

CRITICAL ODDS ENHANCEMENT ELEMENT

Unique Zoning Designation and Subdivision Status

Because of the land's Unique Zoning Designation and Subdivision Status, the Arroyos Preserve project benefits from several development options/scenarios to support profitability and reduce risk.

As presented in this offering, the proposed plan calls for the placement of 283 individual RV sites and 41 total glamping, cabin and tenting spaces. However, with the zoning designation "**PD**" (**P**lanned **D**evelopment), the development is dynamic and can be altered to fit future circumstances without further governmental land-usage permission.

The following development scenarios can be achieved at any time (entirely or partially) without further zoning approvals:

- RV Park, as planned (traditional with daily, monthly and seasonal or annual rentals)
- Glamping Village (utilizing platform wall tents made of canvas)
- Site Built cabins or Park Model RV cabins (can be provisioned as standalone hotel suites)
- Mobile Home Park (hybrid coexisting with RV park, or 100%)
- Convenience/Retail Store (including alcohol sales with State issued permit [not in hand])
- RV and ATV rentals and sales
- +55 age community
- Recreation facilities, including fee-based special events for the public
- Residential fee-simple homesites*
- Private ownership of separate sections within the development*

*NOTE: The underlying property has been subdivided into 165 individual lots. The subject parcels would conform to the approved plat map to release separate titles to smaller portions within the park, and CC&Rs would control usage.