January 23, 2017

Letter to Red Rock Resort Guests:

By now you have heard from Corey and Jenny Roth that they have sold Red Rock Resort to Kingdom Investors LLC owned by Troy Nelson and Bill Schneider from Bismarck. As the new owners, we are excited to tell you about our plans for Red Rock Resort’s future.

Corey and Jenny will continue to manage Red Rock Resort.

First and most important we are very pleased to tell you that Corey and Jenny have agreed to continue managing the resort as they have done so successfully in the past. They have built a beautiful family oriented resort over the past eleven years and it is our plan to continue to make the resort a safe, family resort for everyone to enjoy. So, a big thank you to Corey and Jenny for partnering with us as we go forward.

Option to purchase your lot or space.

In the past, many of you have asked about buying your lot or space. This spring we will offer everyone the option to purchase your lot or space. We will provide you with more details after a new survey is completed this spring including purchase price and an optional financing information.

PLEASE NOTE THAT FOR THOSE OF YOU WHO DECIDE TO PURCHASE YOUR LOT OR SPACE THIS YEAR, YOUR FULL 2017 LEASE PAYMENT WILL APPLY TO THE PURCHASE PRICE. Also, because many of you would like to have family or friends join you here at Red Rock Resort we will provide you with a $500 incentive should they purchase one of the lots or spaces. If you are interested in learning more about the purchase option, we ask that you indicate so on the form you will be returning to us. Also, please include your email address for future communication.

Annual lease information.

Within the next month or so we will be sending you a new lease and information about the 2017 lease rates. If you have signed a long-term lease in the past, we will honor the remaining time on that lease. Included in that mailing will be the 2017 Rules and Regulations.

Expansion lots and homes.

By now you have probably noticed that Corey has built some new roads on the north end of the resort to accommodate new lots for sale. Additionally, the area just east of the entrance road will also be divided into lots for sale. These lots will be sold on a “turnkey” basis meaning that the buyer will be able to purchase a double wide trailer (we will have several different floor plans) at the same time as the lot is purchased. We are currently evaluating different manufacturers who will secure a discount for us based on the large volume of lots available in our community. We are excited to be able to pass that savings along to not only the new expansion lot purchasers but also any existing residents who would like to upgrade their housing. The discount would include not only the home itself, but the delivery and set up as well. Finally, once we have chosen a manufacturer we plan to set up a model home for everyone to tour with the understanding that these homes can be customized to the floor plan of your choice.

Kohler’s Point boat ramp access.

By now all of you are aware that last June a perpetual access easement was established between Red Rock Resort LLC and Grant County to allow access for Red Rock Resort tenants and the general public to the Bureau of Reclamation boat ramp at Kohler’s Point.

Fish Cleaning Station.

This summer we will be installing a fish cleaning station due to popular demand.

New Playground Equipment.

This spring we will be installing new playground equipment in the park for the kids to enjoy.

Gas Pump.

As of right now we are looking into installing a gas pump for your convenience. We hope to have more information for you in the weeks ahead.

Garbage Service.

This year if you would like garbage service, you can contract with Lince Sanitation for pickup service. You can reach Shawn Lince at 701-220-3028 for more details.

Rec Facility Rental.

After completing some finishing touches on the recreational facility this spring we will be making it available to rent for all guests for events such as weddings, reunions and church organizations. Catering services are also being explored. Jenny will be managing the facility and we will provide you more booking information this spring.

Spring Open House.

Finally, we have other ideas about future improvements that we look forward to sharing with you down the road. We are planning to hold an open house sometime this spring. In the meantime, we would like to hear from you.

Contact Information.

We are pleased to announce that Karrie Bauman will be our office manager. She will be handling all your billing, payment and lot purchase information. If you have any questions she can be reached at [Redrockresort@outlook.com](mailto:Redrockresort@outlook.com) or 701-202-2552.

Thank you and we look forward to meeting all of you.

Troy Bill