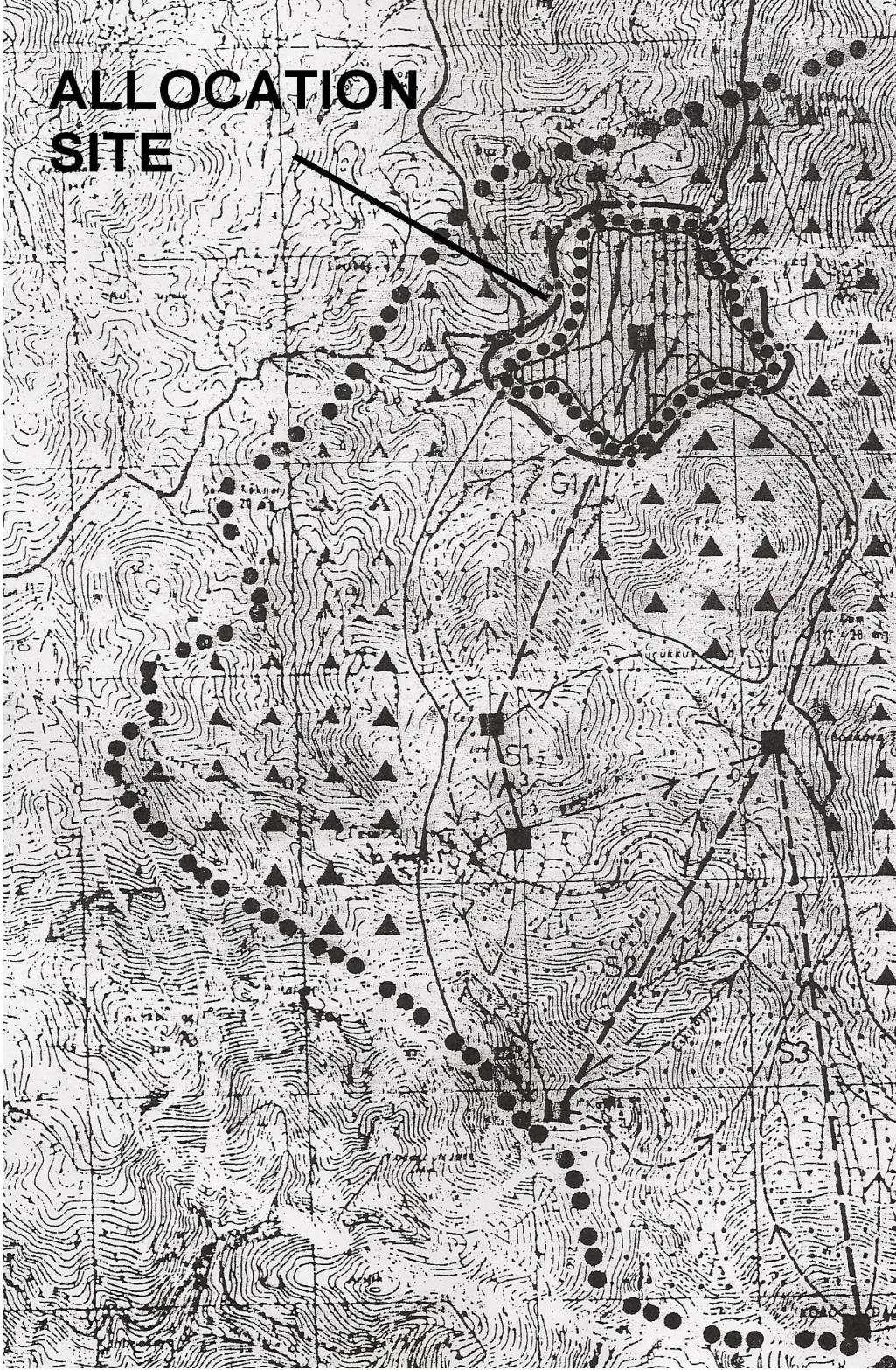


BOLU-KÖROĞLU MOUNTAIN TOURISM CENTER

III. DEVELOPMENT REGION

PROVINCE: Bolu SUB-PROVINCE: Dörtdivan LOCATION: Çalköy - Çeltikören



INFORMATION SHEET

ALLOCATION SITE:

BOLU – KÖROĞLU MOUNTAIN TOURISM CENTER III. DEVELOPMENT REGION

PROVINCE : Bolu
SUB-PROVINCE : Dörtdivan
LOCATION : Çalköy - Çeltikören

OWNERSHIP : Forest

THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Environment and Forestry / 19.09.2005 - 1064

PERIOD OF ALLOCATION : 49 Years

ENDORSEMENT SHARE OF THE MINISTRY : 0,5%

PLANNING STATUS

1/25.000 SCALE : Bolu Köroğlu Mountain Winter Sports Tourism Region 3rd Development Region
Environment Master Plan (Approval Date: 22.02.2006)

PLAN DECISION : Touristic Facility Area

SPECIAL PARCEL	AREA (m²)	LAND USE STATUS	CONST. RATIO	NO. OF STOREY	CAPACITY
1	956.744	Holiday Center	0,50	5	2.500 Beds

INFRASTRUCTURE STATUS

The area subject to the allocation has a distance of 52 km. to the main road and 14 km. to Kartalkaya which is the I. Development Region.

The existing urban infrastructure services such as drinking-serving water, sewage system, electrification, telecommunication etc. might be used. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the Municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

EXPLANATIONS AND GENEREL CONDITIONS

1) 1/5.000 scale Master Plan and 1/1000 scale Implementation Plan do not exist. In the case of the land use maps not being available, these shall be elaborated by the investor along with the tree surveys (to be approved by the relevant Forestry Administration of the Ministry of Environment and Forestry) and 1/1.000 scale Implementation Plan and 1/5.000 scale Master Plan shall be submitted to The Ministry of Culture and Tourism. Geological and geo-technical survey reports, approved by the related administration for the area shall be presented with the plans at submission of the plan to approval.

2) A part of the parcel area subject to allocation is located at the First and Third Degree Archeological Site that were determined by Ankara Regional Conservation Council of Natural and Cultural Properties' decision dated 29.05.1997 and no. 5204. For the part of all the plans and architectural implementation projects produced after planning which are related with Archeological Site, the

application shall not be realized before the approval of relevant Regional Conservation Council of Cultural and Natural Properties.

3)The size of the area subject to the allocation has been given approximately. Actual area size shall be determined following the establishment of the parcellation to be realized after the parceling and relinquishment processes to be realized as per 1/1.000 scale Implementation Plan and the definite allocation shall be realized thereafter.

4)Applications shall be made by defining sort and class of the facility defined under the "Holiday Center" within the scope of the Regulations on Certification and Qualifications of Tourism Facilities.

Total Investment Cost and Definite Letter of Guarantee Unlimited in Time have been calculated according to sort of facility by using the method indicated at the table below:

Total Investment Cost for the Accommodation Facility :

Investment Cost for Accommodation Facility = Bed Capacity X Unit Cost According To Type of the Facility

SORT OF FACILITY	UNIT COST (YTL/Bed)	CAPACITY (Bed)	INVESTMENT COST FOR ACCOMMODATION FACILITY (YTL)
5 Star Hotel	60.049,15	2.500	150.122.875,00
4 Star Hotel	41.410,83		103.527.075,00
3 Star Hotel	30.676,44		76.691.100,00

Closed Area Investment Cost :

Closed Area	= Total Area X Construction Ratio = 956.744 X 0,50 = 478.372 m ²
CLOSED AREA INVESTMENT COST	= Closed Area X Unit Cost = 1.700 X 3.846 = 6.538.200 YTL

COSTS OF THE HOLIDAY CENTER :

Sort of Facility	5* Hotel	4* Hotel	3* Hotel
Investment Cost for Accommodation Facility (I)	150.122.875	103.527.075	76.691.100
Closed Area Investment Cost (II)	1.839.818.712		
TOTAL INVESTMENT COST (YTL) (I+II)	1.989.941.587	1.943.345.787	1.916.509.812
DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (YTL) (Total Investment Cost X %5)	99.497.079	97.167.289,35	95.825.490,60