

***DUTCH RIVER CLUB
MASTER PLANNING PROPOSAL***

May 30, 2013

Submitted By Global Sporting Advisors

Western Division

Principles: Edmund Belak, Stephen Dunn

Dear Sirs:

Pursuant to your request, we are presenting a proposal for the Master Planning assessment of the key natural resource and infrastructure development scenarios associated with the subject property (Dutch River Club) in the Salem, New York locale.

The Master Plan will comprehensively address key development scenarios, existing sporting facilities, key future sporting facilities, sporting infrastructure, legal (land use, natural and water resource regulation/permitting), physical (natural resource valuation, geographic landform, wildlife habitat, and wildlife populations) and financial (market, approval processing, development costs and equity participation) feasibility as well as projected development scenarios.

This proposed Plan is submitted to provide strategic development and management guidance, as well as supporting solicitation for fully secured limited investment in the subject property initiatives including additional land acquisition, facility and Dutch River Club Sporting Venue infrastructure (architectural), and property access facilities(Trails, roads, etc.)

Proposed Budget: The Tasks outlined below are presented with a modest total fee of \$34,000 USD to be paid by initial retainer of \$17, 000, the remainder to be remitted in two installments of \$8500 USD midway, and at the completion of the Master Plan.

Other anticipated additional retention for services to be determined, at the time of service provision.

Minimal travel expenses (receipted) to include lodging, meals and vehicle rental will be submitted over the period.

Dutch River Club Master Plan Proposed Work Program

Overall Plan Statement of Purpose

The proposed Master Plan will address sustainable development scenario's in keeping with the Vision of the property owners/developers, Sporting Venue Business Goals, natural resource parameters, profitability and equity investment goals affecting the property vision.

The completion date of proposed Master Plan has a targeted date of August, 2013.

Master Plan Task 1. Conduct Visioning Lite- GSA principles will facilitate and conduct Visioning Process with Dutch River Club Owners/Principles to determine the short term and long term Business and Property Development Scenarios.

The Scenarios will include the following:

1. Vision of the Club's focus and operations
2. Establish measurable parameters for the Club's membership size and categories,
3. Develop a preference and rationale for equity participation and retention.

The format for this facilitation will be contemporary Visioning Process (use of common ground, common perception, common concept leadership) which will produce Key Scenario Reporting to be used directly in the creation of the Master Plan.

Master Plan Task 2. Comprehensively assess key development scenarios through definition, and attribute classification as to property and business characteristics, and geographic, and logistical features.

Master Plan Task 3. Inventory of existing sporting facilities as to location attributes as well as potential for upgrading or replacement and relocation.

Master Plan Task 4. Formulate and assess key future sporting facilities which articulate and comprise future natural resource and infrastructure development scenarios.

Master Plan Task 5. Assess and integrate the Valuation Natural Resource Findings of Fact, which comprise the present and future bio-sustainable yields scenarios as well as business returns.

Master Plan Task 6. Analyze and determine utility infrastructure which best supports upgraded present and future sporting scenarios (activities and operations).

Master Plan Task 7. Comprehensively assess the legal (land use, natural and water resource regulation/permitting) requirements to determine an efficient and timely path for approvals of applications and permits.

- To include approval/permit processing (projected timetables, permitting and application costs and projected development costs.

Master Plan Task 8. Provide, under separate agreement, administration of required applications and permits to provide timely development initiative completion.

Master Plan Task 9. Comprehensively assess and integrate physical/biological resources into the Property Development and Operations Scenarios (to include natural resource yield, geographic landform identification and best use purpose (to include siting guidelines for Sporting support infrastructure), wildlife habitat complex assessment (Current/Future practices for achieving maximum sustainable wildlife and financial return on investment).

- Assess, and formulate integration plan for the existing and planned bird fields, drives, wild bird, turkey, deer hunting and non-harvest sporting activities.

- Assess, and formulate (by Visioning Lite, case study, and review of contemporary administration methods) future plan for associated game management.

- Assess, and formulate sighting criteria for any infrastructure (architectural additions/improvements, support structures).

- Assess, and formulate specific criteria guiding Club House build out plan/or new construction plan(to include consultation with owners and architects involved in the plan formulation to insure preferences are met

regarding Master Plan policy supporting key Sporting Club activities/operations).

-Assess, and formulate strategies, and measurable criteria and acquisition plan for potential land acquisition (adjoining 1000 acres and water associated property access.

-Assess, and rank by habitat/wildlife yield, potential land acquisition.

-To include land use law and state/county water and land resource regulations pertinent to anticipated Dutch River Club uses.

Master Plan Task 10. Assess and determine the financial (equity participation, and Club Participation) feasibility and plan strategy for property/operation, as well as proportional investment in select development scenarios.

- Equity participation to include membership category (TBD) and a modest ROI.
- To be designated GSA leadership will solicit additional equity participants/members from our proprietary data base and personal contacts.

Master Plan Task 11. Prepare the subject property presentation Master Plan for the Dutch River Club.

-Select and create pertinent regional and site geographic exhibits to include the Google map exhibits used in Plan and Presentations operating via digital media, in support of securing membership and investment participation.

-Consult, and prepare final presentation Plan hard copy for use in administration of the Club.

Master Plan Task 12. Prepare a Dutch River Club Development Program Prospectus- Executive Summary to support secure equity participation. The Summary will present highest and best use through development and management scenarios, which will maintain a sustainable natural resource/management return.

-The Summary will target highest standards of Sporting Club participation and management, and the intent and policies of _____ County, New York.

Master Plan Task 13. Assist in the preparation of investment prospectus for solicitation of a fully secured limited investment in the subject property initiatives presented in the Dutch River Club Master Plan.

-To include aiding in the preparation of Solicitation Requests subject to final approval by Dutch River Club Owners and GSA.

Master Plan Task 14. Assess and prepare Master Plan development program administrative plan which assures effective Dutch River Club land use rights realization through effective entitlements management.

-To include applicable land use plan/policy administration.

Master Plan Task 15. Assess and prepare a model property acquisition plan intended to guide the preparation of a formal agreement to acquire land acquisition in a manner most advantageous to the Dutch River Club Ownership.

-To include manner of notice to extend the agreement, form of notice and payment to seller,

Evidence of financial capacity, terms of release of insured deposit including record of final property inspection and land and water rights, existence and manner of covenants, conditions and restrictions.

-Limits and restrictions to property access and use by sellers.

- Other entitlement restrictions or a rights realized by analysis of property title.

Master Plan Task 16. Assess and prepare a model Dutch River Club LLC Operating Plan formulated to achieve the goals and objectives of the Master Plan and the owner/managers of the Club..

-To include setting out parameters for the updated establishment and operations model for a Limited Liability in New York State.

-Develop an operating model that specifically ensures the achievement of the Master Plan development policies and the expressed objectives of the Dutch River Club.

-Formulate the operating model based on expertise which assures Master Plan certainty of

purpose, and future results designed to meet the highest expectations of Dutch River Club owners and operators.

Master Plan Task 17. Provide Master Plan Administration for a period of two years, subject to annual review, and agreement extension, to assure implementation of the plan, execution of property development initiatives, effective entitlements retention or acquisition, and efficient investment in the Dutch River Club.