

SUMMARY OF BUSINESS OPPORTUNITY

This summary provides a synopsis of the key elements of the National Park Service (“Service”) Draft Concession Contract CC-LACH003-11, which will authorize the operation of overnight accommodations, food and beverage, retail, fuel, and transportation services within the Stehekin Valley in Lake Chelan National Recreation Area located within the boundaries of North Cascades National Park Service Complex. In the event of any inconsistency between the terms of the Draft Contract and this Summary, the Draft Contract will control.

The National Park Service (“Service”) has specific legislative authority to issue concession contracts, and the Draft Contract will be subject to that law, the National Park Service Concessions Management Improvement Act of 1998, Pub.L. 105-391 (“1998 Concessions Act”) and its implementing regulations, 36 C.F.R. Part 51. The 1998 Concessions Act, implementing regulations, and the Existing Contract, as amended, are included in the Appendix to this Prospectus and a copy of the Draft Contract is in Part IV of the Prospectus.

Nature of Business and Services to Be Required

Certain types of visitor services must be provided under the Draft Contract (and are referred to as “Required”); other types of visitor services may be provided at the option of the Concessioner (referred to as “Authorized”). The Required and Authorized visitor services in the Draft Contract include:

| Service | Required | Authorized |
|---|----------|------------|
| Overnight Accommodations | | |
| 21 motel units, 8 housekeeping units | X | |
| Food and Beverage Services | | |
| Full service restaurant and limited groceries | X | |
| Retail | | |
| General store including convenience and grocery items, souvenirs, camping, and fishing supplies | X | |
| Transportation services | | |
| Rainbow Falls Bus Tour and Stehekin Valley Shuttle Bus services | X | |
| Public Shower and Laundry | X | |
| Fuel Sales | | |
| Vehicles and boats | X | |
| Bicycle Rentals | | X |
| Guided Instruction | | |
| Skiing, Snowshoe and Fishing | | X |
| Equipment Rentals | | |
| Winter activities, bicycle, boats, rental vehicles | | X |
| Other Valley Tours | | X |
| Water Taxi Services | | X |
| Vehicle Taxi Services | | X |



Concession Facilities

The Concessioner will be assigned a total of 21 buildings varying in size and materials as well as a portion of the marina, specifically a portion of the boat dock approximately 30 x 30 feet which houses the marina fuel dispensing system. These assignments are collectively referred to as “Concession Facilities.” The Concession Facilities also includes a land-based fuel dispensing system and a propane storage station that can hold up to 6,000 gallons of propane. Five of the 21 buildings are located in the Golden West Historic District; one additional building is listed as historic and is located at Stehekin Landing. Please see Exhibit C (Assigned Land and Real Property Improvements) of the Draft Contract for additional information regarding the Concession Facilities. The Concessioner will be responsible for maintenance, repairs, housekeeping and grounds-keeping of the Concession Facilities, as provided in the Draft Contract, in particular in its Exhibit E: Maintenance Plan. The National Park Service will complete Component Renewal/Replacement for all historic structures during the term of the Contract and will also be responsible for Deferred Maintenance of all of the structures as budget permits. See the Maintenance Plan for more information as well as Appendix D to the Prospectus which contains a worksheet showing estimated Concessioner maintenance projects.

Maintenance Reserve

The Maintenance Reserve for the Draft Contract will be one percent (1.0%) of gross receipts per year for the term of the Draft Contract.

Estimate of Initial Investment

| Item | Amount | Percent |
|---------------------------|-----------|---------|
| Personal Property | \$165,500 | 87% |
| Other Working Capital | \$25,000 | 13% |
| Total Initial Investments | \$190,500 | 100% |

The Existing Concessioner had no right to compensation for Leasehold Surrender Interest under the Existing Contract, and, consequently, the Concessioner will have no obligation to compensate the Existing Concessioner for any Leasehold Surrender Interest in real property improvements.

Annual Gross Receipts

The annual gross receipts for the past three years are:

| Department | 2007 | 2008 | 2009 |
|------------------|-----------|-----------|-----------|
| Gross Receipts | \$845,580 | \$994,204 | \$933,020 |
| Franchise Fee | \$33,498 | \$39,768 | \$39,768 |
| Building Use Fee | \$5,625 | \$6,750 | \$6,750 |



Preferred Offeror Determination

The 1998 Concession Act includes the limited right of preference in renewal for statutorily defined outfitter and guide services and small contracts. This limited right does not apply here, however. The National Park Service has determined, pursuant to 36 C.F.R. Part 51, there is no “preferred offeror” who is eligible to exercise a right of preference for the award of the Draft Contract.

Contract Term

The Draft Contract term will be for ten (10) years and is estimated to start on November 1, 2011.

Franchise Fee

An annual franchise fee based on the Concessioner’s gross receipts will be required. At a minimum this franchise fee must be equal to six percent (6.0%) of the Concessioner’s annual gross receipts for the preceding year or portion of a year. However, Offerors may propose a higher minimum franchise fee in accordance with the terms of the Prospectus.

