

SPANISH FLAT RESORT

EXISTING INSTALLATIONS

Retentions for use -- None

REQUIRED SERVICES

The following demonstrates the minimum of improvements planned for installation within the first ten years of the concession term

SUMMARY OF REQUIRED SERVICES

- Up to 100 short-term occupancy lodging units – unrated cabins
- Tour / shuttle boat dock
- Approximately 200 wet slips
- 20 courtesy slips
- A new launch ramp
- 40 camping sites with water and power
- 35 camping sites without water and power
- 45 RV sites with water and power
- Two shared shower room & laundry room buildings for RV and camping
- A dry stack building to accommodate 240 boats
- Boat rental operation
- Fuel and pump out dock
- On Land Marina, RV and Camping Village Comprising:
 - Convenience store
 - Full service restaurant
 - Public restrooms
 - Private individual bathrooms for members
 - Administrative offices

- Effluent and potable water storage tanks
- New in-ground water, sewer and power
- New road alignments and entry configuration
- On land fuel station for automobiles
- Area clean up and beautification

DETAILED DESCRIPTION OF REQUIRED SERVICES

LODGING

Positioning:

Unrated cabins

Annual Operational Days:

“Round the clock” check in 365 days (See Operating Plan and Important Notes)

Type of Occupancy:

Short-term only

Number of Units:

A minimum of 25 units and a maximum of 100 bedroom units will be built fronting the shoreline and generally in the areas presently occupied by the existing trailer sites on the easterly peninsula. Any units in excess of the first 30 will be subject to market demand. Units will be either free standing or in clusters of two, three or four – to be determined during detailed planning and engineering. The clusters will serve as individual rentals but with the ability to be utilized as two to three bedroom suites. In each cluster one bedroom will be larger than the others, with a wet bar / kitchenette area to act as a living area for a suite rental.

Timing:

Five units per year will be installed in Years 5 through 10. No additional lodging will be installed at Spanish Flat until a financially viable 200 room hotel has been established at Monticello. Subsequently, lodging will be expanded to all concession areas.

Price Point:

Per night rates will be between (b)(4) Financial or Commercial in low season and (b)(4) Financial or Commercial during high season (subject to adjustment to future market rates when the first units are provided).

Design and Physical Quality:

All units will be fully air conditioned and heated. Construction will be frame or block. Exteriors will be cabin (faux log exteriors) or casita-style (concrete stucco exteriors). Approximate size mix will be 300 – 450 square feet per room to include a bathroom and closet. Interiors will have high quality stained and sealed concrete floors. Walls will be finished in smooth plaster with rounded corners.

Bathrooms will have a combined bath and shower (stone or tile surfaced – no prefabricated fiberglass units), a toilet, a wash hand basin and a full length mirror. Walls will be finished in tile or stone to wainscot level.

Each unit will have a covered private exterior patio of (b) (4) square feet with two chaise lounges and a table and chairs. Interior furniture will be all king beds or two queens – two bedside tables, two bedside lamps, low drawer unit for clothing and a wall mounted 36” flat screen TV. Closet will be for hanging clothes.

Services:

Daily cleaning service will be provided. Food and beverage will be provided at the marina village’s restaurant and convenience store. There will be no mini-bars.

MARINA

Annual Operational Days:

“Round the clock” golf cart shuttle service 365 days (See Operating Plan and Important Notes)

Occupancy Term:

Annual contracts renewable at the will of the concession

Number of Units:

200 Wet slips and up to 240 dry stack racks

Timing:

In Year 4

- 50 wet slips plus 50 per year thereafter
- 20 courtesy slips
- Tour / shuttle boat dock
- On land marina village
- Member bathrooms and BBQ patio

In Year 5

- The first 120 dry stack boat storage units

Price Point:

- (b)(4) Financial or Commercial per month for uncovered wet slips
- (b)(4) Financial or Commercial per month for covered wets slips
- (b)(4) Financial or Commercial per month for dry stack storage

Services – included in monthly rental:

- Daily trash pick up from each slip
- Golf cart member taxi service 24 hours per day, seven days per week
- 24-hour on site security staff
- Security camera network with one month recording

- Chase and assistance boat - service for on lake breakdowns, fuel depletions, accidents and medical emergencies

New Marina:

The new marina will include 200 covered wet slips, a dry stack building for 240 power boats, an on land marina, RV and camping village with store, clothing boutique, restaurant, public restrooms and member BBQ area and member bathrooms. See Exhibit #1 - Photograph #s 154 thru 241 for Pensus Marinas Design Typical.

The Fuel Dock will have two double-sided fuel pumps. On the same dock there will be two effluent pump-outs. The fuel supply lines from an on-land fuel tank will be double contained with leak detectors.

Wet Slips:

Wet slips will be configured with a main access dock that first accesses the Floating Marina Village. Beyond the Floating Marina Village, the wet slips will be accessed by a card reader entry gate. Half of the wet slips will be covered initially. However, all slips will be designed with adequate floatation and physical integrity to be covered.

Dry Stack Boat Storage Building:

The dry stack building will be located in close proximity to the existing launch ramp. It will be a pre-engineered double skinned metal building with racks to stack boats four high. The floor will be 6-inch reinforced concrete and there will be a series of concrete pier projections into the lake to accommodate launch and retrieval at varying lake levels. The building will have a fire sprinkler system. A forklift will install and remove boats from the racks and launch and retrieve boats from the water. A holding dock will be part of the operation with a capacity to accommodate 20 boats. Customers will be required to provide 24 hours notice for launch or retrieval.

Private Member Laundry Rooms:

There will be a laundry room with (coin operated) automatic washing and drying machines.

On Land Marina, RV and Camping Village:

This area is intended to serve the needs of wet slips and dry storage occupants as well as RV, camping and day use customers. All structures will be air conditioned and heated.

- The Village Store (2,000+ square feet) will offer a wide selection of convenience and water sport items.
- The Village Boutique (1,000+ square feet) will offer a wide range of clothing and swimming apparel with inventory adjustment on a seasonal basis.
- The Village Restaurant (3,000+ square feet) will have 2,000 square feet for indoor public dining and the balance for kitchen and storage space. There will be a covered patio of 1,500 square feet for outdoor dining.
- The Village Public Restrooms will have four stalls and two wash hand basins for the women's section. The men's section will have two stalls, two urinals and two wash hand

basins. Finishes will include stained solid wood panel doors, granite countertops, plate glass mirrors and faux tile floors and walls.

Boat Rental:

A minimum of five rental powerboats are planned for Year 5. A typical boat would be a 24-foot long deck boat with a 200 hp outboard engine.

Private Member Bathrooms:

Four individual unisex bathroom units will be centrally provided in the wet slips area for marina members. The units will be card accessed. Each unit will be a private, air conditioned room with shower, toilet, wash hand basin with mirror above, a full length mirror, towel rails, hooks and wall-mounted hair dryer. Each room will have fully tiled floor and walls.

Private BBQ Area:

A BBQ area will be centrally located in the wets slips area for marina members. It will comprise an approximate (b) (4) square foot patio with canvas awning, four BBQ's and tables and chairs for approximately 40 people.

Boat Maintenance Facility:

A small facility capable of handling regular maintenance and smaller items of repair will be provided in the vicinity of the launch ramp.

RECREATION VEHICLE SITES

Annual Operational Days:

365 days

Occupancy Term:

Maximum stay 14 days

Number of Sites:

45

Price Point:

(b)(4) Financial or Commercial for full hook-up and (b)(4) Financial or Commercial for no hook-up

Timing:

Within 3 years

Location:

The new RV sites will be located on some of the existing trailer home sites and on the marina peninsula presently occupied by cabins.

Types of Premium Amenities that May Be Provided:

- Location/view
- 50-amp electric service
- Propane grill
- Delivered newspaper
- Upgraded table/chairs
- Patio furniture
- Larger site size
- Paved patio
- Wireless internet
- TV/cable hookup

CAMP SITES

Annual Operational Days:

365 days (See Operating Plan and Important Notes)

Occupancy Term:

Maximum stay 14 days

Number of Sites:

75

Price Point:

(b)(4) Financial or Commercial for full hook-up and (b)(4) Financial or Commercial for no hook-up

Timing:

Continuation and reconfiguration of existing operation

Location:

Seventy-five camp sites will be provided in similar location to those presently existing. Water and power will be installed at 40 locations. This is a slight reduction from the existing 89 campsites due to increasing campsite separation for greater privacy. It may be possible to increase the number of campsites further with additional investigation of the site topography.

Facilities:

To be installed within three years

New Private Bathroom / Laundry Facilities:

Facilities will be shared by camping and RV customers. A minimum of two shower and laundry room buildings will be provided, located on the site to maximize convenience. Each building will be approximately (b)(4) square feet.

OTHER LAND BASED AMENITIES

The Entryway:

The entryway will be aesthetically improved, signage updated and identity improved. Automatic card readers will be installed to allow automated access for marina occupants.

Gas Station

A fueling station for automobiles will be located close to the entryway.

Launch Ramp:

The existing launch ramp will be refurbished with perimeter curbs and resurfacing as necessary.

CLEAN UP AND BEAUTIFICATION

A large quantity of discarded materials and other items exist throughout the project. (Exhibit #1 - Photograph #s 54-65, 94-98 and 147-148) These items will be removed, if not done so by the existing concessionaire. Landscaping, irrigation and 'hard surface trim' will be installed to substantially augment the aesthetics of the area.