

STEELE PARK RESORT

EXISTING INSTALLATIONS

Retentions for use

- 1) The 'Anchor Site' Restaurant and attached offices and shops

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

- A high-end resort with up to 105 short-term occupancy lodging units
- Tour / shuttle boat bock
- 10 Courtesy slips
- A dry stack building to accommodate 240 boats
- On land fueling for boats
- A new launch ramp
- 31 Reconfigured and improved RV sites (all hookups)
- New effluent and potable water treatment facilities
- New road alignments and entry configuration
- New in-ground water, sewer and power
- Area clean up and beautification

DETAILED DESCRIPTION OF REQUIRED SERVICES

LODGING

Positioning:

High-end resort, rated 4 to 5 Diamond

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 105 bedroom units will be built fronting the shoreline and generally in the areas presently occupied by the existing trailer sites. Any units in excess of the first 25 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:

Installation of 25 units will occur in Year 6. No additional lodging is guaranteed to be constructed at Steele Park until a financially viable 200-unit middle market hotel has been established at the Monticello Resort area. It is important that, in the near term, lodging development is grouped / focused primarily in one area to maximize market perception. Subsequently, lodging will be expanded to all concession areas.

Price Point:

Per night rates will be (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 with approximate size mix will be (b)(4) and (b)(4) square feet per room to include a bathroom and closet.

Interiors will have high quality stone or wood 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 and a wash hand basin and a full length mirror. Walls will be finished in tile or stone to wainscot level. Other amenities will a hair dryer, lighted magnifier mirror, fine soaps, bath salts and premium quality towels.

Each unit will have a private covered exterior patio of 200+ square feet with two chaise lounges, a table with four chairs and views of the lake.

Interior furniture and convenience items will include a king bed, premium quality hotel linens, two bedside tables, two bedside lamps, low drawer unit for clothing, a wall mounted 42" flat screen TV, DVD player, a personal sound system, quality wall mounted art, a 36" round dining table with four chairs, telephone, internet connection, coffee maker, safe, mini bar, concierge service 16 hours per day, bellmen and car valet. Closet area for hanging clothes will include an iron, personal robe and slippers.

Services:

Room cleaning daily, turn down service, 24-hour room service, inventoried forgotten items such as razors, creams and toothbrushes.

Lobby, Gift Store, Spa / Fitness Center and Clothing Boutique (7,500 square feet):

The Resort Spa, accessed from the central lobby, will be an intimate retreat and an environment reflective of the surrounding countryside. The spa's exterior walls will have the same stucco or stone finish as the resort. The entire structure will be designed for environmental friendliness and energy efficiency. Floor to ceiling glass will be designed to fully open to maximize airflow when the weather allows increasing energy efficiency and opening the facility to embrace nature.

Treatments offered will include, but not be limited to, the following:

- Massage therapies
- Spa body scrubs
- Body treatments
- Skin care treatments
- Manicures and pedicures
- Hair and scalp treatments
- Full-service salon
- Hot tub and cold plunge
- Fitness center

The state-of-the-art fitness and movement center will include instruction in Pilates, meditation, Yoga, aerobics, weight training & nutrition. The men's and ladies' private locker rooms will include a sauna, steam room, Jacuzzi whirlpool and power shower. The lockers will provide the guest with a plush robe, spa slippers and towel. Personal amenities will also be provided along with complimentary refreshments.

The clothing boutique and gift store also accessed from the central lobby will have a selection of high quality recreation attire for men and women, specialty items, spa wear, swim wear, a full line of luxury spa products and cosmetics, and gift items related to the local area.

The Restaurant (approximately 4,000 square feet):

The restaurant is located next to the lobby and spa and will be divided into separate dining area in a multi-level setting with divided outdoor patios. The restaurant interiors will be inspired by the resort's Old Spanish architecture and designs. The theme will be incorporated within the dining room's furnishings and textiles, the interiors of the bathrooms and the bar and lounge areas.

The restaurant will include an exhibition kitchen and adjoining outdoor patio, which will feature a wood burning fireplace (either with spark arrestors, charcoal filters or electrostatic precipitators in the exhaust hood) and beautiful views. The restaurant will be open for breakfast, lunch and dinner.

The bar and lounge area will open up to the outdoor terrace.

Pool and Cabana Area:

The pool will be flush with its surrounding teak deck and feature soothing underwater music. Private cabanas will be adjacent, some with kitchenettes and mini-bars. All guests at the pool will be able to enjoy some spa and food and beverage services.

Private Member Laundry Rooms:

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

BOAT STORAGE AND LAUNCH FACILITIES

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:

240 Dry stack storage racks. No wet slips will be re-installed in order not to visually blight views from any part of the shoreline.

Price Point:

(b)(4) Financial or Commercial per month

Timing:

240 Dry stack units will be completed at both Markley Cove and Spanish Flat by the end of year 6. Additional dry stack storage at any concession will be dependent upon market demand.

Services included in monthly rental

- 24 hour security
- Security camera network with one month recording

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

Dry Stack Boat Storage Building:

The building will be located at the south end of the large parking field close to the concession entryway. It will be a pre-engineered double skinned metal building with racks to stack boats four high with accommodations for up to 240 boats. 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 hold 20 boats. Customers will be required to provide 24 hours notice for launch or retrieval.

RECREATION VEHICLE SITES

Annual Operational Days:

365 days (See Operating Plan and Important Notes)

Occupancy Term:

Maximum stay 14 days

Number of Sites:

31

Timing:

Continuation and re-organization of existing operation

Price Point:

(b)(4) Financial or Commercial

Location:

The new RV sites will be located in the same area as the existing spaces and also around the bay to the north. The number is reduced as the dry stack boat storage building will utilize some of the existing RV area and the spacing of sites will be increased to afford greater privacy.

All the sites will have water, power and effluent hook up.

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

ADDITIONAL FACILITIES WITHIN THREE YEARS

Fuel Dock:

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

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.

Launch Ramp:

The existing launch ramp will be refurbished with perimeter curbs and resurfacing as necessary and accompanied with 20 courtesy slips.

10 Courtesy Wet Slips:

Courtesy slips will be available for boating visitors to the resort.

Parking

Parking for cars and parking for trailers of boat launch customers will remain in its existing location subject to some reconfiguration.

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.