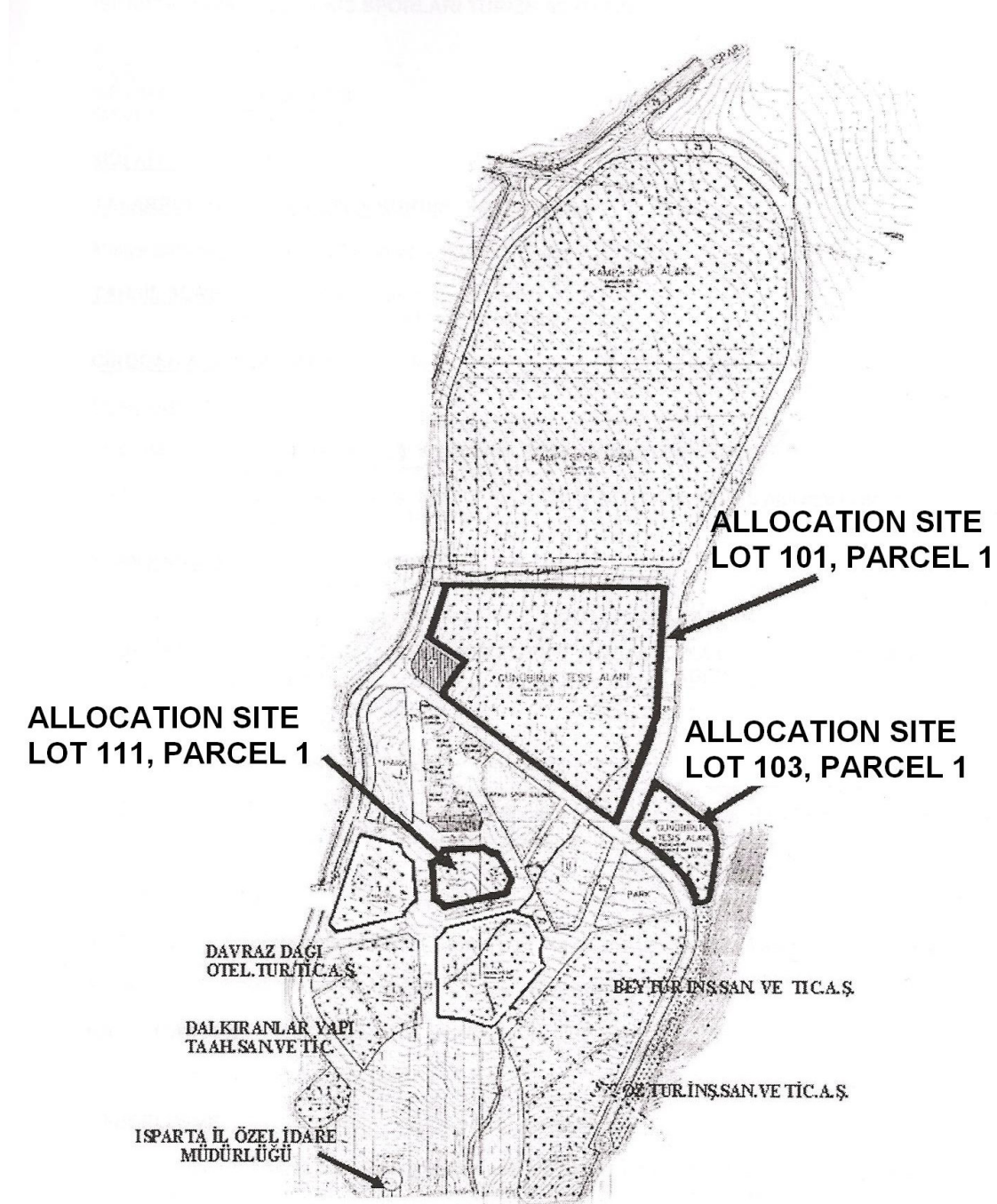


ISPARTA DAVRAZ MOUNTAIN WINTER SPORTS TOURISM CENTER



PROVINCE: Isparta SUB-PROVINCE: Center VILLAGE/NEIGHBOURHOOD: Büyükhacılar
LOCATION: Davraz Mountain



INFORMATION SHEET:

ALLOCATION SITE

ISPARTA DAVRAZ MOUNTAIN WINTER SPORTS TOURISM CENTER

PROVINCE : Isparta
SUB-PROVINCE : Center
VILLAGE/NEIGHBOURHOOD : Büyükhacılar
LOCATION : Davraz Mountain

OWNERSHIP STATUS : Treasury

ASSIGNMENT DATE OF THE POWER OF DISPOSAL / DATE – NO.:

The Ministry of Finance / 30.10.1997 - 42124

ALLOCATION PERIOD : 49 Years

ENDORSEMENT SHARE OF THE MINISTRY : 0,5%

PLANNING STATUS

1/25.000 SCALE : Isparta Davraz Mountain Winter Sports Tourism Center Environment Master Plan (Approval Date: 03.07.2002)
1/1.000 SCALE : Isparta Davraz Mountain Winter Sports Tourism Center Implementation Plan Revision (Approval Date: 07.10.2002)

PLAN DECISION : Touristic Facility Area
Daily- Use Facility Area (Max.H:7,50 Mt.)

LOT	PARCEL	AREA (m ²)	LAND USE STATUS	CONST. RATIO	NO. OF STOREYS	CAPACITY
111	1	12.762	Hotel	0,30	5	100 Beds
103	1	17.400	Daily- Use Facility	0,10	2	1.704 m ² Closed Const.Area
101	1	116.144	Daily- Use Facility	0,10	2	11.614 m ² Closed Const.Area

INFRASTRUCTURE STATUS

The asphalt covered road from Isparta Centrum to Davraz Mountain Ski Center exists. There is electrification and high-tension line in the area subject to the allocation. The sewage system, drinking water with a capacity of 20 liters/second and telecommunication exist.

According to the scope of 1/1000 scale Implementation Plan, the tenders of the *Road Design, Wastewater Treatment Plant, Wastewater System, Rain Water Drainage System, Drinking and Serving Water Network, Fire Water System, Electricity Infrastructure Network, Telephone Installation, Exterior Lightining Installations, Technical Gallery, Enerji Distribution and Transformer Stations, Bridge and Viaduct Projects, Drinking and Fire Water Storages, Irrigation System and Stream Improvements Infrastructure Projects* have been realized for 2005 by the Union Bringing Service to The Central Villages and the related studies for the subject have been continuing.

EXPLANATION AND GENERAL CONDITIONS

1) Two mechanic installation lines at the tourism center have been allocated to The Special Provincial Administration by The Ministry. Chair-lift line of 1.211 mt in length and the tele-ski (t-bar) line of 624 mt have been built with a capacity of 1.000 persons/hour by The Special Provincial Administration. A new mechanical line having 930 meters lengths is ready to use.

2) A joint stock company shall be incorporated under the leadership of The Special Provincial Administration in order to undertake the construction and operation of mechanical facilities along with the infrastructure and the other activities. Following the definite allocation process, the investor shall become a shareholder of said company. Failure in becoming a shareholder of the company shall be cause to the cancellation of the definite allocation. In the event of the joint stock company not being incorporated or the shareholding status of the investor not becoming officially applicable, the conditions for benefiting from the mechanical installations by the investor shall be determined jointly by The Special Provincial Administration and the investor. The issue shall be settled under the arbitration of The Ministry in the event of disputes.

3) The part of 5.931m² of 17.400m² Daily-Use Facility area subject to the allocation has been registered officially as lot no. 103, parcel no. 1. Actual area size within the borders of the allocated site to our Ministry (approximately 11.469m²) shall be determined after the integration and allotment processes and required Municipality operations as defined in The Implementation Plan. Definite allocation shall be realized thereafter.

4) Site plan approved by the related Municipality for Daily-Use Facility Areas shall be submitted with the documents for the preliminary permit.

5) The area sizes subject to the allocation have been given approximately. Actual areas shall be determined following the establishment of the parcellation to be realized with the integration and allotment processes as defined in The Implementation Plan and the definite allocation shall be realized thereafter.

6) Applications shall be made by defining the sort and class of the facility determined 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 :

COSTS RELATING TO THE HOTEL USAGE

Total Investment Cost = Bed Capacity X Unit Cost According To Type of the Facility
Definite Letter of Guarantee Unlimited in Time = Total Investment Cost X 5 %

SORT OF FACILITY	UNIT COST (YTL/Bed)	CAPACITY (Bed)	TOTAL INVESTMENT COST (YTL)	DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (YTL)
4 Star Hotel	41.410,83	100	16.564.332,00	828.216,60
3 Star Hotel	30.676,44		12.270.576,00	613.528,80
2 Star Hotel	12.814,95		5.125.980,00	256.299,00
2 Star Hotel + Restaurant	18.485,20		7.394.080,00	369.704,00

COSTS OF THE DAILY USE FACILITY :

Lot	103	101
Parcel	1	1
Total Area (m²)	17.400	116.144
Closed Area (m²)	1.740	11.614
Open Area (m²) (Total Area – Closed Area)	15.660	104.530
Open Area Investment Cost (Open Area X Unit Cost) (I)	120.112	801.745
Closed Area Investment Cost (Closed Area X Unit Cost) (II)	6.692.040	44.667.444
TOTAL INVESTMENT COST (YTL) (I+II)	6.812.152	45.469.189
DEFINITE LETTER OF GUARANTEE UNLIMITED IN TIME (YTL) (Total Investment Cost X %5)	340.608	2.273.459,46

Closed Area Unit Cost : 3.846,00 YTL/m²

Open Area Unit Cost : 7,67 YTL/m²