

MONTICELLO 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

- A 2 to 3 diamond resort
 - Up to 600 lodging units
 - A 4,000 square foot restaurant
 - A 5,000 square foot spa
 - A 1,500 square foot clothing boutique
 - A 2,000 square foot gift shop
 - A 25,000 square foot conference center
- Tour / shuttle boat dock
- 40 camp sites
- New road alignments and entry configuration
- New effluent and potable water treatment facilities
- Area clean up and beautification

DETAILED DESCRIPTION OF REQUIRED SERVICES

LODGING

Positioning:

Middle market resort, rated 3 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 200 units and a maximum of 600 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 200 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 is planned in phases of a minimum of 40 units starting in Year 4 until 200 units exist in Year 9. 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.

Lobby and Gift Store:

Will be constructed in Year 4 with the first phase of bedroom units

The Spa:

Will be constructed in Year 8

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:

Construction will be frame or block. All units will be fully air conditioned and heated. Approximate size mix will be (b) (4) square feet per room to include a bathroom and closet.

Interiors will have quality stained / sealed concrete, 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), toilet and wash hand basin, and a full length mirror. Walls will be finished in

tile or stone to wainscot level. Other amenities will include a hair dryer, quality soaps and shampoos, and premium quality towels.

Each unit will have a private covered exterior patio of 100+ square feet with a table and two chairs.

Interior furniture and convenience items will be king bed, quality hotel linens, two bedside tables, two bedside lamps, low drawer unit for folded clothing, a closet area for hanging clothes, a wall mounted 42" flat screen TV, wall mounted art, a 30" round dining table with two chairs, telephone, internet connection, coffee maker, safe and mini-bar. Concierge service will be provided 12 hours per day. There will be bellmen and car valet service.

Services:

Daily cleaning service will be provided with 18 hour room service. Inventoried 'forgotten items' such as razors, creams and toothbrushes will be available.

Lobby, Gift Store, Spa / Fitness Center and Clothing Boutique (8,500 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 architecture will complement the architectural theme of the lodging units. The 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 is also accessed from the central lobby will have a varied quality selection of 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.

CAMP SITES

Annual Operational Days:

365 Days (See Operating Plan and Important Notes)

Occupancy Term:

Maximum stay 14 days

Number of Sites:

40

Price Point:

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

Timing:

Continuation and reconfiguration of existing operation

Location:

Forty-five camp sites will be provided in similar location to those presently existing at the north end of the concession area. Water and power will be installed at 20 locations.

Facilities:

To be installed within three years

New Private Restroom / Bathroom Facilities:

New restroom / bathroom 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.

Launch Ramp:

There will be no launch ramp installed at Monticello. The area is reserved entirely for a quality 3 diamond resort.

CLEAN UP AND BEAUTIFICATION

A large quantity of discarded materials and other items exist throughout the project. 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.