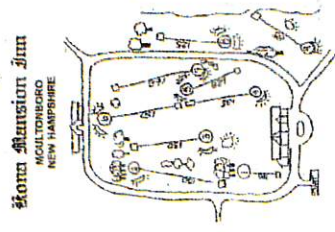


Project Description:

An aerial photograph of a golf course and its surroundings. The image is oriented horizontally on the page. The golf course is in the center, with a red tee marker labeled '9 HOLE' and 'PAR 3'. The course is bordered by a dense forest. To the right of the forest is a large body of water, Lake Winnipisaukee. On the far right, there is a small building labeled 'PUMP HOUSE' and a larger building labeled 'PIER BUILDING'. The text 'LAKE WINNIPISAUKEE' is written vertically along the right edge of the lake. The text 'AERIAL VIEW OF THE KONA MANSION' is written vertically along the top edge of the image. The text 'KONA MANSION' is written vertically along the left edge of the forest. The text 'BOAT HOUSE' is written vertically along the bottom edge of the lake.



DATE	PLEASE REPLACE DIVOTS		HOLE	YARDS	SELF	PTRN	OPP	OPP	W-1- PTRN	W-1- L
	1	105								
	2	150								
	3	130								
	4	135								
	5	128								
	6	150								
	7	162								
	8	125								
	9	85								
	OUT	1170								
Scored By			TOTAL 2340 YARDS		TOTAL 1170					
Attested By										



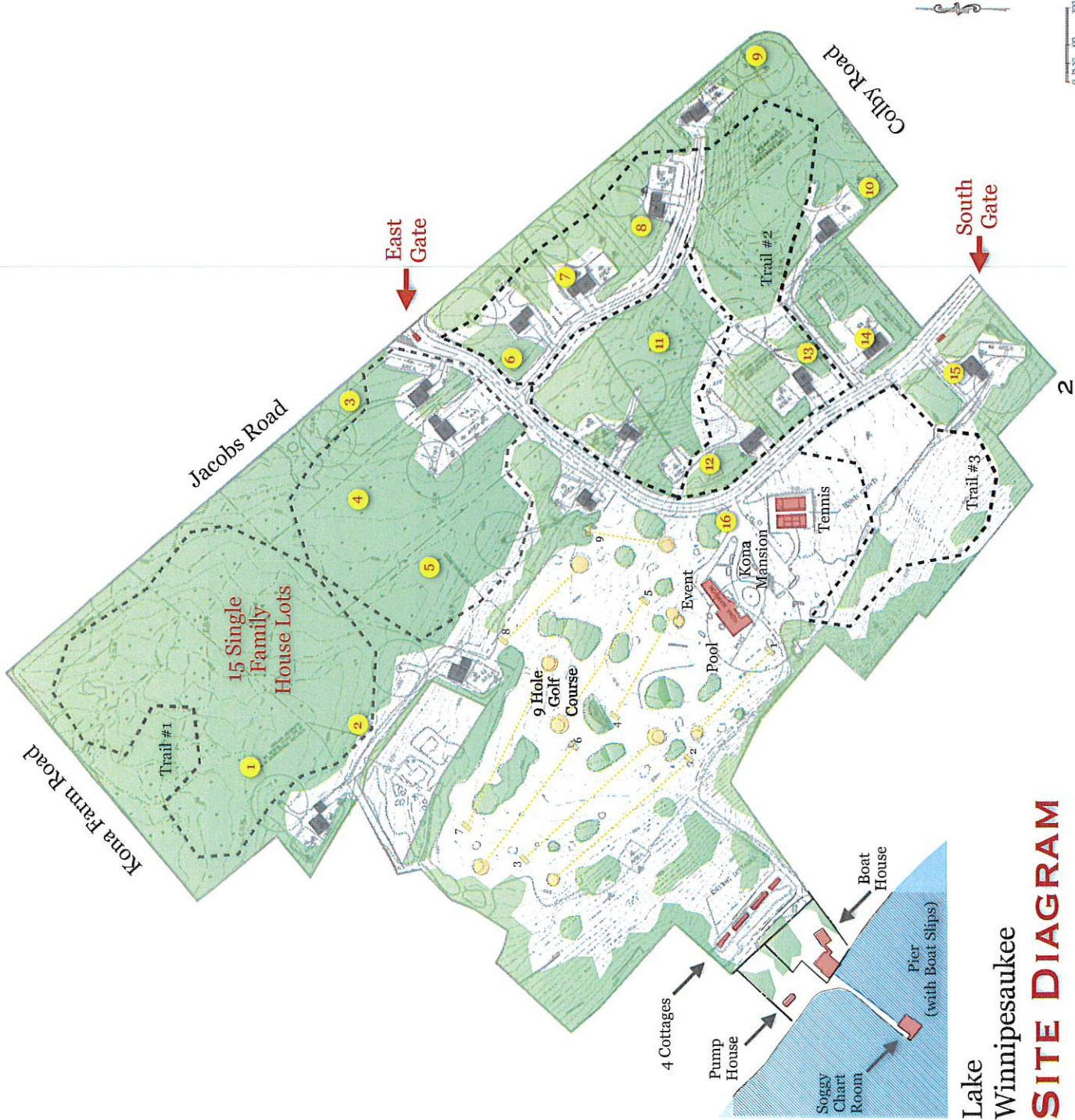
TO



1000
 Mansion Inn

Moultonboro, New Hampshire

KONA MANSION RESORT



Lake Winnepesaukee
SITE DIAGRAM

Lot Numbers	Lot Size (SF)	Lot Size (Acres)	Usable Area (SF)
1	405,200	9.30	194,869
2	269,931	6.20	100,612
3	126,103	2.89	85,297
4	185,868	4.27	74,644
5	173,402	3.98	80,748
6	65,094	1.49	65,094
7	74,105	1.70	194,869
8	61,297	1.41	61,297
9	114,898	2.63	87,726
10	116,985	2.68	75,750
11	117,343	2.69	72,616
12	92,050	2.08	92,050
13	124,825	2.87	89,418
14	76,704	1.76	37,606
15	68,424	1.57	68,424
16	1,293,966	29.71	1,293,966
Sub-Totals	3,366,195	77.23	2,674,886
Roads	144,619	3.32	144,619
Totals	3,510,814	80.55	2,819,505

OCTOBER 24 2018

KONA MANSION RESORT

National Register of Historic Places

Castle in The Clouds
Windmere
Swallow Boat House
Pratt Family Camps
Moultonborough Town House
Freese's Tavern

New Hampshire Register of Historic Places

Moulton-Greene-Leach House
Kona Farm
Long Island House Inn
Moultonborough Town Hall
Lamprey House
Moultonborough Grange Hall

1 Sub-Division:

16 Lots

- 15 Residential House Lots
- 1 Kona Mansion Estate Lot

Lots meet the Town's Soil and Slope Requirements

No Residential House Lots accessed off of Kona Farm, Jacobs or Colby Roads

2 Water Quality:

- Will follow the State of NH's required guidelines
- Well Radius and Septic Design
- Testing (for Houses and Inn)
- No Pesticides / chemicals on Golf Course
- Sheet Flow / Run-Off will be treated on site

3 Restore Historic Kona Mansion:

- Open to the Public
- Country Club Concept
- 37 Rooms (Grandfathered - In operation for last 50 years)
- Leased Boat Slips (Quantity Per DES)
- No Beach Rights to Residential House Lots
- Will honor the Beach Rights that have already been granted from previous sales / sub-division of Kona Property

4 Economic Development (New Addition to Moultonborough Ordinance)

- "Identify and develop Town infrastructure, natural resources, and economic attributes of the town that make Moultonborough a great place to live for retirees, young families and attractive to small business."
- Support projects that increase employment opportunities
- Encourage preservation of unique buildings to help maintain the Town's sense of community and identity
- Promote Year-Round economic development and tourism

Sub-Division Note:

Almost all of the Land / Lots around Kona Property are a Sub-Division of the Kona Property

