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FOR IMMEDIATE RELEASE

NEWS RELEASE



Construction Underway on \$180 million Dollar Landmark Marina Project in Riviera Beach

Inlet Harbor Marina Becomes Newest *Loggerhead Club and Marina™*

by Leslie McKerns

As the first project to come out of the ground for Riviera Beach’s CRA, Loggerhead Club and Marina—Riviera Beach™, brings public access to the boating and fishing paradise of the Intracoastal Waterway and the northern section of the Lake Worth Lagoon.

JUPITER, FL – Seven Kings Holdings, Inc., the premier South Florida marina development and holdings company, announces that construction is well underway on Loggerhead Club and Marina—Riviera Beach™, the second full service marina facility to be unfurled under the Loggerhead Club and Marina™ flag. Formerly known as Inlet Harbor Marina, Loggerhead Club and Marina—Riviera Beach™, is located on Blue Heron Boulevard on the direct Intracoastal waterfront overlooking Singer Island, just West of Phil Foster Park. The landmark marina, on track to open in the Fall of 2005, is anchor to the \$180 million dollar waterfront marina, restaurant and 351 unit, twin-tower luxury residential project jointly developed by luxury waterfront condominium and marina developers, Seven Kings Holdings, Inc. and the Swerdlow/ Boca Developers development team.



Mayor,
Michael Brown

“We appreciate the support given to our project by the City of Riviera Beach, and particularly, Mayor Michael Brown. The importance of this marina project takes on new significance in light of the \$50 million dollars newly authorized by Palm Beach County voters to preserve and enhance public waterfront access for boaters,” says Raymond Graziotto, President and COO of Seven Kings Holdings, Inc. “Loggerhead Club and Marina—Riviera Beach™, significantly increases public access to the Intracoastal and provides for the safe harbor and storage of larger boats, increasingly important to the \$10.2 billion dollar boating industry in Florida,” says Graziotto.

Seconds away from Phil Foster Park, the project is near newly sculpted Peanut Island and the Lake Worth Inlet, the best all weather inlet on the east coast of Florida. The marina project is of prime importance to Mayor Michael Brown and the City of Riviera Beach as it is the north anchor to the City of Riviera Beach's redevelopment plan, and key to the funding of the future projects for the City, including other key development projects for Riviera Beach such as the moving of US 1, expanding the waterfront parcel and allowing for the planned large waterfront mixed use project, Harbor Village.



Loggerhead Club and Marina—Riviera Beach™ is of importance as one of the first completely new marina and boat storage facilities to be underway for the public since the impact of the four hurricanes hitting Florida in 2004. The Marina has plans for inside dry storage for 300 boats up to 45 feet in length, requiring construction of the largest fork lift that has ever been built.

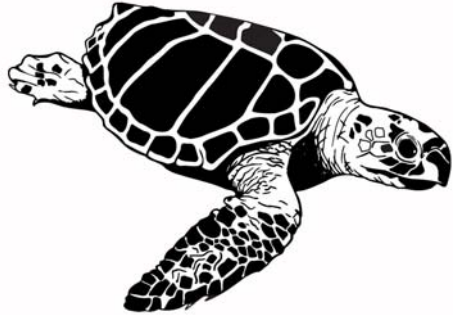


“There are nearly 830,000 registered vessels, and 400,000 visiting vessels annually operating in Florida, says Seven Kings Holdings, Inc. Chairman, JC Solomon, II. “We feel that the coming of this project is great news because of the estimated \$42 billion dollars worth of property damage done to Florida in the 2004 hurricanes, including significant damage to many of the marinas and docks in South Florida.”

The location of the new marina provides a direct route to the open water, where less damage is done to marine life, sea grasses and other vegetation. “We have adopted marine life preservation and clean water conservation as our cause,” said Solomon. Loggerhead Club & Marina™ is a major sponsor of the Loggerhead Marineline Center, a leading marine conservation and rehabilitation center located in Juno Beach, recently funding the all new Loggerhead Marineline Center currently under construction. According to Solomon, boaters are particularly interested in preserving and maintaining Florida's beautiful clear waters and tropical destinations. “The State's pristine waterways are key to boating enjoyment and why they became boaters in the first place. We will expand the reach of the

Loggerhead Marinelife Center by educating visitors and boaters alike about the necessity to protect our treasured marine environment.”

Seven Kings Holdings, Inc. is commissioning a life size, accurately detailed bronze Loggerhead turtle artwork, to be located at each of their Loggerhead Club and Marina™ projects. Educational kiosks at each location will instruct, inform and allow visitors to donate to the marine life rescue and preservation cause. The marina development company actively seeks the State's Clean Marina™ designation for each of their marinas, ensuring environmentally sound boating and fueling practices.



The Loggerhead and Marina™ brand promotes consistent and outstanding service in the marina business. Uniformed staff will greet members and guests while offering full service benefits including concierge level amenities. The brand will have unique amenities, benefits and products, including the Captain's Lounge with free gourmet coffee, bottled water,

daily local papers, and convenient virtual offices with fax, email, and shipping. Also standard are affiliated maintenance and facility usage programs, trip planning, membership discounts at Loggerhead Marina™ ship store, bikes, picnic grounds, and fuel dock.

Loggerhead Club and Marina—Riviera Beach™, is less than five minutes from the Palm Beach Inlet, with no bridges or other obstructions less than 65' preventing full access and enjoyment. The Marina will supply all of the needs of the area's boaters, with full marina service seven days a week, marine retail stores providing electronics, canvas and fishing equipment, a professionally stocked ship's store, fueling facilities, onsite repairs, maintenance and brokerage, and storage lockers for oversized fishing and boating gear. Plans include an onsite lounge and country club level bath and shower facilities.

The Marina incorporates a Club Membership with extensive benefits at this marina and others within its ownership. A Captain's Lounge and Virtual office will be available, as well as a Club Members Only pool, hot tub and spa with special limited access will allow members to enjoy all of the amenities planned for the Marina Grande condominium project. Additional marina services will also be available to Club members.

Loggerhead Club and Marina—Riviera Beach™ features:

- *A new state-of-the-art **Dry Storage** building incorporating the latest design in rack systems for boats up to **45 feet** in length.*
- *A completely stocked **Ship's Store** with a wide variety of quality marine supplies, bait, cold drinks, snacks, ice and other food items; next day delivery on all custom orders.*
- *A full-service **Texaco Starport** fueling station with an advanced delivery system, utilizing an easy access floating dock and dispensing only High-Octane gasoline and Marine-grade diesel.*
- *The largest ever **Marine Forklifts**, specifically designed and custom-built for this facility, to handle all boats with complete ease and safety.*
- *Full **Marina Service** seven days a week, staffed by well-trained uniformed employees*
- *Complete resource / referral center for all marine related **Repairs, Refurbishing and Maintenance** offered by fully accredited, licensed and insured marine service contractors.*
- ***Vessel care** including regular upkeep, wash, engine flush, wax and service check.*
- ***Luxury Rest Facilities** complete with air conditioned shower areas, changing rooms, lockers and lounging areas.*
- ***Virtual Office** including message center, high-speed internet access, email services, print, copies and meeting space.*
- ***Spa / Massage and Laundry / Dry Cleaning** services on site.*

- **Phase II full service Restaurant** with a waterfront view of the Loggerhead Club and Marina, Riviera Beach™ marina basin and the Intracoastal, open daily for a complete breakfast, lunch and dinner service.
- South Florida cuisine and marine favorites custom ordered through the **Catering** office. Breakfast, lunch, dinner and everything in between available with 24 hour notice.

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Seven Kings Holdings, Inc., Raymond Graziotto, and JC Solomon II, owner and developer of marinas, master planned communities, marina development and resort properties, including Loggerhead Club and Marina, Palm Beach Gardens, FL™, Waterways Marina, Aventura, FL, Grand Harbor Resort, Vero Beach, FL, and One Harbor Place, Melbourne, FL. <http://www.skholdings.com>

Loggerhead Club and Marina™ brand is owned by Seven Kings, Holdings, Inc., headquartered in Jupiter, Florida, a premier development and holdings company of independently owned and operated luxury marinas and related properties. www.skholdings.com

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