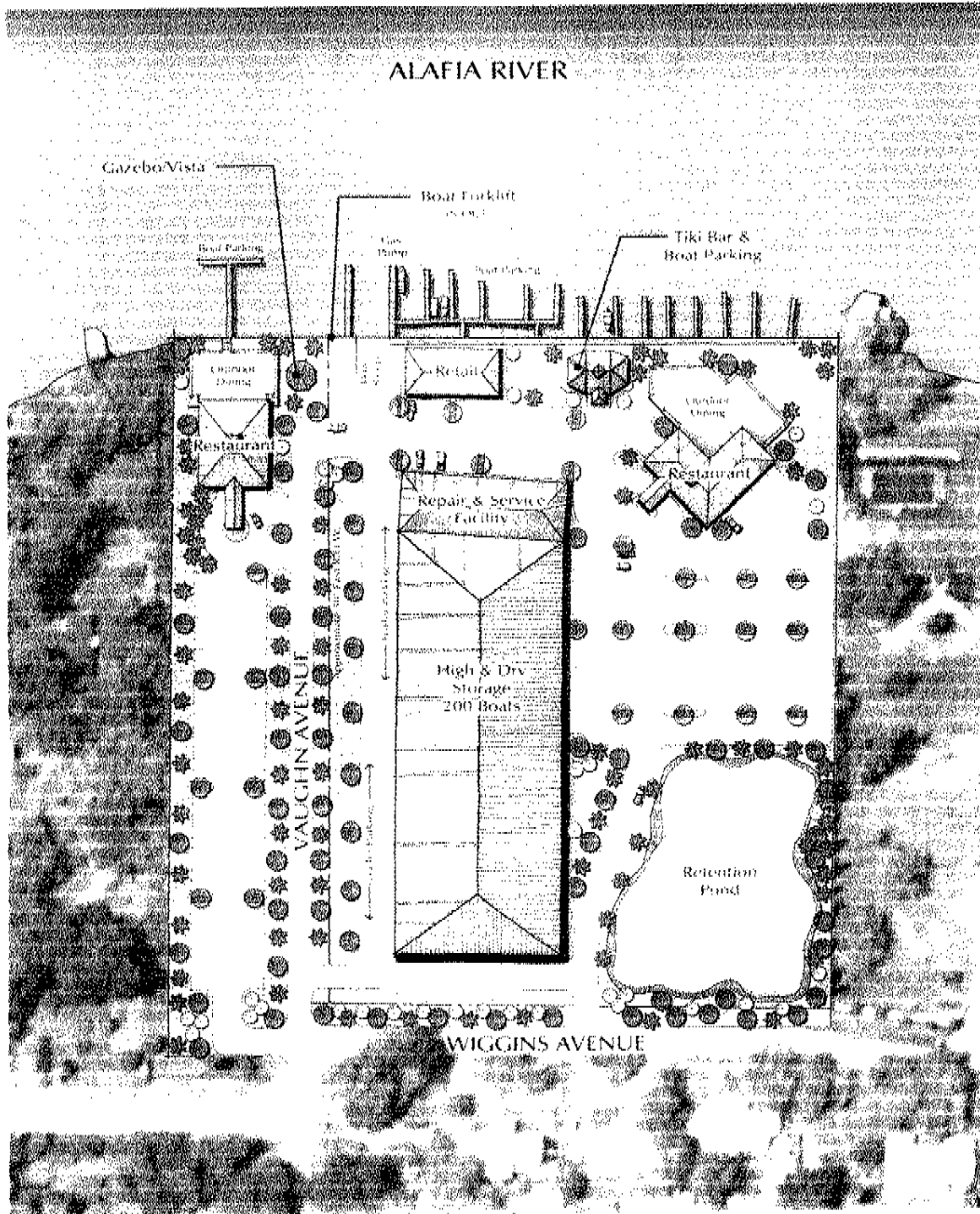


Improvements as Proposed



Restaurants

9,000 sq. ft. fine dining restaurant with outdoor patio
4,400 sq. ft. casual dining restaurant with outdoor patio
2,000 sq. ft tiki bar

Retail

4,000 sq. ft. retail marine shop

High & Dry & Boat Repair Facility

49,000 sq. ft. metal frame boat warehouse with 3 story boat racks to accommodate up to 200 boats with adjoining 7,000 sq. ft. boat repair shop (existing building).

Marina

41 slips, a gas dock, boat ramp

In addition

Approximately 90,000 sq. ft. of asphalt
10,000 sq. ft. of decking
30,000 sq. ft. retention pond located at the SE corner of the property
84,000 sq ft of landscaping (grass, trees, shrubbery).
Forklift dock