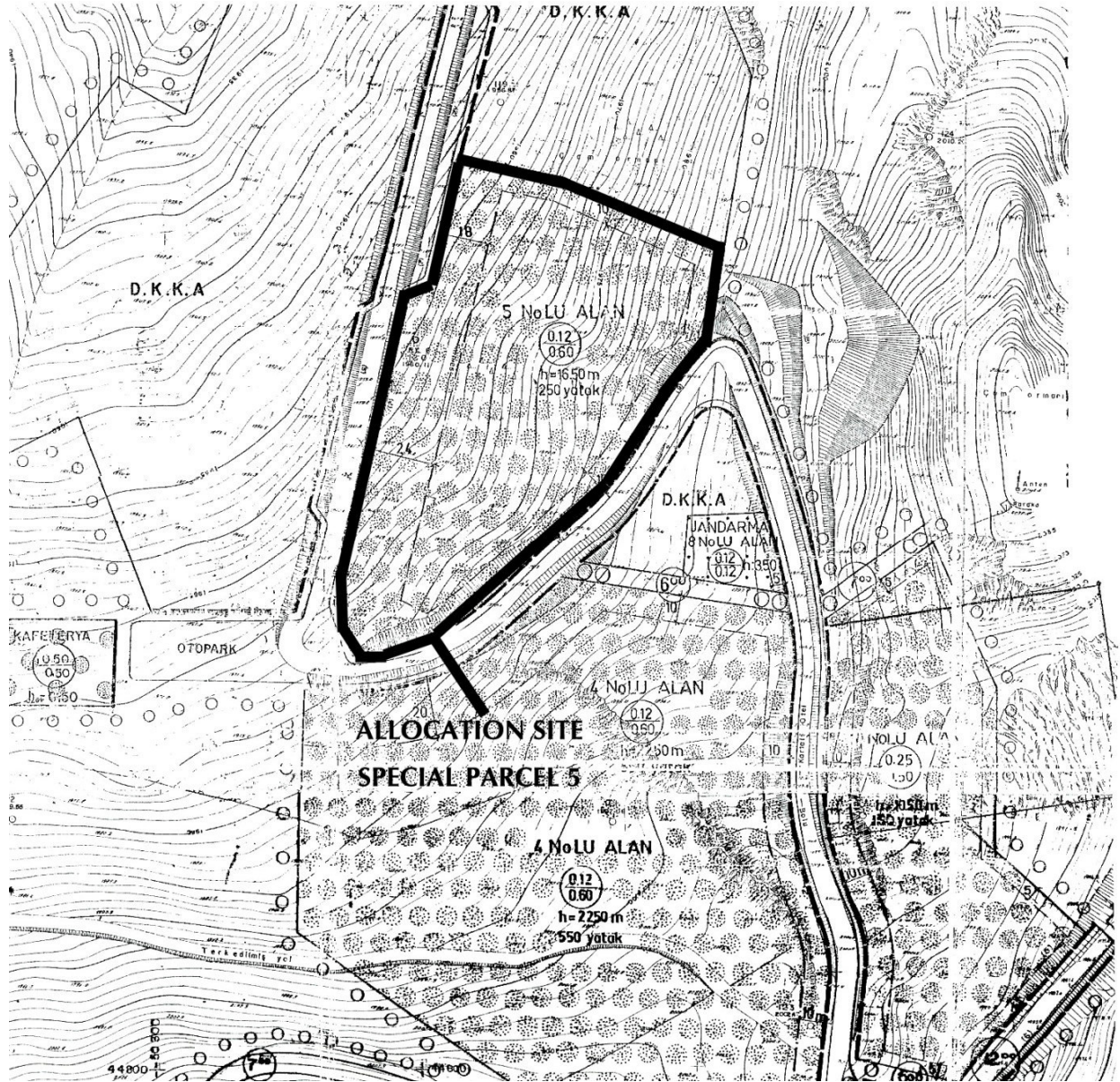


BOLU-KÖROĞLU MOUNTAIN TOURISM CENTER

PROVINCE: Bolu SUB-PROVINCE: Aladağ LOCATION: Kartalkaya Ski Center



INFORMATION SHEET

ALLOCATION SITE

BOLU – KÖROĞLU MOUNTAIN TOURISM CENTER

PROVINCE : Bolu
SUB-PROVINCE : Aladağ
LOCATION : Kartalkaya Ski Center

OWNERSHIP : Forest

THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / NO.-DATE

The Ministry of Agriculture and Forestry / 4850 - 06.12.1983

PERIOD OF ALLOCATION : 49 Years

ENDORSEMENT SHARE OF THE MINISTRY : It is given at the article of 3rd and 4th in the “Explanations and General Conditions”

PLANNING STATUS

1/1.000 SCALE : Bolu Köroğlu Mountain Kartalkaya Ski Center Implementation Plan
(Approval Date: 13.09.1996)

PLAN DECISION : Touristic Settlement Area

SPECIAL PARCEL	AREA (m²)	LAND USE STATUS	NO. OF STOREY	H MAX (m)	CAPACITY
5	15.360	min 3* Hotel	5	16.50	250 Beds

INFRASTRUCTURE STATUS

The existing infrastructure in the settlement area such as drinking and 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, related public institutions and/or the investors or the required financial contribution shall be made.

EXPLANATIONS AND GENERAL CONDITIONS

1)The size of the area subject to the allocation has been given approximately. Actual area of special parcel shall be determined after the required operations; such as, relinquishment, allotment etc. to be made by the investor in accordance with 1/1.000 scale Implementation Plan and final allocation shall be realized thereafter.

2) The bed capacities have been determined by the Implementation Plan.

3) There is a hotel construction which was built by company whose allocation was cancelled by the Ministry at the parcel subject to the allocation. The hotel construction is composed of adjacent two blocks. The total construction area of building no.1 is 1.400 m², and of building no. 2 is 880 m². In the event that the buildings in the land are used as such in, as per the article 20 of *the Regulations on Allocation of Public Land to The Tourism Investments*, the easement fee (rent) in proportion as 5% of the total investment price, that is determined on the basis of the unit costs in the related year in respect of the date of final allocation, shall be paid to the Ministry of Finance. However item (b) of article 20 shall not be applied. After the facility begins to operate (granted for a tourism operation certificate), 2% of the turnover shall be paid.

4) If the buildings on the land are not preferred to be used, a new hotel might be constructed in the area subject to the allocation.

In the event that the buildings on the land are demolished as per the article 19 of *the Regulations on Allocations of Public Land to the Tourism Investments*, the easement fee (rent) in proportion as 0,5% of the total investment price, that is determined on the basis of the unit costs in the related year in respect of the date of final allocation, shall be paid to the Ministry of Finance. After the facility begins to operate (for which is granted a tourism operation certificate), 1% of the turnover shall be paid. In addition, debris price of the buildings on the land shall be paid to the related institution.

5) Applications shall be made by defining the class of the facility within the scope of *the Regulations on Certification and Qualifications of Tourism Facilities*.

Total Investment Cost and Letter of Performance Security have been calculated according to sort of facility by using the method indicated at the table below :

Total Investment Cost = Bed Capacity X Unit Cost According To Type of the Facility
Cost of Letter of Performance Security = Total Investment Cost X 5 %

SORT OF FACILITY	UNIT COST (YTL/Bed)	TOTAL INVESTMENT COST (YTL)	LETTER OF TERMLESS PERFORMANCE SECURITY (YTL)
5 Star Hotel	60.049,15	15.012.287,50	750.614,38
4 Star Hotel	41.410,83	10.352.707,50	517.635,38
3 Star Hotel	30.676,44	7.669.110,00	383.455,50