

FOR IMMEDIATE RELEASE:

The Orchard at The Carneros Inn Announces

Record Breaking Sales at the Exclusive Wine Country Destination

Despite Struggling Economy, Ultra-luxury Second Home Alternative Nearly Doubles Number of Owners by Offering Enhanced Ownership Benefits and Unique Financing Opportunities

NAPA, Calif. (September 29, 2008) – Timbers Resorts today announced that The Orchard at The Carneros Inn (www.theorchardatcarneros.com), a private residence club located within PlumpJack's renowned Napa, California resort, has recorded an 81 percent increase in sales since May 2008. The recent interest comes from buyers all over the country and reflects a continued high demand for premium vacation property despite the current state of the economy.

“We have seen a tremendous increase in the number of well-qualified buyers who want a luxury second home without all the hassles of maintaining the property,” said David Burden, Timbers Resorts Founder and CEO. “The Orchard provides the perfect blend of vacation home ownership with the outstanding resort lifestyle that The Carneros Inn provides. We couldn’t be more pleased with the overwhelmingly positive response.”

Since joining The Timbers Collection this Spring, owners at The Orchard were granted access to highly sought-after destination properties through the Timbers Reciprocity Program, value-added travel service offerings from partners such as Sentient Jet, Hertz Car Rental, and a selection of premier benefits from The PlumpJack Group.

In addition to the array of benefits that members receive, The Orchard also offers unique financing opportunities not typically available to private residence club owners. The Orchard has partnered with NextStar and Vacation Finance to provide a variety of payment methods and attractive rates. Potential owners also have the option of early payment without penalty.

According to a survey recently conducted by Timbers, approximately half of The Orchard's buyers have come from all areas of California and half from Arizona, New York, the Midwest (Illinois, Ohio, Minnesota) and the South (Texas, Georgia and Florida). Most of the buyers surveyed also owned at least one additional vacation property, with particularly strong interest coming from people who own at other Timbers Resorts. Unique to The Orchard, the survey showed that 53 percent of the owners are between 30 and 50 years old -- a younger demographic compared to other properties in The Timbers Collection.

Ownership at The Orchard offers the personalized experience of five-star resort living at The Carneros Inn, a PlumpJack resort. Orchard owners enjoy dedicated concierge services plus access to The Inn's exclusive amenities, including the infinity-edged pool overlooking the vineyards, lap pool with cabanas, in-ground spa, children's pool, 2,000-square-foot fitness center, yoga/Pilates studio, and world-class spa with lavish treatment rooms. Three celebrated restaurants under the direction of Executive Chef Jeffrey Jake are mere steps away: FARM, a locally inspired, elegant wine country restaurant voted a top newcomer in the 2008 Zagat Guide; The Hilltop Dining Room, with stunning, panoramic vineyard views and sumptuous local cuisine; and The Boon Fly Café, a rustic roadside eatery that celebrates the agricultural heritage of the region.

The Orchard at The Carneros Inn is located at 4048 Sonoma Highway, Napa, California, 94559. It is the first and only fractional ownership property available in the Carneros wine growing region, which is comprised of 36,000 acres of land spanning the border between Napa and Sonoma counties.

For further information regarding The Orchard at The Carneros Inn or questions about the benefits of fractional ownership, please call 888-400-9831 or visit theorchardatcarneros.com.

About Timbers Resorts

Founded in 1998 by developer David Burden, Timbers Resorts has surpassed its competitors by offering a unique combination of equity ownership, vacation-home lifestyle and high-end resort amenities at each of their Timbers Collection properties. Designed for vacationers who want the best in luxury leisure, these properties provide personalized surroundings and services tailored to each resident's tastes and preferences.

Timbers Collection properties include *The Timbers Club at Snowmass* in Aspen, Colorado; *Esperanza Resort* in Cabo San Lucas, Mexico; *The Rocks Luxury Residence Club*, in

prestigious North Scottsdale, Arizona; *Castello di Casole* in Tuscany, Italy; *One Steamboat Place* in Steamboat Springs, Colorado; and *The Preserve at Botany Bay* in St. Thomas, USVI.

Further information on each of the properties can be found online at www.timbersclub.com, www.esperanzaresort.com, www.therocksclub.com, www.castellodicasole.com, www.onesteamboatplace.com www.thepreserveatbotanybay.com or please visit Timbers Resorts at www.timbersresorts.com

About The Carneros Inn

The Carneros Inn is the first full-service resort to be built in Napa in 20 years, and the first ever in the world-renowned Carneros wine region. The resort features 86 charming, private guest cottages and suites and nightly private luxury Home rentals, each furnished with casual elegance and nestled in a lush garden courtyard with private deck. Innovative dining options at The Carneros Inn, under the direction of Chef Jeffery Jake, include the architecturally dramatic Hilltop Dining Room, FARM, and The Boon Fly Café, a roadhouse-style public eatery. The property also offers outdoor terrace dining and an infinity pool, both with panoramic vineyard views; bar and award-winning spa facilities; and, most importantly, first-class service delivered with warmth and ease. The Carneros Inn was named “one of the 25 most romantic getaways in the world” by Travel + Leisure magazine. In addition to the hotel accommodations, 24 stylish resort homes are located on the grounds, allowing homeowners access to all the services and conveniences of the luxury hotel, including concierge and event planning.

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