C, and its public sector partner, Incheon Metropolitan City, is leading the largest Korea-US joint real estate venture in history: Songdo International Business District (IBD). The \$35 billion project is the product of a unique public-private sector partnership that has created thousands of jobs on the Korean peninsula and infused vitality into the local Incheon Metropolitan City economy.

Located on 1,500 acres on the western coast of South Korea, Songdo IBD is positioned to serve as a business hub for Northeast Asia. Located directly adjacent to the world's highest rated airport, Incheon International Airport, Songdo IBD's location is optimal for reaching the Northeast Asia region and its rapidly growing markets.

Working with the world renowned architectural firm, Kohn Pedersen Fox, Gale International has led the master plan process since the project's inception in 2000, developing a city-scale living and working environment inspired by the great metropolitan areas of the world.

The multi-phase development plan is underway, with an expected completion date of 2020. Gale International, together with its domestic partner POSCO Engineering and Construction, and its public sector partner, Incheon Metropolitan City, is building a city that will serve as the Northeast Asia region's innovation center and hub of commerce. For over 10 years this successful public-private partnership has led one of the largest real estate endeavors in history. Gale International remains firmly committed to seeing the Songdo IBD project through to its successful completion.



# Gale International 21 W 20th St, New York, NY



An ultra-luxury residential development of thirteen full-floor homes located in the heart of the Flatiron District. Interior architecture has been designed by MR Architecture + Décor, with a disciplined aesthetic that focuses on a rational and inspirational approach to space, proportion and light.

A modern balance of blackened stainless steel, glass, and stone adorn the façade as you arrive at 21W20. Rising to the tenth floor, the building then unfolds to its full breadth of 100' wide to reveal three floor-through penthouse homes perched atop the neighboring restored, landmarks-protected structure. All with private terraces and floor-to-ceiling southern exposure, folding terrace doors slide to allow for a seamless connection of indoor and outdoor living space. The discrete integration and the sophisticated yet subtle design of each individual residence reflects the development team's unwavering devotion to creating living spaces that truly enhance the vibrant lives of each home's inhabitants.



# Nicklaus Design Portfolio Highlights



Nicklaus Design, the global golf course design firm founded by golf legend Jack Nicklaus, is widely regarded as the world's leading design firm. With a philosophy of working closely with clients, enhancing the natural environment, and creating courses that are both challenging and enjoyable for players of all levels, the company has more than 390 courses open for play in 41 countries and 39 states.

At least 70 Nicklaus Design courses have been ranked by major industry publications like Golf Digest, Golfweek, GOLF Magazine and Travel & Leisure Golf, in various national or international Top-100 lists, and no fewer than 140 Nicklaus Design courses have hosted a combined total of over 900 professional golf tournaments worldwide or significant national amateur championships, including events on the PGA Tour, the Champions Tour, the LPGA Tour and the Web.com Tour, among others.

Jack Nicklaus and Nicklaus Design also have been credited for elevating and enhancing the relationship between golf and luxury home communities. Since independent research began in the early 1990s, communities that feature a Jack Nicklaus-designed golf course as an amenity have resulted in the highest real estate value, the highest average home price, and the greatest velocity of home and lot sales. The survey also included the impact on membership fees, annual dues and greens fees. When all data was combined, a "net present value" was determined for each golf course designer, and Jack Nicklaus was the overall and overwhelming No. 1 choice.

# Nicklaus Design: Golden Bear Club



The Golden Bear Club is a Jack Nicklaus Signature-designed course. Since its opening, it has become the centerpiece of the prestigious community of Keene's Pointe. This phenomenal private country club is bordered by the Butler Chain of Lakes and features majestic oaks, towering cypress trees, and all types of natural flora. The layout, always in impeccable playing condition, will test your mettle, challenge your skills, and reward your prowess. The club also features a massive, luxurious clubhouse facility offering panoramic views of both #9 and #18 finishing holes. An impressive way to experience a memorable round as a 'member for the day!'



# Nicklaus Design: Muirfield Village



## Muirfield Village Golf Club

Muirfield Village Golf Club was the dream and work of Jack, in association with Desmond Muirhead. The land was acquired in 1966, but construction did not begin until July 28, 1972. The golf course is situated on 220 acres, which includes an 11-acre driving range.

The 18-hole layout, selected by Golf Digest as No. 17 among "America's 100 Greatest Courses," played at 6,978 yards in its original form, but is 7,221 at present. It had 77 bunkers, a number since reduced to 71, and water can be a hazard on 11 holes.

A Columbus Pro-Am on August 11, 1975 was the first event held at Muirfield, and the first Memorial Tournament was played in May 1976. The Memorial Tournament has grown into one of golf's premier events, often called the fifth major. The course has also hosted the 1986 U.S. Junior Amateur, the 1987 Ryder Cup Matches, the U.S.G.A's 1992 United States Amateur Championship, the 1995 Wendy's Three-Tour Challenge, and the 1998 Solheim Cup.

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