

PLANNED PROPERTY IMPROVEMENTS

General: All property improvements will be subject to obtaining certain permits from various governmental agencies. The General Partner will engage the services of a professional civil engineering firm to produce specific documents and plans for all improvements. Such engineering firm has many years of experience and specific contacts or specialists that will be hired to obtain any permits. The General Partner will also engage appropriate legal counsel to assist the process. Please understand, it is our right to obtain these permits. No agency can obstruct our rights to these permits without due process. We have the right to these permits as long as we follow the rules and requirements.

Please refer to Preliminary Concept Plan to follow this narrative.

Marina: The (17) pier (34 dock slip) marina will be the major improvement to be designed and constructed. This property is a former marina and has the 17-piers and the drive-in boat ramp grandfathered with the USACE (US Army Corps Of Engineers, Chicago Region).

The major features of this marina are:

- A permanent steel structured with concrete poured surface will be designed and constructed. No floating docks are planned.
- There will be an 8 ft. wide main pier to connect the shore to the Fishing/Observation deck. This pier will be handi-capped accessible to allow access to all owners that may be in wheel chairs. I assume this will be the only handi-capped accessible pier on the Fox River.
- The Fishing/Observation deck will be as large as allowed to support many owners to enjoy the river. This deck will appropriately have railings for safe use for wheel chairs and children.
- The exact distance from the shore that is allowed is 25% of the width of the river at our location. From Google Earth maps, the width of the river is approximately 450 feet. As a result, 25% is about 110 feet. The western portion of the Fishing/Observation will be the maximum distance from the shore.
- The property has no regulatory flood plain on the property. The largest increment between drought level and flood level of the river is observed to be approximately 12 to 14 inches. The small difference of river level height is due to being about one-half block north of the Stratton Dam. The water level between flood and draught levels is a function of the height of the water flowing over the dam.
- The relative stable level of the height of the river allows for a permanent height of the dock over the river. The dock will stay in the river all winter and will be accessible in any season.
- Electrical power will be provided on the docks for lighting and power to the boats if needed.
- Electric water pumps (using river water) will be available for cleaning boats and the docks.
- Security lighting will be provided along with colored LED lighting for visual effects, to be discussed later.
- On-shore pole mounted security cameras will also cover all the docks. More on the cameras later.

- Approximately 22 out of the 34 dock slips will be rented on a seasonal basis at a lower cost of other dock companies to provide annual income to maintain the park and a reserve fund for repairs and replacements.

River-Wall Repairs & Replacements:

- The existing concrete river-wall will be repaired and improved. Although such repairs will be discussed with competent concrete and possible metal shoring contractors, substantial improvements will be required.
- Existing raised old dock structures will be scrapped.
- The existing metal railings will be removed and replaced with new railings.
- A portion of the existing river-wall will be removed for the 150-foot sand beach.
- Security lighting and LED colored lights will be installed on the finished river-wall.

150-Foot Sand Beach:

- Substantial excavation will be required to re-shape the existing ground elevation for the sand beach.
- The existing drive-in boat ramp will be removed along with an existing well head that will need to be capped.
- A new concrete wall will replace the old existing wall at the north property line and to hold the new sand.
- We will investigate the possibility of permitting to remove any mud and muck along the shore at the sand beach.
- A new sand-base 30 feet into the river along the beach will be installed for swimming in a floating rope safety area.

Fenced Dog Park:

- An approximate three quarter acre dog park will be constructed.
- The dog park will feature a small dog area and a regular/larger sized dog area.
- The surface used will be covered in mulch or other recommended surface.
- Chain-link fencing will be installed to contain the dogs.
- Some agility dog equipment such as weave-poles, elevated dog walk, short tunnel, adjustable jump poles, etc. will be provided.
- Concrete entry will be installed along with a key card electric entry security system.
- All state-of-the-art design for off leash dog parks will be used.
- Picnic tables inside the dog park will be used for resting while dogs are using park.
- Dog Poop bags and disposal waste cans will be provided.
- Security camera system will cover the dog park.

General Over-All Property Improvements:

It is the intention of the General Partner to provide an Entertainment Experience for the owners of this exclusive property. With the concept to combine the capital resources of a 1,000 or more owners, we have

the capital resources that no single person (or governmental entity) can invest into this property. Some of the features planned for this property are:

- Installation of 6-foot high wood fences along the north and south property lines to provide privacy to the adjacent owners and privacy to the owners of our property.
- Numerous picnic tables and metal cooking grills will be interspersed throughout the property. Many families will be able to enjoy the views of the river at semi-private picnic areas. Such areas will be graded level on a concrete pad or equivalent for an enjoyable experience.
- Several fire-pits along with picnic tables will be located along the shoreline of the river for friends to gather in the evenings.
- The entire park will be covered by security cameras for owners to access to check availability of picnic tables, fire-pits, docks and dog park. Such camera system is only available to owners via an app or secured website access.
- All trees, docks, shoreline and special features will have LED multi-color lights to give a “glow” lighting effect to enhance the experience of the owners.
- All park grass and beach areas will be immaculately mowed and groomed. Disposal containers will be available throughout the property to keep the property clean. All owners are requested to give their personal attention to keep the property clean and orderly because you are an owner.
- The sand beach will be offered to local churches for free Baptisms. All public families and owners are invited to be Baptized during the warm summer periods in a natural setting.
- All dogs not in the dog park must be on-leash.
- There will be special events for raising funds for local food banks, a Chris-Craft weekend event for all Chris-Craft owners on the entire chain to meet at our property to give families special rides on a Chris-Craft. A 1950’s honey backed Chris-Craft is an experience everyone should know. Friends of the Fox event for donations. We support Friends of the Fox mission. Many events will feature local food trucks or local restaurants introducing people to their special dishes. We will support local dog shelters to bring adoptable dogs to be introduced to potential adopters. Some events will be open to the public to generate revenue for the park’s expenses. Some events may include local musicians and bands. We want to be good neighbors and give back to our community. An annual fishing contest for children may become a special event.

Please understand, we own this property and we do not have to ask any governmental authority to hold any events we seek to hold, as long as they are legal under the law. We have the inalienable right of private ownership that no government entity can restrict. This right is far superior than public ownership that needs to be held under local governmental rules and regulations that, in many cases, do not allow individual freedom of choice and the right of life, liberty and the pursuit of happiness.