

Privately situated on four gated acres, this brand new 5000 square foot, Balinese-inspired villa with four bedrooms and four and a half baths, features stunning 180 degree ocean views, heated infinity pool, hot tub, outdoor gas fire pit, second floor gallery with wet bar and pool table, media room with large flat screen TV and surround sound, office with fax/pc/wireless internet, a fully equipped gym, air conditioning in all primary rooms and a private chef. Boating excursions on our 29' fishing/ski boat, and Spa services are also available.

Traditional Indonesian sculptures, art and furnishings fill the public spaces and the villa is decorated with a refined, distinctly British-Colonial flair. All bedrooms are elegantly appointed with imported four poster beds, exotic fabrics and heavy black out draperies.

Located on the east end of Tortola, Golden Pavilion Villa (GPV) is a 7 minute walk from secluded Little Bay Beach and a 15 minute drive to Road Town. Direct ocean access is available from the property for the adventuresome. The estate manager couple live in the adjacent guest cottage and will assure your privacy while providing for all of your needs.

Airport greeting, baggage transfers, rental car facilitation and escort to the estate by the house managers will ease your arrival. Just 15 minutes from the airport, a long, winding dirt road leads you to a gated and secure entry. The driveway serpentine through the extensively landscaped property, down the hillside to the arrival courtyard. Complimentary arrival drinks and snacks will be served followed by an introductory tour.

Golden Pavilion Villa is a unique property, unparalleled in Tortola. The villa presents Zen tranquility and privacy juxtaposed with modernity and meticulous details. Walking gardens, paths leading to sunken stone retreats and sitting areas nestled under mature plantings at cliff's edge. Tropical birds ride warm breezes up the cliff to sip from the infinity pool. Turtles, rays and the occasional whale can be seen from the deck. Breathtaking views complement the highest building standards with imported granites, marbles, fittings, appliances and furnishings; Golden Pavilion comforts the eye and soothes the soul.

BEDROOMS: The villa's 4 bedroom suites are all self-contained and include private baths with dual vanities, showers, walk in closets with safes, air-conditioning and fans. All bedrooms have French doors to exterior decks with stunning Caribbean views and trade winds. The oversized master bath is equipped with a Jacuzzi tub and private outdoor shower with dual heads. Each room is playfully decorated with its own color schemes; aqua blue, coral, moss and sky.

King beds in master and 2 bedrooms, queen in 4th bedroom

High quality orthopedic and allergenic mattresses with removable covers

2 Rollaway beds and 2 cribs are available upon request

Portable DVD player in guest rooms

32" flat screen with satellite and DVD in master

Digital safes in all closets

Hair dryers

L'Occitane bath products

OUTDOOR FEATURES: The centerpiece and one of the defining features of Golden Pavilion Villa is the heated infinity pool. Majestically centered on the ocean facing deck, with views east, north and west, the 20x40' pool will be your daily focus. Overlooking the pool and the views beyond is the 16' carved Balinese dining table with seating for 10. Additional cocktail seating for 8 is available poolside for breakfast, afternoon tea or after dinner drinks. Additional children's seating is available indoors. The dining deck is protected by substantial roof overhang and a roll down canvas shields the table from the occasional strong winds or inclement weather. The entry courtyard is one of the villas unique elements. Covered with Jerusalem Gold stone and lined with imported Balinese footlights and statues, the courtyard is monitored by a hand carved, 1000lb stone Buddha who ensures perfect Karma for all that enter. The elevated entry pavilion with carved seating and comfortable cushions, is trimmed on three sides by the lily and frog pond. Gentle colored lights bathe imported statues and stone wall interiors at night. The courtyard is not just a pass through to the house, it is a destination and wonderful place to read and relax. Landscaping at Golden Pavilion is taken as seriously as architectural and interior design. From the moment you approach the driveway's security gate, one can sense something special resides beyond. Native ornamental plants line the road with complementary colors, sizes and textures. From ground shrubs bursting with tropical tones to towering palms of several varieties, you will appreciate the planning and meticulous care given to this facet of the estate. Walking paths through the fruit orchard invites exploration and fresh pineapple, guava, avocado, banana, lime and others trees provides your chef with many options. Additional paths and steps on the sea-facing side provide options for the meek and adventuresome. Wander just below the pool to a stone seating nook complete with table for drinks under a shady tree with massive views. To the west is an alternate route that leads directly to the ocean. A protected swimming grotto at the cliff's bottom is available to the more daring but venture only when the north swell is dormant. Other paths to the east lead through the native brush to secret destinations with incredible views and ocean breezes. Off the property by just a few minutes by car or foot, is the stunning Little Bay Beach. Frequently empty due to the challenging road that connects it to the outside world, this beach is beyond description. Perfect white sand from end to end terminates in towering cliffs. Not a single rock, pebble, coral, seaweed or other undesirable standing in the way of your bathing pleasure. The sand is literally perfect and you can have the highest confidence leaving your water shoes at home. Watch as gulls and pelicans bombard the waters from their cliff side perches for tropical fish. Swim to the east just beyond the point and enter a magical sea cave with crystal clear water and rocks crawling with crabs. Conditions vary from essentially flat water most of the time, to the occasional crashing waves designed for boogie and body surfing that will leave you exhausted, well salted and ready for a cool beverage.

STAFF AND SERVICES: Golden Pavilion Villa is fully equipped to accommodate anything from small family holidays, to large events including weddings or corporate functions. The estate manager couple (Kate and Tony) have resided in the BVI's for almost a decade and have a wealth of information ranging from restaurant options, sporting destinations, sightseeing possibilities, to shopping needs. Tony is a highly experienced yachting captain and can take you out on our boat or a special charter if you choose. Don't worry about shopping for food; Kate and her staff will provide for

all of your needs. All you have to do is choose from a wealth of culinary delights and up to three meals (continental breakfast) a day six days a week will be prepared and served according to your schedule and desires. Don't forget the banana muffins, fish tacos or the key lime pie! Take away lunches packed into a cooler are also available for your convenience.

Other services include daily housekeeping and laundry. On site spa treatments, yoga and personal training are available upon request for an extra charge.

Full time private chef

Spa services (extra charge)

Daily housekeeping (weekdays only)

Personal laundry service (extra charge)

Full time estate manager couple

Boating captain and 1 local boat excursion weekly included (additional available at \$250 for ½ day and \$500 for full)

3 meals a day served and prepared (food and drink costs paid by guests - breakfasts continental)

Food stocking services

Babysitting (extra charge)

Party services upon request

Land and sea packages available

Flight booking assistance including private air travel

VILLA POLICIES:

Maximum 6 adults and 4 children, or 8 adults

Alternate configurations subject to owner approval

No children under 5 without full time nanny for each

No smoking within villa

No pets

No illegal substances, firearms or fireworks

\$2500 security deposit

No glass or bottles anywhere near pool or hot tub

No parties without prior notice and permission

Maximum party or wedding attendance 50 guests

GETTING THERE: Tortola is the largest of the British Virgin Islands and is situated just north-east of St. Thomas and St. John, USVI. The local airport at Beef Island can be reached by regularly scheduled flights on American Eagle connecting through San Juan, Puerto Rico. Private group and individual charters are available through connection in St. Thomas and most other Caribbean airports. Tortola may also be reached via ferry service from neighboring islands. Private non-stop jet travel from most locations can be arranged upon request.

Guests will be greeted at the airport or ferry dock by the house manager who will arrange for baggage transfers and rental cars. A sturdy 4-wheel drive vehicle is highly recommended due to the unpaved access road. Additional transfer capacity is available in GPV's 9 seat Land Rover Defender station wagon. Greetings and an introductory tour will be accompanied by a welcome drink and snack.

LOCATION: GPV is situated on the north-east end of Tortola, 15 minutes from the airport and 15 minutes from bustling Road Town. We are a 10 minute drive from both local and international quality restaurants.

15 minute drive from airport

10 minute drive to local shops and acclaimed restaurants

10 minute drive to Josiah's Bay Beach with notable surfing and boogie boarding

15 minutes drive from hospital/clinic and other city services

30 minute boat ride to Virgin Gorda and Jost Van Dyke

30 minute drive to Bomba Shack (and their epic full moon parties)

ADDITIONAL INFO:

GREEN ALLIANCE: GPV is a member of the Green Alliance and has pledged to protect the environment through prudent use of natural resources. Guests are requested to reuse towels and sheets whenever possible and to make efforts to turn off lights, fans and air conditioning when rooms are not in use. Exterior lights should be extinguished in the evening upon retiring. The villa's AC units are particularly efficient and can cool a room in a matter of minutes. Please do not leave them running unnecessarily and make sure all doors and windows are closed when in use.

The hot tub should be covered and secured when not in use and under no circumstances should Guests attempt to change the temperature on the tub or pool. Lastly, water is a precious commodity on the island and should be used with care.

TECHNOLOGY: GPV provides state of the art technology for its Guests convenience. While we Endeavor to maintain all gear in good working condition, and will exercise best efforts to fix or replace any equipment that has failed, GPV accepts no responsibility and Guests shall not be entitled to any refund in the instance that certain equipment is unavailable for use. Unlimited international phone calling is available via the Skype network on a cordless phone. GPV makes no guarantees regarding internet availability for use and no refunds will be made owing to outages.

Guests shall notify estate manager immediately if they encounter any issues with equipment and are prohibited from modifying, rewiring, reconfiguring or making any

other changes to the stereos, TV's, computer, telephones, fax, scanner, alarm system etc. Guests use should be limited to on/off, volume, channel changes, DVD play and simple application uses on the PC. Any costs incurred to repair or reverse changes made by Guests will be deducted from their damage deposit.

SECURITY AND SAFETY: Tortola is known for its friendly locals and extremely low presence of crime. Nevertheless, Guests are encouraged to act with care and lock doors and windows when not in the house or upon retiring for the evening. Valuables should be secured and digital safes are available for documents, cash and jewelry. GPV is protected by ocean on three sides and is otherwise surrounded by fencing. The gated entry is secured by a unique code of Guests choosing and 3 security cameras viewable from the villa monitor the premises. The estate manager couple also resides on the estate and in most instances at least one of them will be present at all times. Under no circumstances shall Guests bring strangers to the villa nor share the gate access code with third parties.

MUSIC, MOVIE AND BOOK LIBRARY: GPV has assembled an extensive media collection for Guests' use. Available are two 160 gig Ipod's connected to the two primary stereos, scores of paperbacks and hardcover books, and over a hundred DVD titles. Numerous Playstation 3 games are also available. Under no circumstances are the Ipod's to be removed from their respective charging cradles and books shall not be removed from the property. DVD's and games shall be returned to their respective cases immediately after use.

DAMAGE/SECURITY DEPOSIT: GPV recognizes that the villa will be subject to normal wear and tear. Guests are requested to respect the property, furnishings, artwork, technology and other household items as if they were at their own home. Glass is strictly prohibited in or around the pool and/or hot tub. Any damage to the villa's property or contents deemed in GPV's sole discretion to be the result of misuse, negligence or in violation of the rules stated in this document or the villa guide, shall be deducted from Guests damage deposit. Note however that Guest liability is not limited to the amount of the deposit and Guest remains fully responsible for the costs of repair or replacement of items damaged as the result of abuse or negligence. This includes the cost of replacing all pool water in the instance of glass breakage.

RENTAL TERMS AND CONDITIONS: The Rental Agreement/Invoice becomes a binding agreement upon receipt of your deposit. Your remittance of payment in response to this invoice constitutes your acceptance and agreement to these terms, conditions, limitations and restrictions as printed below. If you have any questions regarding the following, please contact us before sending your rental deposit.

PAYMENT POLICY: Your booking will be confirmed upon receipt of payment deposit consisting of one half of the total of rental. Payment is due within 10 days of booking. Failure to make this payment subjects your reservation to automatic cancellation without notice to you. The balance due of rent, 10% Service charge, 7% Government Hotel Tax, and damage deposit must be paid in full at least 45 days prior to your arrival. Payment by wire transfer or check is preferred but GPV also accepts Visa and MasterCard with an additional 3% charge to cover credit card charges. Food, drink and any additional charges incurred are payable prior to departure.

CANCELLATION POLICY: All cancellations, date changes or changes in the number of persons must be made IN WRITING.

If you cancel more than 60 days prior to your arrival date, you will be refunded 80% of your total rent. The remaining 20% will be retained by GPV as full liquidated damages.

If you cancel within 60 days of your arrival date, GPV will retain 100% of your total rent as full liquidated damages. However, if your cancelled dates are rebooked by another guest, 80% of your total rent will be reimbursed for the nights rebooked. The remaining 20% will be retained by GPV as full liquidated damages.

DAMAGE DEPOSIT: Damage deposit is required to cover any damage, breakage, missing items, additional cleaning if villa is left abnormally dirty, long-distance calls charged to GPV telephone, and/or any other charges incurred before, during or after your stay, still outstanding. This damage deposit is refundable within 45 to 60 days of your departure. All normal utilities (except for long-distance phone calls or careless or extremely excessive use of GPV's water supply) are included in your rental costs. You hereby agree to pay GPV the cleaning or replacement costs for all damages to personal property or to the real estate, which may occur as a result of your occupancy, excluding normal wear and tear. Locked pantries, closets, and rooms reserved for GPV's owners are not included in this rental.

You, as the Guest, agree to take all reasonable steps to ensure that your family and other guests in your party adhere to the rules and regulations affecting your stay at GPV. Rearranging furniture or removing any items from GPV is prohibited.

LIABILITY: GPV assumes no liability and Guests waive any claim against GPV, its owners and/or employees for damages related to any injury, accidents, death incurred on GPV premises or in the use of GPV property (vehicles, boat, etc). Furthermore, Guests are responsible for GPV during occupancy, must lock the windows and doors securely at all times when not on the premises, and must exercise care in securing all personal property. GPV shall assume no liability for any loss, theft or damage to Guests property either on the premises or in the use of GPV owned property including vehicles, boats, etc. Guests must observe all cautions as given in our Guest Guide and/or by the concierge. GPV's owners reserve the right to refuse service or rentals to anyone at their complete discretion.

NO PETS: Pets are NOT allowed in GPV without specific written approval from the owners granted prior to your arrival. A pet or evidence of a pet found on the premises may lead to eviction and forfeiture of Guest's rent and deposit.

COMPLAINTS AND MAINTENANCE: GPV's staff will make every effort to keep the villa and its inventory in good working order. In case of a maintenance problem, they will strive to repair the problem as soon as possible after notification. However, no refund or rate adjustment shall be made for unforeseen mechanical failures such as the supply of electricity, telephone service, internet, water, pool filtration systems, hot tubs, air conditioning, television or satellite service, appliances, etc. It is the Guest's obligation to report any problems or damage to GPV's House Managers regardless of the hour.

CHECK-IN and CHECK-OUT TIMES: Guests must vacate the villa no later than 11 am. Check-in time is 3 pm. Guests may incur a \$250 penalty charge for failing to check out by 11 a.m. sharp. Check-in and check-out times are strictly enforced. If you would like a later check-out time you might be able to stay on later into the afternoon at no charge, but you are required to get prior permission to stay later than the published check-out time.

ENTRY INTO GPV: GPV's estate manager and staff may enter your villa to perform any repairs as necessary. Scheduled maintenance services and housekeeping hours are listed in our "Guide"

DRUGS AND HAZARDOUS MATERIALS: The use and/or the possession of any illegal substances, inflammable fluids firearms, fireworks, explosives or articles deemed hazardous to life, limb, or property is strictly prohibited at GPV. Any evidence of such will result in immediate eviction and forfeiture of entire rental payment.

KEYS: Guests will be charged \$25 for each set of lost or mishandled keys. You are required to follow instructions on where to leave the villa keys when you depart.

CAPACITY OF GPV: The total number of persons allowed in the villa at any one time is restricted to 2 persons per bedroom for a total of 8. Requests to increase capacity will only be considered regarding children under the age of 15, in the sole discretion of GPV. Should a group misrepresent themselves, they will be required to pay penalties for all excess persons immediately, or shall vacate the villa without refund. Exceptions are made only for infants under 2 years of age if sleeping in a baby crib and not occupying one of the villa's beds.

QUIET ENJOYMENT AND PARTIES: GPV wishes to maintain a family atmosphere for the quiet enjoyment of Guests. We rent to family groups and responsible adults only. Absolutely NO house parties or functions such as weddings are allowed without advance WRITTEN permission. Guests shall be sufficiently quiet and peaceful so as not to disturb other residents of the neighborhood, particularly after 10 p.m. at night. If a Guest is found to have had a wedding or any sort of group gathering for more persons than officially scheduled and paid for at the villa without GPV's advance written permission, Renter is subject to forfeit his entire villa damage deposit, at owner's discretion.

RATES AND PRINTING ERRORS: The information contained in GPV's web site is constantly updated. Rates are subject to change without prior notice.

If any dispute arises out of this rental agreement, the laws of the British Virgin Islands shall apply and the prevailing party shall recover its costs, expenses and reasonable attorney's fees. This Rental Agreement becomes binding when you send us your rental deposit. Your sending payment in response to this invoice constitutes your acceptance and agreement to these terms, conditions, limitations and restrictions as printed above. If you have any problems or questions with any of the preceding, please BE SURE to email or phone us BEFORE you send us your rental deposit.

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