

EXHIBIT "A"

Legal Description of the Property

ALL THAT CERTAIN piece, parcel or tract of land situate, lying, being in the County of Fairfield, State aforesaid, containing 2579.08 acres and being shown and delineated on a Boundary Survey for Wilburn Enterprises, LLC by Glenn Associates Surveying, Inc. dated January 27, 2005 and recorded on February 23, 2005 in the Office of the Clerk of Court for Fairfield County, South Carolina in Plat Cabinet 605 Slide 1052 and having such metes and bounds as appear on said plat, reference thereto being hereby craved.

Tax Map Number 077-00-00-002

This being the identical property heretofore conveyed to Wilburn Enterprises, LLC by deed of Blue Sky Timber Properties, LLC dated February 20, 2004 and recorded on February 25, 2004 in the Office of the Clerk of Court for Fairfield County, South Carolina in Record Book 636 at page 96.

EXHIBIT "B"

DEVELOPMENT SCHEDULES

Phase I.

1. Construction of Phase I motor cross and ATV riding trails will be begun after the Effective Date of the Ordinance authorizing this Agreement and completed within three (3) years thereafter.
2. Construction of motor cross and ATV race tracts will be begun after the Effective Date of the Ordinance authorizing this Agreement and completed within three (3) years thereafter.
3. Construction of a 3000 to 6000 square foot administration, food service and restroom facilities and general purpose will be begun after the Effective Date of the Ordinance authorizing this Agreement and completed within three (3) years thereafter.
4. Construction of a 3+ acre RV campground and related facility will be begun after the Effective Date of the Ordinance authorizing this Agreement and completed within three (3) years thereafter.
5. Construction of a general campground and related facilities will be begun after the Effective Date of the Ordinance authorizing this Agreement and completed within three (3) years thereafter.
6. Repair and storage facilities for motor cross and ATV vehicles will be begun after the Effective Date of the Ordinance authorizing this Agreement and completed within three (3) years thereafter.
7. Motorize riding equipment rental office will be begun after the Effective Date of the Ordinance authorizing this Agreement and completed within three (3) years thereafter.

Phase II.

1. Construction of multipurpose riding trails for motor cross, ATV and equestrian use will be begun in the first year of Phase II and completed within five (5) years thereafter.
2. Construction of additional food service facilities will be begun within one (1) year of completion of Phase I improvements and completed within five (5) years thereafter.
3. Construction of fishing ponds will be begun within one (1) year of completion of Phase I improvements and completed within five (5) years thereafter
4. Construction of motor cross and ATV parts and accessories retail sales facility will be begun within one (1) year of completion of Phase I improvements and completed within five (5) years thereafter.

5. Construction of convenience store with gasoline pumps will be begun within one (1) year of completion of Phase I improvements and completed within five (5) years thereafter.

Phase III

1. Construction of an Equestrian Center will be begun within the year of completion of Phase II improvements and completed within five (5) years thereafter.
2. Construction of a Tourist Lodge will be begun within one (1) year of completion of Phase II improvements and completed within five (5) years thereafter.
3. Construction of additional riding trails.
4. Construction of putt putt golf course.
5. Construction of driving range.

Phase IV

1. Construction of skeet shooting range and shooting preserve will be begun within one (1) year of completion of Phase I improvements and completed within five (5) years thereafter.
2. Construction of Golf course with residential units in surrounding areas.
3. Construction of miniature auto race track.
4. Construction of additional trails.
5. Construction of additional campground and lodging facilities.
6. Construction of shooting preserves.

Phase V

1. Construction of waterpark.
2. Construction of riding tracts.

Phases VI - X

1. Construction of outlet mall retail.
2. Reconstruct, rebuild, expand, refurbish and/or enhance existing facilities.

Phase improvements beginning no later than 10 years after the Effective Date of the Ordinance authorizing this Agreement will be market driven by the user demand and may include motels, condominiums rental units, a shopping center, residential housing for employees and resort users and retail shops.

EXHIBIT "C"

CURRENT VERSIONS OF FAIRFIELD COUNTY ZONING ORDINANCE,  
COMPREHENSIVE LAND USE PLAN AND LAND DEVELOPMENT REGULATIONS

R 166

EXHIBIT "D"

ILLUSTRATIVE MASTER PLAN

R 166