

FOREVER RESORTS



*Proposal to:*

Bureau of Reclamation  
Central California Area Office  
7794 Folsom Dam Road  
Folsom, California 95630

*Respectfully submitted by:*

Forever Resorts, LLC or Assigns  
7501 East McCormick Parkway  
Scottsdale, Arizona 85258  
(480) 998-9977

# FOREVER RESORTS

NEVADA  
Lake Lake Lodge  
Tall Vista Lodge  
Tallview Lodge

ARIZONA  
Lake Powell Houseboats  
Mormon Lake Lodge  
Sun Country Marine West  
Willow Beach Marina

CALIFORNIA  
Delta Houseboat Rentals  
Lake Don Pedro Marina  
Lake Oroville Marina  
Moccasin Point Marina  
Pinewood Cove Resort  
Trinity Lake Resorts/Marinas

COLORADO  
Rocky Mtn. Holiday Inn  
Trail Ridge Store

INDIANA  
Sun Country Marine

KENTUCKY  
Mammoth Cave Hotel

MICHIGAN  
Isle Royale Resort

MISSOURI  
Branson's Boat Tours  
Branson Houseboats  
Camp of the Ozarks Marina  
Rock Lake Resort

NEVADA  
Black Canyon River Trips  
Callville Bay Marina  
Cottonwood Cove Marina  
Lake Mead RV Village

NORTH CAROLINA  
Bluff's Lodge  
Cuddeback Meadows

TEXAS  
Big Bend/Chisos Lodge  
Lake Amistad Marina  
Marina at Lake Meredith  
Padre Island Park Co.  
Southfork Hotel  
Southfork Ranch

SOUTH DAKOTA  
Badlands Inn  
Cedar Pass Lodge

VIRGINIA  
Malby Mill

WASHINGTON  
Fairholme Store  
Hurricane Ridge  
Lake Crescent Lodge

WYOMING  
Teecks Marina  
Signal Mountain Lodge

May 13, 2005

Mr. Mike Petrinovich  
Bureau of Reclamation  
Central California Area Office  
7794 Folsom Dam Road  
Folsom, CA 95630

Dear Mr. Petrinovich:

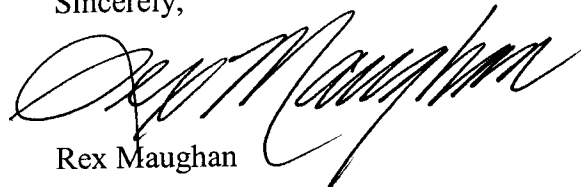
This letter forwards our proposal in response to the Pleasure Cove Resort prospectus. We have submitted numerous proposals since starting in the marina resort business in the early 1970's; however, I feel that submitting a proposal on Lake Berryessa holds special meaning, as I look forward to building upon the tradition that I started in 1974 when I purchased, for the Del Webb Corporation, the marinas at Lake Powell, Callville Bay on Lake Mead and Cottonwood Cove on Lake Mohave.

After leaving Del Webb, I founded Forever Resorts when I purchased Callville Bay Marina and Cottonwood Cove Marinas in 1981. In the 25 years since then, our Forever Resorts family has grown to include a total of 39 properties in the United States, and an additional 20 in South Africa.

We are very proud of our Forever Resorts properties, and the environmentally sensitive houseboats that we design and manufacture. Our environmental achievements include: ISO 14001 certification for every Forever Resorts property in the United States, EPA Performance Track certification at 14 Forever Resorts properties, Green Hotel and Green Restaurant certifications at the majority of our properties and we are particularly proud that we have 15 Certified Marina Managers on our team.

We have built a special family of properties and have established a mutually rewarding working relationship with our Federal, State and local agency partners. Lake Berryessa and the Pleasure Cove Resort will fit well within our family. We are pleased to submit this proposal and look forward to working with the Bureau of Reclamation.

Sincerely,



Rex Maughan  
President

**Prospectus Offer for Interim Contract at Pleasure Cove Resort on Lake Berryessa  
from FOREVER RESORTS L. L. C.**

**Executive Summary**

Forever Resorts L.L.C. is pleased to submit our response to the Prospectus for Interim Contract at Pleasure Cove Resort on Lake Berryessa, California to Manage Commercial Public Recreation Facilities.

Forever Resorts shares a long successful history of working with and partnering with multiple governmental agencies such as the National Park Service, U. S. Forest Service, State of California, Lake Don Pedro Recreation Agency and other entities who are dedicated to protecting our natural resources while providing visitors with exceptional services and educational experiences that interpret the beauty and history of all areas where we operate. Currently, Mr. Maughan owns and operates 39 resort properties in the United States, 19 of which are located in National Park Units. Our experience includes operations of four concessions in the Lake Mead National Recreation Area (Nevada), three at Blue Ridge Parkway (North Carolina/Virginia), three at Olympic National Park (Washington), and one each at Glen Canyon National Recreation Area (Arizona), Rocky Mountain National Park (Colorado), Mammoth Cave National Park (Kentucky), Isle Royale National Park (Michigan), Badlands National Park (South Dakota), Big Bend National Park (Texas), Lake Amistad National Recreation Area (Texas), Marina at Lake Meredith NRA (Texas) and Grand Teton National Park (Wyoming).

As a Forever Resorts family of properties, we also benefit from our corporate experience in operating retail and concession facilities for nearly twenty five years. Rex Maughan, owner of Forever Resorts, founded the company in 1981. Inspired by the story of Jonathan Livingston Seagull (who was soaring to be the best), and his love for nature, Rex acquired Forever Resorts' first National Park concession, Callville Bay Marina, in the Lake Mead National Recreation Area.

Over the past quarter-century, Mr. Maughan has continued to seek out park concessions and other similar resort properties in remarkable natural environments that inspire the soul and allow the human spirit to soar. Today, the Forever Resorts "flag" proudly flies over more than 50 such properties in the United States, Europe and South Africa.

Just like Jonathan Livingston Seagull, every Forever Resorts lodging, retail, food and beverage, marina, tour and recreation operation is "Soaring To Be The Best" in assuring visitors truly magical vacation experiences through themes of education, interpretation, love of nature and protection and preservation of the environment.

Based on these experiences, Mr. Maughan and his Forever Management Team thoroughly understand concession operations and its client partner's expectations, as well as the need to continually delight our customers and visitors. By doing this, we maintain Forever Resorts reputation for excellence in all areas of operation.

**Forever Resorts "Walks" Its Environmental "Talk"**

Through an extensive commitment to the *Forever Earth Environmental Management System* – Forever Resorts corporate environmental program is dedicated to setting a high standard of performance and expectations of all Forever Resorts properties through independent compliance auditing, online (Internet) computer-based programs, technical expertise, and industry relationships to discover and apply best management practices. As a commitment to the environment through this structured management approach every Forever Resorts property in the United States, has to pass rigorous independent audits to maintain its certification to the International Standard Organization 14001 (ISO). All FOREVER RESORTS are ISO 14001 Certified.

Executive Summary – Forever Resorts

**Prospectus Offer for Interim Contract at Pleasure Cove Resort on Lake Berryessa  
from FOREVER RESORTS L. L. C.**

Our environmentally and culturally sensitive retail philosophy has been thoughtfully crafted over the past 25 years. Our retail program (*Forever Committed To Our Environment*) rates potential retail inventory items on compliance with green criteria, is used by our retail buyers before purchasing any merchandise for any Forever Resorts operation. Forever Resorts holds annual public events in order to clean up park environments as well as provides education, and partnerships with universities, school districts and numerous government agencies.

Forever Resorts has extensive food and beverage expertise, both in traditional restaurant settings, and in remote and very difficult situations. Also during 2004, another Forever Resorts' operation, Mormon Lake Lodge's Mobile Food Service, based in the Coconino National Forest in Northern Arizona who generally supports firefighters in remote locations, was called out by the Federal Emergency Management Agency to serve thousands of meals to hurricane recovery workers in Florida.

The Company's dedication to preserving and protecting the environment, its passion for educating Park visitors, its commitment to providing high quality, regionally distinctive gifts makes it superbly qualified to operate at Pleasure Cove Resort on Lake Berryessa.

In the appendix section of our Prospectus response you will find additional information on our broad range of operational experience, our operational and environmental accreditations and the depth of our FOREVER RESORTS team as we look forward to a partnership with the Bureau of Reclamation at Pleasure Cove Resort. Specific responses to the Prospectus questions follow.



**FOREVER RESORTS, LLC**  
**Forever Corporate Plaza**  
**7501 East McCormick Parkway**  
**Scottsdale, Arizona 85258**

**Prospectus Offer for Interim Contract at Pleasure Cove Resort on Lake Berryessa**

**Table of Contents**

**Tab 1 - Prospectus Question Number 1 and response**

**Tab 2 - Prospectus Question Number 2 and response**

**Tab 3 - Prospectus Question Number 3 and response**

**Tab 4 - Prospectus Question Number 4 and response**

**Tab 5 - Prospectus Question Number 5 and response**

**Tab 6 - Prospectus Question Number 6 and response**

**Tab 7 - Prospectus Question Number 7 and response**

**Appendix A – FOREVER RESORTS Detail of Facilities  
(Properties), Services Provided and Property  
Achievements**

**Appendix B – FOREVER RESORTS Commitments and  
Recognitions**

**Appendix C – FOREVER RESORTS Marketing Plan for  
Pleasure Cove**

**Appendix D – Environmental, Policy and Certifications**

**Appendix E – Retail**

**Appendix F – Support Documents to Draft Contract Section 2A1c  
and Section 7C**

**Prospectus Offer for Interim Contract at Pleasure Cove Resort on Lake Berryessa  
from FOREVER RESORTS L. L. C.**

**Question Number 1.**

We have reviewed the attached interim contract and, if selected to be the new interim concessionaire, We agree to abide by the terms and conditions as generally outlined in that document and as ultimately endorsed in a final contract signed by

**FOREVER RESORTS LLC. or Assigns and Reclamation.**

YES    ☒    NO ☐ (Check One)

NOTE: The final contract endorsed by both parties will not be any less demanding upon a concessionaire or require any less effort to comply than is demonstrated in this Contract. However, the wording and overall requirements in the final contract may have some differences from the Contract in order to reflect particular aspects of the successful offeror's bid that Reclamation determines is preferable in the provision of public services and facilities or has greater benefit to the government.

All bids in relation to this particular question/criteria will be further judged as follows:

- a. The responsiveness of the proposal to the objectives, as described in the Contract, of protecting, conserving, and preserving resources of the Pleasure Cove area;
- b. The responsiveness of the proposal to the objectives, as described in the Contract, of providing required and authorized visitor services and facilities at reasonable rates.

**Prospectus Offer for Interim Contract at Pleasure Cove Resort on Lake Berryessa  
from FOREVER RESORTS L. L. C.**

**Question Number 2:**

Provide documentation that outlines the professional experience of you or your company in providing public services similar to those outlined in Section 2 of the attached Contract. You should specifically identify if you have or do not have experience in managing and operating the following:

- a. Campgrounds
- b. RV Parks
- c. Marina Operations
- d. Retail Operations
- e. Food & Beverage Operations
- f. Long-Term Trailer Villages

Reclamation intends to contact some or all agency representatives of other public land areas where you have demonstrated past or ongoing experience and inquire as to your performance and their level of satisfaction with your operations. If you demonstrate experience outside of public land management areas, i.e., within a privately owned venue Reclamation may also make inquiries of likely sources regarding the public satisfaction with your facilities and services. Should you not wish Reclamation to make such inquiries, you should state that as part of your response to this factor. No statement regarding this issue will be considered as an approval for Reclamation to make such inquiries. The opportunity to make such inquiries to support indications of background and experience will obviously be potentially beneficial to those respondents that do not restrict Reclamation from such contacts.

FOREVER RESORTS LLC., it's President, Owner Mr. Rex Maughan and his Management Team has over 24 years of professional experience in the Recreation Service Industry owning and managing facilities and providing services on public lands. Forever Resorts thoroughly understands how to operate diverse concession operations and has the expertise to provide all types of services at Pleasure Cove Resort on Lake Berryessa as outlined in Section 2 of the Contract.

For your review and consideration, we are providing to Reclamation a summarized grid which identifies operations where we have specific professional experience in managing and operating the facilities or services listed above. Please feel free to inquire of our client partners.

In Appendix A of this submittal is detailed facility and service information on each of our operations for your further review. In addition, we are including our certifications and accreditations which reflect our professional and operational experience. .



# FOREVER RESORTS

CAMPGROUND & RV SITES			
<u>Property</u>	<u># of Campground Sites</u>	<u># of RV Sites</u>	<u>Reference</u>
Lake Mead RV Village/Callville Bay/Cottonwood Cove	4	161	William Dickinson
Lake Mead National Recreation Area			Superintendent
268 Lakeshore Road			Lake Mead Nat'l Recreation Area
Boulder City, NV 89005			Boulder City, NV 89005
			702-293-8923
Mormon Lake Property	89	74	Scott Gold, General Manager
Main Street			P O Box 38012
Mormon Lake, AZ 86038			Mormon Lake, AZ 86038
			928-354-2227 ext 12
Pinewood Cove	28	49	Kristy Cottini
45110 State Highway 3			District Ranger
Trinity Center, CA 96091			Shasta/Trinity National Recreation Area
			14225 Holiday Road
			Redding, CA 96003
			530-242-5500
International Properties ( South Africa )		1360	Kobus Tait
			Managing Director
			2nd Floor, Stellenryk Bldg
			526 16th Road, Constantia Square
			Midrand, 1685 SOUTH AFRICA
			011-27-11-207-3636
<b>TOTAL FOREVER SITES</b>	121	1644	

MARINA				
<u>Property</u>	<u># Fuel Docks/ Fuel Pumps</u>	<u>Boat Rental Units</u>	<u>Pump Out Yes or No</u>	<u>Reference</u>
Callville Bay Resort & Marina NCR-30, BOX 100 Las Vegas, NV 89124	1 6	102 Fuel Docks Pumps	Yes	William Dickinson Superintendent Lake Mead Nat'l Recreation Area Boulder City, NV 89005 702-293-8923
Lake Oroville Marina 3428 Pentz Road Paradise, CA 95969	1 2	17 Fuel Docks Pumps	Yes	Robert Foster Dept Parks & Recreation District Northern Buttes 400 Glen Drive Oroville, CA 95966 530-538-2206
Moccasin Point Marina 11405 Jacksonville Road Jamestown, CA 95327	1 4	32 Fuel Docks Pumps	Yes	Carol Russell Director, Lake Don Pedro Recreation Area 31 Bonds Flat Road LeGrange, CA 95329 209-852-2396 ext 13
Trinity Lake 45810 State Highway 3 Trinity Center, CA 96091	2 6	66 Fuel Docks Pumps	Yes	Kristy Cottini District Ranger Shasta/Trinity National Recreation Area 14225 Holiday Road Redding, CA 96003 530-242-5500
<b>ALL OTHER PROPERTIES</b>				
Six additional Marina Properties	8 28	168 Fuel Docks Pumps	6	Please advise for contacts
<b>TOTAL FOREVER SITES</b>	<b>46</b>	<b>385</b>	<b>10</b>	<b>13 Fuel Docks - 46 Pumps</b>

RETAIL OPERATIONS			
<u>Property</u>	<u>GIFT / GROCERY</u>	<u>SQUARE FOOTAGE</u>	<u>Reference</u>
Big Bend Resort	4	4,700	Lou Good
Chisos Mountain Lodge			Manager, Concessions
Big Bend Nat'l Park/Basin Rural Station			P.O. Box 129
Big Bend Nat'l Park, TX 79834			Big Bend National Park, TX
			79834-0129
			915 477 2251
Calville Bay Resort & Marina	1	1,500	William Dickinson
NCR-30, BOX 100			Superintendent
Las Vegas, NV 89124			Lake Mead Nat'l Recreation Area
			Boulder City, NV 89005
			702-293-8923
Cottonwood Cove Resort & Marina	1	4,500	William Dickinson
10000 Cottonwood Cove Road			Superintendent
Searchlight, NV 89046			Lake Mead Nat'l Recreation Area
702-297-1464			Boulder City, NV 89005
			702-293-8923
Badlands /Cedar Pass Lodge	1	4,000	Sandy Poole
20681 SD Highway 240			Regional Concessions Chief
Interior, SD 57750			Midwest Regional Office
			1709 Jackson Street
			Omaha, NE 68102
			402-661-1748
<u>ALL OTHER PROPERTIES</u>			
23	32	65,600	Please advise for contacts
<u>TOTAL FOREVER SITES</u>	39	80,300	

FOOD & BEVERAGE OPERATIONS						
<u>Property</u>	<u># OF SEATS</u>	<u>Square Footage</u>	<u>FAMILY DINING</u>	<u>FAST FOOD</u>	<u>FINE DINING</u>	<u>Reference</u>
Signal Mountain Lodge	130	2,235	x	x	x	Rebecca Rhea
Grand Teton National Park						Grand Teton National Park
Inner Park Road						P.O. Drawer 70
Moran, WY 83013						Moose, WY 83012-0170
						307 739 3410
Lake Crescent Lodge	75	1,300		x	x	Lisa Hilt
416 Lake Crescent Road						Concessions Specialist
Port Angeles, WA 98363						Olympic National Park
						600 E. Park Avenue
						Port Angeles, WA 98362
						360-565-3007
Mormon Lake Property	340	10,400	x			Scott Gold, General Manager
Main Street						Mormon Lake Lodge
Mormon Lake, AZ 86038						P O Box 38012
						Mormon Lake, AZ 86038
						928-354-2227 ext 12
Moccasin Point Marina	48	1,536		x		Carol Russell
11405 Jacksonville Road						Director, Lake Don Pedro Rec. Area
Jamestown, CA 95327						31 Bonds Flat Road
						LaGrange, CA 95329
						209-852-2396 ext 13
<b>ALL OTHER PROPERTIES</b>	<b>1,316</b>	<b>31,524</b>	<b>11</b>	<b>7</b>	<b>2</b>	
<b>TOTAL FOREVER SITES</b>	<b>1,909</b>	<b>46,995</b>	<b>13</b>	<b>10</b>	<b>2</b>	

LONG TERM TRAILER VILLAGES			
<u>Property</u>	<u># of Sites</u>	<u>Years Experience</u>	<u>Reference</u>
Lake Mead RV Village	215	3	William Dickinson
Lake Mead National Recreation Area			Superintendent
268 Lakeshore Road			Lake Mead Nat'l Recreation Area
Boulder City, NV 89005			Boulder City, NV 89005
702-293-2540			702-293-8923
Cottonwood Cove Resort & Marina	206	23	William Dickinson
10000 Cottonwood Cove Road			Superintendent
Searchlight, NV 89046			Lake Mead Nat'l Recreation Area
702-297-1464			Boulder City, NV 89005
			702-293-8923
Callville Bay Resort & Marina	100	23	William Dickinson
NCR-30, BOX 100			Superintendent
Las Vegas, NV 89124			Lake Mead Nat'l Recreation Area
702-565-8958			Boulder City, NV 89005
			702-293-8923
Note: All located in National Park Service Administered Areas			
TOTAL FOREVER SITES	521	49	

**Prospectus Offer for Interim Contract at Pleasure Cove Resort on Lake Berryessa  
from FOREVER RESORTS L. L. C.**

**Question Number 3:**

Provide detailed information on your financial ability to conduct operations as outlined in the Contract. Respondents who provide actual submittals generated on the letterhead of a financial institution(s) will be judged to have a superior response to those that just attest for themselves. Furthermore respondents who indicate an invitation to Reclamation to contact their financial institutions to confirm data provided will be judged superior.

a. Reclamation may contact the financial institutions whose letterhead comments are provided in response to this question.

**YES    ☒                      NO    ☐ (Check One)**

b. Provide specific information from an authorized bond agent that demonstrates your ability to acquire the bond as required in Section 7G of the Contract. If you have a proposal that provides the same or higher level of assurance for completing the actions covered by the requested bond, Reclamation will consider your proposal. Proposal of a process other than the bonds may be accepted and thereby replace the wording in Contract if Reclamation determines that it provides an equal or better level of assurance.

3 a. We are enclosing 3 letters from the following financial institutions which speak directly to the financial ability of Mr. Rex Maughan, and his company Forever Resorts;

- Bank of America
- Wells Fargo
- Valley First Bank

We encourage Reclamation officials to contact these financial institutions and their representatives.

3 b. As demonstrated by letters from the above listed financial institutions, Mr. Maughan and his company Forever Resorts has more than sufficient financial resources to carry out the terms of the interim concessions contract at Pleasure Cove and does not need to further demonstrate financial ability by acquiring a performance bond for the contract term. We request Reclamation to use Mr. Maughans financial resources in lieu of a performance bond.

**Prospectus Offer for Interim Contract at Pleasure Cove Resort on Lake Berryessa  
from FOREVER RESORTS L. L. C.**

**Question Number 4.**

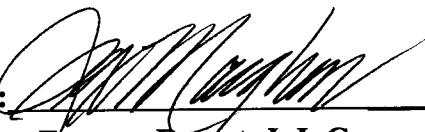
Outline in detail how you will accomplish the requirement of the Contract (Sec. 2.A.1.c. and Sec.10. A.3.) to terminate the use of long-term trailer sites no later than November 1, 2005 and facilitate the removal of all personal property no later than December 15, 2005. Indicate if you propose to establish another type of use in the vacated private trailer sites as provided in the Contract (Sec. 2.A.2.b).

- Upon notification of contract award for Pleasure Cove Resort, Forever Resorts will immediately contact and issue new month-to-month long-term trailer agreement (final form to be approved by Reclamation) too all bonded long term recreation permittees. All bonded long term recreation permittees will be advised on the long-term trailer agreement contract as to their obligation to remove all personal property no later than December 15, 2005.
- From notification of contract award through October 31<sup>st</sup>, 2005, Forever Resorts will continue to provide services to all bonded long term recreation permittees.
- Forever Resorts will begin immediately upon contract award to remove and dispose of all non-bonded trailers and other personal property deemed abandoned by Reclamation from Reclamation land.
- Forever Resorts will remove any and all remaining bonded personal trailers and property deemed abandoned by Reclamation or Forever Resorts from Reclamation lands by February 28, 2006. Forever Resorts also agrees to the terms in Section 10.A.3 with regards to the long-term recreational permit agreements.
- Pending Reclamation approval, Forever Resorts proposes to purchase a select number of the existing trailers to remain as short-term overnight lodging type rentals for the general public. We also intend to install new Park Model and/or similar cabin units in other select areas pending Reclamation approval.
- Pending Reclamation approval, we would request to restore prior mobile home sites into full service R/V sites for overnight rental. These sites will be configured so as to ensure they will not impeded public access to the shore line and with proper unit density.

**Prospectus Offer for Interim Contract at Pleasure Cove Resort on Lake Berryessa  
from FOREVER RESORTS L. L. C.**

**Question Number 5.**

We realize that in compliance with Section 9.C. of the Contract, no use of subconcessionaires is permitted for operation of facilities or services to the public in fulfilling the obligations identified.

(Signature of Offeror):   
Forever Resorts L.L.C.,  
Rex G. Maughan, President

(Date): May 13, 2005



**Prospectus Offer for Interim Contract at Pleasure Cove Resort on Lake Berryessa  
from FOREVER RESORTS L. L. C.**

**Question Number 6.**

In recognition of Section 3 (Protection and Interpretation of Area Resources) demonstrate your commitment to environmental practices and programs that will likely result in the improvement of conditions at Pleasure Cove and that may involve your customers either directly or subliminally in increasing environmental sensitivity. Respondents who can demonstrate actual past commitment and involvement in meaningful environmental management practices and programs will be judged superior in response to this factor in comparison to those that agree to establish such practices.

Forever Resorts is very proud of its environmental accomplishments and its ability to fulfill environmental objectives set forth in our multiple concession contracts the company holds with the National Park Service, National Forest Service, and other government entities. The commitment to environmental protection stems from Mr. Rex Maughan, owner, and is a cornerstone of all management decisions and daily actions.

All 39 of the Forever Resorts properties, have established an Environmental Management Program, (EMP) that has specifically assigned responsibilities, with means to monitor and measure performance. Mr. Rex Maughan has issued a corporate-wide environmental policy outlining the environmental management expectations of all properties; a copy of this corporate environmental policy can be found in the Appendix Section of our offer.

In support of Mr. Maughan's environmental commitment, Forever Resorts established the Forever Earth Environmental Program and the Forever Safe Risk Management Program. Both Programs are closely related to ensure 100% coverage of all environmental, health and safety issues and concerns, and to lead Forever Resorts properties to more sustainable operations. The company has implemented a comprehensive Environmental Management Program that is certified to the International Standard ISO 14001 (environmental management systems). This Environmental Management Program is in full compliance with all Applicable Laws and the use of Best Management Practices throughout all operations in all areas. All entities of Forever Resorts have established these environmental objectives as a company commitment in all management decisions and daily activities. A statement of commitment to these environmental objectives will be developed by the on site General Manager of Pleasure Cove.

An environmental policy will be formalized for Pleasure Cove which provides the corporate strength of commitment to the fulfillment of the environmental objectives building on the corporate environmental policy. This policy will clearly state a commitment to the environmental objectives, accountability within the company for environmental management, and a commitment to continual improvement. The environmental policy will be provided to all team members and made available to the general public.

Additionally, Pleasure Cove will develop and formalize a Safety Policy to ensure that all team members and visitors clearly understand the companion commitment to a safe and healthy work environment.

Lastly, Forever Resorts has decided that the best way to reduce environmental compliance obligations and reduce potential risks to the environment, is to reduce and eliminate the use of "hazardous" products; a company green procurement policy, in place at all Forever Resort properties will be implemented at Pleasure Cove

We invite the panel and others to further review in Appendix "D" further Environmental Achievements Accreditations. We look forward to continuing those accomplishments at Pleasure Cove Resort.

**Prospectus Offer for Interim Contract at Pleasure Cove Resort on Lake Berryessa  
from FOREVER RESORTS L. L. C.**

**Question Number 7.**

In a narrative form please provide any other specific data regarding your plans for Pleasure Cove over the term of this interim contract. You do not have to restrict yourself to those areas outlined in the Contract, and if you suggest programs or practices that Reclamation believes are inappropriate or not desirable those comments will just be disregarded and will not lower the standing of your submittal. Reclamation reserves the right to make alterations to the Contract as presented if your suggestions seem to have merit and will result in an overall better product for the public users of Pleasure Cove and Lake Berryessa.

The following plans (pending Reclamation approval) for improving visitor services and environmental operations at **Pleasure Cove Resort – Lake Berryessa** during the interim contract term include:

- Removal of all private trailers impeding lake access by the public
- Redevelopment of select areas from private trailer to overnight RV rental use
- Installation of Park Model cabins in selected areas vacated by privately owned trailers
- Completion of unfinished restrooms by date specified in the prospectus and repair and remodeling of existing restroom and shower facilities
- Implementing an environmentally responsible disposal and recycling program
- Develop and implement an extensive small boat rental program for public use
- Placement of initial houseboat rental units in response to identified public demand
- Bringing the fuel dock, tank storage system and related marina systems into compliance with local, state and federal requirements
- Improving all floating marina structures and access to them
- Improving the retail operating program and inventory to meet identified consumer needs (including local sourcing and green purchasing to the greatest extent practicable)
- Obtaining ISO 14001 Certification (as is the case with all Forever Resorts properties)
- Applying for EPA Performance Track Certification as soon as the property is eligible
- Generally clean up the recreational environment including campgrounds, paths, trails, lawns, foliage, picnic tables and related amenities. In general improve curb appeal to the visitor
- Install a playground and recreational facilities for youngsters and provide an entertainment schedule for all visitors
- Develop the “Outback Area” to facilitate boat-in day-use and camping.
- Redevelop the restaurant and lounge to provide a comfortable family environment and to provide the food and beverage services most desired by visitors

We invite the Reclamation Review Panel to review our Marketing and Retail Plans and other associated documentation which is located in the Appendix Sections C & E.