

October 8, 2004

Mr. Roger Remnant
Vice President/Real Estate Lending Group
San Diego National Bank
1420 Kettner Boulevard
San Diego, California 92101

Reference: Potential Appraisal of the Alpine Meadows and Conference Center located at
42900 Jenks Road, Angelus Oaks, California 92305
SDNB Reference: Jewish Community Camp and Retreat Center

Dear Mr. Remnant:

I have inspected the above referenced facility (see attached photographs), reviewed the sales contract, the "term special use permit" with the U.S. Department of Agriculture (see Addenda Excerpts) and the current and Proforma Income and Expense statements (see following pages) which raised significant amount of questions resulting in my reservations to attempt completion of this assignment. To familiarize you with the facility, this is presently an operating campground about 2½ hours from downtown San Diego. The camp is surrounded on four sides by 58,000 acres of National Forest Service land. There are no fences or marked boundaries. Camp participants are welcome to use all the land for recreational purposes. There are 39 buildings, accommodations for at least 250 children plus an additional 125 staff. Facilities include an Olympic swimming pool, a dining room that seats 400 and six separate program lodges. Several of the lodges plus a number of the outside fire circle areas are suitable for religious services. The camp may be unique among Jewish Camps in California because it sits close by a small lake with swimming, canoeing and an attractive beach area. There are 20 canoes available to the campers and the camp has the sports and physical facilities that you expect at a quality camp. The camp facility is located at 7500 ft. elevation. In the summer it is cool, dry and without mosquitoes and flies. Hiking trails lead to the headwaters of the Santa Ana River, the San Geronio Mountains and the Pacific Crest Trail. There are mountain bikes at the camp plus archery, basketball, baseball fields and a children's playground area. The camp in the last few years completed a \$4,000,000 renovation to its septic system, underground electrical, telephone, networking lines, fire sprinklers, fire hose and buildings (see next pages for "permit" discussion).

Existing Revenue Stream

The existing camp, Alpine Meadows Camp and Conference Center, rents its facility to various organizations, schools and churches throughout the year. They have a large list of clients that rent the camp from groups as small as a few individuals to groups of 400 children or adults. Also, the camp has contracts with the Orange County School Department's Nature Study Department for 32 weeks Monday through Friday a.m. from Sept 1 to June 1. Also, the camp conducts a catering service for a nearby youth detention facility under a state contract.

Accumulatively, from its large client base, the camp has annual revenue of approximately \$1,500,000.

This revenue is a critical consideration because that they initially, anticipated losses of \$250,000 per year in our first 2 years of beginning a new camp without existing revenue. To inherit a revenue stream that may be retained offsets the risk involved in establishing themselves as an independent agency without access to the financial support of other major Jewish agencies in San Diego.

Major points of concern:

1. After reviewing the submitted plans for the campground, discussions with the U.S. Department of Agriculture (Forest Division), an examination of the recently completed construction costs (see attached breakdown) and noting the exhibits in the Sales Contract, the following work was done without permits.

ENTIRE CAMP

- Installed approximately 15 sheds to shelter fire hydrants and hoses
- Propane gas heaters and gas lines installed
- Replaced all windows with dual pane windows (except some in wolf lodge)
- Replaced and ran all new underground water system and installed fire hydrants
- Additional septic lines were installed to cabins old septic lines were replaced
- Most roofs re-roofed
- Replaced and ran underground electrical system - some of the main underground wiring to each side of camp was already in place
- ~~A lot of electrical lines in cabins were added, or replaced outside lights to each cabin~~

Ball field

- Put in electrical outside plugs put in grass in ball field
- Put in underground sprinkler systems
- Replaced poles with new high ropes course poles and installed some additional poles
- Put in concrete basketball area with new hoops
- Archery range is outside normal camp boundaries

Upper Staff Area

- Water Systems
- Re-built and enlarged Water Pump Shed next to large tank
- Put in water pump and pressure tank
- Rewired pumphouse

- Mountain bike, archery and low ropes storage
- Sprinkler system water from filtration station
- Put in small pump shed
- Put in line to forest filtration station at the same time we replaced the main water line
- Put in two underground storage tanks
- Put in pressure tank, filter and pressure pump

Staff 1

- Remodeled bathrooms and bedrooms
- Concrete slab on W side for garage - approved by forest service, but larger than approval and not approved or inspected by county.
- Kitchen remodeled.
- Replaced water heater and built outside enclosure

Staff 2

- Remodeled kitchen
- Installed fireplace
- Replaced electric water heater
- Built storage shed on west side

Staff 3

- Built storage shed on e side
- Built outside water heater enclosure

Staff 4

- This is a modular building that does not have forest service approval
- Added deck outside enclosure for hot water tank
- Electrical underground wiring

Maintenance Area

- Put in generator
- Put in electrical wiring for generator and wired to eagle lodge
- Remodeled old maintenance building / fire house
- Added enclosed cover for generator (approved by forest service, but no permits from county)
- Installed above ground diesel tank

EAGLE LODGE

- Installed emergency siren
- Installed 3 swamp coolers

- Replaced old fireplace
- Replaced some concrete area for tent
- Added concrete area for large tent
- Replaced old kitchen hood
- Replaced venting fans
- Chemical storage shed on w side

Falcon lodge (cabin 1)

- Added bed storage shed w side
- Added bathroom shed on e side
- Put in free standing fireplace stove

Cabin 3

- Added bathrooms
- Outside water heater enclosure

Cabin 6

- French doors in front
- Bathrooms inside
- Bed shed on n side
- Outside hot water heater enclosure

Cabin 8

- Bathrooms
- Outside hot water cabinet

Owl lodge

- W side bed shed toilets
- Fireplace

Pool

- Solar panels
- Only one heater is working

Below pool

- 2 metal storage containers

Cabin 11

- Shower installed

Deer lodge

- Bed shed on e side
- Building was doubled in size
- Bathrooms

Cabin 18

- Bathrooms

Cabin 22

- Bathrooms

Cabin 23

- Bathrooms

Wolf lodge

- 1 extra bathroom installed
- Front porch - enclosed in 2 areas
- Fireplace
- French doors
- Sprinkler system not connected to main system
- Installed swamp cooler
- Kitchen plumbing back of wolf

Although the construction/upgrades/repairs appear to exhibit quality workmanship, it is conceivable the government could come in and condemn the structures basically terminating all revenue potential. In reviewing the submitted plans, I also noted that the "term special use permit" building plans only allow for 10,500 square feet of building area allowable while the site is currently improved with 42,005 square feet of structures (see Addenda excerpts). These are a major issue in which I do not feel comfortable making the assumption that these buildings will all be permitted.

2. In reviewing both the 2002-2003 income and expense statement showing a net operating income of only \$235,373, considering the current sales price of \$6,470,000, this suggests a capitalization rate of only 3.64%. Typically a higher risk operation similar to the subject typically warrants a higher overall rate in the 9% to 11% range (management/labor intensive). Even with the buyers anticipated 25%+ increase in income for 2005 to \$310,478 and 17%+ jump in 2006 to \$380,941, stabilized values of \$3,104,720 say \$3,105,000 and \$3,809,410 say \$3,810,000 respectively are suggested. With rising food and labor costs, these projections appear optimistic (see Income and Expense Statements on the following pages).

Alpine Meadows
Statement of Activity
July 1, 2002 - June 30, 2003

UNAUDITED AND IN DRAFT FORM

RENTAL INCOME	1,409,699
EXPENSES	
Payroll Costs	
Office Labor	28,716
Food Labor	228,944
Maintenance & Repair Labor	141,008
Payroll Taxes	81,297
Health Insurance	38,659
Worker's Compensation	26,044
Total Payroll Costs	<u>\$ 622,467</u>
Camp Office	
Accounting	1,335
Advertising	4,401
Bank Charges and Dues	2,653
Office Supplies	18,275
Postage	2,207
Total Camp Office	<u>\$ 28,871</u>
Camp Facilities	
Auto Expenses	32,855
Auto Insurance	2,777
Diesel	2,450
Equipment Leases	27,788
Food Costs	304,111
Liability & Fire Insurance	38,274
Linen Service	8,999
Maintenance & Repairs (Parts)	107,701
Total Camp Facilities	<u>\$ 622,245</u>
Utilities	
Electric	26,239
Pool	1,978
Propane	27,715
Septic	2,445
Supplies	3,304
Telephone	11,126
Trash	13,103
TV	2,473
Water	12,650
Total Utilities	<u>\$ 100,642</u>
TOTAL EXPENSES	<u>\$ 1,174,226</u>
OPERATING SURPLUS	<u>\$ 235,373</u>

**Jewish Camp and Retreat Center
Proforma Operating Statement**

	Year 1 2006	Year 2 2006	Year 3 2007	Year 4 2008	Year 5 2008
INCOME					
Craige County	\$ 400,000	417,100	428,825	450,571	472,880
Catering	144,000	144,000	144,000	161,700	153,760
Other Group Rentals	770,500	682,878	668,164	699,472	784,146
Jewish Group Rentals	112,500	150,000	203,000	278,100	269,853
Retreat Center	-	-	277,500	391,375	308,644
Summer Camp Program	478,500	1,052,488	1,161,700	1,209,205	1,209,749
TOTAL INCOME	\$ 1,913,500	\$ 2,356,466	\$ 2,831,289	\$ 3,017,864	\$ 3,231,746
EXPENSES					
Payroll Costs					
Office Salaries	197,750	207,000	217,415	228,284	280,800
Summer Camp Program	132,500	278,707	358,856	324,058	340,200
Food, Maintenance, Special Labor	717,110	227,936	218,280	502,701	337,839
Contingencies	50,000	87,300	55,125	67,691	60,775
Fringe Benefits	164,640	213,620	238,692	208,522	275,228
Total Payroll Costs	\$ 760,060	\$ 977,752	\$ 1,089,078	\$ 1,169,475	\$ 1,253,800
Camp Office					
Accounting and Legal	40,000	42,000	44,100	46,300	48,620
Advertising and Marketing	25,000	28,250	27,683	28,941	30,308
Travel, Conferences	2,500	2,628	2,765	2,834	3,039
Bank Charges and Fees	1,000	1,050	1,100	1,158	1,218
Utilities and Fees	2,000	2,100	2,205	2,315	2,431
Office Supplies	4,800	5,040	5,207	5,367	5,534
Postage	2,400	2,520	2,645	2,778	2,917
Total Camp Office	\$ 77,700	\$ 81,588	\$ 85,364	\$ 89,947	\$ 94,446
Camp Facilities					
Auto Expenses	4,800	5,040	5,207	5,367	5,534
Auto Insurance	8,000	8,300	8,618	8,946	9,283
Diesel	3,600	3,760	3,903	4,078	4,267
Food Costs	420,070	627,272	844,884	677,178	710,904
Liability, Fire, Earthquake, D&O Insurance	50,000	52,500	55,125	57,891	60,775
Iron Service	8,000	8,300	8,618	8,946	9,283
Maintenance & Repairs (Parts)	90,000	94,601	99,228	104,186	109,398
Pool	2,000	2,100	2,205	2,315	2,431
Supplies	5,000	5,200	5,413	5,668	5,978
Summer Camp	20,955	43,475	47,051	48,779	50,592
Total Camp Facilities	\$ 614,621	\$ 745,818	\$ 886,707	\$ 899,557	\$ 975,210
Utilities					
Electric	78,000	30,450	31,977	33,571	35,250
Propane	28,000	20,400	20,870	22,414	24,034
Gas	2,000	2,100	2,205	2,315	2,431
Telephone	12,000	12,600	13,260	13,802	14,685
Trash	14,000	14,700	15,435	16,207	17,017
TV	3,000	3,150	3,303	3,473	3,647
Water	14,000	14,700	15,435	16,207	17,017
Total Utilities	\$ 102,000	\$ 107,100	\$ 112,488	\$ 118,070	\$ 123,802
Retainalings	47,850	103,249	155,170	120,929	120,975
TOTAL EXPENSES	\$ 1,603,028	\$ 2,016,522	\$ 2,208,020	\$ 2,427,788	\$ 2,674,561
OPERATING SURPLUS	\$ 310,472	\$ 339,944	\$ 623,269	\$ 590,076	\$ 557,185

3. Another major element in the overall equation, which requires additional discussion, is water availability. The onsite manager suggested there is an abundance of water from the San Bernardino River, however the subject projects "new" filtration system may not adequately supply water to some of the cabins during some high occupancy times (functional obsolescence – hired a firm from France who was not equipped to handle water purification with high standards and severe cold temperatures).

Although not a Hydrologist, I do question the future availability of water sources, taking into account the much publicized drought, the increasing population of campers as well as physical observation (dry streams), this also brings concerns (imparts value/risk).

4. Finally, another obstacle to providing a accurate value is the uncertainty of the future renewal of the subject's "term special use" permit (see Addenda). If the buildings are not permitted and an improper water system is installed (see Item 26), the Department of Forestry may give 30 days notice to vacate the property. Since the document supplied appears to be "ambiguous" in several respects, and I do not have the legal expertise to elaborate appropriately, these assumptions would further lessen the degree of reliability of any concluded value I may conclude.

Please call should any questions arise or if we may be of any further assistance.

Respectfully submitted,



Mark J. Curry
Certified General Real Estate Appraiser
Certification No.: AG002966

Fax: (858) 483-3621

PHOTOGRAPHS OF THE SUBJECT PROPERTY



**Entry into Subject Campground
(U.S. Forestry Land)**



Administrative Offices

PHOTOGRAPHS OF THE SUBJECT PROPERTY

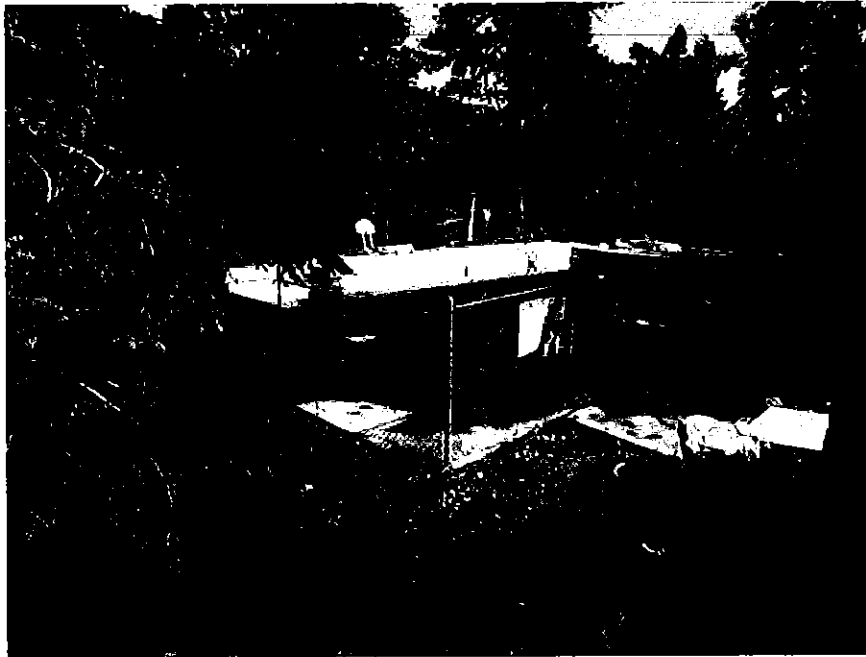


Typical Cabin Building



Dining/Picnic Area

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Pool and Playground



**Hiking Paths thru Campground
(40% of trees dying due to "Bark Beetle")**

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Interior View of Cabins

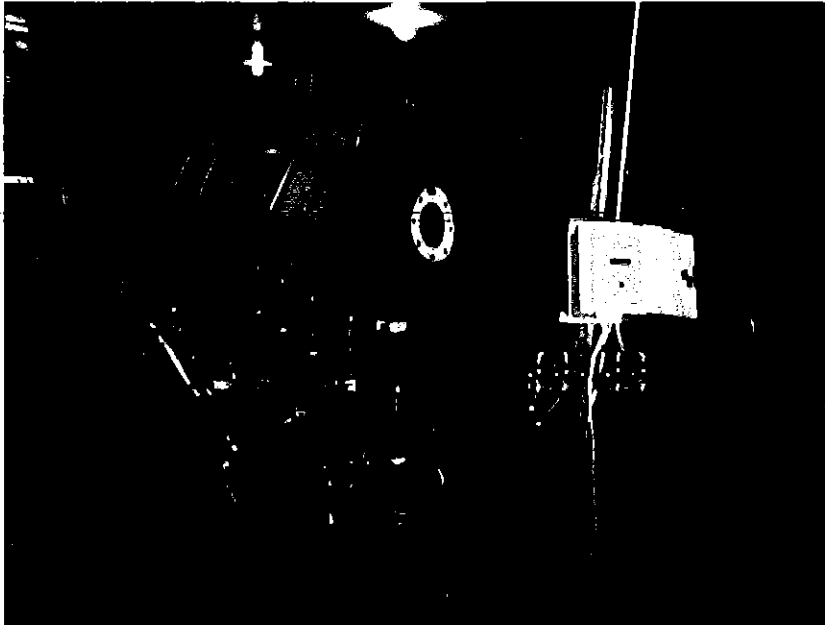


Dining Room/Meeting Hall

PHOTOGRAPHS OF THE SUBJECT PROPERTY



**Extensive Kitchen Facility
(Prepared meals for nearby Boys Detention Facility)**



New Filtration System

Authorization ID: SB0001101
Contract ID: The Center for Reuniting Families
Expiration Date: 12/31/2020

FS-2700-5 (4/87)
OMB No. 0501-0500

U.S. DEPARTMENT OF AGRICULTURE
Forest Service
TERM SPECIAL USE PERMIT
Act of March 4, 1916, as amended
July 28, 1958 or Act of March 30, 1948
18
(ref. FSM. 2710)

Permission is hereby granted to The Center for Reuniting Families of 42900 Jenks Lake Road, Angelus Oaks, CA 92505, hereinafter called the holder, to use subject to the conditions set out below, the following described lands or improvements for the period of 20 years from the date thereof:

San Bernardino National Forest, Mountain Top Ranger District (AKA San Geronimo Ranger District), Lot 7, San Bernardino Tract, including access to the site from Jenks Lake Road 1N05, and is described as NE1/4 of SW1/4, Section 16, T.1N., R.1E., S8PM, as shown on the location map labeled Exhibit "A," attached to and made part of this permit.

This permit covers approximately 16 acres and is issued for the purpose of:

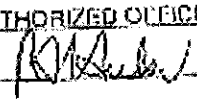

Operating and maintaining an organization camp hereby known as Alpine Meadows, and the following improvements are authorized - see Exhibit "C" and "C-1," attached to and made part of this permit.

1. Construction or occupancy and use under this permit shall begin within N/A months, and construction, if any, shall be completed within N/A months, from the date of this permit. This use shall be actually exercised at least 100 days each year, unless otherwise authorized in writing.

2. In consideration for this use, the holder shall pay to the Forest Service, U.S. Department of Agriculture, the sum of Dollars (\$2000) for the period from March 1st. to February 28th and thereafter annually on March 1st. Dollars (\$) or per Exhibit "B," attached to and made part of this permit.

Provided however, that the charges for this use shall be readjusted as of, and effective on, the beginning of each 6 year period from the due date of the first annual payment in order to place the charges on a basis commensurate with the value of use authorized by this permit.

3. This permit is accepted subject to the conditions set forth herein, and to conditions 1 to 4 attached hereto and made a part of this permit.

HOLDER	NAME OF HOLDER	SIGNATURE OF AUTHORIZED OFFICER	DATE
	The Center for Reuniting Families, Peter Huber, President		4/2/00
AUTH. OFFICER	NAME AND SIGNATURE	TITLE	DATE
GENE ZIMMERMAN		Forest Supervisor	4/19/00

Deposits received from customers for future bookings
 Updated September 24, 2004

Customer Name	Deposit dt	ES+ES2 = Totl Group Size	Comments
The Solutions Grp	September 24-26, 2004	\$3,650.00	Credit
IA Church of Christ	September 24-26, 2004	\$3,650.00	175
Church Efm	October 1-3, 2004	\$450.00	20
Highest Praise	October 1-3, 2004	\$600.00	30
So Cal Wmn Mir	October 1-3, 2004	\$1,554.62	65 1 NIGHT STAY
Pais Verdaz HS	October 2-3, 2004	\$1,121.25	40
Camp Getaway	October 8-10, 2004	\$1,500.00	63
CSULB	October 15-17, 2004	\$1,328.93	30
W.C. Mens Cir	October 15-17, 2004	\$250.00	25 CREDIT
Leadership LB	October 21-24, 2004	\$1,322.50	
		\$742.50	
		\$150.00 (Sec Dep)	Refundable
St Martin de Porres	November 19-21	\$2,073.75	100
Urban Tape	November 19-21	\$734.37	25
Reinmont Baptist	December 27-29, 2004	\$1,443.75	70
Riverside Korean	December 27-29, 2004	\$1,572.42	
Trinh Christian Min.	January 14-17, 2005	\$5,031.25	250
Temple Adet Slskorn	January 21-23, 2005	\$596.25	30-45
Messiah Lutheran	January 28-30, 2005	\$774.37	35
Osborn Bible Church	January 28-30, 2005	\$1,650.00	80
Triunfo YMCA	February 4-6, 2005	\$4,156.25	250
Christ Baptist	February 11-13, 2005	\$2,062.50	100
Holy Family Parish	February 18-20, 2005	\$1,590.00	80-100
Corona-Korzo YMCA	February 25-27, 2005	\$2,000.00	150
St Athanasius	February 26-27, 2005	\$915.00	60 1 night stay

St Catherine Laboure	March 4-6, 2005	\$3,003.12	6/19/04	\$12,012.50	155
Lambda Sigma	April 15-17	4,156.25	8/25/04	\$16,625.00	250-340
Teen Esteem	May 20-22, 2005	725.00	8/19/04	\$1,650.00	
Al-Anon World Serv Resource Realiza	June 3-5, 2005 June 18-26, 2005	443.12 4,320.00	6/1/04 9/17/04	\$2,212.50 \$17,280.00	25 Credit 6/04 event 60-80
Resource Realiza YESBA Kids Camp	July 24-August 1, 2005 July 31-August 5, 2005	4,320.00 3,300.00	9/17/04 7/23/04	\$17,280.00 \$38,500.00	60-80 350
Resource Real Preis Chapel SG	August 5-17, 2005 August 19-21, 2005	6,480.00 78.50	9/17/04 8/7/04	\$25,920.00 \$5,800.00	60-80
Total Deposits		62,184.70			

BUILDING SIZE AND CAPACITY

PRESENT BUILDINGS						
LODGE/CABIN	BEDROOMS	BEDS	BATHS			SQ. FEET
FALCON LODGE 1	1	20	1	or Meeting Lodge		830
2	2	19	2		Handicap	744
3	1	13	1			360
4	2	19	4		Handicap	744
5	2	19	2			744
BLUEBIRD LODGE 6	1	22	1	or Meeting Lodge		798
7	3	19	2			744
8	1	8	1			252
9	3	19	2			744
10	3	10	2			744
11	1	12	2			312
OWL LODGE 12	1	20	1	or Meeting Lodge		944
POOL EQUIP. ROOM						226
COYOTE LODGE	0	76	8			3000
EAGLE LODGE A				Meeting Lodge		6400
EAGLE LODGE B				Meeting Lodge		
EAGLE LODGE C			6	Meeting Lodge	Handicap	
EAGLE LODGE D	1	30		or Meeting Lodge	slumber party	
TENT 50ft x 40 ft						2400
KITCHEN AREA						3200
COUGAR A	1	7		or Meeting Lodge	Sink	144
COUGAR B	1	8		or Meeting Lodge		144
KITCHEN/COUGAR			1			450
CHEMICAL STORAGE						
WOLF LODGE (rear)	1	8	1	or Meeting Lodge	Handicap	
WOLF MAIN OFFICE						
WOLF LODGE (main)	1	30	1	or Meeting Lodge	slumber party	2400
CONCRETE BUILDING						450
GENERATOR/MAINT.						414
DEER LODGE	1	30	1	or Meeting Lodge	slumber party	1600
14	2	20	2			744
15	2	20	2			744
16	1	6	1			252
17	2	19	2			744
BOBCAT LODGE 18	1	25	2			760
19	2	19	2			744
20	1	6	1			744
21	3	staff	2			744
22	3	9	2			744
23	3	9	2			744
24	3	staff	2			744

BUILDING SIZE AND CAPACITY

UPPER LODGE	3	12	1		Modular	400
STAFF 1	3		2			1590
STAFF 2	1		1			1100
STAFF 3 A	1		1			690
STAFF 3 B	1		1			690
WATERYANK BLDO.						180
CONTAINER 1						160
CONTAINER 2						160
WASTE CONTAINER						100
FIRE SHEDS (16)						400
TOTAL	67	545	66		SQ. FT.	42,005
	BEDROOMS	BEDS	BATHS			SQ. FEET
PROPOSED EXPANSION - APPROVED BY USFS						
BEAR LODGE ARCHITECTS PLANS INCLUDED						
BEAR LODGE (approve (Adjacent to Eagle Lodge						3213
BOBCAT LODGE EXTENSION (approved)						240
STAFF 4 (approved)						1250
STAFF 5 (approved)						2250
STAFF 2 Addition Approved)						490
STAFF 1 Addition Approved)						625
TOTAL					SQ/ FT.	50,073

Alpine Meadows Camp - Total Beds

LODGE/CABIN	BEDROOMS	BEDS	BATHS		
FALCON LODGE 1	1	20	1	or Meeting Lodge	Handicap
2	2	19	2		
3	1	13	1		Handicap
4	2	19	4		
5	2	19	2		
BLUEBIRD LODGE 6	1	22	1	or Meeting Lodge	
7	3	19	2		
8	1	8	1		
9	3	19	2		
10	3	19	2		
11	1	12	2		
OWL LODGE 12	1	20	1	or Meeting Lodge	
COYOTE LODGE	8	76	0		
EAGLE LODGE A				Meeting Lodge	
EAGLE LODGE B				Meeting Lodge	
EAGLE LODGE C			6	Meeting Lodge	Handicap
EAGLE LODGE D	1	30		or Meeting Lodge	slumber party
TENT 60ft x 40 ft				or Meeting Lodge	Sink
COUGAR A	1	7		or Meeting Lodge	
COUGAR B	1	8			
COUGAR/KITCHEN			1		
WOLF LODGE (rear)	1	8	1	or Meeting Lodge	Handicap
WOLF LODGE (main)	1	40	1	or Meeting Lodge	slumber party
DEER LODGE	1	30	1	or Meeting Lodge	slumber party
14	2	20	2		
15	2	20	2		
16	1	8	1		
17	2	19	2		
BOBCAT LODGE 18	1	25	2		
19	2	19	2		
20	1	6	1		
21	3	staff	2		
22	3	9	2		
23	3	9	2		
24	3	staff	2		
UPPER LODGE	3	12	1		Modular
TOTAL	61	555	60		
	BEDROOMS	BEDS	BATHS		

Alpine Meadows

New Construction Analysis

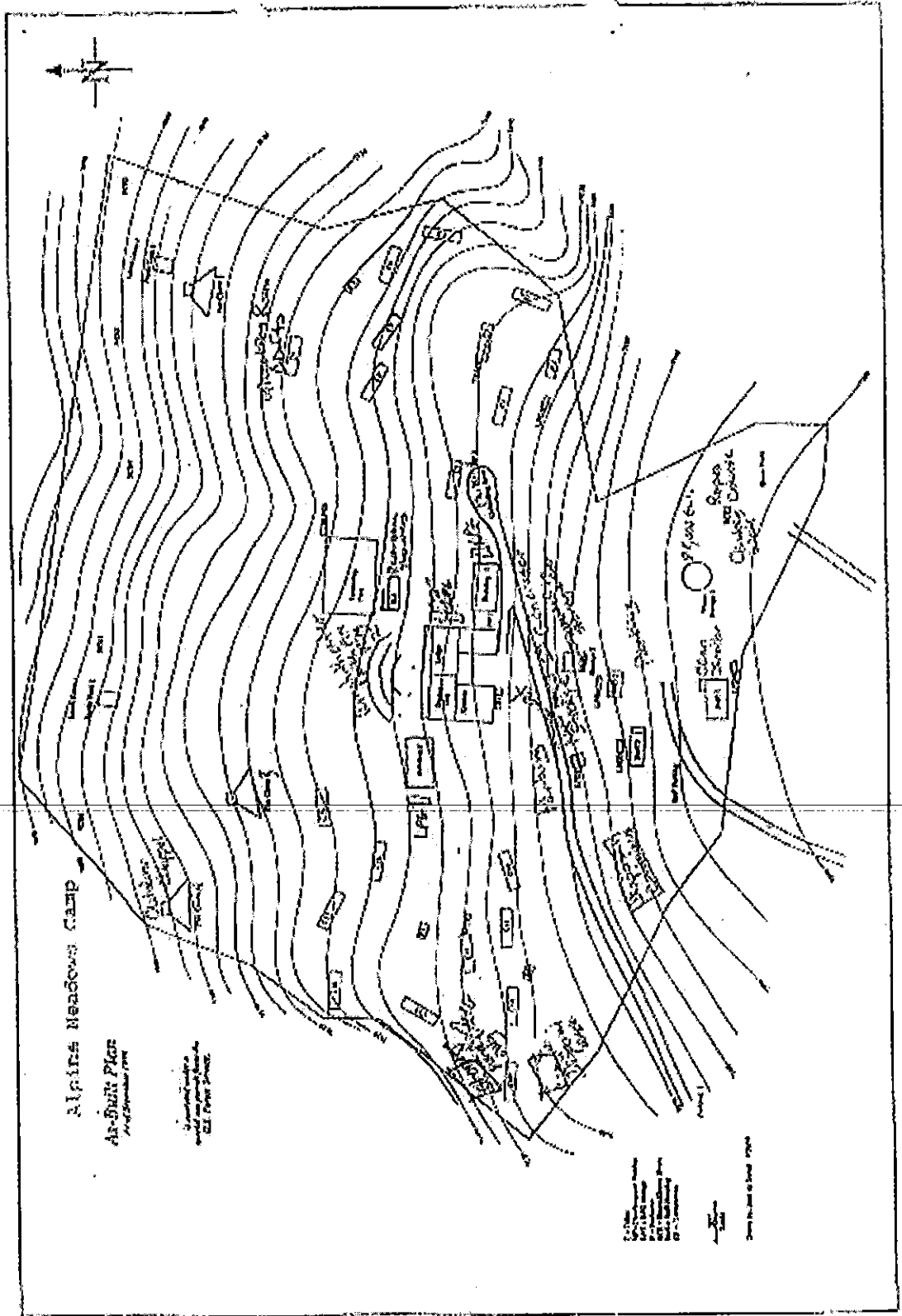
		Unit Cost		Total Cost
OPERATIONS				\$ 1,263,750
Dining Hall	5952 s.f.	130	\$ 773,760	
Dining Area	2400 s.f.	200	\$ 480,000	
Kitchen	2276 s.f.	126	\$ 284,376	\$ 284,376
Building 2 (Office)	504 s.f.	175	\$ 88,200	\$ 88,200
Rest Room 1	240 s.f.	175	\$ 42,000	\$ 42,000
Rest Room 2	830 s.f.	175	\$ 145,250	\$ 145,250
Rest Room 3	240 s.f.	175	\$ 42,000	\$ 42,000
Rest Room 4	240 s.f.	175	\$ 42,000	\$ 42,000
Rest Room 5	240 s.f.	175	\$ 42,000	\$ 42,000
			\$	\$
			\$	\$
			\$	\$
STAFF HOUSING				\$ 140,400
Staff 1	1660 s.f.	90	\$ 149,400	\$ 149,400
Staff 2	900 s.f.	90	\$ 81,000	\$ 81,000
Staff 3	630 s.f.	90	\$ 56,700	\$ 56,700
			\$	\$
			\$	\$
CAMPER CABINS				\$ 87,500
C1	700 s.f.	125	\$ 87,500	\$ 87,500
C2	700 s.f.	125	\$ 87,500	\$ 87,500
C3	700 s.f.	125	\$ 87,500	\$ 87,500
C4	700 s.f.	125	\$ 87,500	\$ 87,500
C5	700 s.f.	125	\$ 87,500	\$ 87,500
C6	700 s.f.	125	\$ 87,500	\$ 87,500
C7	700 s.f.	125	\$ 87,500	\$ 87,500
C8	700 s.f.	125	\$ 87,500	\$ 87,500
C9	700 s.f.	125	\$ 87,500	\$ 87,500
C10	700 s.f.	125	\$ 87,500	\$ 87,500
C11	700 s.f.	125	\$ 87,500	\$ 87,500
C12	700 s.f.	125	\$ 87,500	\$ 87,500
C13	700 s.f.	125	\$ 87,500	\$ 87,500
C14	700 s.f.	125	\$ 87,500	\$ 87,500
C15	700 s.f.	125	\$ 87,500	\$ 87,500
C16	700 s.f.	125	\$ 87,500	\$ 87,500
C17	700 s.f.	125	\$ 87,500	\$ 87,500
C18	700 s.f.	125	\$ 87,500	\$ 87,500
C19	700 s.f.	125	\$ 87,500	\$ 87,500
Building 1	2010 s.f.	120	\$ 241,200	\$ 241,200
			\$	\$
			\$	\$
PROGRAM				\$ 105,000
Game Field	52000 sf	2	\$ 104,000	\$ 104,000
Basketball Court	1 each		\$	\$
Volleyball Court	1 each	5000	\$ 5,000	\$ 5,000
Fire Circle 1	1 each	10000	\$ 10,000	\$ 10,000
Fire Circle 2	1 each	10000	\$ 10,000	\$ 10,000
Fire Circle 3	1 each	10000	\$ 10,000	\$ 10,000
Swimming Pool			\$	\$ 376,200
Pool	3000 sf	85	\$ 255,000	
Deck	3000 sf	5	\$ 15,200	
Mechanical Room	600 sf	175	\$ 105,000	
			\$	\$
Repos Course	1 each	50000	\$ 50,000	\$ 50,000

Alpine Meadows

New Construction Analysis

SITE IMPROVEMENTS				\$	\$
Circulation				\$	\$
Entry Road	12300	s.f.	3.6	\$ 43,050	\$ 43,050
Dining Service Area	3760	s.f.	3.6	\$ 13,126	\$ 13,125
Camp Walkways		s.f.		\$ -	\$ -
Site Utilities				allow 26%	\$ 1,177,890
Water Storage 1		each	1	\$ 100,000	\$ 100,000
Water Storage 2	400	s.f.			
Water Distribution		allow			
Electric Distribution		allow			
Generator		each	1	15,000	\$ 15,000
Communications		allow			
LPG 1-8		allow			
Sanitary System		allow			
TOTAL OPINION OF CONSTRUCTION COST FOR NEW CONSTRUCTION					\$ 6,004,460
					\$521,123
FURNISHINGS AND EQUIPMENT ALLOWANCE					
Kitchen Equipment		each		\$ 150,000	
Furnishings		allow	10%	\$ 285,028	
Program Equipment		allow	2%	\$ 83,018	
Maintenance Equipment		allow	2%	\$ 63,018	
MISCELLANEOUS				10%	\$ 662,667
TOTAL DEVELOPMENT COST					\$ 7,178,130

EXHIBIT "D-1"



ADDRESS : 42900 JENK LAKE LANE
ANGELUS OAKS, CA 92305

ASSESSOR'S PARCEL # : 0305581010000
TRACT NUMBER : -
LOT SIZE(GROSS) : -
FIRE ZONE : FR 2

APPLIED CODE : CBC, CMC, CPC 98 EDITION
NEC 1996 EDITION

CONSTRUCTION TYPE : V-1HR
FIRE SPRINKLER : YES
OCCUPANCY GROUP : A-2.1

OCCUPANCY LOAD : 399 PERSONS
DINING HALL 1 271 PERSONS
DINING HALL 2 59 PERSONS
DINING HALL 3 59 PERSONS
KITCHEN 10 PERSONS

BASIC ALLOWABLE AREA : 10,500 SQ.FT.
EXISTING FLOOR AREA : 7,209 SF
PROP. FLOOR ADDITION : 2,392 SF
TOTAL : 9,601 SF

1 OF 13
2 OF 13
3 OF 13
4 OF 13
5 OF 13
6 OF 13
7 OF 13
8 OF 13
9 OF 13
10 OF 13
11 OF 13
12 OF 13
13 OF 13

officer at San Bernardino National Forest, c/o Mill Creek Ranger Station, 34701 Mill Creek Road, Mentone, CA 92359, by the insurance company.

26 . DRINKING WATER SYSTEMS (B30):

1. The holder, as the water supplier and owner or operator of the drinking water system, is responsible for compliance with all applicable Federal, State, and local drinking water laws and regulations, including meeting the standards of FSM 7420 for the operation and maintenance of a public water system. For the purposes of this authorization, public water systems are as defined in the National Primary Drinking Water Regulations, Title 40, Code of Federal Regulations, Part 141 (40 CFR 141), or by State regulations if more stringent. If required, federally owned nonpublic water systems shall meet the same standards specified in Federal and State regulations for public water systems (FSM 7140).
2. For federally owned systems, the holder shall notify and consult with the Forest Service within 24 hours or on the next business day after notification by the laboratory of a sample that tests positive for microbiological contamination. The holder shall notify and consult with the Forest Service within 48 hours of notification of a maximum contaminant level violation or an acute violation.
3. The holder shall retain all records as required by applicable laws and regulations. The holder agrees to make the records available to the Forest Service as well as any other regulatory agency authorized to review Forest Service activities. Copies of microbiological test results for federally owned water systems shall be forwarded monthly to the Forest Service by the 15th of the month following the sampling date. Copies of other required records for federally owned systems shall be forwarded annually to the Forest Service within 15 days of the end of the operating season for seasonal sites or within 15 days of the end of the calendar year for year-round operations. The holder shall surrender all records for a federally owned system to the Forest Service upon permit termination or revocation.
4. For federally owned systems, the holder shall provide the name of the water system operator in writing to the Forest Service and notify the authorized officer within 72 hours of a change in personnel.

27 . MASTER DEVELOPMENT PLAN (C7): The holder agrees to prepare and submit changes in the Master Development Plan encompassing the entire record presently envisioned for development in connection with the National Forest lands controlled by this authorization, and in a form acceptable to the Forest Service. Additional construction beyond maintenance of existing improvements shall not be authorized until this plan has been amended. Planning should encompass the area for use by this authorization. The accepted Master Development Plan shall become a part of this authorization. For planning purposes, a capacity for the area in cooperation thereto shall be established in the Master Development Plan and appropriate National Environmental Policy Act (NEPA) document. The overall development shall not exceed that capacity without further environmental analysis documentation through the appropriate NEPA process.

28 . OPERATING PLAN (C8): The holder shall provide an Operating Plan before occupancy begins at Alpine Meadows and revise the plan when changes occur. The plan shall be prepared in consultation with the authorized officer or designated representative and cover operation and maintenance of facilities, dates or season of operations, and other information required by the authorized officer to manage and evaluate the occupation and/or use of National Forest System lands. The provisions of the Operating Plan and the annual revisions shall become a part of this authorization and shall be submitted by the holder and approved by the authorized officer or their designated representative(s). The Operating Plan is hereby made a part of the authorization.

29 . REMOVAL AND PLANTING OF VEGETATION AND OTHER RESOURCES (D5): The holder shall obtain prior written approval from the authorized officer before removing or altering vegetation or other resources. The holder shall obtain prior written approval from the authorized officer before planting trees, shrubs, or other vegetation within the authorized area.

30 . REVEGETATION OF CHOKING COVER AND SURFACE RESTORATION (D6): The holder shall be responsible for prevention and control of soil erosion and gullying on lands covered by this authorization and adjacent thereto, resulting from construction, operation, maintenance, and termination of the authorized use. The holder shall construct permitted improvements to avoid the accumulation of excessive heads of water and to avoid encumbrance on streams. The holder shall revegetate or otherwise stabilize all ground where the soil has

