

Evaluation of the Michigan Campgrounds (B)

Whereas, The Community of Christ campgrounds throughout the state of Michigan, known as Bluewater, Manitou, Park of the Pines, Sanford, and The Woodlands, have reached many individuals and enriched their Christian experiences through the variety of camping programs offered, and

Whereas, Many people, both young and old, who would not have been otherwise touched, have received ministry by these various programs, and

Whereas, The camping experience brings campers closer to God through his creation and provides a quiet, contemplative surrounding where they can seek God's will for their lives, and

Whereas, Many individuals have reached out for Christ through this medium due to the spiritual nature of the camping experience, and

Whereas, The Community of Christ in Michigan has been blessed by the generosity of its members, from both current and previous generations, in the building of these campgrounds, with the assumption that future generations would use them for God's purpose and to further the mission of the church, and with the expectation of proper stewardship over these properties, and

Whereas, Stewardship is an ethic in the Christian context that calls for wise and responsible planning and management of resources, including time, talent and assets and is based on a Biblical view that stewardship is managing everything God brings into a believer's life in a manner that honors God and impacts God's creation, and

Whereas, With the declining membership in the Michigan Mission Center and declining use of these campgrounds, it has become difficult to properly maintain these campgrounds without consuming resources, both finances as well as time and talent, that might be devoted to more effective ministries and mission, and

Whereas, The Doctrine and Covenants, Section 163:11a-b states: "God is calling for a prophetic community to emerge, drawn from the nations of the world, that is characterized by uncommon devotion to the compassion and peace of God revealed in Jesus Christ. Through divine grace and wisdom, this faith community has been given abundant gifts, resources, and opportunities to equip it to become such a people. Chief among these is the power of community in Christ expressed locally in distinctive fashions while upholding a unity of vision, foundational beliefs, and mission throughout the world. There are many issues that could easily consume the time and energy of the church. However, the challenge before a prophetic people is to discern and pursue what matters most for the journey ahead," now, therefore, be it

Resolved, That the Michigan Mission Center begin a process to thoroughly study the five aforementioned campgrounds including the condition of the physical facilities at each, the cost of maintaining them, the level of use of each, and be it further

Resolved, A Michigan Campground Team be formed consisting of 15 people: Two appointed by each campground, and Five at-large members identified by the Mission Center Council plus the Presiding Bishopric and MCFO as ex officio team members, to receive input from the Mission Center at large, and be it further

Resolved, That this plan would include, but not be limited to, a process for contracting with an outside consulting firm which would evaluate the aforementioned aspects of the campgrounds, a process by which individuals from throughout the Mission Center and members of the five campground boards could provide input as part of the evaluation process, and how the results of the evaluation will be pursued, and be it further

Resolved, that the Michigan Campground Team provide at least two recommendations that would be put before a Mission Center conference with the expectation for the conference to choose one of the recommendations.

Date: October 11, 2013
To: Deb Crowley, Mission Center President
From: Kevin Anderson, Michigan Campground Team Chair
Subject: Michigan Campground Team (MCT) Report to Conference

The Michigan Campground Team (MCT) has been actively pursuing fulfillment of the November 3, 2012, Mission Center Conference Resolution titled "Evaluation of the Michigan Campgrounds." Significant progress is being made. The following report reviews the purpose of this committee, the steps the committee has taken, and the anticipated tasks that remain. The intent is to have a final report and recommendation ready for the 2014 Mission Center Conference.

1. *Why are we doing this study?*

The 2012 Mission Center Conference approved a resolution which, in part, states the Community of Christ has been blessed by the generosity of members who have built and funded five campgrounds for many generations and, as a matter of Christian stewardship, it is important to openly examine the condition, use, and future of camping ministries and facilities of the Michigan Mission Center.

2. *What has the committee done so far?*

- Formed the committee in January 2013 and met in February, March, May, and September.
- Developed a Request for Proposal (RFP) for consulting services based on the criteria stated in the Mission Center resolution.
- Interviewed and selected SmithGroupJJR to serve as the professional consultant.
- Worked through the World Church legal services to establish a contract with the consultant.
- Sought initial input from the campground boards through a written survey.
- Coordinated site visits to each campground so that the consultant could see all the facilities and discuss plans on-site with campground staff and board members. These site visits took place the week of July 29, 2013.

3. *How long will it take before recommendations are made?*

- The consultant's work is nearly completed. It is anticipated that the preliminary report will be received by the committee in early November 2013 with a final report expected by the beginning of 2014. The MCT will then discuss the report and begin a process of sharing the report and seeking input from the membership.

4. *How will the committee seek input from the membership of the Mission Center?*

- The MCT has yet to finalize a formal plan for input. However, it is anticipated that the consultant's report will be openly shared and discussions will take place with each of the campground boards and with membership in various locations throughout the Mission Center. Also, surveys of campground users will be conducted as part of the multiple means the MCT will use to ensure that there is a far-reaching gathering of thoughts from the membership.
5. *If we sell a campground or campgrounds, what will be done with the money?*
- The MCT has intentionally not held a discussion on sale of campgrounds and/or use of proceeds because the consultant is still collecting data and the committee has not received the consultant's report. Therefore, it is too soon to begin this discussion. All options will be considered, discussed by the MCT, and shared with the membership.
6. Who will decide what recommendations will be implemented?
- The delegates of the Mission Center Conference, upon receipt of the MCT recommendations, will be the body that determines the course of action. It is the goal of the MCT to have two recommendations for the 2014 Michigan Mission Center Conference to consider.
7. *How much will this cost and how will we pay for it?*
- The cost for the work is \$68,650 plus up to \$6,500 for reimbursables (i.e. mileage, copies/printing, postage, etc.). The project is currently being paid for from Michigan Mission Center financial reserves.
8. *What did the 2012 Conference direct the committee to do?*
- The MCT was directed to contract with a professional agency to:
 - Evaluate the five Michigan campgrounds' mission and purpose
 - Determine the key assets, physical characteristics, events, and facilities of each campground.
 - Determine the current land asset value, current market assessment, and marketability of each campground.
 - Provide each campground's data to help the MMC determine which campground(s) have the highest potential to serve all congregations, which sites have the ability to pursue the church's mission, and which sites can meet the current and future capacity needs.
 - Make recommendations regarding whether one or more campgrounds should be sold to benefit the mission of the church in Michigan by reallocating the assets to another campground, campground program, or missionary purpose.
 - The conference also directed the MCT to:
 - Seek out and evaluate input from the membership of the Michigan Mission Center.

- Evaluate the information provided by the professional agency.
- Determine which, if any, campgrounds should be sold.
- Provide at least two recommendations for the Michigan Mission Center Conference to consider.

9. *What is the role of World Church in this process?*

- The role of World Church is to serve as ex-officio and provide technical assistance (i.e. legal department) and support in other areas if the committee requests support. The study and decisions that come from this process will be made by the Michigan Mission Center delegates in conference.

10. *How were the committee members selected?*

- Ten members (two from each campground) were appointed by their respective campgrounds to serve on the MCT. The members are:
 - Woodlands: Cindy Dewar and Mary Lou Sheppard
 - Sanford: Rick Ludy and Jack Tigner
 - Park of the Pines: Lee Ecker and Jim Sweet
 - Manitou: April Sneathen and Mark Johnson
 - Blue Water: Tom Banks and Kelly Christian
- Five members were appointed by the Mission Center Council. The Mission Center Council advertised, received 18 applications from persons willing to volunteer, and appointed the following persons: Dana Thering, Melinda Johnson, Rod Fullerton, Kristi Bernhardt, and Kevin Anderson
- There are two ex-officio members: the Presiding Bishopric and the Mission Center Financial Officer (MCFO).
 - Presiding Bishop Steve Jones and Mission Center CFO Dena DeVormer

We look forward to faithfully completing the study and continuing the process of fulfilling our shared stewardship of the resources to which we have been entrusted.

Community of Christ

Michigan Campground Team
Sharing of Consultant's Findings

April 6, 2014

Process

2012 Mission Center Conference Resolution Established Process:

- Form Committee with equal representation from each campground.
- Committee hires consultant for a campground study.
- Committee shares information with Mission Center members & gets feedback.
- Committee develops at least 2 recommendations based on study & feedback.
- Mission Center Conference takes action.

Study Overview:

- Review of each campground & facilities
- Review of financial conditions of each campground
- Compare number of campgrounds/congregations
 - Community of Christ USA
 - Other denominations in Michigan
- Review proximity of campgrounds to congregations
- Review usage history of each campground and future capacity needs
- Consider Options/Approaches for the future
- Consider General Policy recommendations

5 Campgrounds, 87 Congregations



The five Community of Christ campgrounds are distributed across the lower peninsula of Michigan.

The congregations are well distributed across the state as well, consistent with trends in population variation.

Regional context maps for each campground are included in the appendix of this report, and indicate nearby landmarks, population centers, and land cover information.

Michigan Community of Christ Membership:

Membership numbers for Community of Christ Congregations varies depending on what data sets are being discussed and whether total membership or only active membership is considered.

13,589 Members based on zip code data

9,942 Members based on the congregation totals

3,175 Members based on **active** membership estimates

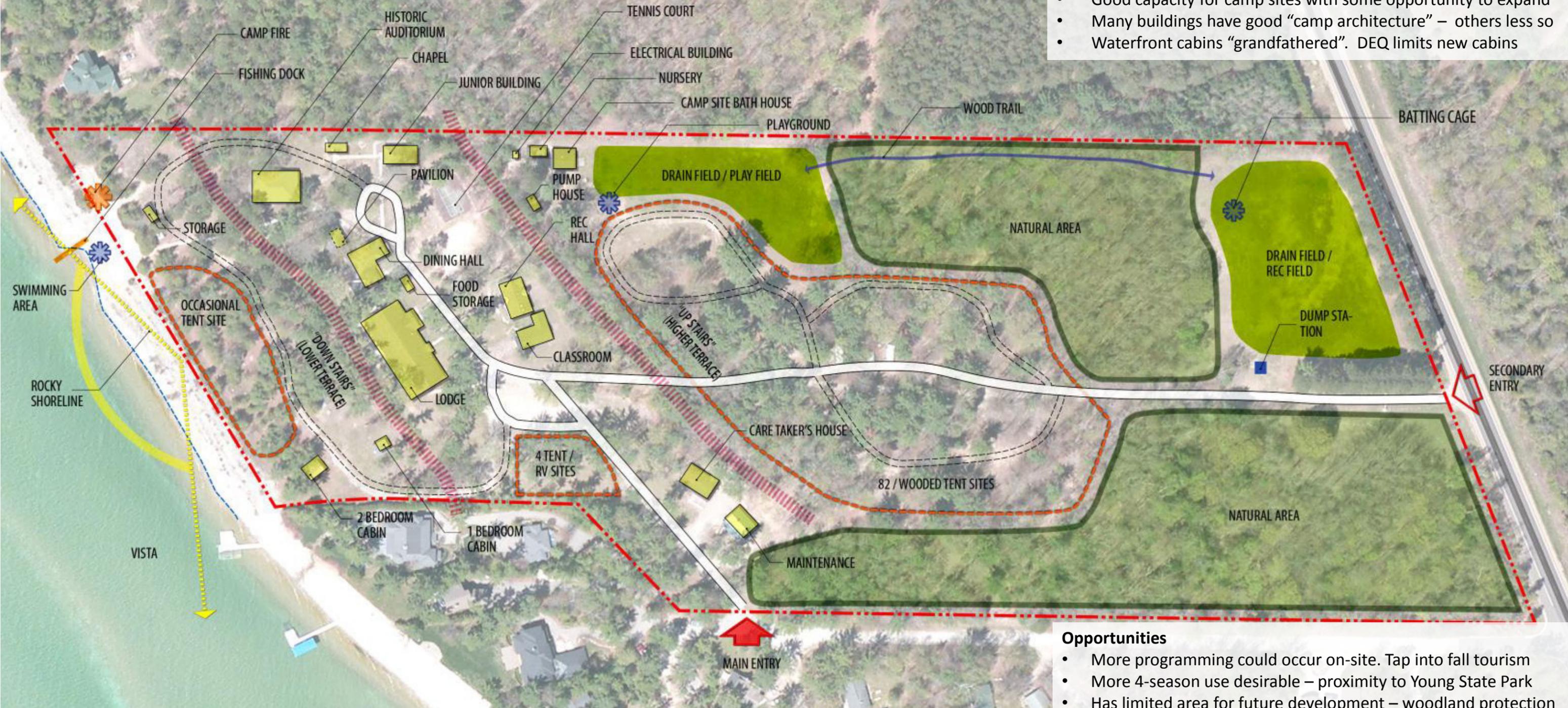
Site Analysis | Park of the Pines

General Information

- 24 acres, ~630' of shoreline
- Purchased 1919 / 1920's in stages
- No utility issues / limitations / Wi-Fi access on site
- Strong base commitment from member
- 42 camp sites, 52 lodge beds, 2 cabins

Unique characteristics

- Lake Charlevoix – opportunity to experience nature
- Great historic worship space (Historic Auditorium)
- Great Lake shore camping area
- Great maintenance facility
- Scale and organization of camp are of appropriate scale / special qualities – has a strong “camp feel”
- Good capacity for camp sites with some opportunity to expand
- Many buildings have good “camp architecture” – others less so
- Waterfront cabins “grandfathered”. DEQ limits new cabins



Current Programming

- Biggest reunion draws ~ 160 people
- Youth Camps (3)
- Men's Retreat / Women's Retreat
- Family Camping
- Scrapbooking retreat

Opportunities

- More programming could occur on-site. Tap into fall tourism
- More 4-season use desirable – proximity to Young State Park
- Has limited area for future development – woodland protection
- Needs 4-season lodge
- Needs more refined active recreation
- Should expand water side program
- Dining halls needs improvements / redevelopment
- Restrooms not central to camp sites
- Use of water front currently limited – rocky shore

Park of the Pines



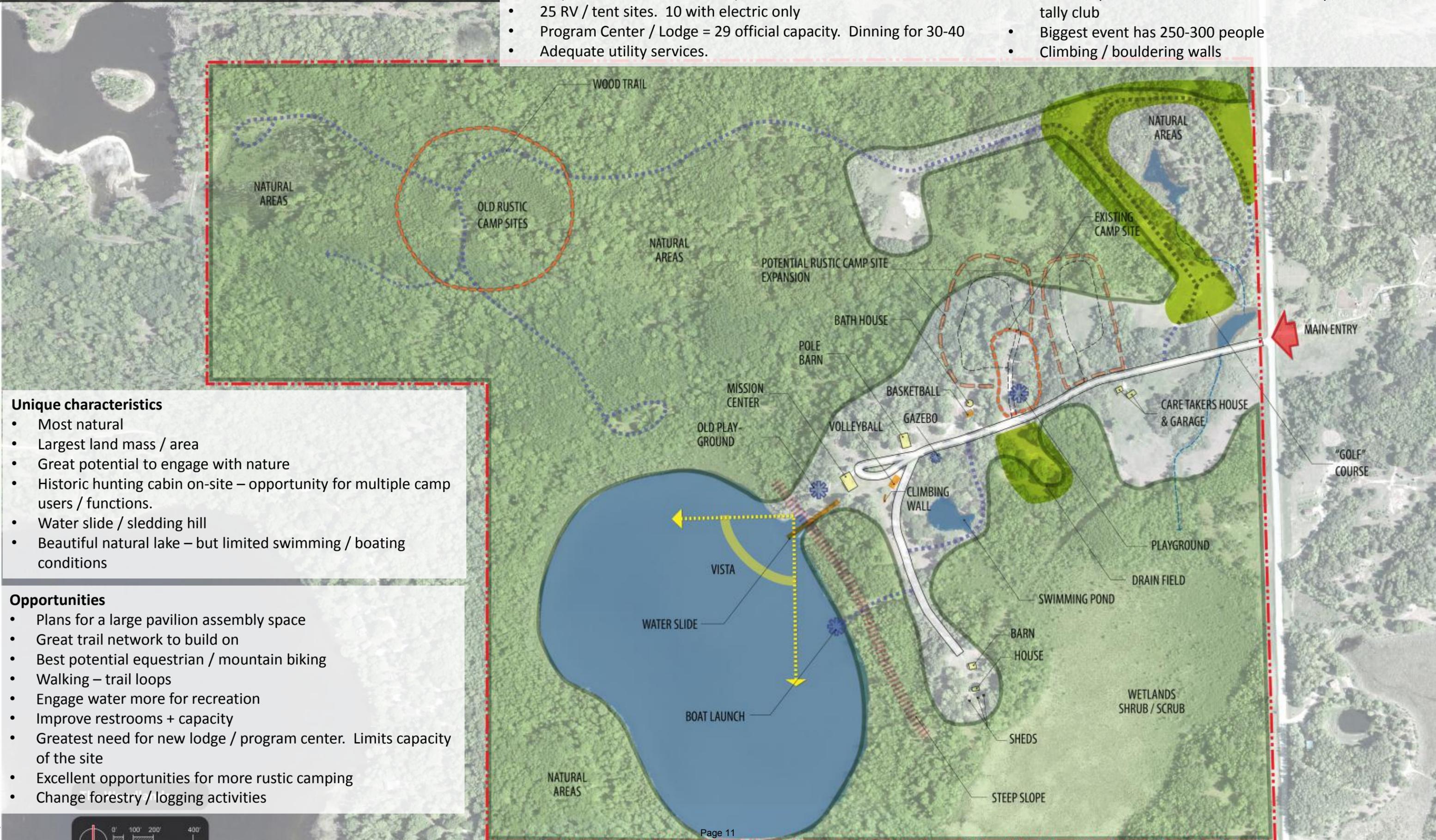
Site Analysis | The Woodlands

General Information

- ~400 acres. 5,400' shore line (encloses Easy Stylus Lake)
- Acquired in the 1960's initially. 1970's addition
- 25 RV / tent sites. 10 with electric only
- Program Center / Lodge = 29 official capacity. Dining for 30-40
- Adequate utility services.

Programming

- Primarily focused on retreats: Family Camp, Women's retreat, quilters retreat, senior leisure camp, radio club, tally club
- Biggest event has 250-300 people
- Climbing / bouldering walls

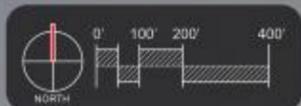


Unique characteristics

- Most natural
- Largest land mass / area
- Great potential to engage with nature
- Historic hunting cabin on-site – opportunity for multiple camp users / functions.
- Water slide / sledding hill
- Beautiful natural lake – but limited swimming / boating conditions

Opportunities

- Plans for a large pavilion assembly space
- Great trail network to build on
- Best potential equestrian / mountain biking
- Walking – trail loops
- Engage water more for recreation
- Improve restrooms + capacity
- Greatest need for new lodge / program center. Limits capacity of the site
- Excellent opportunities for more rustic camping
- Change forestry / logging activities



Site Analysis | Sanford Camp

General Information

- 37 acres, 1400' of shoreline
- Utilities
- 60 camp sites with RV hookups
- Dining Hall Capacity = 150 people

Programming

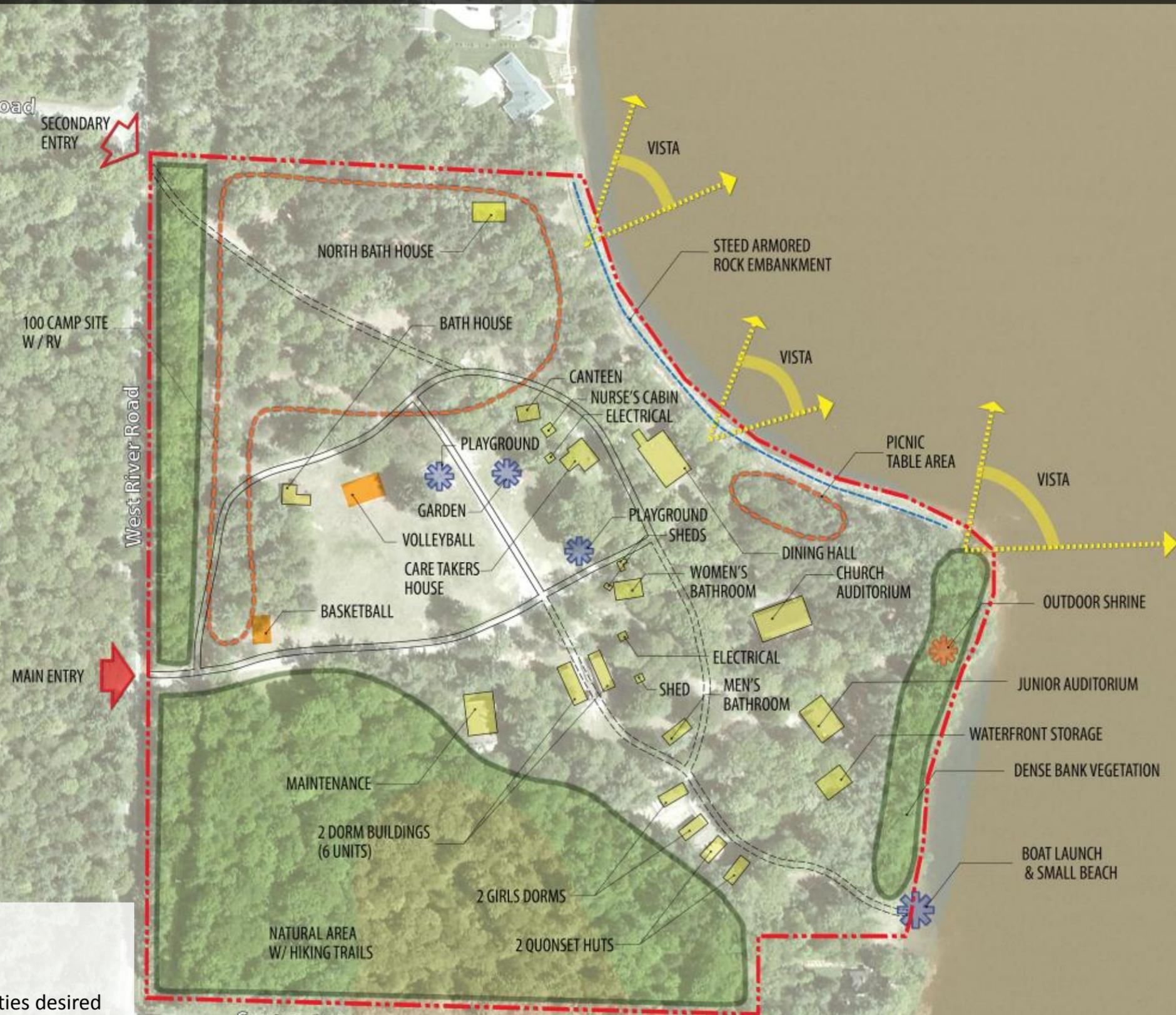
- Youth Camps (Early / Late Junior, Junior High / Senior High)
- Reunion
- Special Needs Camp
- Women's Retreat
- Sport's Teams / Scout Camps
- Family Camps / Weddings
- Sanford Fireworks Show
- Open to public for camping during non-camp sessions

Unique characteristics

- Great natural setting and lake views
- Attractive historic worship building / auditorium
- Largest waterfront property on Lake Sanford
- Elevated water view from main 4-season building
- Many quality camp sites
- Started with an appropriate camp architecture. Left behind in recent newer facilities
- "Fireworks" program
- Good fishing on the lake

Opportunities

- Under utilized
- Desire for larger lodge facility
- Under programmed – more year-round activities desired
- Water under utilized – partially due to steep bank slopes + fencing
- Engage nature. More trails
- Need additional 4-season cabins / residential component
- Small (± 5 acre) woodlot allows for potential program expansion



Saxton Point

~32 Acres
Sanford Camp

Site Analysis | Blue Water Camp

General Information

- 50 acres, 120' water frontage
- Camp split across two properties – divided by Lakeshore Road
- Utilities generally good. Additional power for RV hookups needed
- 60 RV / Tent Sites
- Lodge capacity of 144 – 4-season use. Dining capacity of 225
- 11 7-person cabins plus additional classrooms

Programming

- HEAVILY programmed camp. Fully booked throughout the summer
- 4 Youth Camps
- Multiple band camps and sports camps rent the facility
- Two large reunions draw around 200 people each

Opportunities

- Waterfront need improvements and flow enhancements to push out muck
- Expand waterfront rec (boating, etc.)
- Opportunity for events on the water front. ADA access
- Expand utility (electrical) supply for RV's
- Provide larger RV sites in the campground
- Utilize stream "valley" for potential swimming pond
- Improve crossing across Lakeshore Road
- Desire for additional camper capacity – new cabins planned

Unique characteristics

- Frontage onto Lake Huron – swimming conditions
- Amazing Tabernacle building for assembly and worship services
- Modern lodge facility with gymnasium / cafeteria and 24 rooms
- Good camp feeling – especially historic cabins
- 2 Large flat / level athletic fields



Site Analysis | Camp Manitou

General Information

- 50 acres, 1,400 feet prime water frontage
- New lodge building built in 2008 / 9
- 50 Person capacity sleeping in lodge
- 150 people in dining room
- 40 Campsites for tents / RV's
- 8 historic boy scout cabins
- Additional cabins planned
- 12 congregations help support the camp

Programming

- Site is used for 4-seasons (Jazz Bands rent facility in the winter)
- Fairly well programmed
- Church groups, Youth Camps
- Soccer and sports camps
- Reunions
- Weddings / Family Camping

Unique characteristics

- Attractive rolling wooded landscape
- Good water access / shore line / beach
- New lodge / dining / 4-season building
- Flexible Pavilion – good size
- Unique cabin architecture – historic boy scout camp
- Team course area (“low ropes” course)
- Several different environments / meadow, woods, lakeside – diverse experience
- Interesting site to walk
- New cabins establish a different characteristic
- Smaller individual cabins on lakefront
- Excellent sense of security and safety

Opportunities

- Could use 4-season worship space
- Could program wooded areas with new activities – additional trails / nature study
- Old lodge site is a great location for a future facility
- Develop water programming more
- Cabin development for families retreats, 4-seasons support. Good character
- Develop trail system / type of trails
- Improved active sports venues – level field
- Improved restroom facilities



Financial Summary

The following numbers represent the total gain/loss for each campground over the past 8-years.

	<u>8 year total</u>	<u>Annual Avg</u>
Park of the Pines	\$9,000	\$1,125
The Woodlands	\$11,900	\$1,488
Sanford Camp	\$86,700	\$10,838
Blue Water Camp	\$30,700	\$3,838
Camp Manitou	(\$42,200)	(\$5,275)
Combined	\$96,100	\$12,013

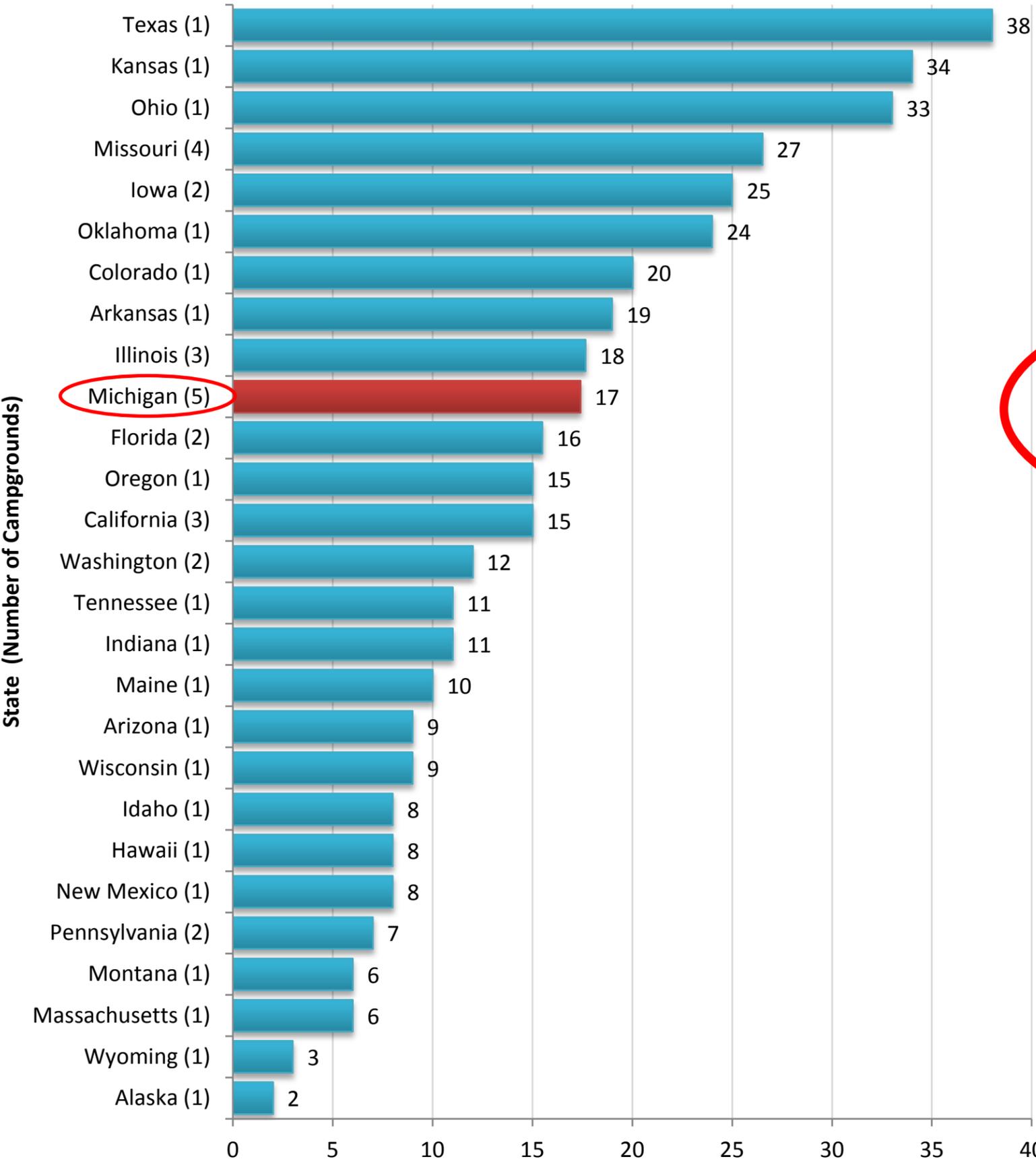
“While for the most part the campgrounds are operating at a net gain, *those gains are not large enough to cover costs for significant capital improvement projects that are necessary or highly desired...*”

(SmithGroupJJR)

Funding Trends and Concerns for CofChrist Campgrounds

- Congregational support has been reduced
- Significant capital investment is needed for each campground
 - (Regulatory concerns and/or membership desires)
- A potential disconnect between programs and facilities exists
- Volunteers are heavily relied upon
- Leadership is aging

Campgrounds per Congregations State Comparisons



To better understanding how the Community of Christ campgrounds in Michigan compare to other states, the number of campgrounds in each state was compared against the total campground membership.

Michigan has more congregations per campground than average across States with a CoC campground.

Congregations Per Campground

- Average = **15** congregations / camp
- Median = 12 congregations / camp
- **Michigan = 17 congregations / camp**

In terms of congregations that could support the campgrounds, Michigan performs a little better than average. However, many other states have far more congregations per campground – which may suggest greater capacity in those states to centralize and pool funding and other support for their campgrounds in a more concentrated manner.

Overall, while the members per campground and congregations per campground show Michigan to be slightly above average in both cases, it nevertheless underscores that Michigan does have an abundance of campgrounds that is distributing potential support more broadly.

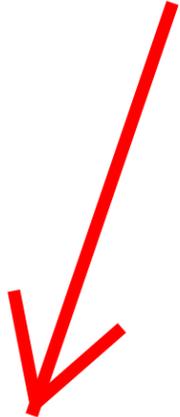
Comparison to Other Denominations

- **87 congregations supporting 5 campgrounds in Michigan is a different model for church-owned campgrounds compared to other religious dominations**

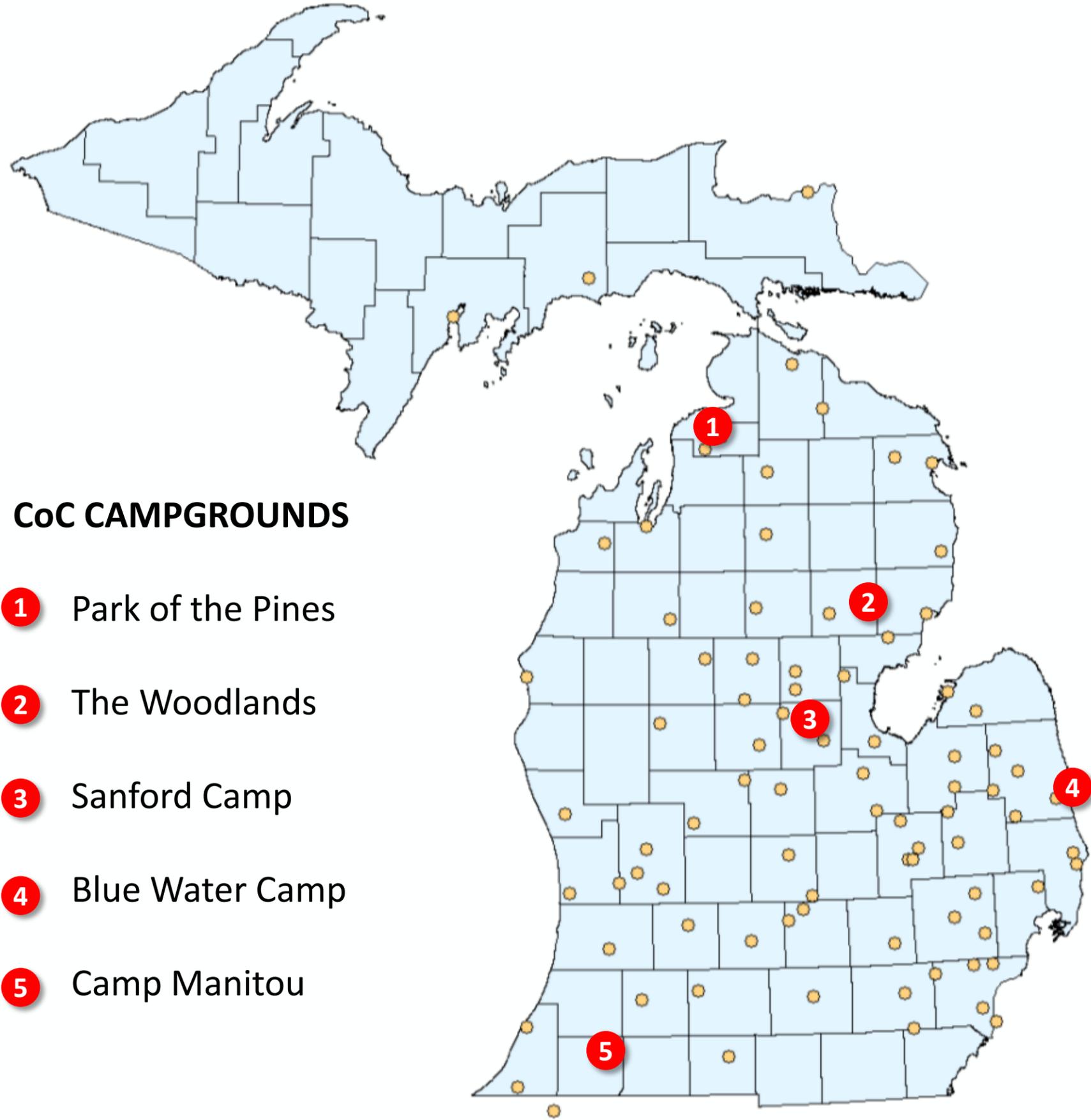
Other Christian church denominations in Michigan have a significantly different model for supporting their associated campgrounds and typically have far more congregations (and total membership) supporting those campgrounds.

Michigan Denominations & Campgrounds

Denomination	# of Congregations	# of Campgrounds	Ratio of Camps to Cong.
Methodist	850	5	170
Lutheran	413	1	413
Reformed	240	1	240
Community of Christ	87	5	17



Proximity by Drive Times



CoC CAMPGROUNDS

- 1 Park of the Pines
- 2 The Woodlands
- 3 Sanford Camp
- 4 Blue Water Camp
- 5 Camp Manitou

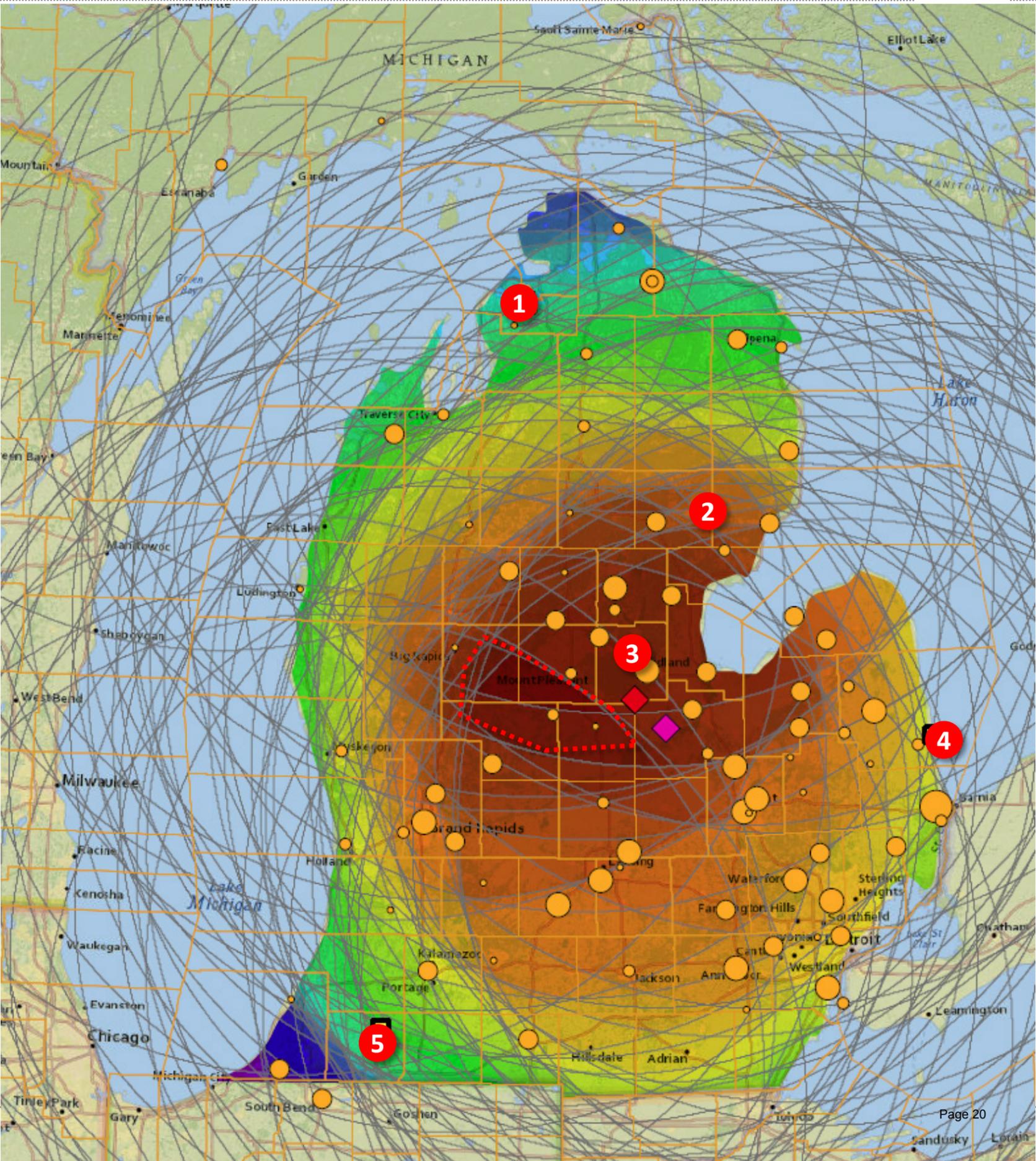
Average Drive Times

- Sanford Camp**
 - 1 hour 44 minutes (104 miles avg.)
- The Woodlands**
 - 2 hours 15 minutes (136 miles avg.)
- Blue Water Camp**
 - 2 hours 35 minutes (150 miles avg.)
- Park of the Pines**
 - 2 hours 51 minutes (175 miles avg.)
- Camp Manitou**
 - 2 hours 59 minutes (185 miles avg.)

The average distance from each congregation to each of the five campgrounds was calculated to determine if there were significant distances between the campgrounds. The average time difference varied the greatest, at approximately 1.25 hours, between Sanford and Manitou. All of the camps average less than the 300-mile drive zone identified by the 2012 Outdoor Foundation Camper Report.

In addition, the analysis was also performed accounting for the relative sizes of the congregations to see if weighting it further adjusted the results. This adjustment does not influence the outcome significantly and the proximity ranking of churches to campgrounds remains the same.

Proximity by Geographic Center (150-mile overlaps)



The last proximity analysis overlapped 150-mile rings centered on each congregation to determine the region of the state where the most overlap occurred in the event a new central campground location was desired. This location is outlined in the red dashed line and includes the counties of Mecosta, Montcalm, Isabella, and Gratiot.

In addition, the geographic center point between each congregation was also calculated both with and without weight for the size of congregations. The center point fell south of Midland, but relatively close to Sanford Camp.

- ◆ Geographic Center Point
- ◆ Center Point (with congregation member weighting)
- Congregations (sized based on member count)

CoC CAMPGROUNDS

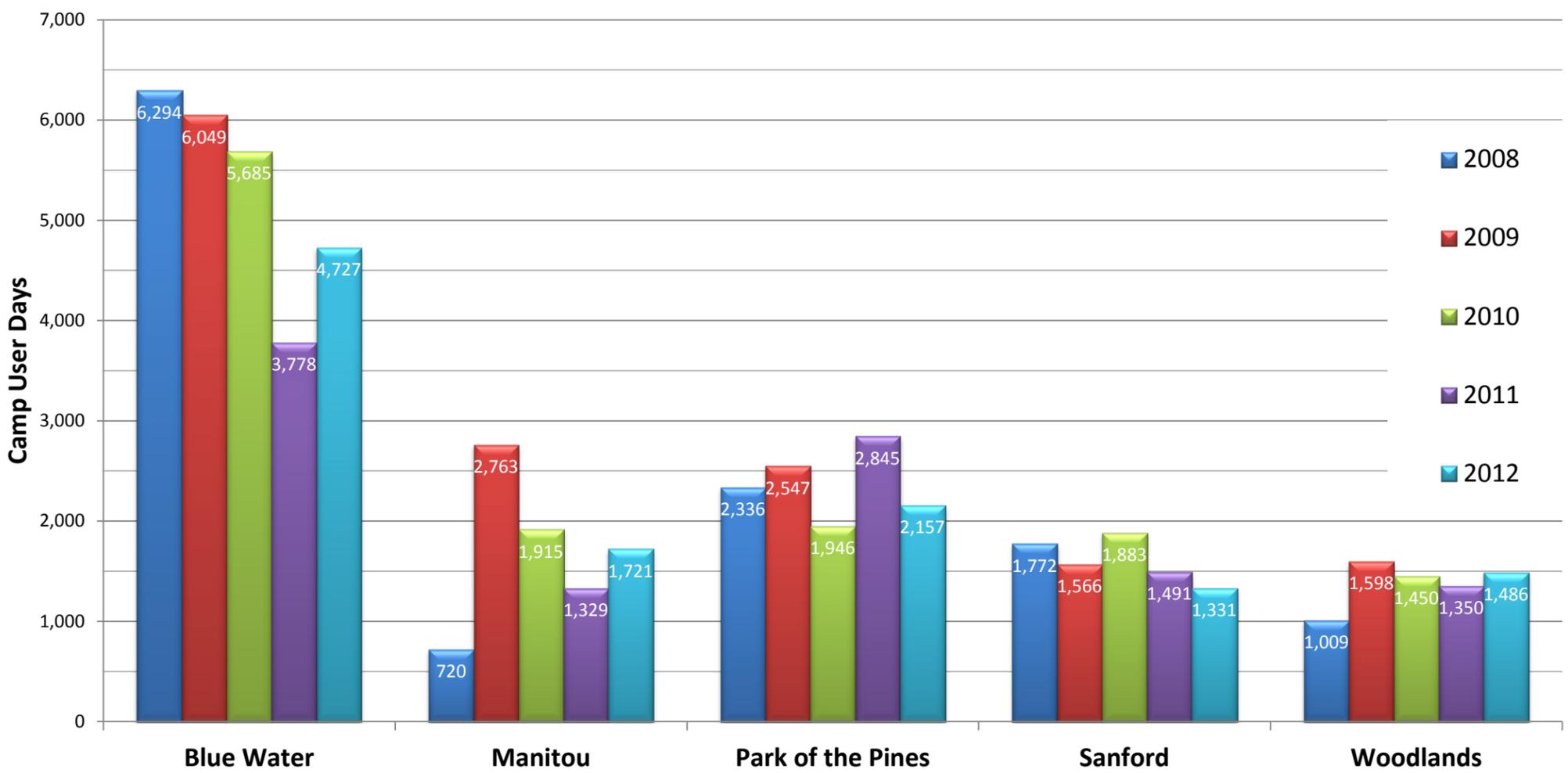
- 1 Park of the Pines
- 2 The Woodlands
- 3 Sanford Camp
- 4 Blue Water Camp
- 5 Camp Manitou

Proximity Analysis

- “The results of the proximity analysis suggest that location, with respect to drive times, is not a major driving factor for these approaches.
- All the campgrounds are within acceptable drive times and distances from most of the congregations.
- Rather, proximity is most important to consider from the standpoint of the regional draw for the different campgrounds – e.g. the amenities, features, and opportunities that exist within the broader context of each campground. This includes access to the Great Lakes, tourist destinations, natural features, cities, and population centers.”

(SmithGroupJJR)

Utilization (Camper Days 2008 - 2012)



Totals by Year
 2008 = 12,131
 2009 = 14,523
 2010 = 12,879
 2011 = 10,793
 2012 = 11,422

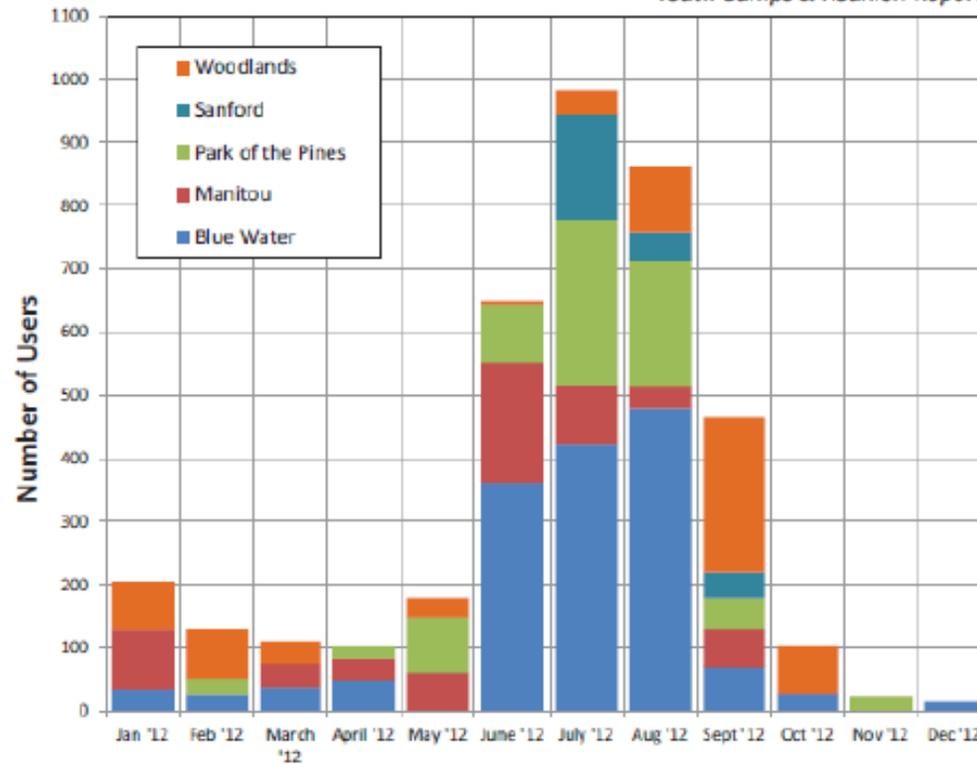
Totals by Camp for Peak Year
 Blue Water = **6,294** ('08)
 Manitou = **2,763** ('09)
 Park of the Pines = **2,845** ('11)
 Sanford = **1,883** ('10)
 Woodlands = **1,598** ('09)

This chart compares total camper days, *for Community of Christ members only*, for each campground by year from 2008 to 2012. A “camper day” is equivalent to one person spending one day / night at the campground. For example, 10 campers for 5 nights equals 50 camper days.

NOTE: Camp Manitou’s low use rate in 2008 was due to a fire that destroyed the old lodge. The lodge has since been replaced.

Combined Camp Use for 2012

Data from the
Youth Camps & Reunion Report



Total 2012 Use = **3,831** campers

Total 2012 Youth Campers = **369**

Total 2012 Reunion = **987**

Total 2012 CoC Use = **1,356**

2012 Youth Camp Breakdown

- Early Junior = 39
- Late Junior = 96
- Junior High = 116
- Senior High = 118

The amount of Community of Christ use across the campgrounds compared to active membership = **42.7%** (1,356 uses / 3,175 members)
This number does not account for repeat users over the course of a year.

Potential Capacities & Needs

A supporting analysis was conducted to estimate target capacities for different campground activities if it was assumed that only one Community of Christ campground would be operated for the Michigan congregations. The peak capacities are based on the need to accommodate one or more large reunion events each summer.

- **Estimated Capacities**

- Peak use during merged reunions equals 400-500 people. Two or more reunion events would still be needed to accommodate the existing volume of reunion participants. The 2012 total for reunions was 987 people and for 2013 was 892.
- Dining facility for up to 250 people to accommodate peak use in dining shifts.
- Consolidated youth camp capacities would require accommodating approximately 120 campers and ~20 counselors at a time - preferably in cabins. Equivalent to ten 14-person cabins (140 people total).
- 4-season lodge with accommodations for up to 150 people.
- Worship building to accommodate peak use (400-500).
- Accommodate up to 85 tent / RV sites in a more rustic atmosphere.
- 5 to 10 family cabins (sleep 4-6 people each, average of 5)
- Ancillary / support buildings as needed.
- Bathrooms needed for camp sites, rustic cabins, and family cabins if they do not have their own bathrooms. 12 toilets, 10 sinks, and 8 showers needed per 200 users.

- **Site features**

- Minimum of 60 acres, 100+ acres greatly preferred
- Waterfront recreation opportunities and access
- Wooded environment to the extent possible
- Defined and level areas for open lawn and sport fields



Potential Capacities & Needs

	<i>Target</i>	Park of the Pines	The Woodlands	Sanford Camp	Blue Water Camp	Camp Manitou
Acres	100	24	400	37	50	50
Peak Capacity	500	142	119	186	341	274
Dining Capacity	250	66	35	150	225	150
Lodge Capacity	150	52	54	18	144	50
Rustic Cabin Capacity	140	0	0	48	77	120
Rustic Cabin Count	14	0	0	4	12	12
Family Cabin Capacity (5 person avg.)	40	10	15	0	0	24
Family Cabin Units	8	2	1	0	0	3
Camp Sites (avg. 2 people / site)	85	40	25	60	60	40
Classroom / Rec Building / Nursery	-	5	0	3	7	3
Bath House	-	1	1	3	2	2
Worship / Tabernacle	-	1	0	1	1	0
Pavilions	-	1	0	0	1	2

The above chart identifies the targeted capacities and how each campground performs relative to those targets. Overall, Camp Manitou is the closest to meeting these capacity targets, followed by Blue Water Camp. One of the most significant costs is providing enough 4-season lodge capacity; which is needed at all camps except for Blue Water.

Camp Manitou and The Woodlands have the most opportunity for expanding facilities based on available land area for growth and expansion, followed by Sanford. Blue Water, while 50 acres, is split between two parcels by a major road.

Recommendations | Operational Approach

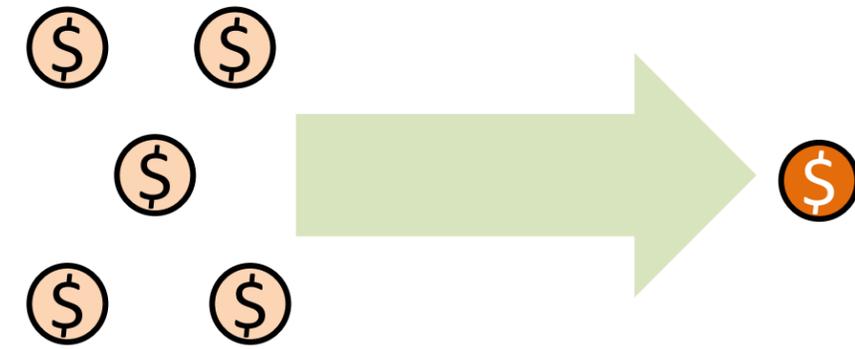
- **Approach 1: Sell all camps and *lease a facility***

- This is an alternative operational model that Wisconsin Community of Christ congregations recently transitioned to, and would entail selling all five campgrounds and leasing a facility for a block of time in the summer months for hosting youth camps and reunion events.

Benefits

- Michigan Mission Center and church members are not burdened with the responsibilities and financial demands implicit in owning and operating multiple campgrounds. This responsibility is shifted to an outside campground owner / operator.
- The sale of existing campground properties can generate funding which can, among other uses, be used to start an endowment fund to cover costs of leasing or renting a facility, further reducing ongoing costs.
- Congregations have the flexibility to choose a campground to lease or rent that best meets their needs on a year-to-year basis. Different locations can be used, giving members maximum flexibility to determine the type of campground experience that is desired.

- No longer responsible for large capital investment expenses to maintain or improve facilities to their desired levels.



Challenges

- *There is no place like home.* Selling off the campgrounds, many of which have been under church and member ownership for generations, is a tough decision. Yet selling off all the campgrounds does, in its own way, bring everyone together around a collective purpose of finding a new facility to utilize to share.
- Reliance on an outside campground means that there is not a church-owned campground facility that would be available on short notice for special events, particularly those that fall outside of the times the campground has leased an outside facility.

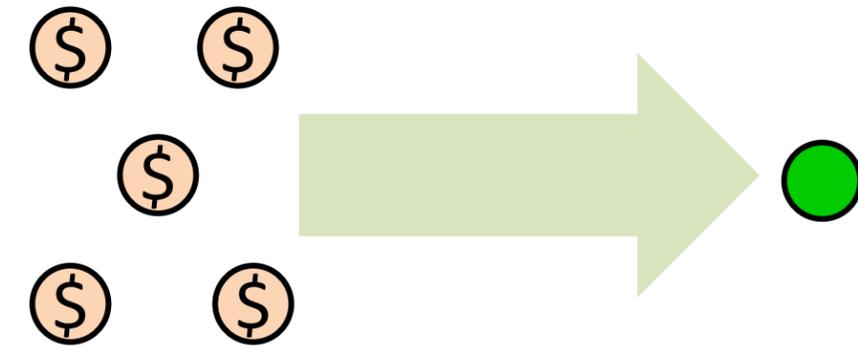
Recommendations | Operational Approach

- **Approach 2: Sell all camps and *invest in one new campground***

- This approach would sell all the existing Community of Christ campgrounds and acquire and invest in one new facility able to meet the targeted capacities (400-500 peak capacity) for the different programs and needs of the mission.

Benefits

- This approach is more in alignment with how other religious denominations own and operate their campgrounds. The primary benefit is that all the resources and assets can be focused on one campground, making it best poised to meet the campgrounds mission.
- By increasing and concentrating utilization at one camp, the need to aggressively pursue and rely on outside revenue sources (e.g. band or sport camps) to operate in the black is reduced.
- All of the existing campgrounds have significant limitations, either in terms of significant capital improvement needs, land restrictions, limited water-based opportunities, or otherwise limited capacities. By concentrating resources into a single campground in a new location, a more ideal property and arrangement of facilities can be pursued.
- By centralizing the campgrounds, the needs for volunteers to staff and operate the campgrounds are better leveraged across all the Michigan congregations, reducing the amount of duplicate volunteers that are needed to operate the camp.



Challenges

- *There is no place like home.* As with the prior approach, all the existing campgrounds would be sold, which cuts the historic ties to the location. However, collective investment in a new shared facility may also help bring the membership from across the state together in pursuing a shared mission and vision.
- Requires a coordinated effort across church leadership to identify a preferred location for a new campground and go through the necessary planning, design, and investment processes to build the type of facility that is desired.

Recommendations | Operational Approach

- **Approach 3: Sell three camps, keep two camps**

- This approach would sell three of the five existing Community of Christ campgrounds, using funds generated from the sale to make desired improvements and investments in the two campgrounds that would be retained.

Benefits

- This is a downsizing approach driven by the desire to retain some of the existing campgrounds and their historic associations, although it does rely on determining which camps are sold versus which are kept – which will be a challenging process.
- As with Approach 2, maintaining only two campgrounds instead of five allows for a better concentration of resources (funding, volunteers, oversight, etc.) to support the campgrounds mission.
- By keeping some existing campgrounds, the need to find a different campground to lease and / or acquire is eliminated. However, planning work would still be needed for capital improvement projects and other major developments.

Challenges

- *A tough choice.* Deciding which campgrounds remain can lead to tensions and discord among membership.



What TWO campgrounds are retained?

The decision of which two campgrounds are retained should be based on (1) the total amount of investment needed between both campgrounds to meet capacity needs; (2) the context and desirability of the campgrounds location; and, (3) existing utilization and levels of support. Based on this analysis report, the following campgrounds are suggested for retention:

- **Blue Water Camp.** This camp requires the least amount of significant capital investment to meet capacity needs while also being the closest to the greatest volume of existing membership and having the highest utilization rates. Investments are needed to the lakefront parcel and beach area, and master planning on the site as a whole can lead to character and aesthetic enhancements for the camp.
- **Park of the Pines.** Geographically separate from Blue Water and located in a high desirability and tourist focused part of the state. While the property is the smallest of all the camps, strategic investments and capital improvements made at Park of the Pines would most likely pay dividends given its location. Park of the Pines also has the second highest utilization rate over the past few years.

Recommendations | General Recommendations

The following general recommendations apply in addition to what operational approach is ultimately pursued. If campgrounds are all eventually sold, these recommendations may nevertheless apply in the short-term as campgrounds will continue to be operated in some capacity in the upcoming years.

Recommendation A

- **Clarify roles and responsibilities for the Campground Boards, directors and Michigan Mission Center leadership to better unify camp programming and operational needs and capacities for church-owned campgrounds**
 - Opportunities exist for better collaboration between individual campground leaders and the Michigan Mission Center as a whole. Collaboration can range from developing common language and outreach strategies for promoting greater utilization to sharing ideas for how to provide higher levels of service and amenities as well as revenue generation opportunities.
 - Additionally, exploring ways to better leverage congregation and Michigan Mission Center funding support across all the campgrounds can be beneficial. This may constitute a shift to a campgrounds “system” approach instead of each campground fending for itself.

Recommendation B

- **Develop and implement design standards for Community of Christ campground facilities that create a more cohesive campground experience, consistent with promoting an appealing campground aesthetic**
 - Key to creating a successful and memorable experience, and thus building up a base of regular campground users, is providing a solid aesthetic experience that meets the mission of strengthening members’ relationship to Jesus Christ, each other, and nature.
 - Design standards should consider the following:
 1. Architectural character and materials used for buildings.
 2. High quality design and maintenance standards for support buildings (e.g. bathrooms, dining facilities, showers).
 3. Site design and layout of buildings, parking areas, play fields, and natural resource assets in ways that maximize the campground “feel” and spiritual and communal opportunities.
 4. Guidelines for landscaping, screening, and natural area management to protect and enhance the visual quality of the campgrounds.

Recommendation C

- **Invest in improving the quality and opportunities for water-based recreation, amenities and activities**
 - Water-based activities are especially important for the success of a campground, and pursuing improvements to water-based activities is vital.
 - Ensure that campgrounds have adequate areas for swimming and wading, and that these areas can be effectively maintained.
 - Build up a larger pool of volunteer lifeguards that can enable greater utilization of water-based activities.

Recommendation D

- **Find ways for providing expanded recreational opportunities without reliance on existing Risk Management insurance policies that restricts programming**
 - The campgrounds are competing for members attention with other time pursuits. Providing an expansive range of recreational assets at the campgrounds can help grow utilization and support for the campgrounds.

Recommendation E

- **Increase campground participation, particularly among young families and youths, through a strong outreach campaign and supportive camp programs**
 - There was recognition during this planning study that the base of camp users and supporters was aging into older demographics and the need to engage younger church members in leadership roles at the camps was vital.
 - Currently, the campgrounds do not aggressively market the programs and opportunities the campgrounds provide, across all potential seasons of use. A stronger, clearer, and more unified marketing and informational approach for all the campgrounds would be useful for prospective campers to get a better sense for why they should be involved with a Community of Christ campground.
 - Implementing this recommendation can include developing a more unified and clear website for all the campgrounds, developing promotional materials to provide to congregations, and adopting a social media strategy for sharing events and life at the camps in a regular basis to keep them in member's attention.
 - Programmatically, expanding the programs and services at the campgrounds to support more family use of the campgrounds (outside of youth camps) could be a significant way for increasing utilization. Programs and services for child care on-site, family recreational activities, worship, and educational programs can be important to consider.

Recommendation F

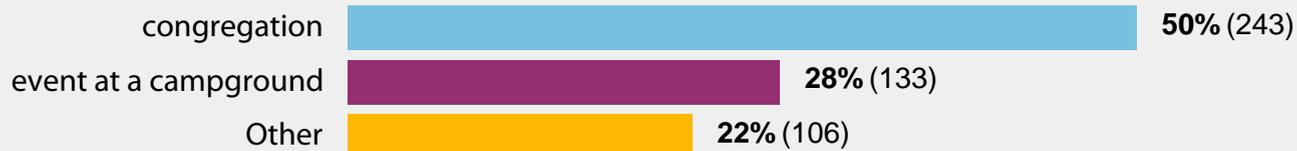
- **Routinely reassess the campgrounds mission and purpose, and measure whether targets for utilization and financial performance are being met**
 - A central question facing the campground leadership is how the mission statement and purpose of the campgrounds is currently being met and how it will be met or modified in the future.
 - Campground use by non-church members and organizations is evident at most of the campgrounds and is currently an important part of the financial performance of the campgrounds. While these uses are not specifically part of the current mission statement, they are beneficially for the solvency of the campgrounds.
 - The extent to which the campgrounds can serve an evangelical and recruitment role in increasing church membership, while also providing outside revenue, should be considered in the future.
 - In addition, the mission and purpose of the campground needs to account for the types of activities and programs that may be necessary to grow and attract a larger base of users and supports, particularly for young families.

Observations

Comments

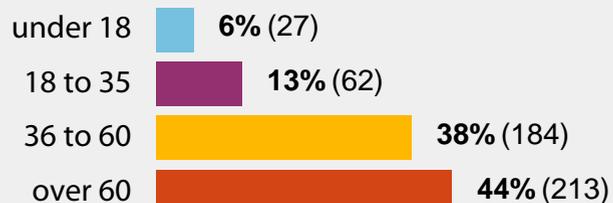
Questions

1) Are you responding to this survey as part of or at a



* 482 total responses, 98% of submissions

2) Indicate your age range



* 486 total responses, 99% of submissions

3) Have you attended a presentation of the Michigan Campground team at which the consultant's findings was shared?

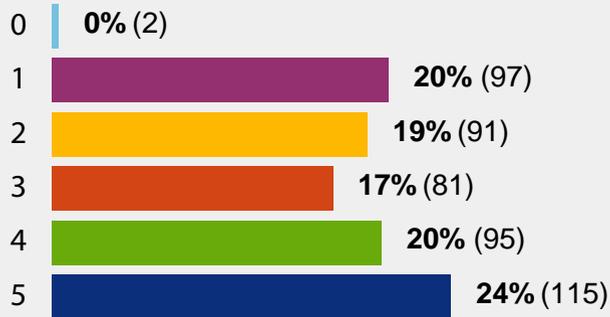


* 484 total responses, 99% of submissions

4) If you answered yes to question #3, then please rank the helpfulness of the information presented using the following scale: 1 being not very helpful to 5 being very helpful.

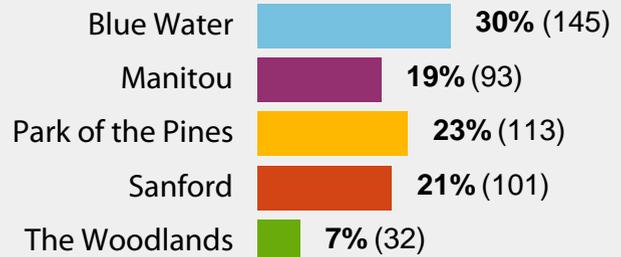


5) How many campgrounds have you personally visited? (0 to 5)



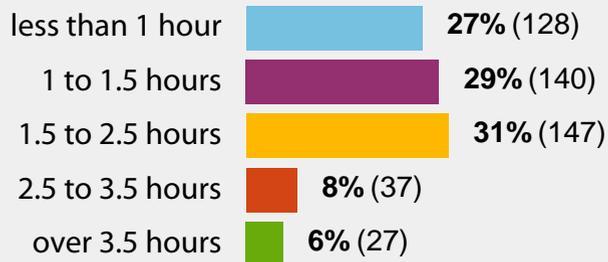
* 481 total responses, 98% of submissions

6) Which campground have you most recently visited?



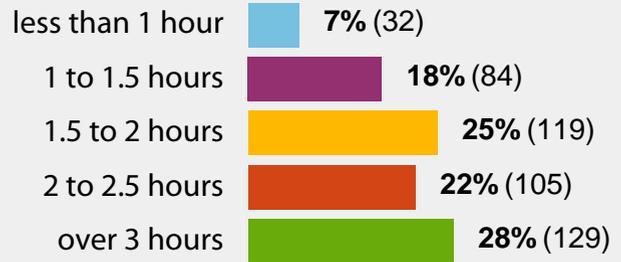
* 484 total responses, 99% of submissions

7) For the campgrounds answered in #6 above, estimate the drive time in hours.



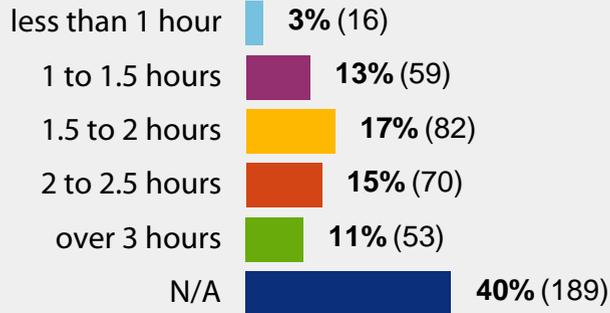
* 479 total responses, 98% of submissions

8) How many hours are you willing to drive to attend a reunion?



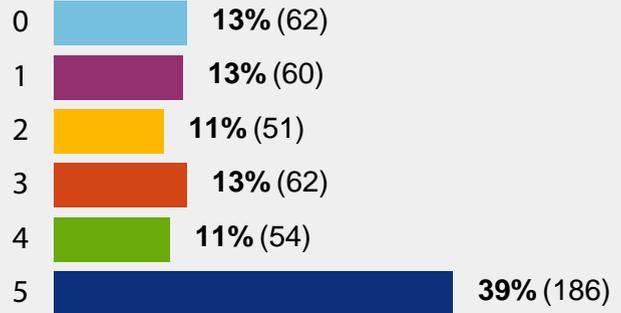
* 469 total responses, 96% of submissions

9) How many hours are you willing to drive to get your child to a youth camp?



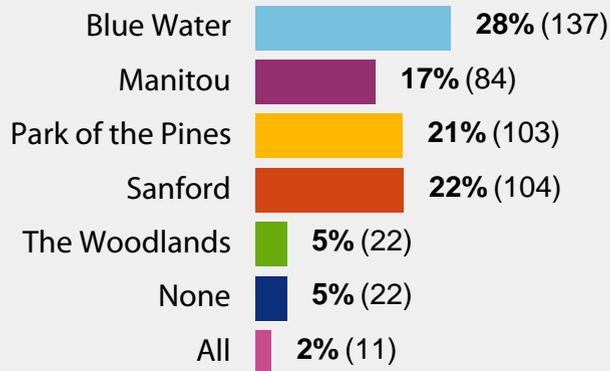
* 469 total responses, 96% of submissions

10) During the past 5 years, how many reunions have you attended for at least one day?



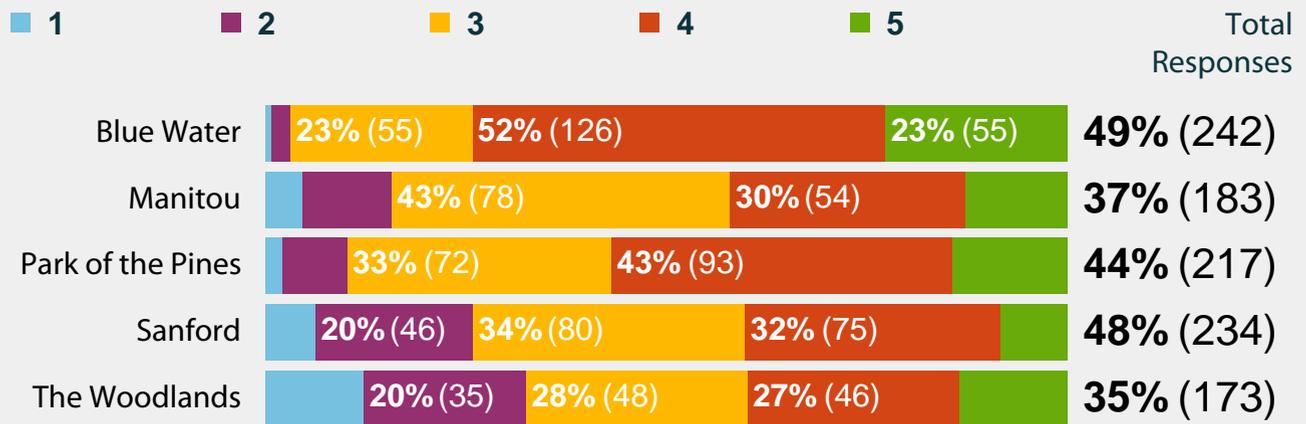
* 475 total responses, 97% of submissions

11) Which campground do you identify as "your" campground?

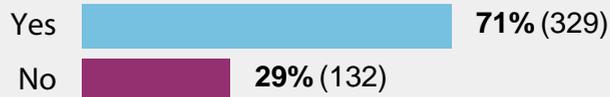


* 483 total responses, 98% of submissions

Rank your impression of the overall condition of each of the campgrounds below. Please answer for only the campgrounds visited within the past two years. 1 being poor condition to 5 excellent condition.



13) One of the many options the study committee is considering is recommending to the conference the sale of one or more of the campgrounds; do you believe that one or more campgrounds should be sold?



* 461 total responses, 94% of submissions

14.) Consider the following statements about the Community of Christ congregation you associate with:

A.) I participate 3 times or more each month in congregation activities. (36 times a year)

B.) I participate 1-2 times or more each month in congregation activities. (12 times a year)

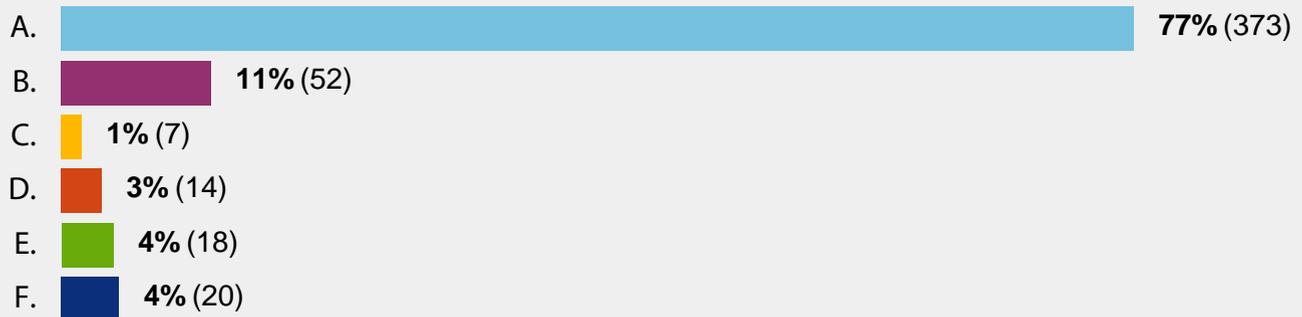
C.) I participate 1-2 times every 3 months.(8 times a year)

D.) I participate 5-6 times a year

E.) I participate 1-3 times a year

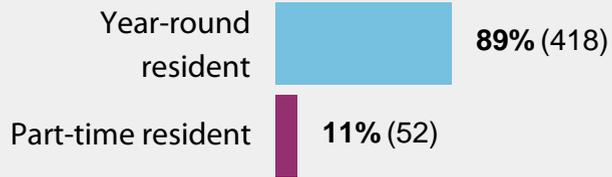
F.) I participate only through events at a campground, which I view as my congregation.

Using the above statements, which best or most closely describes your participation in a Community of Christ Congregation?



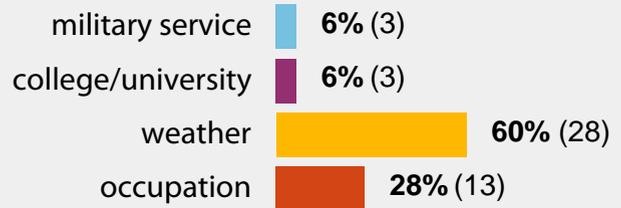
* 484 total responses, 99% of submissions

15.) Do you consider yourself a _____ of the Michigan Mission Center.



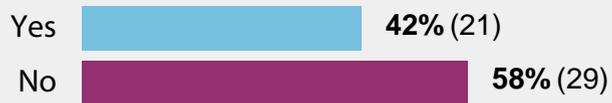
* 470 total responses, 96% of submissions

16) If you indicated part-time resident in question #15 above. Which of the following mostly influences your part-time residency?



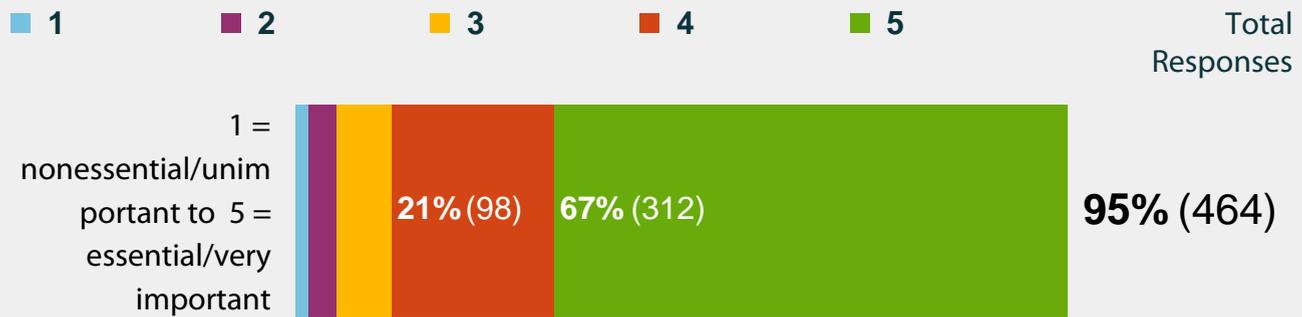
* 47 total responses, 10% of submissions

17) If you indicated a part-time resident in question #15 above, do you attend a Community of Christ campground during your residency in another Mission Center?



* 50 total responses, 10% of submissions

18) How important are camping ministries to the Michigan Mission Center in living Christ's Mission?



19) Consider the following statements about your support of either one or more of the campgrounds in the Michigan Mission Center

A.) You are a person who attends reunion yearly, is part of the reunion staff and volunteers as staff at youth camps or sends a youth to a youth camp and yearly makes at least 4 trips to a campground.

B.) You are a person who attends reunion and promotes the benefit of youth attending camp and occasionally attends a meeting about camps or camping and yearly makes at least 1 trip to a campground

C.) You are a person who votes in favor at a congregation business meeting for the congregation to send financial support to a campground and is willing to drive youth to a campground if the need arises.

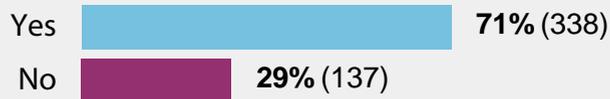
D.) You are a person who believes the financial support a congregation sends to a campground would be better used to fund congregational programs and facilities.

Using the above statements regarding campground support, which best or most closely describes your support for the campgrounds in the Michigan Mission Center?



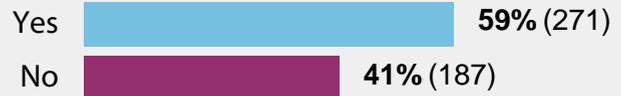
* 463 total responses, 94% of submissions

20) Do you believe that in order for any of the campgrounds to be successful they need to have year-round lodging and a year-round building for worship/meetings?



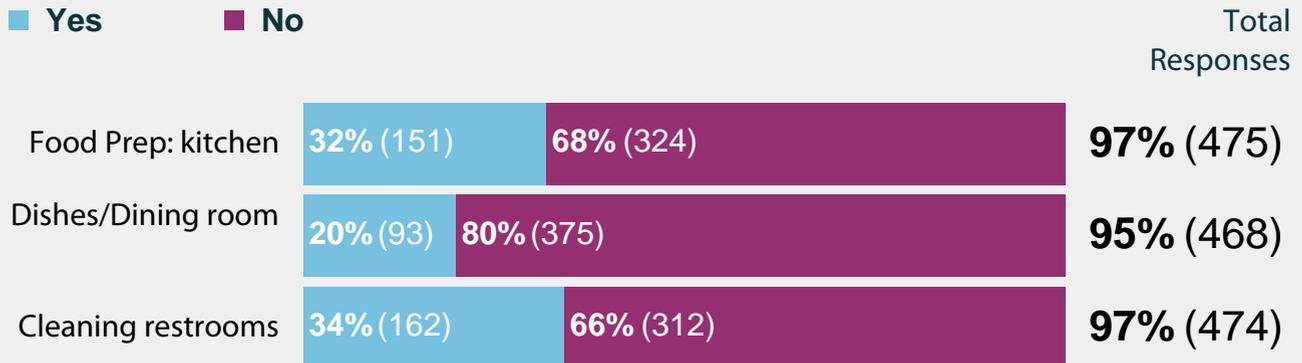
* 475 total responses, 97% of submissions

21) Would you be in favor of the Michigan Mission Center having 1-2 larger reunions if a facility could be found for this size of a group?

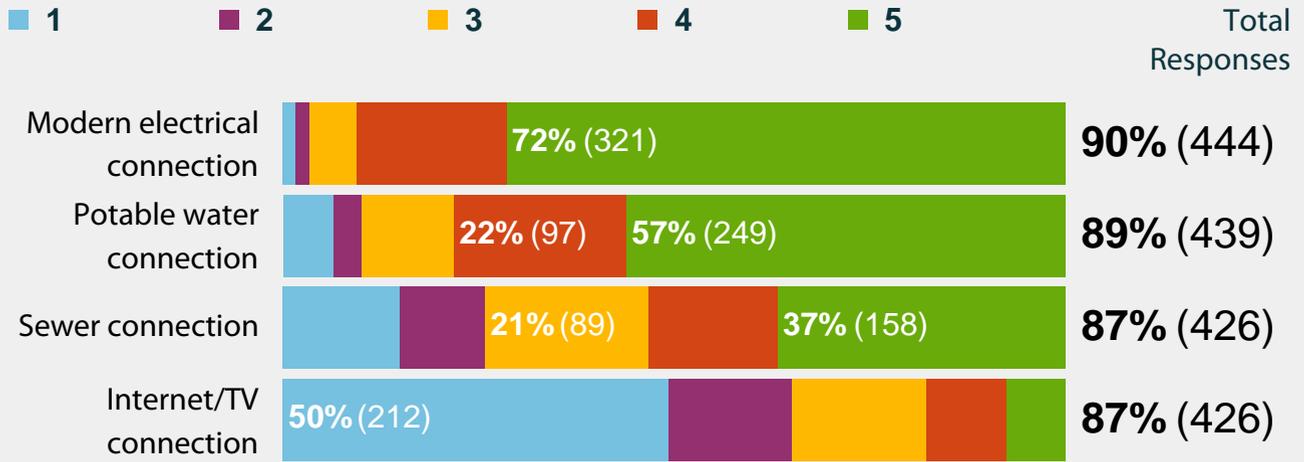


* 458 total responses, 93% of submissions

22) Do you think reunions and youth camps would be better if the following were done by contracted (paid) employees or outside contractors or at a leased facility?



23) How important are the following for the RV section of a campground that each RV site has the following: 1 = nonessential/unimportant to 5 = essential/very important



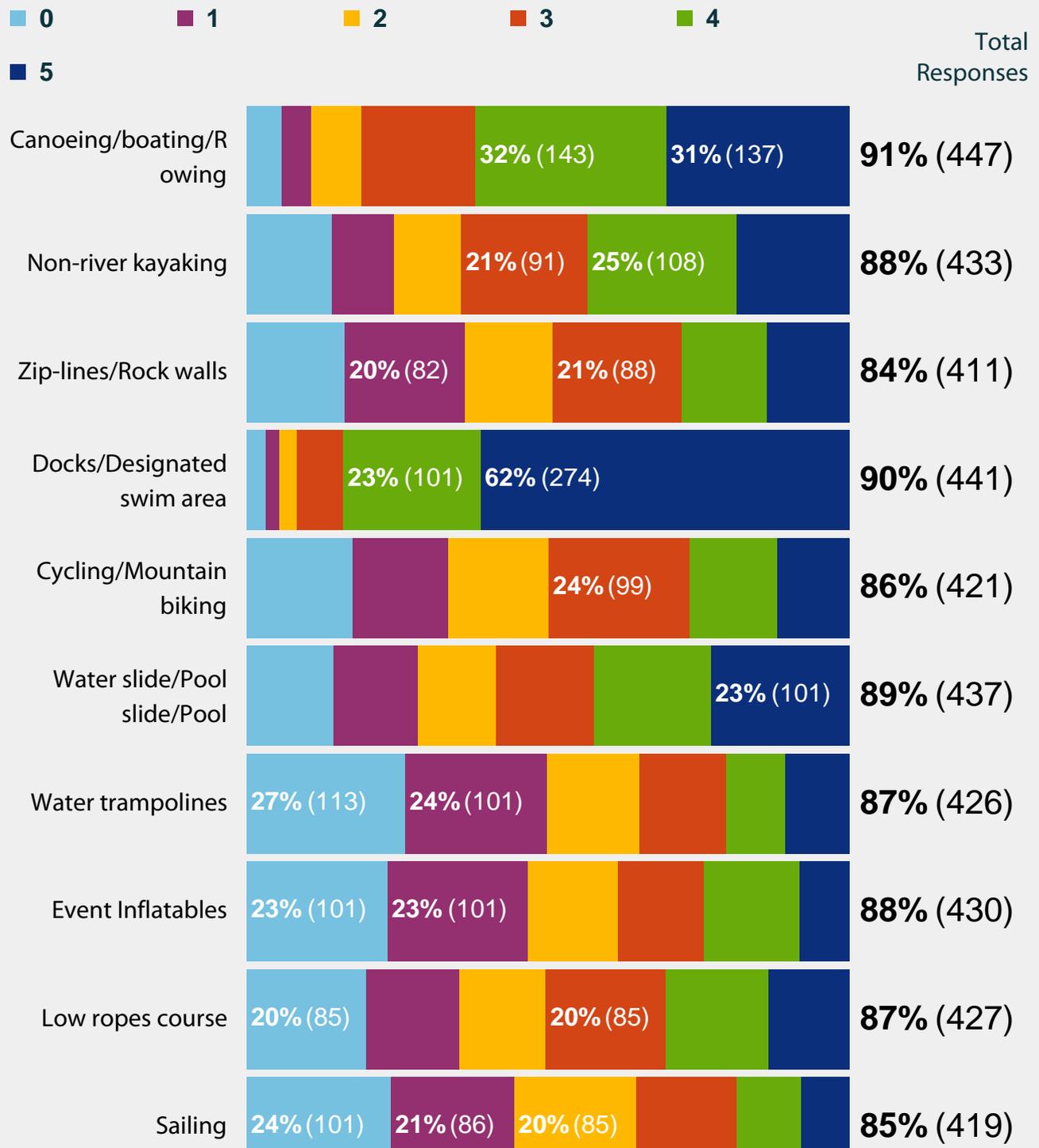
24) Recommendation D suggests that the Michigan Mission Center campgrounds provide an expansive range of recreational assets that can help grow utilization and support for the campgrounds. Increasing the recreation assets of a campground might mean to install High Risk activities such as rock walls, kayaking, or other similar activity. Many of the High Risk activities are prohibited by Risk Management. Is the success of a campground dependent on adding some of these recreational activities?

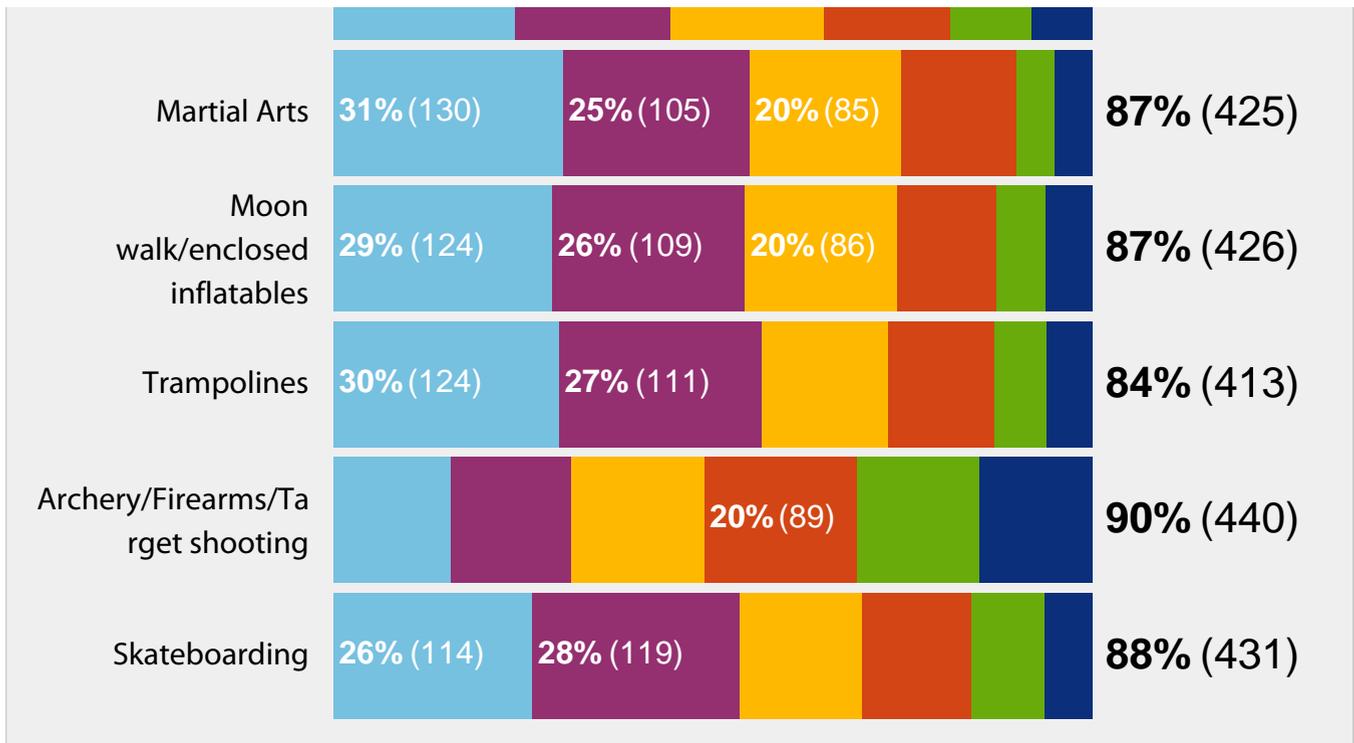


* 437 total responses, 89% of submissions

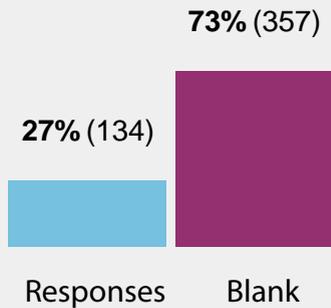
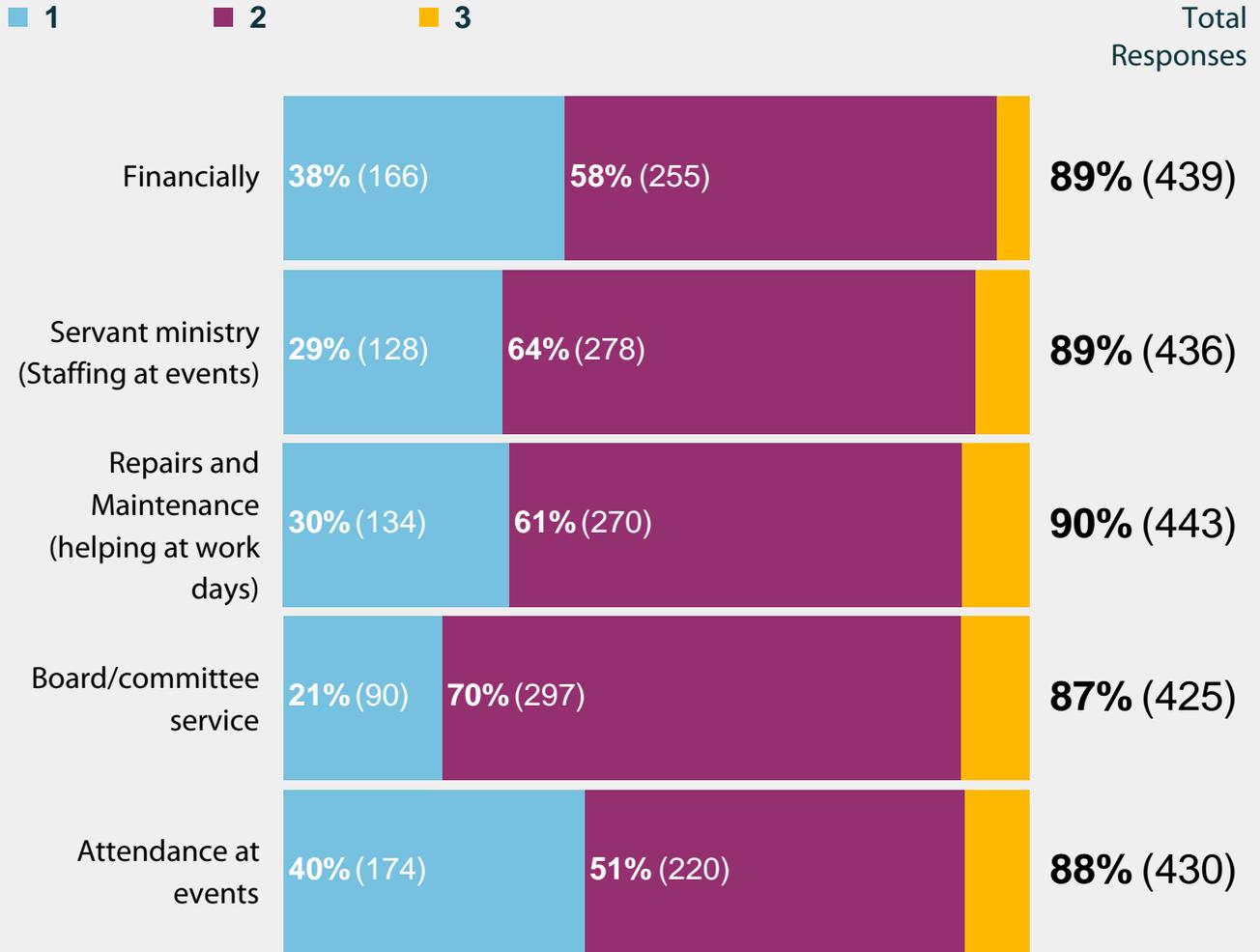
25) In an attempt to compete with other summer camps and programs some feel that our youth camping program would benefit by adding recreational activities found at similar non-Community of Christ owned camps. How important do you think adding some of these recreational activities to our facilities in order to increase the appeal of our youth camps to our non-member friends.

..... 0 don't know.... 1 strongly disagree to 5 strongly agree





26) Consider the following stewardship activities in support of the campgrounds, then respond to each with 1 you are willing to increase 2 your support will stay the same 3 support will dec



* 134 total responses, 27% of submissions

Date: October 31, 2014
To: Deb Crowley, Mission Center President
From: Kevin Anderson, Michigan Campground Team Chair
Subject: Michigan Campground Team (MCT) Report to Conference

The Michigan Campground Team (MCT) has been actively pursuing fulfillment of the November 3, 2012, Mission Center Conference Resolution titled "Evaluation of the Michigan Campgrounds." The following report reviews the purpose of this committee, the steps the committee has taken, and the draft recommendations for the Mission Center Conference to discuss at the November 2014 conference and consider for action at the April 2015 Conference.

1. *Why are we doing this study?*

The 2012 Mission Center Conference approved a resolution which, in part, states the Community of Christ has been blessed by the generosity of members who have built and funded five campgrounds for many generations and, as a matter of Christian stewardship, it is important to openly examine the condition, use, and future of camping ministries and facilities of the Michigan Mission Center (MMC).

2. *What did the 2012 Conference direct the committee to do?*

- The MCT was directed to contract with a professional agency to:
 - Evaluate the five Michigan campgrounds' mission and purpose
 - Determine the key assets, physical characteristics, events, and facilities of each campground.
 - Determine the current land asset value, current market assessment, and marketability of each campground.
 - Provide each campground's data to help the MMC determine which campground(s) have the highest potential to serve all congregations, which sites have the ability to pursue the church's mission, and which sites can meet the current and future capacity needs.
 - Make recommendations regarding whether one or more campgrounds should be sold to benefit the mission of the church in Michigan by reallocating the assets to another campground, campground program, or missionary purpose.
- The conference also directed the MCT to:
 - Seek out and evaluate input from the membership of the Michigan Mission Center.
 - Evaluate the information provided by the professional agency.
 - Determine which, if any, campgrounds should be sold.
 - Provide at least two recommendations for the Michigan Mission Center Conference to consider.

The MCT has received the consultants' reports, shared the report with membership, surveyed the membership and held a series of feedback sessions throughout the MMC. Draft recommendations are now ready for discussion and feedback with the expectation that final recommendations will be distributed, considered and acted upon at the April 2015 MMC Conference.

Recommendation 1:

Sell Manitou, Sanford and the Woodlands and keep Blue Water and Park of the Pines.

- Downsizing allows the mission center campgrounds to concentrate financial and ministry resources while retaining some historic ties to campgrounds.
- Blue Water and Park of the Pines are currently developed and could accommodate most, if not all, of the current MMC camping programs until other campgrounds sell and funds are available for improvements.
- Blue Water has the least overall capital needs, is closest to the largest concentration of membership and has the highest utilization rate of MMC campgrounds.
- Park of the Pines is geographically separate and has the second highest utilization rate, is one of the oldest campgrounds in the Community of Christ and has a significant capital fund that is designated for facility improvements.

Recommendation 2:

Sell Blue Water, Manitou, Park of the Pines, and the Woodlands and keep Sanford.

- There is no need to sell all campgrounds when property is already owned and developed.
- Of the campgrounds currently owned in the MMC, Sanford is the most central to the MMC membership.
- The property is currently developed and could accommodate most MMC camping programs until other campgrounds sell and funds are available for further improvements.
- There is substantial water frontage.
- The campground is currently one of the most fiscally successful campgrounds in the MMC.
- Consolidating physical assets will allow for reduced overall operating costs.

Recommendation 3:

Sell Blue Water, Manitou, Park of the Pines, Sanford and keep the Woodlands

- There is no need to sell all when property is already owned in an area somewhat central to the MMC membership.
- The Woodlands is the largest campground property in the MMC.
- Currently the Woodlands has limited development. This provides the most campground development options and opportunities of any of the current campgrounds.
- Multiple events, including primitive camping, can be accommodated.
- There is income potential via a managed timber program and potential gas reservoirs.
- Consolidating physical assets will allow for reduced overall operating costs.

BUILDINGS

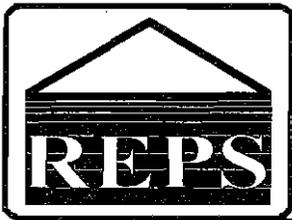
	Min	Max		Min	Max		Low	High
Land AcquistitionPrice		100	200 acres	\$3,500	\$6,000	price/acre	\$350,000	\$1,200,000
Dining Facility (250 cap.)		11000	SF	\$150	\$300	price/SF	\$1,650,000	\$3,300,000
* Assumptions = 8 person tables @ 150 SF / Table. 32 Tables = 4800 SF Kitchen @ 4,000 SF ... plus 25% GSF for support areas								
* 4-seasn use								
Lodge Building(s) (128 cap.)		8000	SF	\$200	\$350	price/SF	\$1,600,000	\$2,800,000
* Assumptions: 2 bunks need = 200 SF + sleep 4 per module. 32 modules needed = 6,400 SF. Plus 25% for support + common space								
** 4-season use								
Rustic Cabins (144 cap.)		7200	SF	\$50	\$150	price/SF	\$360,000	\$1,080,000
* Cabins Accommodate 12 people (10 campers, 2 counsulers); Approx 600 SF per cabin; need 12 cabins								
** upper end of price range for 4 season capacity								
Family Cabins 8x (sleep 6.)		4000	SF	\$100	\$175	price/SF	\$400,000	\$700,000
* Family Cabins include one two-bunk room (12x12), 1 double bedroom (10x10), living (12x12), bath (60 SF), kitchenet (8x8) = approx 500 SF								
** 4-season use								
RV / Tent Sites (100 sites)	120,000	240,000	SF	\$0.50	\$1.00	price/SF	\$60,000	\$240,000
* Camp site min. size = 1,200 SF per site. Range from 1,200 to 2,400.								
Bath Houses (2 per gender)		2300	3450 SF	\$100	\$200	price/SF	\$230,000	\$690,000
* Each bathhouse accomodates 100 camp sites or ~ 200 people. 12 toilets, 10 sinks, 8 showers. 40' x 25' = 1000 SF + 15% Aux. space								
Worship Building / Closed Pavillion		6000	SF	\$100	\$200	price/SF	\$600,000	\$1,200,000
* Seating for 300 people. Seat is 4' x 4' area = 16 SF * 300 = 4,800 +25% for isle, stage, support								
** Assuming 3-season use (non-heated)								
Classrooms / Support Buildings (6x)		2000	SF	\$50	\$150	price/SF	\$100,000	\$300,000
* Nursery, Craft Rooms, Chapel, etc. ** 16' x 32' = approx 500' SF								
** Assuming 3-season use								
Caretakers House		1000	SF	\$100	\$200	price/SF	\$100,000	\$200,000
Maintenance Building		2000	SF	\$50	\$100	price/SF	\$100,000	\$200,000

REC. FACILITIES		Min	Max	Min	Max	Low	High
Beach Frontage Development						\$10,000	\$100,000
* Sand beach, docks							
Tennis Courts		1	4	\$30,000	\$40,000	\$30,000	\$160,000
Soccer Field (= 55,000 SF)		1	2	\$6,000	\$15,000	\$6,000	\$30,000
* cost varies depending on grading needs/requirements. Assumes seeded (not sod)							
Basket Ball (Half-Court = 42' x 50')		1	2	\$7,000	\$10,000	\$7,000	\$20,000
* Asphalt at \$25/sq yard + \$1,500 per hoop (2 per half court)							
Volley Ball Court (Sand)		1	2	\$8,000	\$12,000	\$8,000	\$24,000
Climbing Wall		1	1	\$20,000	\$40,000	\$20,000	\$40,000
Ropes Courses		1	1	\$30,000	\$60,000	\$30,000	\$60,000
Woodchip Trails (6' wide; woodchip)		5280	31680 LF	\$5	\$10	\$26,400	\$316,800
* Cost vary depending on grading + clearing needs							

INFRASTRUCTURE		Min	Max	Min	Max	Low	High
Roads (circulation) - Gravel		88000	176000 LF	\$0.75	\$1.50	\$66,000	\$264,000
Entry roads, drop-offs, circulation - assume 22' wide gravel roads							
Roads (parking) - Gravel (100 to 150 spaces)		30000	45000 SF	\$0.50	\$1 SF	\$15,000	\$45,000
* Spaces for 100 cars during peak use Spaces = 9' x 20' plus drive lane of 12' wide. 10 Car module = 90' x 20' + 90' x 12' = ~3,000 SF							
Utility Costs						\$555,000.0	\$1,786,500.0
* Low end assumed to be 10% of total building costs. High end at 15% of total building costs							
Site Development - Clearing		9	25 ACRES	\$4,000	\$6,000	\$36,000.00	\$150,000.00
Clearing (woods) at \$5000 per acre Minimum at 1.5x total building GSF. Max at 4x total GSF							
Site Development - Grading + Earthwork		29040	80666.67 CUYD	\$4	\$6	\$116,160	\$484,000.00
* \$6.00 per cubic yard of earth work (cut fill only) ... assume all of cleared area with average of 2' of earthwork							

Attachment G

Campground Real Estate Value Estimates				
	Real Estate Professional Services (REPS)	REPS	REPS	LandUseUSA
	2/14/15 Evaluation Report	Recommended	Estimated	2013 Valuation
<u>Campground</u>	<u>Value Range (rounded)</u>	<u>Asking Price</u>	<u>Selling Time</u>	<u>For-Sale Price</u>
Blue Water	\$800,000-\$950,000	\$995,000	6-12 mos.	\$750,000
Camp Manitou	\$725,000-\$885,000	\$950,000	6-12 mos.	\$660,000
Park of the Pines	\$1,900,000-\$2,200,000	\$2,295,000	3-6 mos.	\$1,080,000
Sanford	\$480,000-\$600,000	\$649,000	6-12 mos.	\$740,000
The Woodlands	\$1,550,000-\$1,700,000	\$1,795,000	6-12 mos.	\$810,000
TOTAL	\$5,455,000-\$6,335,000	\$6,684,000		\$4,040,000



Real Estate Professional Services

February 14, 2015

Ms. Dena DeVormer, MCFO
Community of Christ- Michigan Mission Center
6764 Childsdale NE
Rockford, MI, 49341

RE: Evaluation Report
Blue Water Camp
3995 Lakeshore Rd
Lexington, Michigan

Ms. DeVormer,

As per your request, I examined the above referenced property for the purposes of providing your organization with an updated evaluation as to the value of the land and improvements of this property. As we discussed I did not physically visit this property, but reviewed documentation you provided to me as well as documentation that I obtained from other sources. My findings are as follows:

BUILDINGS	Modern Lodge Building, Large Tabernacle, Several Classroom Buildings, Bathhouse, Outdoor Pavilion, 11 Cabins, House
LAND SIZE	50 Acres (approximately)
ZONING	Residential
TAX I.D.	See Legal Description
TAXES	Exempt
SEV	Exempt
CAMP SITES	60 + Improved and Unimproved sites for tents and RV
TOPOGRAPHY	Semi Wooded/ With Open Areas, Mostly Flat
LAKE ACCESS	120' of Shore Line- Lake Huron
WORSHIP SPACE	Large Tabernacle
LEGAL	Long Legal – See Attached Description

Your Church Institutional Property Specialist

45500 Van Dyke Avenue • Utica, Michigan 48317 • 586.254.6800 • Fax 586.254.6805

The subject property is located on Lakeshore Road, in the City of Lexington, Sanilac County, Michigan. The property is zoned residential, which allows for its present use as a campground/retreat center. The subject property has a total of 50 + acres and includes 120 feet of frontage on Lake Huron. This property is somewhat unique in that the vast majority of the property has no exposure to the lake. It is dissected by Lakeshore Road with a very narrow "easement" on the lake side of Lakeshore Rd that accesses Lake Huron. This property is irregular in shape with a topography that is somewhat wooded with several large open areas where the improvements are located. The elevation varies in some areas but for the most part is flat. The frontage on Lake Huron offers access for swimming with a beach area and a boat access area. The property surrounding this location is typically residential. There are many lake front cottages along Lake Huron. This is a very popular area for second homes and cottages for residents of the metropolitan Detroit area since it is relatively close and easy to drive to.

The main lodge building is an all-purpose structure that can be used for a variety of purposes. It has a capacity of 144 for lodging and 225 for dining. It includes a kitchen and restroom/bath space and the dining room can also be used as gymnasium or multi-purpose space. In addition to the lodge there is a tabernacle which is used for worship and meeting space. This facility is air conditioned and like the lodge building is heated so that it can be used "four seasons". In addition to these two buildings there are 11 cabins of varying sizes. There is an outdoor covered pavilion that can be used for a variety of indoor and outdoor activities. There is an older chapel building along with several miscellaneous buildings. There is also a care takers house with a garage. In addition to those buildings listed there is a bathhouse and restroom buildings. There is camping space for approximately 60 campsites which can accommodate both tents and recreational vehicles. Some of these campsites provide electricity, water and sanitation. In addition to the lake activities there are facilities for sports including basketball and volleyball and two large open playfields that can be used for other recreational activities.

As with several of your other properties this property is very much a typical campground site. It has all the amenities that a campground or retreat center would need. Prospective purchasers for this property would include corporate or non-profit users looking for a conference or retreat property along with for profit campground users. This particular site lends itself well to a KOA or other type of commercial campground facility. As I stated earlier this area north of Port Huron is very popular with campers coming from the Detroit area. The fact that the property does have lake access and a beach would be a selling point. The difficulty with this property is that it does not contain much lake frontage. The small strip of land that accesses Lake Huron is not really adequate to appeal to users who want Lake Front property. The fact that the property is divided in two and dissected by a major paved road also increases concern for safety of guests trying to access the beach area. The size and location of the property will in my opinion appeal to those users that are residential in nature. Since this property is smaller and is surrounded by cottages and single family residences it will tend to attract residential users. That being said I believe the highest and best use for this property is as a location for a corporate or private conference/retreat center or a commercial campground facility. I also believe the building improvements may attract a user who is motivated by the buildings and improvements and not the land.

In evaluating this property, I took into account all aspects of the buildings and grounds, including location, building condition, land size, recreational facilities and amenities, zoning, lake access and functional accessibility. The most definitive way to establish what a property is worth is by examining what other properties have sold for in similar geographic areas.

By breaking the value down to a price per acre basis, you can then use this as a common denominator to compare properties with different sizes and locations. You can then analyze things such as functionality, lake access, land size, building condition, infrastructure, recreational improvements and then make adjustments based on those variables. Price per acre is the most accurate barometer of value and encompasses all of the property, not just the building space therefore that will be the unit of basis I use in establishing value.

Based upon my research and analysis and after evaluating similar institutional and recreational properties that have recently sold, as well as properties which are currently available for sale, it is my opinion, subject to limiting conditions, that as of February 14, 2015 the current fair market value range is \$16,000.00 to \$19,000.00 per acre, as the best indicator from within the comparables. Applying the \$16,000.00 to \$19,000.00 per acre to the Subject's 50 acres of land produces a value range for the property, including all buildings and improvements, of \$800,000.00 to \$950,000.00. Most campground and recreational property sales in today's market are sold with seller financing, usually land contracts or purchase money mortgages. Typically when cash is required it involves discounting the sale price to reflect the difficulty in getting outside financing. I would recommend an asking price of \$995,000.00. This will give you a little negotiating room, but not put it up so high that you will alienate prospective buyers.

Accompanying this letter is a summary grid which I prepared outlining the 5 comparable sales I used in this analysis. I have also included 5 comparable sales sheets so that you can see what properties were used and how they compare to the subject property.

The overall market is getting stronger. I would consider this property very salable and if marketed aggressively and priced competitively, it should sell inside of 6-12 months. Although the economy has been sluggish, recreational properties with lake access in good locations have been marketed with very consistent results.

Please feel free to call me if you have any questions relative to this evaluation. I look forward to the opportunity of serving you and your organization in the near future.

Sincerely,



Michael Messier
Associate Broker

MARKET DATA SUMMARY GRID

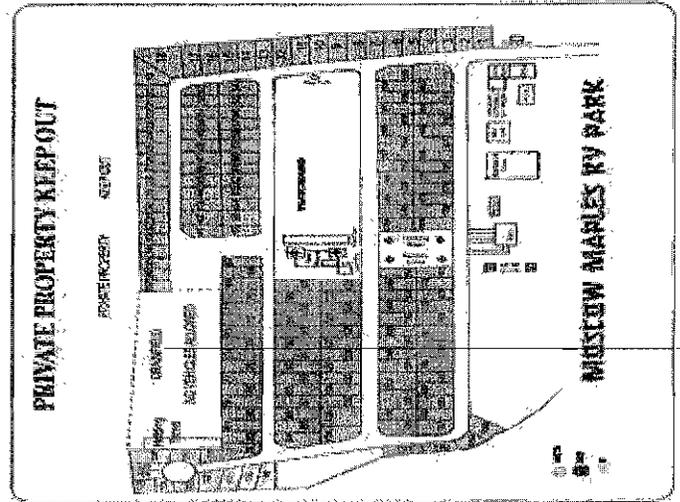
	SALE # 1 8251 E CHICAGO RD MOSCOW TWP	SALE # 2 5300 TOWNHALL BEAVERTON	SALE # 3 7800 CUTLER RD MUNITH	SALE # 4 7072 GRANGE HALL GROVELAND	SALE # 5 8595 W SILVER LK MEARS
BUILDING SIZE (SQ. FT.)	4,100	1,344	3,100	17,800	1,500
LAND SIZE	23.36	15 ACRES	37.54 ACRES	29.93 ACRES	35.60 ACRES
LAKE ACCESS	WILLET LAKE	PRIVATE	PRIVATE	NONE	PRIVATE
LAKE SIZE/FRONTAGE	250 FEET	2.5 ACRES	400 FEET	NONE	1100 FEET
ZONING	AG	B-1	AG	R-4	C-2
TOPOGRAPHY	OPEN/FLAT	OPEN/FLAT	WOODED	OPEN/FLAT	ROLLING
DATE OF SALE	PENDING	7/31/2013	10/1/2009	7/13/2011	9/4/2013
CASH EQIV. PRICE	\$350,000.00	\$200,000.00	\$900,000.00	\$715,000.00	\$530,000.00
CASH EQIV. PRICE PER ACRE BLDG. & LAND AREA	\$14,982.00	\$13,333.00	\$23,974.00	\$23,889.00	\$14,887.00
UTILITIES	ALL UTILITIES	ALL UTILITIES	ALL UTILITIES	ALL UTILITIES	ALL UTILITES
TERMS	CASH	CASH	CASH	CASH	CASH

\$350,000 PENDING

Special Purpose Sale Profile

Location & Property Identification

Property Name: Moscow Maples RV and Campground
Sub-Property Type: Miscellaneous, Campground/RV-Trailer Camp
Address: 8251 E. Chicago Rd.
City/State/Zip: Moscow Township, MI 49257
County: Hillsdale
Market Orientation: Suburban
Property Location: on Willet Lake



Lat./Long.: 42.055519/-84.492203 IRR Event ID (709056)

Sale Information

Listing Price: \$399,900
Eff. R.E. Listing Price: \$399,900
Listing Date: 11/06/2013
Sale Status: Listing
\$/SF GBA: \$266.60
\$/SF NRA: \$266.60
Grantee/Buyer: "Active Listing"
% of Interest Conveyed: 100.00
Document Type: Listing Flyer
Verified By: Raymond Blondell
Verification Date: 11/6/13
Verification Source: Public Records
Verification Type: Secondary Verification

Most Recent Renovation: 1993
Power Desc: 30 amp
Utilities Desc.: Well & septic
Bldg. Phy. Info. Source: Public Records
Source of Land Info.: Public Records

Comments

Property has 185 sites available, 100 sites with full hookup, bath houses, laundry, emptying station, heated pool, miniature golf, game room, wireless internet, basketball court, camp store, 40x40 pole barn, 24x72 banquet hall/barn.

Improvement and Site Data

Legal/Tax/Parcel ID: 03-012-100-010-1252
GBA-SF: 1,500
NRA-SF: 1,500
Acres(Usable/Gross): 23.36/23.36
Land-SF(Usable/Gross): 1,017,561/1,017,561
Usable/Gross Ratio: 1.00
Year Built: 1971

Moscow Maples RV and Campground



Special Purpose Sale Profile

Location & Property Identification

Property Name: Lost Haven Campground
Sub-Property Type: Miscellaneous, Campground/RV-Trailer Camp
Address: 5300 Townhall Rd.
City/State/Zip: Beaverton Township, MI 48612
County: Gladwin
Market Orientation: Suburban



Lat./Long.: 43.833874/-84.545975 IRR Event ID (708431)

Sale Information

Sale Price: \$200,000
Eff. R.E. Sale Price: \$200,000
Sale Date: 09/30/2013
Sale Status: Closed
Grantor/Seller: Rose Acceptance Inc.
Grantee/Buyer: Kevin Taylor
% of Interest Conveyed: 100.00
Terms of Sale: Terms: Conv
DOM: 211
Document Type: Deed
Verified By: Raymond Blondell
Verification Date: 11/4/13
Verification Source: ReMax Platinum
810-227-4600
Verification Type: Confirmed-Seller Broker

Utilities Desc.: Well, septic
Bldg. Phy. Info. Source: Public Records
Source of Land Info.: Public Records

Comments

Sold for \$2,000/site
100 Pull through RV campsites all with water and electrical hookups. Property consists of a 1,344 SF 3 bedroom 2 bath home, a pond, 2 buildings for storage and 1 for the camp store and laundry.

Improvement and Site Data

Legal/Tax/Parcel ID: 01002840000301
Acres(Usable/Gross): 14.96/14.96
Land-SF(Usable/Gross): 651,657/651,657
Usable/Gross Ratio: 1.00
Year Built: 1975
Frontage Feet: 657

Lost Haven Campground



Special Purpose Sale Profile

Location & Property Identification

Property Name: The Oaks Campground
Sub-Property Type: Miscellaneous, Campground/RV-Trailer Camp
Address: 7800 Cutler Rd.
City/State/Zip: Munith (Leoni Twp.), MI 49259
County: Jackson
Market Orientation: Suburban



Lat./Long.: 42.339340/-84.275124 IRR Event ID (689242)

Sale Information

Sale Price: \$900,000
Eff. R.E. Sale Price: \$900,000
Sale Date: 10/01/2009
Sale Status: Closed
Grantor/Seller: 7800 Cutler Rd LLC
Grantee/Buyer: Roarkey Retreat LLC
% of Interest Conveyed: 100.00
Terms of Sale: Land Contract
Document Type: Deed
Recording No.: 1929-1111
Verified By: Raymond Blondell
Verification Date: 9/4/13
Verification Source: Public Records
Verification Type: Secondary Verification

Utilities Desc.: Electric (20 & 30 Amp)/Water/Septic
Bldg. Phy. Info. Source: Public Records
Source of Land Info.: Public Records

Project & Unit Amenities

Clubhouse/Rec. Bldg.
Laundry Facility

Comments

Open: Seasonal
Sites: 215

Nicely wooded sites up against the Waterloo Recreation Area.

Property also has a store, barn, restrooms/showers, pavilion, wifi, mini golf, baseball, swimming lake and fishing lake.

Improvement and Site Data

M5A: Jackson, MI Metropolitan Statistical Area
Legal/Tax/Parcel ID: 04-35-400-00/-02
Acres(Usable/Gross): 37.54/37.54
Land-SF(Usable/Gross): 1,635,242/1,635,242
Usable/Gross Ratio: 1.00

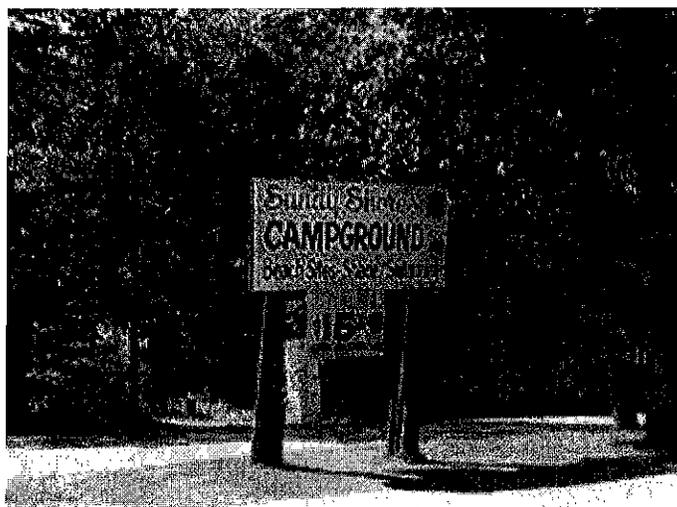
The Oaks Campground



Special Purpose Sale Profile

Location & Property Identification

Property Name: Sandy Shores Campground
Sub-Property Type: Miscellaneous, Campground/RV-Trailer Camp
Address: 8595 W. Silver Lake Rd.
City/State/Zip: Mears, MI 49436
County: Oceana
Market Orientation: Suburban



Lat./Long.: 43.663666/-86.492653 IRR Event ID (689250)

Sale Information

Listing Price: \$530,000
Eff. R.E. Listing Price: \$530,000
Listing Date: 09/04/2013
Sale Status: Listing
\$/SF GBA: \$1060.00
\$/SF NRA: \$1060.00
Grantee/Buyer: "Current Offering"
% of Interest Conveyed: 100.00
Document Type: Listing Flyer
Verified By: Raymond Blondell
Verification Date: 9/4/13
Verification Source: Public Records
Verification Type: Secondary Verification

Contact Information

Seller Cont. Comp.: Judy Granger (906) 786-S972

Improvement and Site Data

GBA-SF: 500
NRA-SF: 500
Acres(Usable/Gross): 35.60/35.60
Land-SF(Usable/Gross): 1,550,736/1,550,736
Usable/Gross Ratio: 1.00

Construction Desc.: Streets are asphalt paved and parking is 2 vehicles per site.

Topography: Rolling
Bldg. Phy. Info. Source: Public Records
Source of Land Info.: Public Records

Project & Unit Amenities

Playground
WiFi
Laundry Facility
Basketball
Store
Swimming Pool

Comments

Sites: 214+. (50 with electric, 31 of the sites are on the water, and 9 pull-through sites)

Property also has a small boat launch (dock and 30 boat slips), 1100 ft of sand beach, water view and access to beach.

Rental Rates ~
Water + Electric:
M-Th. \$39

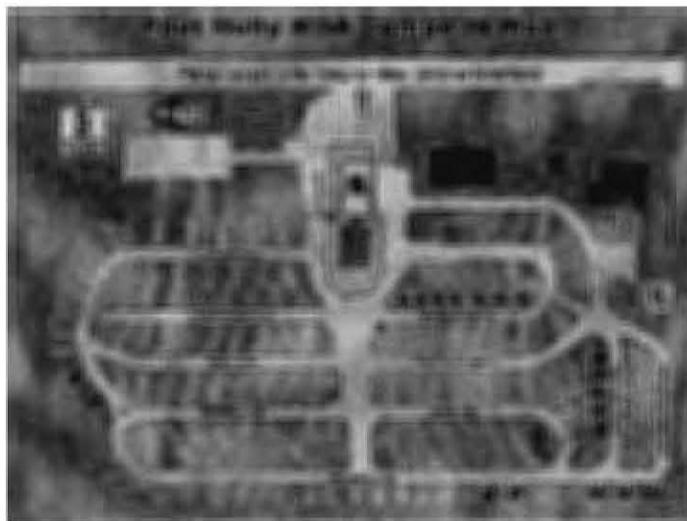
Sandy Shores Campground



Special Purpose Sale Profile

Location & Property Identification

Property Name: Flint/Holly KOA Campground
Sub-Property Type: Miscellaneous, Campground/RV-Trailer Camp
Address: 7072 Grange Hall
City/State/Zip: Groveland Township, MI 48442
County: Oakland
Market Orientation: Suburban



Lat./Long.: 42.815674/-83.564827 IRR Event ID (708443)

Sale Information

Sale Price: \$715,000
Eff. R.E. Sale Price: \$715,000
Sale Date: 07/13/2011
Sale Status: Closed
Eff. Price/Unit: \$4,931 /Unit
Grantor/Seller: Independence Bank
Grantee/Buyer: Drake Enterprises, LLC
% of Interest Conveyed: 100.00
Terms of Sale: Cash to Seller
DOM: 225
Document Type: Deed
Verified By: Raymond Blondell
Verification Date: 11/4/13
Verification Source: Public Records
Verification Type: Confirmed-Other

Usable/Gross Ratio: 1.00
Density-Unit/Gross Acre: 4.84
Density-Unit/Usable Acre: 4.84
Utilities Desc.: Electric (20, 30, 50 Amp)/ Water/ Septic
Bldg. Phy. Info. Source: Public Records
Source of Land Info.: Public Records

Comments

Price per site: \$4,931

Open: Seasonal. 30 Pull through sites, 10 cabins have air & heat. All cabins have fire rings, picnic tables and barb a ques.

After the sale, KOA added lodges with cable and WiFi.

145 Sites

Cabins: 20 (10 One Bedrooms/ 10 Two Bedrooms)

Mostly wooded sites and mature trees.

Amenities: Pool, playgrounds, store, 19 hole mini-golf, skate park, kiddie play land, movies, activities director, picnic shelter, pavilion, basketball, horse shoes, volleyball, fire rings, picnic tables, recreation room,

Improvement and Site Data

MSA: Detroit-Warren-Livonia, MI Metropolitan Statistical Area
Acres(Usable/Gross): 29.93/29.93
Land-SF(Usable/Gross): 1,303,750/1,303,750

Flint/Holly KOA Campground



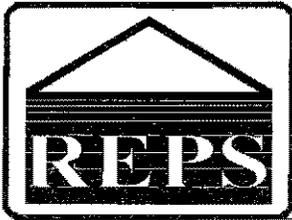
Special Purpose Sale Profile

Comments (Cont'd)

propane, beer & wine license and waste dump. Water is handled by well and septic.

Other Buildings: The arcade room with snack bar and restrooms, picnic shelter, laundry, bathhouse.





Real Estate Professional Services

February 14, 2015

Ms. Dena DeVormer, MCFO
Community of Christ- Michigan Mission Center
6764 Childsdale NE
Rockford, MI, 49341

RE: Evaluation Report
Camp Manitou Campground
17585 McKenzie Street
Cassopolis, Michigan

Ms. DeVormer,

As per your request, I examined the above referenced property for the purposes of providing your organization with an updated evaluation as to the value of the land and improvements of this property. As we discussed I did not physically visit this property, but reviewed documentation you provided to me as well as documentation that I obtained from other sources. My findings are as follows:

BUILDINGS	Multipurpose Lodge, 60 X 40 Pavilion, 10 Cabins, Bathhouse
LAND SIZE	52 Acres (approximately)
ZONING	Residential/Agricultural
TAX I.D.	See Legal Description
TAXES	Exempt
SEV	Exempt
CAMP SITES	50 + Improved and Unimproved sites for tents and RV
TOPOGRAPHY	Wooded With Some Open Areas
LAKE ACCESS	1400' of Shore Line- Little Fish Lake
WORSHIP SPACE	Multipurpose Lodge
LEGAL	Long Legal – See Attached Description

Your Church Institutional Property Specialist

45500 Van Dyke Avenue • Utica, Michigan 48317 • 586.254.6800 • Fax 586.254.6805

The subject property is located on the Mckenzie Street, in the city of Cassopolis, Cass County, Michigan. The property is zoned residential and agricultural, which allows for its present use as a campground/retreat center. The subject property has a total of 50 + acres and includes 1,400 feet of frontage on Little Fish Lake. This property is irregular in shape with a heavily wooded topography. The elevation varies in several locations which gives it a rolling or hilly terrain. The lake offers access for boating, fishing and water sports along with a beach. The property surrounding this location is very agricultural and similar to the subject in both topography and terrain.

There is a large modern lodge building which was built in 2009. It contains room for a dining hall, kitchen, meeting space as well as bunk space for 50 guests. This building is both handicap accessible and air conditioned. There is a 60 X 40 covered open air pavilion building with is used as an activities center. In addition there are 10 cabins that can sleep 8 guests each. There is a central bathhouse and several miscellaneous buildings. In addition to the cabins there is camping space which can accommodate both tents and recreational vehicles. Many of these campsites provide electricity, water and sanitation. In addition to the lake activities there are facilities for sports including basketball, baseball, volleyball and soccer. There are also hiking trails and fire pits located throughout the property.

This property is very much a typical campground site. It has all the amenities that a campground or retreat center would need. In addition some of the improvements are fairly new. Prospective purchasers for this property would include residential developers or individuals looking for their own private retreat property or a place to build their own lakeside estate. The size of the property is not overwhelming large so it may be affordable for individuals. Other possibilities would be users who could incorporate the present lodge building into their development plans. That would include restaurants, social and fraternal organizations and other profit and non-profit users who would want a retreat center/conference center. Once again I do not believe the end user for this will be a church or religious organization. Like you they are looking to get out of the campground business. That being said I believe the highest and best use for this property is for future residential development or as public/private retreat/conference center.

In evaluating this property, I took into account all aspects of the buildings and grounds, including location, building condition, land size, recreational facilities and amenities, zoning, lake access and functional accessibility.

The most definitive way to establish what a property is worth is by examining what other properties have sold for in similar geographic areas. By breaking the value down to a price per acre basis, you can then use this as a common denominator to compare properties with different sizes and locations. You can then analyze things such as functionality, lake access, land size, building condition, infrastructure, recreational improvements and then make adjustments based on those variables. Price per acre is the most accurate barometer of value and encompasses all of the property, not just the building space, therefore that will be the unit of basis I use in establishing value.

Based upon my research and analysis and after evaluating similar institutional and recreational properties that have recently sold, as well as properties which are currently available for sale, it is my opinion, subject to limiting conditions, that as of February 14, 2015 the current fair market value range is \$14,000.00 to \$17,000.00 per acre, as the best indicator from within the comparables. Applying the \$14,000.00 to \$17,000.00 per acre to the Subject's 52 acres of land produces a value range for the property, including all buildings and improvements, of \$728,000.00 to \$884,000.00 which is rounded to \$725,000.00 to \$885,000.00. Most campground and recreational property sales in today's market are sold with seller financing, usually land contracts or purchase money mortgages. Typically when cash is required it involves discounting the sale price to reflect the difficulty in getting outside financing. In this particular case I have given more weight to reflect a higher value due to the relatively new lodge facility. I would recommend an asking price of \$950,000.00. This will give you a little negotiating room, but not put it up so high that you will alienate prospective buyers.

Accompanying this letter is a summary grid which I prepared outlining the 5 comparable sales I used in this analysis. I have also included 5 comparable sales sheets so that you can see what properties were used and how they compare to the subject property.

The overall market is getting stronger. I would consider this property very salable and if marketed aggressively and priced competitively, it should sell inside of 6-12 months. Although the economy has been sluggish, recreational properties with lake access in good locations have been marketed with very consistent results.

Please feel free to call me if you have any questions relative to this evaluation. I look forward to the opportunity of serving you and your organization in the near future.

Sincerely,



Michael Messier
Associate Broker

MARKET DATA SUMMARY GRID

	SALE # 1 4500 BEAR CK CHURCH MORGANTOWN IN	SALE # 2 13812 M-46 RAVENNA	SALE # 3 7800 CUTLER RD MUNITH	SALE # 4 2095 JAGGER RD LUDINGTON	SALE # 5 8595 W SILVER LK MEARS
BUILDING SIZE (SQ. FT.)	7,195	2,300	3,100	1,926	1,500
LAND SIZE	65 ACRES	56.56 ACRES	37.54 ACRES	33 ACRES	35.60 ACRES
LAKE ACCESS	PRIVATE	PRIVATE	PRIVATE	NONE	PRIVATE
LAKE SIZE/FRONTAGE	4 ACRES	3 ACRES	400 FEET	NONE	1100 FEET
ZONING	FR2	R-3	AG	R-2	C-2
TOPOGRAPHY	ROLLING/OPEN	OPEN/FLAT	WOODED	OPEN/FLAT	ROLLING
DATE OF SALE	10/8/2013	12/27/2010	10/1/2009	11/20/2013	9/4/2013
CASH EQIV. PRICE	\$1,000,000.00	\$200,000.00	\$900,000.00	\$382,000.00	\$530,000.00
CASH EQIV. PRICE PER ACRE BLDG. & LAND AREA	\$15,385.00	\$3,536.00	\$23,974.00	\$11,575.00	\$14,887.00
UTILITIES	ALL	ALL UTILITIES	ALL UTILITIES	ALL UTILITIES	ALL UTILITES
TERMS	CASH	CASH	CASH	CASH	CASH

(317) 885-8888 Ext: 8

Walnut Hills Retreat

4500 Bear Creek Church Road, Morgantown, IN 46160

\$1,200,000

7,195 SF | Special Purpose | Get Financing



Special Purpose Property - Sold

Price:	\$1,200,000	No. Stories:	2
Building Size:	7,195 SF	Year Built:	1970
Price/SF:	\$166.78	Lot Size:	65 AC
Property Type:	Special Purpose	APN / Parcel ID:	070317400114000002
Property Sub-type:	Special Purpose (Other)	Listing ID:	16768806
Property Use Type:	Investment	Last Updated:	147 days ago
Commission Split:	2.5%		

Description

This property is currently used as a Christian camp. It can remain a Christian camp, be converted to a corporate retreat or even a personal retreat. The camp sits on 2 tracts and covers 65 acres. It features a lodge with 7195 square feet. There's a multi-purpose gym, a 100x48 structure. The property has sleeping for 100. There is an inground pool and a 4 acre lake.

The property is zoned FR/2 Forest Recreation 2, with a special PUD allowing the campground use.

Research for 4500 Bear Creek Church Road, Morgantown, IN 46160 (Brown County)

- Demographics - Population, income & other demographics near 4500 Bear Creek Church Road

- Research Price—Recent sales of similar properties
- Property Record Data—Historical listings, current tax, mortgage, owners & tenant info for this building

Property Details (at time of sale)

Property Type	Special Purpose
Property Subtype	Special Purpose (Other)
Building Size	7,195 SF
Lot Size	65.00 Acres
No. Stories	2
Use Type	IN
Property on Ground Lease	N
Year Built	1970
Property Description	This property is currently used as a Christian camp. It can remain a Christian camp, be converted to a corporate retreat or even a personal retreat. The camp sits on 2 tracts and covers 65 acres. It features a lodge with 7195 square feet. There's a multi-purpose gym, a 100x48 structure. The property has sleeping for 100. There is an Inground pool and a 4 acre lake.

Tax Information

APN / Parcel ID:	070317400114000002
Assessed Year	2012
Total Taxable Value	\$591,900
Total Taxable Land Value	\$51,700
Total Taxable Improvement Value	\$540,200
Assessed Total Value	\$591,900
Assessed Land Value	\$51,700
Assessed Improvement Value	\$540,200
Marketing Total Value	\$591,900
Marketing Land Value	\$51,700
Marketing Improvement Value	\$540,200

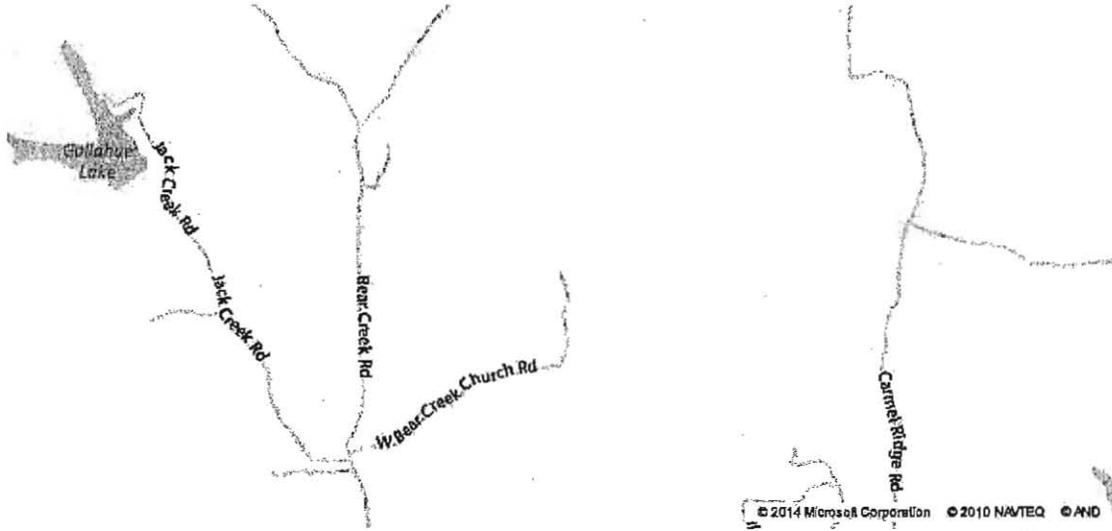
Photos





Maps

Map View



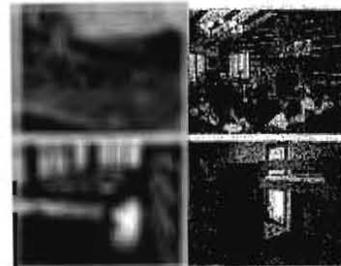
Street View



4500 Bear Creek Church Road, Morgantown, IN 46160

Summary

Broker Provided Sales Comp



Sale Details

Sale Status: Sold
 Sale Date: 10/08/2013
 Sale Price: \$1,000,000 (\$138.99/SF)
 Listing Price: \$1,200,000
 Estimated days on LoopNet Marketplace: 1175

Property Information

Property Type: Special Purpose
 Property Subtype: Special Purpose (Other)
 Building Size: 7,195 SF
 Lot Size: 65.00 Acres
 APN / Parcel ID: 070317400114000002

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Property Description

This property is currently used as a Christian camp. It can remain a Christian camp, be converted to a corporate retreat or even a personal retreat. The camp sits on 2 tracts and covers 65 acres. It features a lodge with 7195 square feet. There's a multi-purpose gym, a 100x48 structure. The property has sleeping for 100. There is an inground pool and a 4 acre lake.

Parties to Transaction

Broker: Pamela Smith
 460 S State Road 135 Suite B, Greenwood, IN 46142
 View Phone Number

Original Listing

Contact Broker
 Pamela Smith

Presented by
 Realty World-Harbert Company

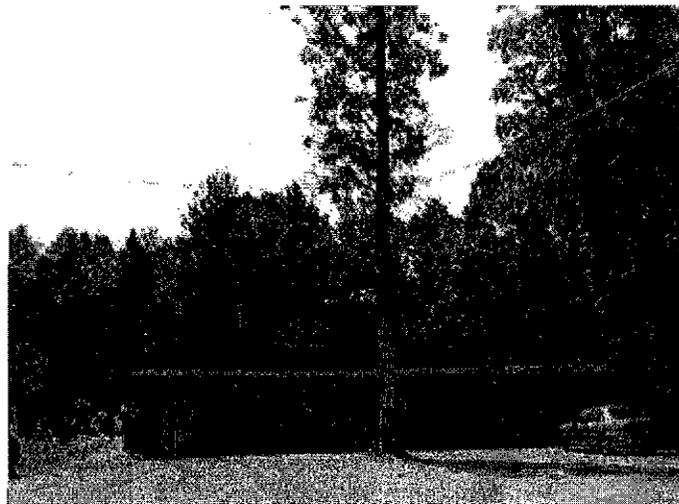
Special Purpose Sale Profile

Location & Property Identification

Property Name: Cross N Creek Campground
Sub-Property Type: Miscellaneous, Campground/RV-Trailer Camp

Address: 13812 Apple (M-46)
City/State/Zip: Ravenna, MI 49451
County: Muskegon

Market Orientation: Suburban



Lat./Long.: 43.235381/-85.904887 IRR Event ID { 689221 }

Sale Information

Sale Price: \$200,000
Eff. R.E. Sale Price: \$200,000
Sale Date: 12/27/2010
Sale Status: Closed
Grantor/Seller: Thomas Haner
Grantee/Buyer: Hinterman R M Living Trust
% of Interest Conveyed: 100.00
Terms of Sale: Cash to Seller
Document Type: Deed
Verified By: Raymond Blondell
Verification Date: 9/4/13
Verification Source: Public Records
Verification Type: Secondary Verification

Source of Land Info.: Public Records

Project & Unit Amenities

Volleyball
Clubhouse/Rec. Bldg.
Restrooms>Showers
Playground
Swimming Pool
Laundry Facility
Basketball
Store

Improvement and Site Data

MSA: Muskegon-Norton Shores, MI Metropolitan Statistical Area

Acres(Usable/Gross): 56.56/56.56
Land-SF(Usable/Gross): 2,463,753/2,463,753
Usable/Gross Ratio: 1.00
Utilities Desc.: Electric (30 & 50 Amp)/Water/Septic

Bldg. Phy. Info. Source: Public Records

Comments

Open: Seasonal
Sites: 58.
Nicely wooded sites and along Crockery Creek.
Property has WiFi.

Cross N Creek Campground



Special Purpose Sale Profile

Location & Property Identification

Property Name: The Oaks Campground
Sub-Property Type: Miscellaneous, Campground/RV-Trailer Camp
Address: 7800 Cutler Rd.
City/State/Zip: Munith (Leoni Twp.), MI 49259
County: Jackson
Market Orientation: Suburban



Lat./Long.: 42.339340/-84.275124 IRR Event ID (689242)

Sale Information

Sale Price: \$900,000
Eff. R.E. Sale Price: \$900,000
Sale Date: 10/01/2009
Sale Status: Closed
Grantor/Seller: 7800 Cutler Rd LLC
Grantee/Buyer: Roarkey Retreat LLC
% of Interest Conveyed: 100.00
Terms of Sale: Land Contract
Document Type: Deed
Recording No.: 1929-1111
Verified By: Raymond Blondell
Verification Date: 9/4/13
Verification Source: Public Records
Verification Type: Secondary Verification

Utilities Desc.: Electric (20 & 30 Amp)/Water/Septic
Bldg. Phy. Info. Source: Public Records
Source of Land Info.: Public Records

Project & Unit Amenities

Clubhouse/Rec. Bldg.
Laundry Facility

Comments

Open: Seasonal
Sites: 215

Nicely wooded sites up against the Waterloo Recreation Area.

Property also has a store, barn, restrooms/showers, pavilion, wifi, mini golf, baseball, swimming lake and fishing lake.

Improvement and Site Data

MSA: Jackson, MI Metropolitan Statistical Area
Legal/Tax/Parcel ID: 04-35-400-00/-02
Acres(Usable/Gross): 37.54/37.54
Land-SF(Usable/Gross): 1,635,242/1,635,242
Usable/Gross Ratio: 1.00

The Oaks Campground

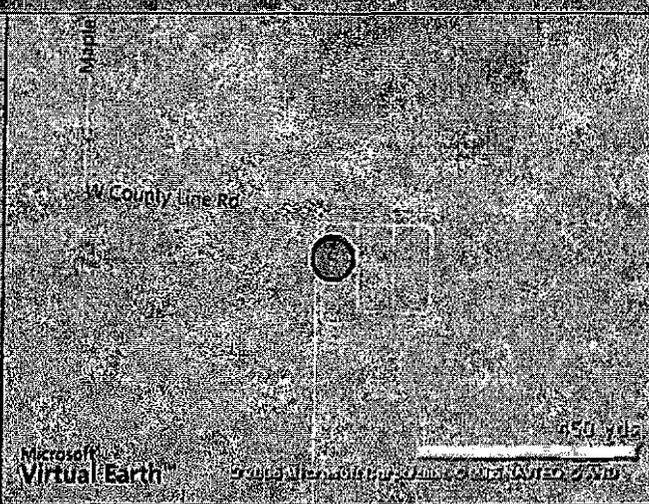


1525 County Line Rd W.

SOLD

Manistee, MI 49650

Sale on 11/20/2013 for \$382,000 (\$198.34/SF) Public Record
1,926 SF Trailer / Camper Park Building



Buyer & Seller Contact Info

Recorded Buyer: Pjg Properties Llc
2085 W Jagger Rd
Ludington, MI 49431

Recorded Seller: Manistee Forest Pines Estates

Transaction Details

ID: 2916171

Sale Date: 11/20/2013
Escrow Length: -
Sale Price: \$382,000
Asking Price: -
Price/SF: \$198.34
Price/AC Land Gross: \$11,575.76

Sale Type: -
Bldg Type: Trailer / Camper Park
Year Built/Age: -
GLA: 1,926 SF
Land Area: 33 AC (1,437,488 SF)

Percent Leased: -

Percent Improved: -
Total Value Assessed: \$208,900 In 2012
Improved Value Assessed: -
Land Value Assessed: -
Land Assessed/AC: -

Financing: \$303,663.00 from Private Individual Fas Fiancial Inc

Parcel No: 008-002-031-10

Document No: 00000007248

1525 County Line Rd W

SOLD

1,926 SF Trailer / Camper Park Building (cont)

Current Building Information

ID: 7083880

Bldg Type:	Trailer / Camper Park	Bldg Status:	Existing
Class:	-	RBA:	1,926 SF
Total Avail:	0 SF	% Leased:	-
Bldg Vacant:	0 SF	Rent/SF/Yr:	-
Tenancy:	-	Elevators:	0
Owner Type:	-	Core Factor:	-
Owner Occupied:	-	Stories:	1
Zoning:	-	Typical Floor Size:	1,695 SF
Land Area:	33 AC	Building FAR:	0.00

Location Information

County: Mason
DMA: Traverse City-Cadillac, MI

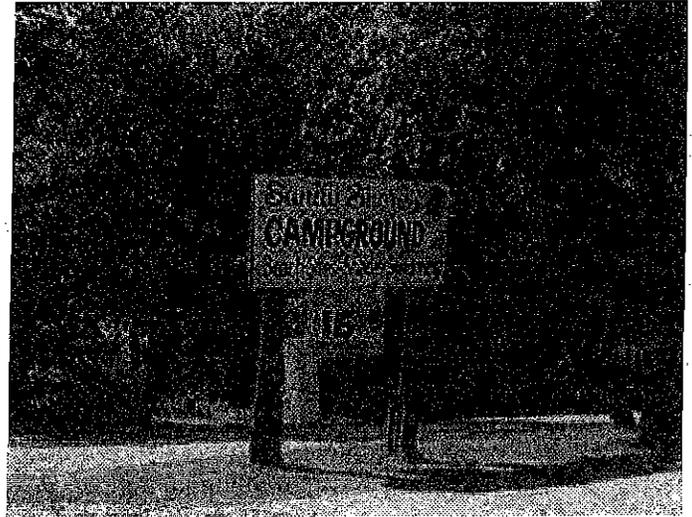
Special Purpose Sale Profile

Location & Property Identification

Property Name: Sandy Shores Campground
Sub-Property Type: Miscellaneous,
Campground/RV-Trailer Camp

Address: 8595 W. Silver Lake Rd.
City/State/Zip: Mears, MI 49436
County: Oceana

Market Orientation: Suburban



Lat./Long.: 43.663666/-86.492653 IRR Event ID (689250)

Sale Information

Listing Price: \$530,000
Eff. R.E. Listing Price: \$530,000
Listing Date: 09/04/2013
Sale Status: Listing
\$/SF GBA: \$1060.00
\$/SF NRA: \$1060.00
Grantee/Buyer: "Current Offering"
% of Interest Conveyed: 100.00
Document Type: Listing Flyer
Verified By: Raymond Blondell
Verification Date: 9/4/13
Verification Source: Public Records
Verification Type: Secondary Verification

Contact Information

Seller Cont. Comp.: Judy Granger (906) 786-5972

Improvement and Site Data

GBA-SF: 500
NRA-SF: 500
Acres(Usable/Gross): 35.60/35.60
Land-SF(Usable/Gross): 1,550,736/1,550,736
Usable/Gross Ratio: 1.00

Construction Desc.: Streets are asphalt paved and parking is 2 vehicles per site.

Topography: Rolling
Bldg. Phy. Info. Source: Public Records
Source of Land Info.: Public Records

Project & Unit Amenities

Playground
WiFi
Laundry Facility
Basketball
Store
Swimming Pool

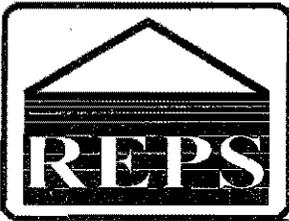
Comments

Sites: 214+. (50 with electric, 31 of the sites are on the water, and 9 pull-through sites)

Property also has a small boat launch (dock and 30 boat slips), 1100 ft of sand beach, water view and access to beach.

Rental Rates ~
Water + Electric:
M-Th. \$39





Real Estate Professional Services

February 14, 2015

Ms. Dena DeVormer, MCFO
Community of Christ- Michigan Mission Center
6764 Childsdale NE
Rockford, MI, 49341

RE: Evaluation Report
Park of the Pines Campground
4094 Springwater Beach Rd.
Boyne City, Michigan

Ms. DeVormer,

As per your request, I examined the above referenced property for the purposes of providing your organization with an updated evaluation as to the value of the land and improvements of this property. As we discussed I did not physically visit this property, but reviewed documentation you provided to me as well as documentation that I obtained from other sources. My findings are as follows:

BUILDINGS	Lodge, Kitchen/Dining Hall, Several Classroom Buildings, Chapel Auditorium, 2 Cabins, House, Bathhouse, Miscellaneous Buildings
LAND SIZE	24 Acres (approximately)
ZONING	Residential
TAX I.D.	See Legal Description
TAXES	Exempt
SEV	Exempt
CAMP SITES	80 + Improved and Unimproved sites for tents and RV
TOPOGRAPHY	Wooded/Open with Tiered Elevation Areas
LAKE ACCESS	630' of Shore Line- Lake Charlevoix
WORSHIP SPACE	Auditorium- Seats 225
LEGAL	Long Legal – See Attached Description

Your Church Institutional Property Specialist

45500 Van Dyke Avenue • Utica, Michigan 48317 • 586.254.6800 • Fax 586.254.6805

The subject property is located on Springwater Beach Rd in Boyne City, Charlevoix County, Michigan. The property is zoned residential, which allows for its present use as a campground/retreat center. The subject property has a total of 24 + acres and includes 630 feet of frontage on Lake Charlevoix. Lake Charlevoix has been called one of the most beautiful lakes in the United States. Surrounding the lake are very, very expensive upscale estate size residences. This property is irregular in shape with a topography that is somewhat treed with open areas where the improvements are located. The elevation varies in several locations which gives it a unique tiered terrain. The frontage on Lake Charlevoix offers access for boating, fishing and water sports along with a beach and dock area. The property surrounding this location is very residential yet still fairly rural. Many areas along the lake have typical "up north" cottages on them while other parts of the lake have been built up with high end residences.

Much of this property has been developed with building improvements. The main lodge building is an all-purpose structure that can be used for both sleeping accommodations as well as classroom space. The lodge also contains shower and restroom facilities. In addition to the lodge there is an auditorium building which is used for worship and meeting space. It can seat 225 people. There are also 2 cabins along with several other buildings that are used for classroom or meeting space. A small chapel is also on site along with a dining room/kitchen building. In addition to those listed there are several other miscellaneous buildings. In addition to the cabins there is camping space for approximately 82 campsites which can accommodate both tents and recreational vehicles. Some of these campsites provide electricity, water and sanitation. In addition to the lake activities there are facilities for sports including basketball, baseball, volleyball and tennis. There are open areas located throughout the property that can be used for other recreational activities.

This property is very much a typical campground site. It has all the amenities that a campground or retreat center would need. Prospective purchasers for this property would include residential developers or individuals looking for their own private retreat property or a place to build their own lakeside estate. The size of the property is not so overwhelming large so it may be affordable for individuals. The size and location of the property will in my opinion limit users to those that are residential in nature. Unlike some of your other more rural campgrounds, this property since it is smaller and is surrounded by cottages and single family residences will tend to attract residential users. Once again I do not believe the end user for this will be a church or religious organization. That being said I believe the highest and best use for this property is for future residential development or as a location for a residential lakeside estate.

Property along Lake Charlevoix is very expensive. It tends to be so expensive that it is not sold by the acre or square foot, but by the front foot. In other words there is less attention paid to how much overall land there is as opposed to how much lake frontage there is. I spoke to two brokers in Boyne City who are very plugged into the market. They each confirmed what the other said. There was a very recent comparable sale which is very similar to our subject property. I have included it as a comparable sale. That property was a 22 acre park called Camp Seagull. It had 1400 feet of frontage along Lake Charlevoix. It closed in January of 2014. It sold for \$4,271,000.00.

The buyer was Hayes Township, the local municipality. They were under contract for almost three years. That sale factors out to \$194,136.36 per acre or \$3,050.00 per front foot. I have also included a current listing. It is 60 acres of land with two houses and 3,013 feet of Lake Frontage. Both the main house and guest house are very nice but much of the value is in the Lake Frontage. The asking price is \$ 7,990,000.00. This property factors out to \$133,166.00 per acre or \$2650.00 per front foot. Both of the brokers I spoke with confirmed that a property like Park of the Pines would sell for between \$3,000.00-\$3,500.00 per front foot. The \$3,500.00 would represent the top end or asking price value. That would factor out to about \$2, 205,000.00 or almost \$92,000.00 per acre. We can make the assumption that the value in the subject property is in the land, not the improvements. Odds are whoever buys the property would level the site and start from scratch. Remember that if you decide to sell this property you can always list it for a somewhat higher asking price in order to gauge the market to see what kind of activity it will generate.

In evaluating this property, I took into account all aspects of the buildings and grounds, including location, building condition, land size, recreational facilities and amenities, zoning, lake access and functional accessibility. The most definitive way to establish what a property is worth is by examining what other properties have sold for in similar geographic areas.

Based upon my research and analysis and after evaluating similar institutional and recreational properties that have recently sold, as well as properties which are currently available for sale, it is my opinion, subject to limiting conditions, that as of February 14, 2015 the current fair market value range is \$3,000.00 to \$3,500.00 per front foot, as the best indicator from within the comparables. Applying the \$3,000.00 to \$3,500.00 per front foot to the Subject's 630 feet of Lake Frontage produces a value range for the property, including all buildings and improvements and all of the land, of \$1,890,000.00 to \$2,205,000.00 which is rounded to \$1,900,000.00 to \$2,200,000.00. Most campground and recreational property sales in today's market are sold with seller financing, usually land contracts or purchase money mortgages. Typically when cash is required it involves discounting the sale price to reflect the difficulty in getting outside financing. In this particular case I don't think this will be a problem. The buyer for this property whether it be a user or investor should be a cash buyer. I would recommend an asking price of \$2,295,000.00. This will give you a little negotiating room, but not put it up so high that you will alienate prospective buyers.

The overall market is getting stronger. I would consider this property very salable and if marketed aggressively and priced competitively, it should sell inside of 3-6 months. Please feel free to call me if you have any questions relative to this evaluation. I look forward to the opportunity of serving you and your organization in the near future.

Sincerely,



Michael Messier
Associate Broker

ALL FIELDS CUSTOMIZABLE 2



MLS # 428624 **# of Acres** 20.01 - 50
Class LOTS/LAND
Type Lots/Land
School District Charlevoix
Asking Price \$6,500,000
Address 08580 Boyne City Road
City Charlevoix
State MI
Zip 49720
Status SOLD
Sale/Rent For Sale
IDX Include Yes



GENERAL

General Date	1/6/2014	Zoned Commercial (Y/N)	No
Water Front/Water Access?	Water Front	WFWA Ownership Type?	Deeded and Private Ownership
WF Separated by Road?	No	Waterfront Feet	1450 m/l
Water View (Y/N)	Y	Approx. Number of Acres	22.00
Fee to Coop Broker - SA	0	Fee to Coop Broker - BB	2
Fee to Coop Broker - TC	2	Owners Name	Camp Sea Gull
Listing Date	1/3/2011	Possession	negotiable
Township	Hayes	Section	3
Town/Range	T33N R7W	County	Charlevoix
Zoning	Agricultural	Lake	Charlevoix
Commercial (Y/N)	Y	% Wooded	80
HD Approved	Yes	Original Price	\$6,500,000
Association Y/N	No	Legal	tax id 007-003-021-00
Directions	US 31 N from Charlevoix, right on Boyne City Road, right at Camp Seagull Sign	Off Market Date	1/6/2014
Virtual Tour	Virtual Tour	Agent Hit Count	140
Client Hit Count	90	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Update Date	1/7/2014
Status Date	1/7/2014	HotSheet Date	1/7/2014
Price Date	1/7/2014	Input Date	1/13/2011 11:19 AM
Associated Document Count	3	Days On Market	1099

FEATURES

TYPE	FEATURES	SEWER	SHOWING INSTRUCTIONS
Lot	Electric	Septic	24 Hour Notice
Acreage	Phone	BUILDING	Call Listing Agent
	Hard Wood	Other/See Remarks	Appointment
	Water View	TERMS	
	WATER	Cash	
	Well	Conventional	

FINANCIAL

Board Member ofACK
S.E.V./Yr. 2,081,400/2011 **Tax ID** 007-003-021-00

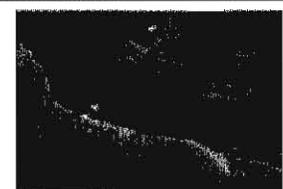
SOLD STATUS

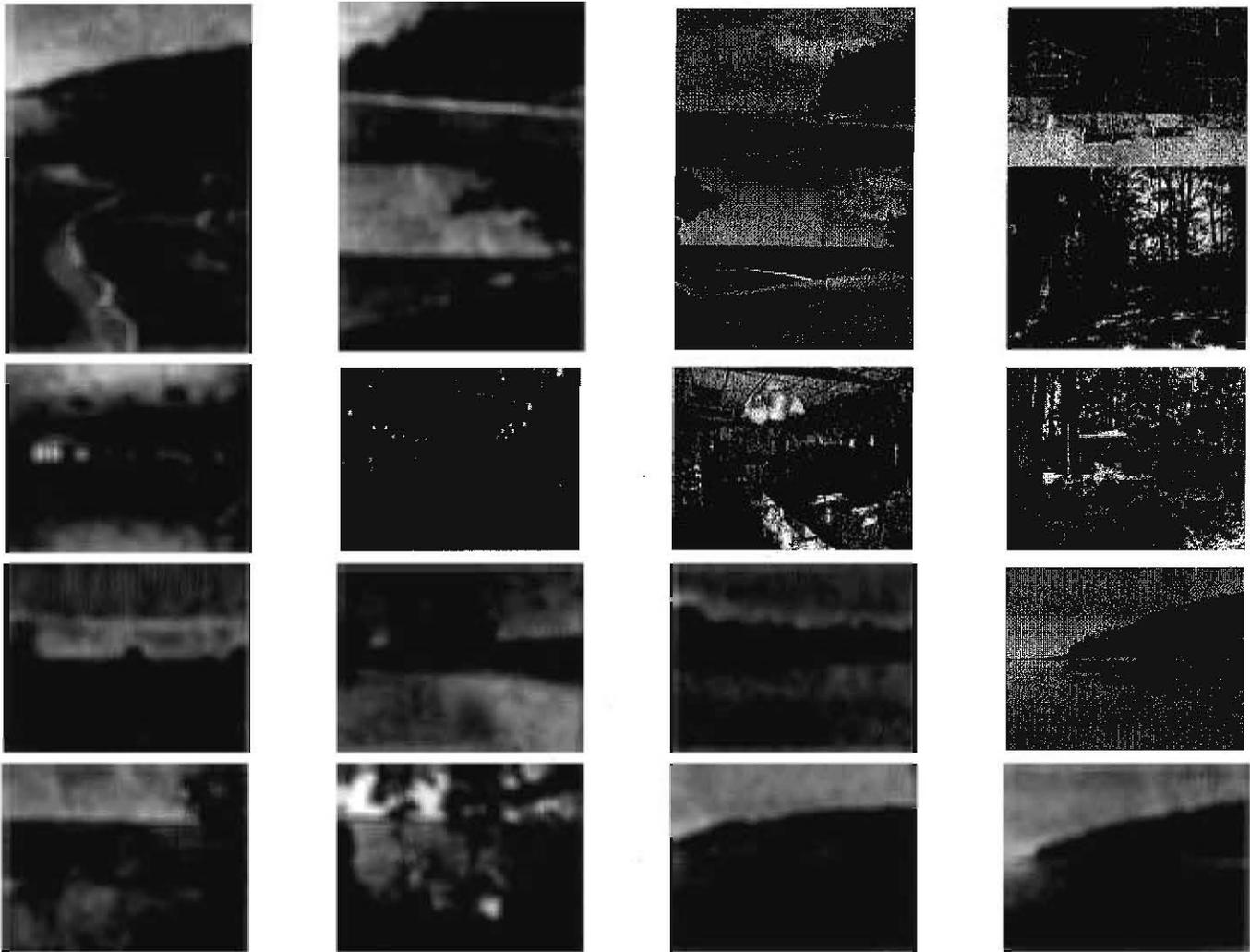
How Sold CASH **Contract Date** 12/28/2011
Closing Date 1/6/2014 **Sold Price** \$4,271,530

PUBLIC REMARKS

One of the most significant parcels on Lake Charlevoix, Camp Sea-Gull, a family run summer camp for the past 60 years, is now available. Camp Sea-Gull has over 1400' of prime water frontage and is over 20 acres. The upper tier has tennis courts, basketball court, and baseball diamonds overlooking Lake Charlevoix. The lower tier has multiple waterfront building sites amidst mature hardwoods. Dozens of cabins and utility buildings dot the property making it an ideal location for a family compound or multi

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed. This listing may be that of another office and/or agent who participates in the MLS. Any commission information contained herein applies only to NMMLS members.

\$7,990,000 **02503 Mountain Road** **East Jordan** **M** **MLS # 442952**



Status	ACTIVE	Sale/Rent	For Sale
Class	RESIDENTIAL	# of Bedrooms	6
		# of Full Baths	4
		# of Half Baths	1
School District	East Jordan	Above Ground Sq. Footage	4,420
Township	Eveline	Total Finished Sq. Ft.	4420
Zip	49727	GAR./CAR. CAPACITY	Two
County	Charlevoix	Lake	Charlevoix
Town/Range	T33N/R7W	Water View (Y/N)	Y
Section	21	Associated Documents	0
Input Date	12/31/2014 12:04 PM		

REMARKS

Located on the shore of Lake Charlevoix is "Point of View", a magnificent estate, nestled on over 3000 feet of sandy lake frontage and 60 acres of mature maples, aspens, and pines. The hand scribed log home, guest home, and stables are all tastefully appointed and completed to the highest standards available. Whether you need a place to berth your yacht or a stable for your trusty steed, "Point of View" offers a touch of gracious living seldom seen today.

GENERAL	FINANCIAL	LIVING AREA
Approx. Year Built 1983	Original Price \$7,990,000	Living Rm Main
Approx. Lot Dim.	Tax ID 00612103910&00612201...	Kitchen Main
Approx. # of Acres 60.00	New Split (Y/N)	Dining Rm Main
Lot (Y/N)	S.E.V./Yr.	Family Rm Main
Survey (Y/N)	Dues ...	Master Bdrm Main
Zoning Residential	Association Fee	Bedroom 2 Main
Well (Size & Depth)	Legal On file at listing office.	Bedroom 3 Main
Association		Bedroom 4 Upper
Condo Unit #		Bath 1 Main
Site Condo Unit #		Bath 2 Main
Possession TBD	Virtual Tour	Rooms 1 N/A
Waterfront Feet 3014		Rooms 2 N/A
		Utility Main

FEATURES

CONSTRUCTION Log, Two Story +	GARAGE/CARPORT Garage-Attached, Garage-Detached
ROOF Wood Shake	OTHER BUILDINGS Barn, Guest House
Type Residential	FEATURES Central Air, Deck, Dock, Patio, Paved Drive, Wood Fireplace, Stream/Creek
	TERMS Cash, Conventional

Addendum:

Directions: From Charlevoix take M66 S to Ironton. Take the ferry across to Ferry Rd. 2 miles to Mountain Rd. R 1.10 miles.

This information has been provided for you ...



David Beek
 Cell: (231) 330-5232
 Coldwell Banker Schmidt - Boyne City
 Office: (231) 582-6554
 davidbeek1@gmail.com



This information is deemed reliable, but not guaranteed. This listing may be that of another office and/or agent who participates in the MLS. Any commission information contained herein applies only to NMMLS members.



Real Estate Professional Services

February 14, 2015

Ms. Dena DeVormer, MCFO
Community of Christ- Michigan Mission Center
6764 Childsdale NE
Rockford, MI, 49341

RE: Evaluation Report
Sanford Campground
3500 West River Rd
Sanford, Michigan

Ms. DeVormer,

As per your request, I examined the above referenced property for the purposes of providing your organization with an updated evaluation as to the value of the land and improvements of this property. As we discussed I did not physically visit this property, but reviewed documentation you provided to me as well as documentation that I obtained from other sources. My findings are as follows:

BUILDINGS	Lodge, Kitchen/Dining Hall, Several Multipurpose Buildings, Main Auditorium, Assorted Dorm Buildings/Cabins, House, Smaller Auditorium, Miscellaneous Buildings, Bathhouse, Restrooms
LAND SIZE	37 Acres (approximately)
ZONING	Residential
TAX I.D.	See Legal Description
TAXES	Exempt
SEV	Exempt
CAMP SITES	60 + Improved and Unimproved sites for tents and RV
TOPOGRAPHY	Wooded, Nice Elevation
LAKE ACCESS	1400' of Shore Line- Sanford Lake
WORSHIP SPACE	Auditorium
LEGAL	Long Legal -- See Attached Description

Your Church Institutional Property Specialist

45500 Van Dyke Avenue • Utica, Michigan 48317 • 586.254.6800 • Fax 586.254.6805

The subject property is located on West River Road, City of Sanford, Midland County, Michigan. The property is zoned residential, which allows for its present use as a campground/retreat center. The subject property has a total of 37 + acres and includes 1400 feet of frontage on Sanford Lake. I have been told that this campground site has the largest parcel of waterfront property on Sanford Lake. The elevations and views from this location along with the large amount of lake exposure make this a very attractive site. This property is irregular in shape with a topography that is heavily wooded with several open areas where the improvements are located. The elevation is high as it slopes towards the lake with a large berm area covering part of the lake access. The frontage on Sanford Lake offers access for boating, fishing and water sports along with a boat launch and dock area. The property surrounding this location is typically residential with several other institutional/recreational facilities in the area. There are many lake front cottages along Sanford Lake with a majority of them similar in age and construction as compared to the subject.

Like several of your other campgrounds much of this property has been developed with building improvements. The main lodge building is an all-purpose structure that can be used for a variety of purposes. In addition to the lodge there is an auditorium building which is used for worship and meeting space. There is a smaller "junior" auditorium which has a fireplace and can also be used for assembly. There are also several multi use buildings that can be used as dormitory space or classroom space. In addition to this space there is a dining room/kitchen building which can seat 150. The site also has several cabins which are used for lodging or dorm space. There are several miscellaneous buildings in addition to those listed which would include a bathhouse and restroom space. There is camping space for approximately 60 campsites which can accommodate both tents and recreational vehicles. Some of these campsites provide electricity, water and sanitation. In addition to the lake activities there are facilities for sports including basketball and volleyball. There is a large open playfield that can be used for other recreational activities.

As with several of your other properties this property is very much a typical campground site. It has all the amenities that a campground or retreat center would need. Prospective purchasers for this property would include residential developers or corporate or non-profit users looking for a conference or retreat property. The size of the property and amount of Lake Frontage make this very appealing for outside development. The size and location of the property will in my opinion appeal to those users to those that are residential in nature. This site is very similar use wise to your Manitou campground property. This property since it is smaller and is surrounded cottages and single family residences will tend to attract residential users. Like all of your campground properties I do not believe the end user for this will be a church or religious organization. Like your organization most church groups are looking to get out of the campground business. That being said I believe the highest and best use for this property is for future residential development or as a location for as corporate or private conference/retreat center.

In evaluating this property, I took into account all aspects of the buildings and grounds, including location, building condition, land size, recreational facilities and amenities, zoning, lake access and functional accessibility. The most definitive way to establish what a property is worth is by examining what other properties have sold for in similar geographic areas.

In evaluating this property, I took into account all aspects of the buildings and grounds, including location, building condition, land size, recreational facilities and amenities, zoning, lake access and functional accessibility. The most definitive way to establish what a property is worth is by examining what other properties have sold for in similar geographic areas.

By breaking the value down to a price per acre basis, you can then use this as a common denominator to compare properties with different sizes and locations. You can then analyze things such as functionality, lake access, land size, building condition, infrastructure, recreational improvements and then make adjustments based on those variables. Price per acre is the most accurate barometer of value and encompasses all of the property, not just the building space therefore that will be the unit of basis I use in establishing value.

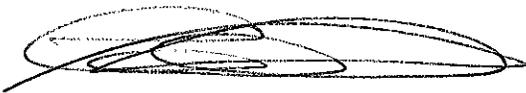
Based upon my research and analysis and after evaluating similar institutional and recreational properties that have recently sold, as well as properties which are currently available for sale, it is my opinion, subject to limiting conditions, that as of February 14, 2015 the current fair market value range is \$13,000.00 to \$16,000.00 per acre, as the best indicator from within the comparables. Applying the \$13,000.00 to \$16,000.00 per acre to the Subject's 37 acres of land produces a value range for the property, including all buildings and improvements, of \$481,000.00 to \$592,000.00 which is rounded to \$480,000.00 to \$600,000.00. Most campground and recreational property sales in today's market are sold with seller financing, usually land contracts or purchase money mortgages. Typically when cash is required it involves discounting the sale price to reflect the difficulty in getting outside financing. I would recommend an asking price of \$649,000.00. This will give you a little negotiating room, but not put it up so high that you will alienate prospective buyers.

Accompanying this letter is a summary grid which I prepared outlining the 5 comparable sales I used in this analysis. I have also included 5 comparable sales sheets so that you can see what properties were used and how they compare to the subject property.

The overall market is getting stronger. I would consider this property very salable and if marketed aggressively and priced competitively, it should sell inside of 6-12 months. Although the economy has been sluggish, recreational properties with lake access in good locations have been marketed with very consistent results.

Please feel free to call me if you have any questions relative to this evaluation. I look forward to the opportunity of serving you and your organization in the near future.

Sincerely,



Michael Messier
Associate Broker

MARKET DATA SUMMARY GRID

	SALE # 1 410 CEDAR RUN FAIRVIEW	SALE # 2 5300 TOWNHALL BEAVERTON	SALE # 3 7800 CUTLER RD MUNITH	SALE # 4 2095 JAGGER RD LUDINGTON	SALE # 5 8595 W SILVER LK MEARS
BUILDING SIZE (SQ. FT.)	3,975	1,344	3,100	1,926	1,500
LAND SIZE	21.76 ACRES	15 ACRES	37.54 ACRES	33 ACRES	35.60 ACRES
LAKE ACCESS	PRIVATE	PRIVATE	PRIVATE	NONE	PRIVATE
LAKE SIZE/FRONTAGE	800 FEET	2.5 ACRES	400 FEET	NONE	1100 FEET
ZONING	R-4	B-1	AG	R-2	C-2
TOPOGRAPHY	ROLLING/OPEN	OPEN/FLAT	WOODED	OPEN/FLAT	ROLLING
DATE OF SALE	10/3/2012	7/31/2013	10/1/2009	11/20/2013	9/4/2013
CASH EQIV. PRICE	\$135,000.00	\$200,000.00	\$900,000.00	\$382,000.00	\$530,000.00
CASH EQIV. PRICE PER ACRE BLDG. & LAND AREA	\$6,204.00	\$13,333.00	\$23,974.00	\$11,575.00	\$14,887.00
UTILITIES	ALL UTILITIES	ALL UTILITIES	ALL UTILITIES	ALL UTILITIES	ALL UTILITES
TERMS	CASH	CASH	CASH	CASH	CASH

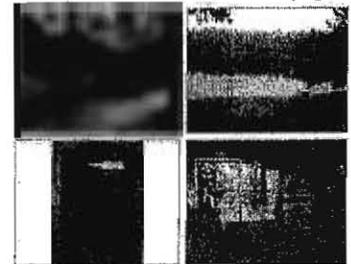
410 Cedar Run, Fairview, MI 48621

Summary

Broker Provided Sales Comp

Sale Details

Sale Status: **Sold**
 Sale Date: 10/03/2012
 Sale Price: \$135,000 (\$33.96/SF)
 Listing Price: \$198,000
 Estimated days on LoopNet Marketplace: 254



Property Information

Property Type: **Special Purpose**
 Property Subtype: **Special Purpose (Other)**
 Building Size: 3,975 SF
 Lot Size: 21.76 Acres
 APN / Parcel ID: 68-003-008-013-25



Property Description

800 feet on Private Horseshoe Lake. 3 cottages and 50x75 pole barn set up for family retreat or resort rental operation. 20 plus acres very private! Awesome opportunity!

Parties to Transaction

Seller: Grenstone FCS
 Broker: Coldwell Banker Commercial Schmidt, Realtors
 Bill Martella
 View Phone Number

Original Listing

Contact Broker
 Bill Martella
 (989) 732-4661

Presented by
 Coldwell Banker Commercial Schmidt, Realtors

Horseshoe Lake Hideaway

410 Cedar Run, Fairview, MI 48621



Price:	N/A
Building Size:	3,975 SF
Property Type:	Special Purpose
Property Sub-type:	Special Purpose (Other)
Property Use Type:	Vacant/Owner-User
Distressed:	Yes
Commission Split:	3%
Lot Size:	21.76 AC
APN / Parcel ID:	68-003-008-013-25

Last Updated 69 days ago
 Listing ID 17498417

Description

800 feet on Private Horseshoe Lake! 3 cottages and 50x75 pole barn set up for family retreat or resort rental operation. 20 plus acres very private! Awesome opportunity!

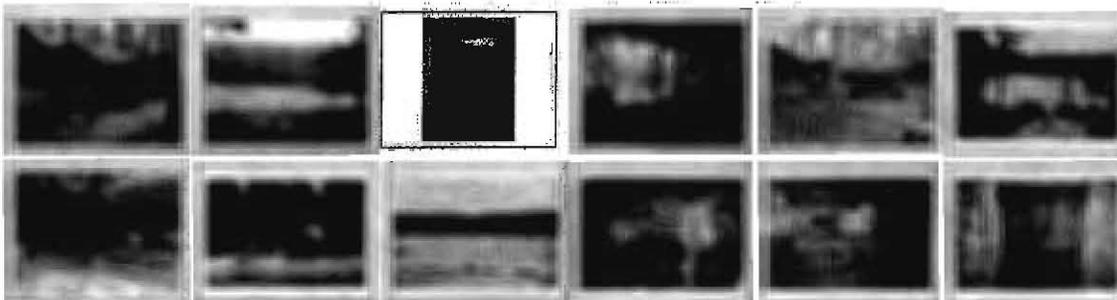
Private Horseshoe Lake Hideaway!

Created 1/24/2012

Property Details (at time of sale)

Property Type	Special Purpose
Property Subtype	Special Purpose (Other)
Building Size	3,975 SF
Lot Size	21.76 Acres
Use Type	VO
Property on Ground Lease	N
Property Description	800 feet on Private Horseshoe Lake! 3 cottages and 50x75 pole barn set up for family retreat or resort rental operation. 20 plus acres very private! Awesome opportunity!

Photos



Special Purpose Sale Profile

Location & Property Identification

Property Name: Lost Haven Campground
Sub-Property Type: Miscellaneous, Campground/RV-Trailer Camp
Address: 5300 Townhall Rd.
City/State/Zip: Beaverton Township, MI 48612
County: Gladwin
Market Orientation: Suburban



Lat./Long.: 43.833874/-84.545975 IRR Event ID (708431)

Sale Information

Sale Price: \$200,000
Eff. R.E. Sale Price: \$200,000
Sale Date: 09/30/2013
Sale Status: Closed
Grantor/Seller: Rose Acceptance Inc.
Grantee/Buyer: Kevin Taylor
% of Interest Conveyed: 100.00
Terms of Sale: Terms: Conv
DOM: 211
Document Type: Deed
Verified By: Raymond Blondell
Verification Date: 11/4/13
Verification Source: ReMax Platinum
810-227-4600
Verification Type: Confirmed-Seller Broker

Utilities Desc.: Well, septic
Bldg. Phy. Info. Source: Public Records
Source of Land Info.: Public Records

Comments

Sold for \$2,000/site
100 Pull through RV campsites all with water and electrical hookups. Property consists of a 1,344 SF 3 bedroom 2 bath home, a pond, 2 buildings for storage and 1 for the camp store and laundry.

Improvement and Site Data

Legal/Tax/Parcel ID: 01002840000301
Acres(Usable/Gross): 14.96/14.96
Land-SF(Usable/Gross): 651,657/651,657
Usable/Gross Ratio: 1.00
Year Built: 1975
Frontage Feet: 657

Lost Haven Campground



Special Purpose Sale Profile

Location & Property Identification

Property Name: The Oaks Campground
Sub-Property Type: Miscellaneous, Campground/RV-Trailer Camp
Address: 7800 Cutler Rd.
City/State/Zip: Munith (Leoni Twp.), MI 49259
County: Jackson
Market Orientation: Suburban



Lat./Long.: 42.339340/-84.275124 IRR Event ID (689242)

Sale Information

Sale Price: \$900,000
Eff. R.E. Sale Price: \$900,000
Sale Date: 10/01/2009
Sale Status: Closed
Grantor/Seller: 7800 Cutler Rd LLC
Grantee/Buyer: Roarkey Retreat LLC
% of Interest Conveyed: 100.00
Terms of Sale: Land Contract
Document Type: Deed
Recording No.: 1929-1111
Verified By: Raymond Blondell
Verification Date: 9/4/13
Verification Source: Public Records
Verification Type: Secondary Verification

Utilities Desc.: Electric (20 & 30 Amp)/Water/Septic
Bldg. Phy. Info. Source: Public Records
Source of Land Info.: Public Records

Project & Unit Amenities

Clubhouse/Rec. Bldg.
Laundry Facility

Comments

Open: Seasonal
Sites: 215

Nicely wooded sites up against the Waterloo Recreation Area.
Property also has a store, barn, restrooms/showers, pavilion, wifi, mini golf, baseball, swimming lake and fishing lake.

Improvement and Site Data

MSA: Jackson, MI Metropolitan Statistical Area
Legal/Tax/Parcel ID: 04-35-400-00/-02
Acres(Usable/Gross): 37.54/37.54
Land-SF(Usable/Gross): 1,635,242/1,635,242
Usable/Gross Ratio: 1.00

The Oaks Campground

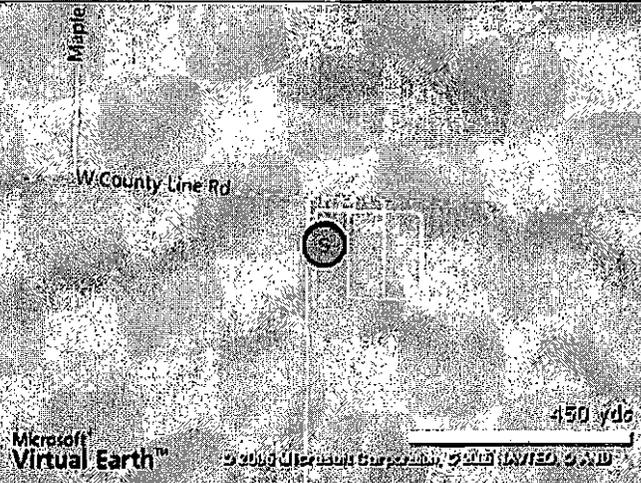
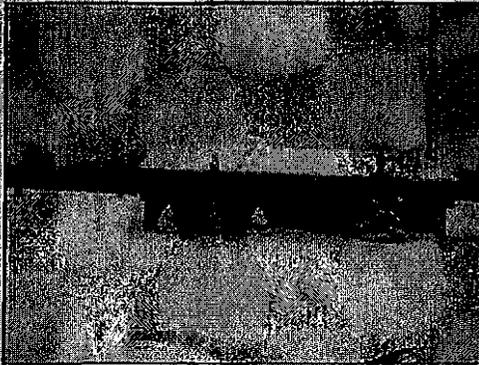


1525 County Line Rd W

SOLD

Manistee, MI 49660

Sale on 11/20/2013 for \$382,000 (\$198.34/SF) - Public Record
1,926 SF Trailer / Camper Park Building



Buyer & Seller Contact Info:

Recorded Buyer: Pjg Properties Llc
2095 W Jagger Rd
Ludington, MI 49431

Recorded Seller: Manistee Forest Pines Estates

Transaction Details

ID: 2916171

Sale Date: 11/20/2013	Sale Type: -
Escrow Length: -	Bldg Type: Trailer / Camper Park
Sale Price: \$382,000	Year Built/Age: -
Asking Price: -	GLA: 1,926 SF
Price/SF: \$198.34	Land Area: 33 AC (1,437,480 SF)
Price/AC Land Gross: \$11,575.76	
Percent Leased: -	Percent Improved: -
	Total Value Assessed: \$209,900 in 2012
	Improved Value Assessed: -
	Land Value Assessed: -
	Land Assessed/AC: -
Financing: \$303,663.00 from Private Individual Fas Fiancial Inc	
Parcel No: 006-002-031-10	
Document No: 000000007248	

1525 County Line Rd W

SOLD

1,926 SF Trailer / Camper Park Building (cont)

Current Building Information

ID: 7083880

Bldg Type:	Trailer / Camper Park	Bldg Status:	Existing
Class:	-	RBA:	1,926 SF
Total Avail:	0 SF	% Leased:	-
Bldg Vacant:	0 SF	Rent/SP/Yr:	-
Tenancy:	-	Elevators:	0
Owner Type:	-	Cdre Factor:	-
Owner Occupied:	-	Stories:	1
Zoning:	-	Typical Floor Size:	1,695 SF
Land Area:	33 AC	Building FAR:	0.00

Location Information

County: Mason
DMA: Traverse City-Cadillac, MI

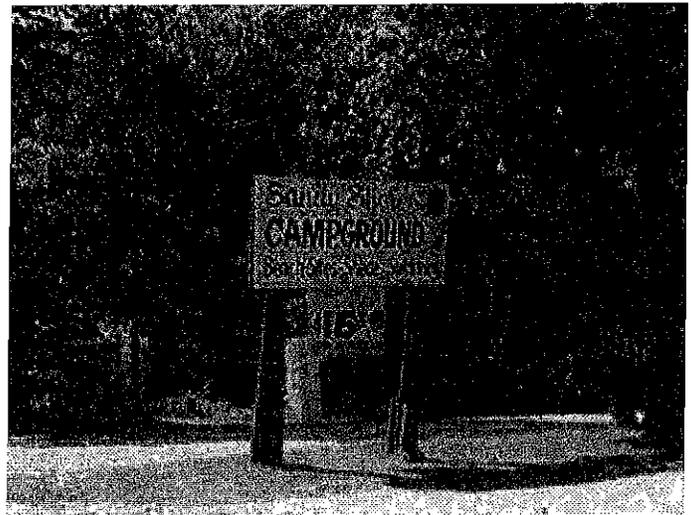
Special Purpose Sale Profile

Location & Property Identification

Property Name: Sandy Shores Campground
Sub-Property Type: Miscellaneous,
Campground/RV-Trailer Camp

Address: 8595 W. Silver Lake Rd.
City/State/Zip: Mears, MI 49436
County: Oceana

Market Orientation: Suburban



Lat./Long.: 43.663666/-86.492653 IRR Event ID (689250)

Sale Information

Listing Price: \$530,000
Eff. R.E. Listing Price: \$530,000
Listing Date: 09/04/2013
Sale Status: Listing
\$/SF GBA: \$1060.00
\$/SF NRA: \$1060.00
Grantee/Buyer: "Current Offering"
% of Interest Conveyed: 100.00
Document Type: Listing Flyer
Verified By: Raymond Blondell
Verification Date: 9/4/13
Verification Source: Public Records
Verification Type: Secondary Verification

Contact Information

Seller Cont. Comp.: Judy Granger (906) 786-5972

Improvement and Site Data

GBA-SF: 500
NRA-SF: 500
Acres(Usable/Gross): 35.60/35.60
Land-SF(Usable/Gross): 1,550,736/1,550,736
Usable/Gross Ratio: 1.00

Construction Desc.: Streets are asphalt paved and parking is 2 vehicles per site.

Topography: Rolling
Bldg. Phy. Info. Source: Public Records
Source of Land Info.: Public Records

Project & Unit Amenities

Playground
WiFi
Laundry Facility
Basketball
Store
Swimming Pool

Comments

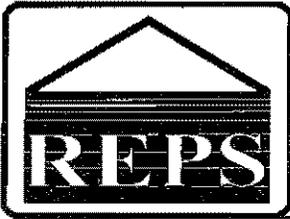
Sites: 214+. (50 with electric, 31 of the sites are on the water, and 9 pull-through sites)

Property also has a small boat launch (dock and 30 boat slips), 1100 ft of sand beach, water view and access to beach.

Rental Rates ~
Water + Electric:
M-Th. \$39

Sandy Shores Campground





Real Estate Professional Services

February 14, 2015

Ms. Dena DeVormer, MCFO
Community of Christ- Michigan Mission Center
6764 Childsdale NE
Rockford, MI, 49341

RE: Evaluation Report
The Woodlands Campground/Retreat Center
318 S. Sage Lake Rd.
Hale, Michigan

Ms. DeVormer,

As per your request, I examined the above referenced property for the purposes of providing your organization with an updated evaluation as to the value of the land and improvements of that property. As we discussed I did not physically visit this property, but reviewed documentation you provided to me as well as documentation that I obtained from other sources. My findings are as follows:

BUILDINGS	Meeting Lodge/Conference Center, Large Cabin, Pole Barn
LAND SIZE	400 Acres (approximately)
ZONING	Residential/Agricultural
TAX I.D.	See Legal Description
TAXES	Exempt
SEV	Exempt
CAMP SITES	25 + Improved and Unimproved sites for tents and RV
TOPOGRAPHY	Woods, Fields and Open Areas
LAKE ACCESS	5400' of Shore Line- East Stylus Lake
WORSHIP SPACE	No Formal Chapel or Worship Space
LEGAL	Long Legal – See Attached Description

Your Church Institutional Property Specialist

45500 Van Dyke Avenue • Utica, Michigan 48317 • 586.254.6800 • Fax 586.254.6805

The subject property is located on the west side of S. Sage Lake Road, in Hale (Plainfield Township), Iosco County, Michigan. The property is zoned recreational residential, which allows for its present use as a campground/retreat center. The subject property has a total of approximately 400 acres of land and includes all of East Stylus Lake with approximately 5400 feet of Lake Frontage. The property is irregular in shape with a rolling topography that is a mix of woods, fields and open areas. The property surrounding this parcel is similar to the subject with lakes, cottages and large rural parcels of land.

Since this property is being used as a campground it has improvements which are consistent with this use. There are improved campsites that can be used for tents or recreational vehicles. Some of these sites have electricity and water. There is a large modern lodge building that is used for both housing as well as a conference center with meeting space. It contains both restroom and shower facilities. In addition there is a large log cabin which can also house campers and a large pole barn which is used for a variety of purposes. There is a boat launch area on the lake as well as facilities for other recreational activities including fire pits, horseshoe pits, volley ball courts and walking paths. This property offers complete access to boating, fishing and hiking.

It is my opinion that the highest and best use for this property is as recreational retreat center or as future residential development. This area of northern Michigan is very rural with many lakes and cottages. There is a demand for lakefront property and the fact that this site has over 5,400 feet of shoreline may be attractive to a developer who wants to build high end lakefront residences. The chance of this property being sold to another religious or ecclesiastical user for a campground is fairly remote. There is however a good chance that groups like a sportsman club, gun club or hunting club may be interested as well as other for profit groups in need of a retreat center. The flexibility that this site offers is very attractive, especially when you consider that this is one of very few properties that contain both a large parcel of land as well as a completely enclosed lake whose shoreline is not shared with adjoining property owners. The lack of improved building space should not adversely affect this property. Typically it is difficult to convert traditional "campground" buildings to other uses so this should not be an issue. In this particular case the value is in the land not in the improvements.

In evaluating this property, I took into account all aspects of the building and grounds, including location, building condition, land size, recreational facilities, zoning, lake access and functional accessibility.

The most definitive way to establish what a property is worth is by examining what others have sold for in similar geographic areas. By breaking the value down to a price per acre basis, you can then use this as a common denominator to compare properties of different sizes and locations. You can then analyze items such as functionality, lake access, land size, building facility and condition, infrastructure, recreational improvements and then make adjustments based on these variables. Price per acre is the most accurate barometer of value and encompasses all of the property, not just the buildings therefore that will be the unit of basis I use for establishing value.

I would also point out that there is another large campground/retreat center property that is currently on the market near the subject property. It is called Loon Lake and is owned by the Lutheran Church. It consists of 129 acres of land with 5,000 feet of Lake Frontage on Loon Lake. There is a lodge, dining hall, director's house, 18 cabins and several miscellaneous buildings. It has been on the market for over 12 months. The asking price is \$1,500,000.00. That factors out to an asking price of \$11,627.00 per acre. There have been no offers. This is a snapshot of what your competition may be if you decide to sell this property. These large acreage parcels of properties tend to stagnate on the market if they are perceived as overpriced. There is also the economy of scale. As properties increase in size, the price per acre they sell for tends to drop. In other words a smaller parcel of property will typically sell for more on a per acre basis than a larger parcel.

Based upon my research and analysis and after evaluating similar institutional and recreational properties that have recently sold, as well as properties which are currently available for sale, it is my opinion, subject to limiting conditions, that as of February 14, 2015 the current fair market value range is \$3,900.00 to \$4,200.00 per acre, as the best indicator from within the comparables. Applying the \$3,900.00 to \$4,200.00 per acre to the Subject's 400 acres of land produces a value range for the property, including all buildings and improvements, of \$1,560,000.00 to \$1,680,000.00 which is rounded to \$1,550,000.00 to \$1,700,000.00. Most campground and recreational property sales in today's market are sold with seller financing, usually land contracts or purchase money mortgages. Typically when cash is required it involves discounting the sale price to reflect the difficulty in getting outside financing. I would recommend an asking price of \$1,795,000.00. This will give you a little negotiating room, but not put it up so high that you will alienate prospective buyers.

Accompanying this letter is a summary grid which I prepared outlining the 5 comparable sales I used in this analysis. I have also included 5 comparable sales sheets so that you can see what properties were used and how they compare to the subject property.

The overall market is getting stronger. I would consider this property very salable and if marketed aggressively and priced competitively, it should sell inside of 6-12 months. Although the economy has been sluggish, recreational properties with lake access in good locations have been marketed with very consistent results.

Please feel free to call me if you have any questions relative to this evaluation. I look forward to the opportunity of serving you and your organization in the near future.

Sincerely,



Michael Messier
Associate Broker

MARKET DATA SUMMARY GRID

	SALE # 1	SALE # 2	SALE # 3	SALE # 4	SALE # 5
	VACANT	3988	110	VACANT	669
	NUNDA TWP	MAES RD	N STRAITS HWY	PLAINFIELD	GRANGE HALL
	CHEBOYAN CO.	WEST BRANCH	INDIAN RIVER	IOSCO CO.	GROVELAND
BUILDING SIZE (SQ. FT.)	1,300	15,600	2,700	NONE	23,000
LAND SIZE	640 ACRES	399 ACRES	147 ACRES	110.4 ACRES	173.06 ACRES
LAKE ACCESS	HACKETT LAKE	OGEMAW LAKE	MULLETT LAKE	MUD/LOON LK.	PRIVATE
LAKE SIZE/FRONTAGE	30 ACRES ENTIRE	45 ACRES ENTIRE	1500 FEET	855 FEET	17 ACRES ENT
ZONING	AF	FORESTRY/REC	PL-S	R-3	R-1
TOPOGRAPHY	ROLLING/WOODED	ROLLING/WOODED	WOODED	WOODED	WOODED
DATE OF SALE	9/11/2008	4/4/2006	6/30/2009	10/25/2011	10/9/2012
CASH EQIV. PRICE	\$2,350,000.00	\$1,800,800.00	\$750,000.00	\$442,000.00	\$580,000.00
CASH EQIV. PRICE PER ACRE BLDG. & LAND AREA	\$3,672.00	\$4,513.00	\$5,102.00	\$4,018.00	\$3,351.00
UTILITIES	W/S NO ELECT	ALL UTILITIES	ALL UTILITIES	NONE	ALL UTILITES
TERMS	CASH	CASH	CASH	CASH	CASH

Comparable Sale Data Sheet

Comparable: CHvr-0908

Property Type: Vacant
Forestry/Recreational

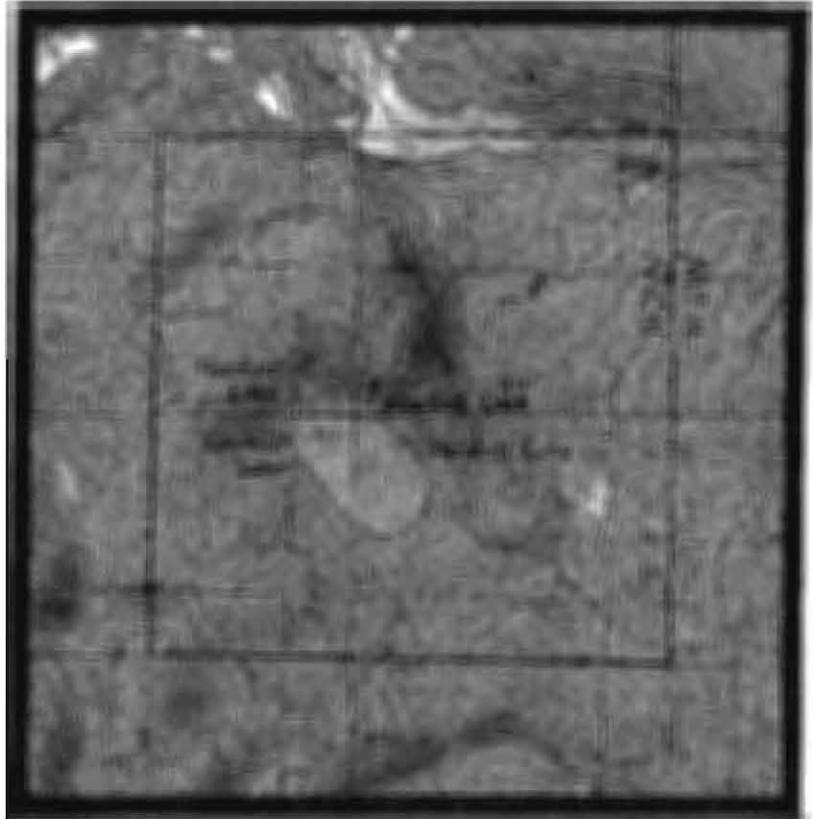
Sale Price: \$2,350,000.00, Cash
Sale Date: September 11, 2008

Highest and Best Use:
Forestry/Recreational-use on a
single or multi-parcel basis

Zoning: AF-Agriculture/Forestry
Use and LSD-Lake and Stream
District

Seller: Glen & Sharyn Gale
PO Box 42, Wolverine, MI 49799

Purchaser: State of Michigan
Department of Natural Resources
PO Box 30448
Lansing, MI 48909



Instrument: Warranty deed, Liber 1107, Page 33

Verification: Purchaser, Seller; Since this sales transaction involved a governmental entity it is appropriate to secure extraordinary confirmation that the sales price and terms were reflective of market conditions and that both parties to the conveyance were acting in their respective self-interest and that no political, economic or other consideration was present which may not have been reflected in the consideration which has been disclosed. In this instance the Appraiser had direct knowledge of the property and circumstances associated with its sale.

Sale Price per acre: \$3,672.00

Legal Description: On file, Tax ID No. 251-013-100-001-00

Location: All of Section 13, Nunda Township, T33N, R2W, Cheboygan County, MI

Site Size/Dimensions: 640 acres; 5,280.0'± x 5,280.0'±, includes Hackett Lake in its entirety

Improvements: Site improvements are limited to two-track access roads and an on-site well and septic system. A 1 1/4 story wood frame cabin with an estimated gross living area of approximately 1,300 square feet was situated on the southeast shore of the lake at the time of sale. It was classified

as being in poor condition and was unlikely to have contributed to overall value. The property was not served with electrical power at the time of sale.

Comments: This transaction involved the purchase of a 640 acre parcel of mostly wooded and rolling forestry/recreational-use land located near the Pigeon River Country State Forest. The acquisition was made by the State of Michigan Department of Natural Resources as a part of a land protection effort. The parcel included a 30± acre lake which has an estimated maximum depth of 15 feet. Commonly referred to as Hackett Lake, its shoreline includes marsh-type vegetation and is typical of most marl-bed-type lakes found in the area. The lake is believed to contain a naturally reproducing population of cool-water fish species which include largemouth bass, northern pike and panfish.

Although the primary means of access is currently from the southeast, the southwestern boundary area is adjacent to other dedicated roads and trails which have the potential to be developed as alternative means of ingress and egress. A series of two-track roads and trails provide adequate interior access to the property.

Site topography ranges from gently sloping in the southern half of the property, to more steeply sloping north and east of Hackett Lake. Elevations range from a low point of approximately 800 feet above sea level along the wetlands area adjacent to the northern boundary to 925+ feet near the southeastern boundary area.

Soil types found in the western half of the parcel are classified as Rubicon Sand with 6.0% to 30.0% slopes. These are described as being well-drained soils and suitable for the development of buildings and on-site sewage disposal systems. Soils in the northeast area are more complex and include Roscommon muck in the drainage swale and wetlands along the northern boundary. Most of those found in the northeast area of the property are generally loamy-sands and include the Cheboygan, Riggsville, and Croswell complexes.

Timber present at the time of sale was classified as primarily medium-density pole and reproduction-sized mixed northern hardwoods, conifers and aspen. The mixed northern hardwoods were largely found in the upland areas and included beech, maple, and oak which were intermixed with pine and aspen. The greatest concentrations of high-density lowland conifers consisting of pine, spruce, fir, and cedar were found in the northeasterly corner area. Although only limited areas of sawlog-sized or specimen quality timber were identified, there appeared to be a significant amount of commercially marketable timber present at the time of sale that could be effectively harvested without adversely impacting the residual value of the holding.

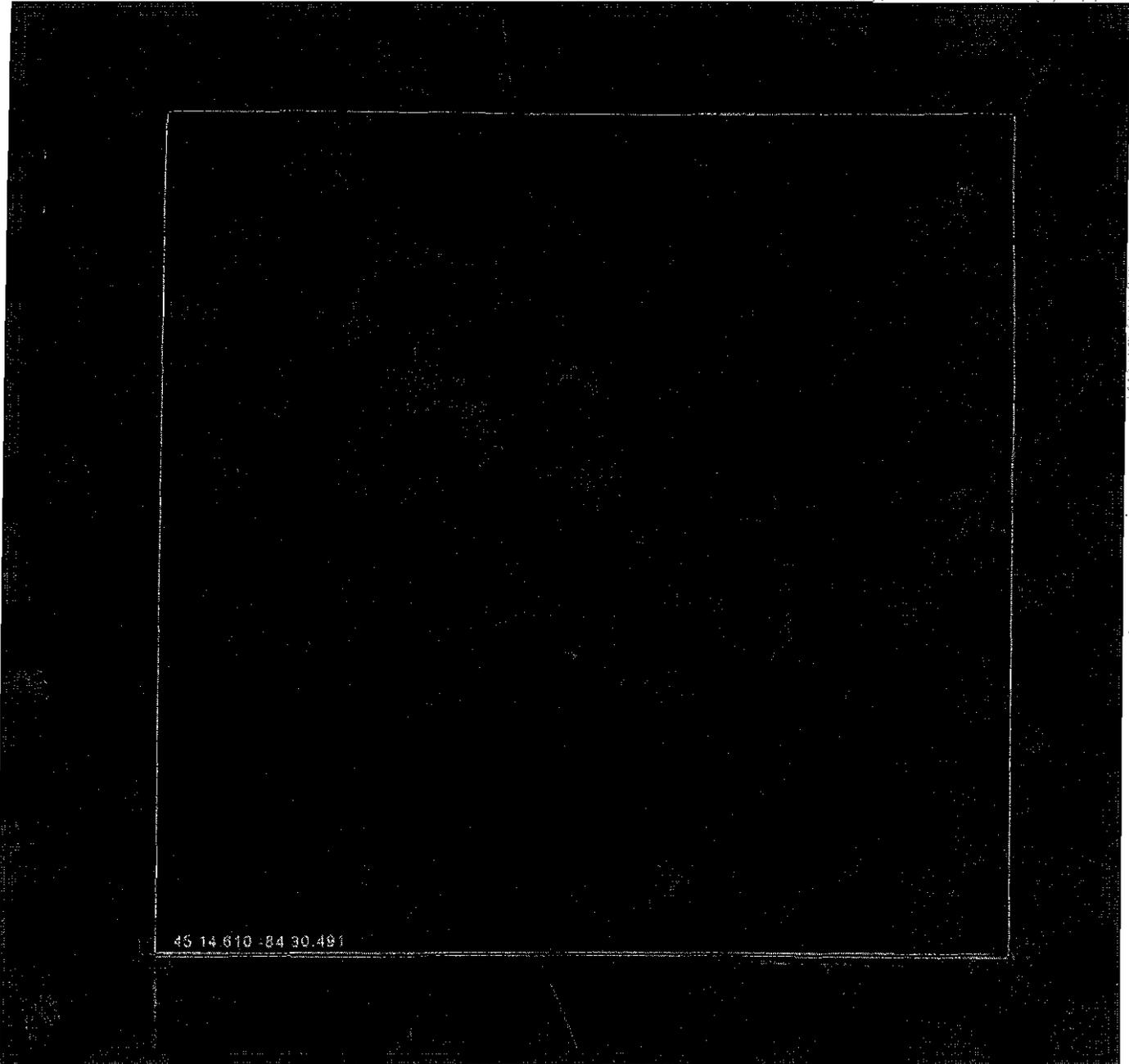
This parcel includes exceptional physical diversity and represents a critical habitat link between the interior of the Pigeon River Country State Forest (PRCSF) and the smaller privately-owned parcels which lie to the west and south. The \$2,350,000 sale price equates to \$3,672 per acre. Although the parcel is to be held under the terms of a State-imposed conservation easement, the terms of the transaction were not reflective of any of the use or ownership restrictions associated with the conservation easement.

Directions to property: The Appraiser accessed the parcel from the east via E. Webb Road, Fisherman's Road and Canopy Road. It can also be approached from the southwest via Lance Lake Road an a combination of two-track roads through numerous privately-owned parcels, or from the north via Burrows Road (a/k/a Burls Road) and seasonal two-track roads.

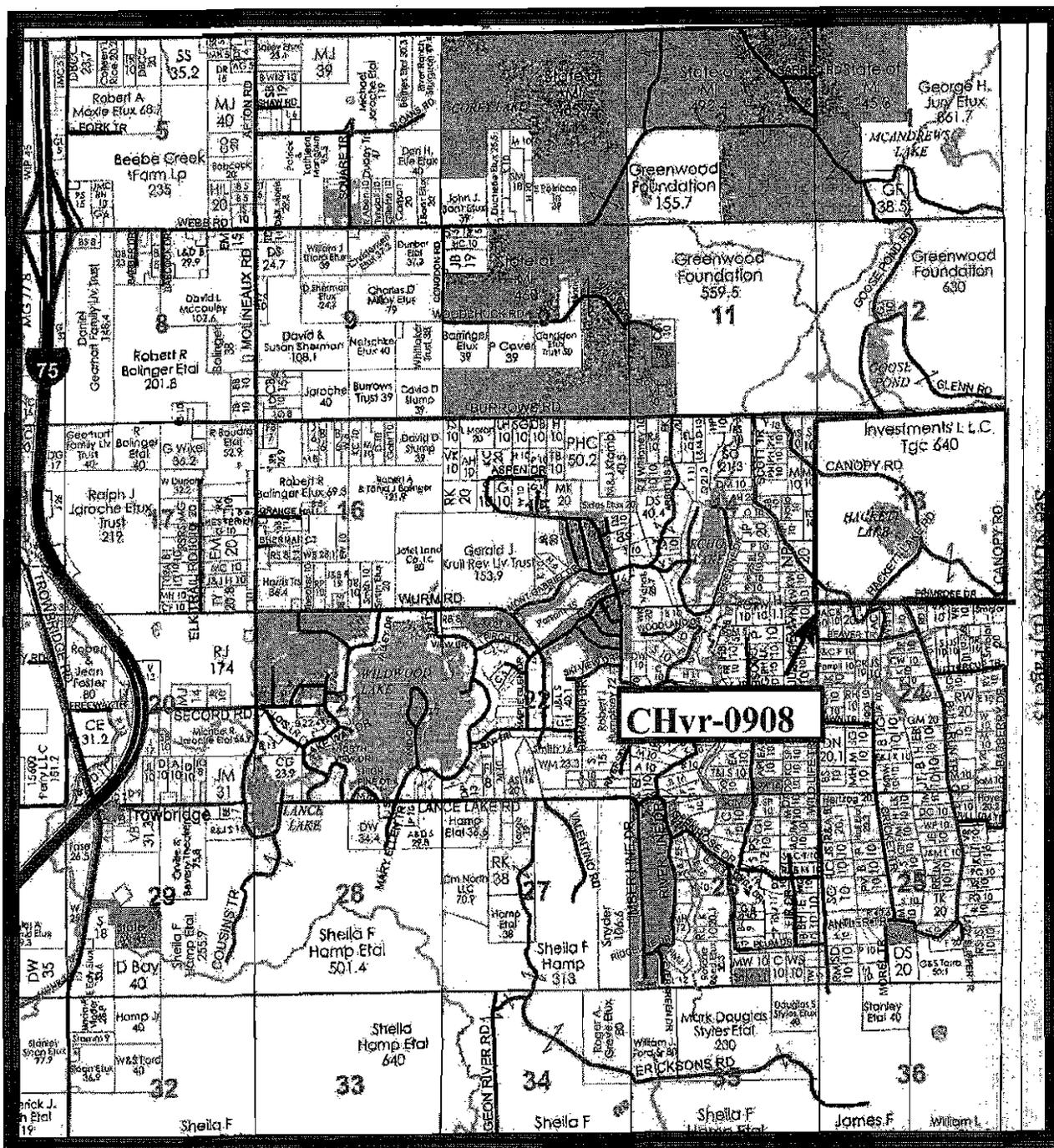
Photo - Access road from southeast



Comparable Sale - Aerial View



Comparable Sale Data Sheet - Plat Map



Comparable Sale Data Sheet

Comparable: OGvr-0116

Property Type: Vacant
Forestry/Recreational-use

Sale Price: \$1,800,800.00, Cash
Sale Date: April 4, 2006

Highest and Best Use:
Residential/Recreational Use on a multi-
parcel basis

Zoning: Forestry/Recreational Use

Seller: Mitten Bay Girl Scout Council
5470 Davis Road
Saginaw, MI 48604

Purchaser: Griffco Real Estate, LLC
2699 South First Street
West Branch, MI 48661

Instrument: Warranty Deed,
Document No. 3062525

Verification: Purchaser, County records

Legal Description: On file,
Tax ID No.'s 011-011-001-00 & -002-00

Location: 3988 Maes Road, West Branch, MI; Part of Section 11, T22N, R1E, Ogemaw
Township, Ogemaw County, MI

Site Size/Dimensions: 399.0± acres/ irregular dimensions

Improvements: This site was improved for use as a Girl Scout camp and included two pavilions, pit latrines, a frame garage, a hand pump and well and fencing. Because the highest and best use of this parcel is likely to be residential/recreational use on a multi-parcel basis, it is unlikely that the existing building improvements contributed to overall value.

Comments: This transaction involved the sale of a former Girl Scout Camp. The 399 acre site included all of Ogemaw Lake which covers approximately 45 acres. The topography is rolling and steeply rolling throughout with the most significant changes found on the north side of Ogemaw



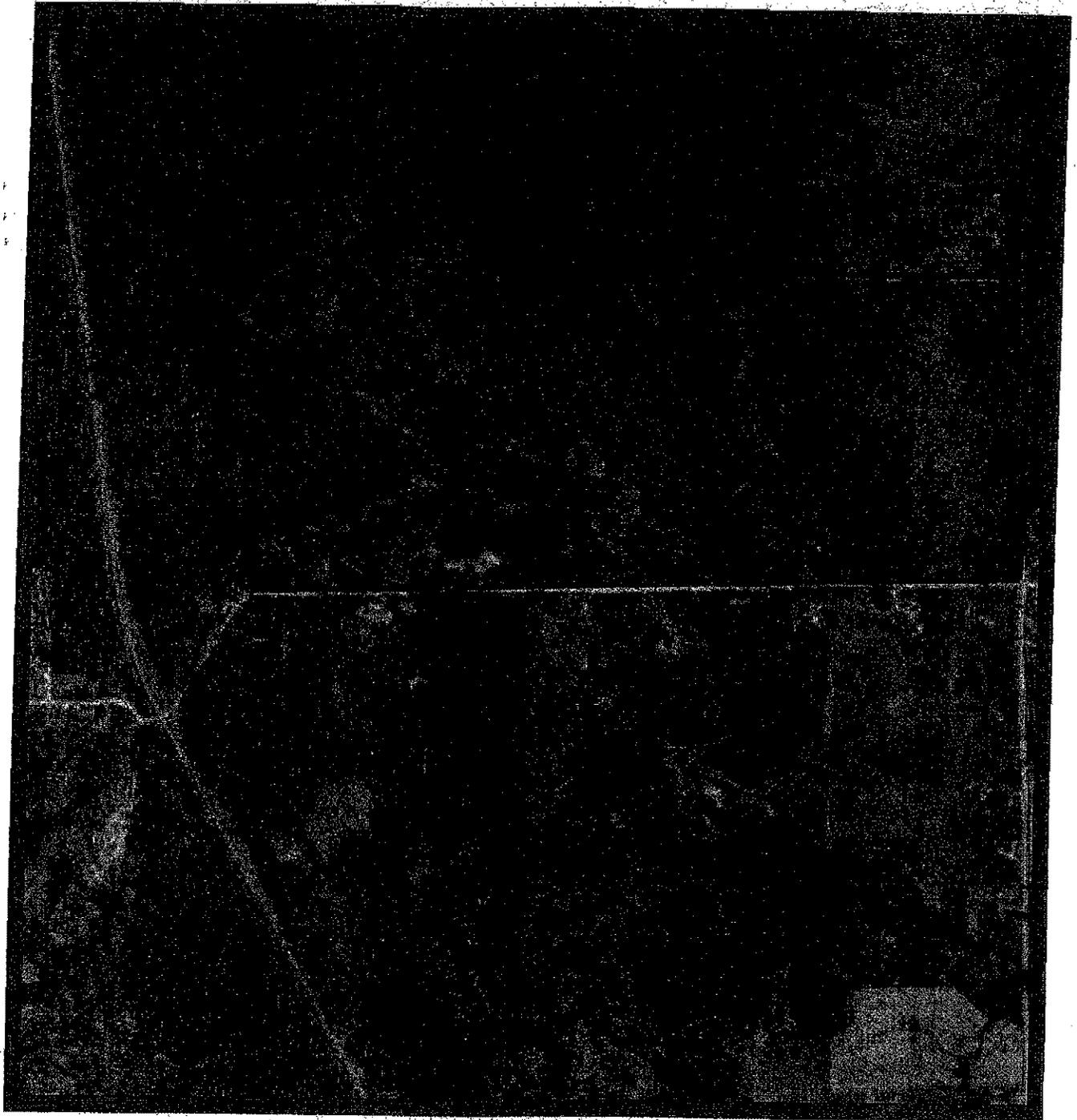
Sale Price per acre: \$4,513.00

Lake. Soil types are mostly adequately and well-drained, with some lower areas found in the southwest corner of the parcel. Timber covered approximately 90% of the site at the time of sale and consisted mostly of medium-density pole and reproduction-size northern hardwood species, with some conifer stands found on the west half of the parcel. Electricity was available at the site.

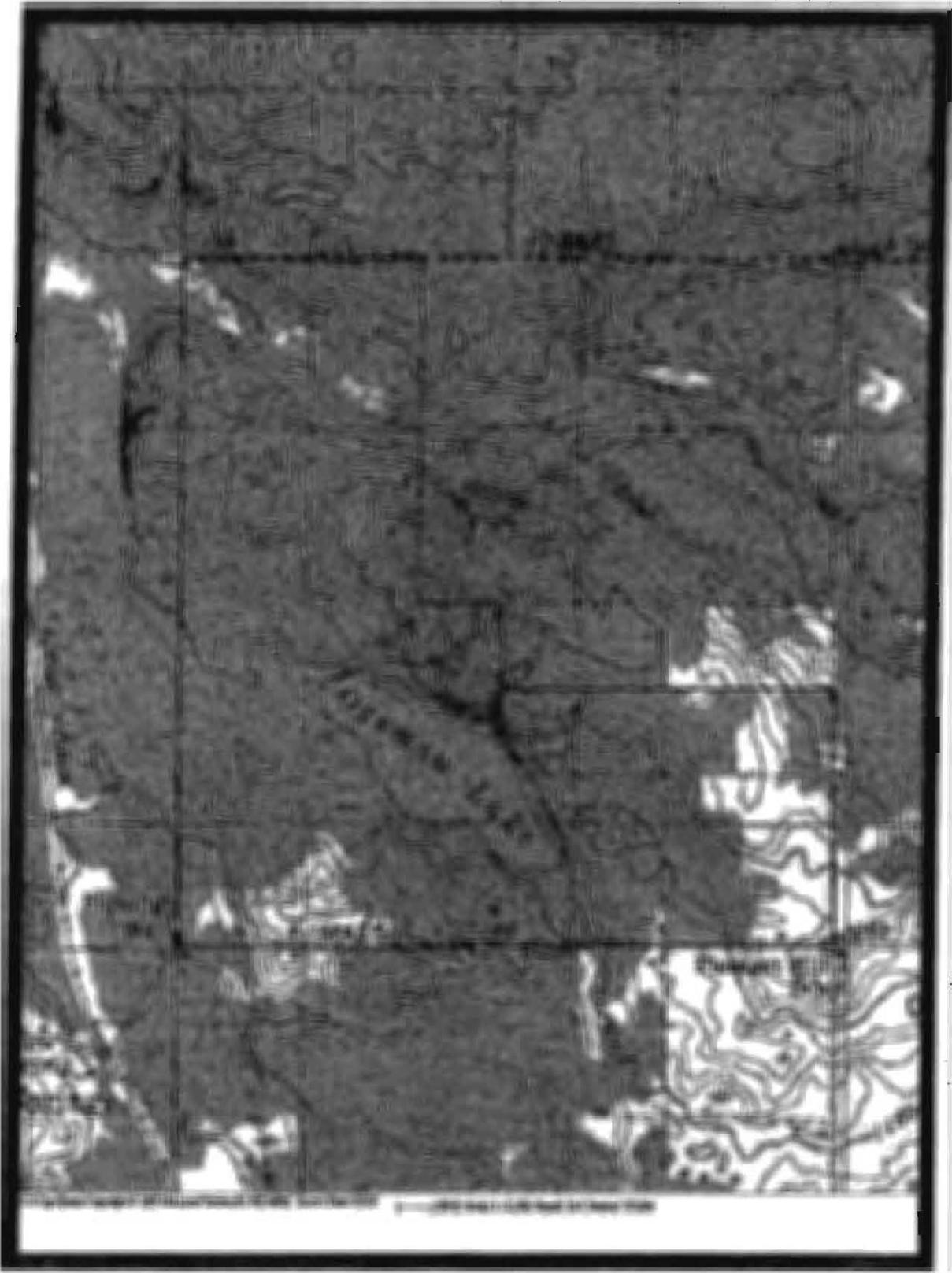
This parcel is in an area of Ogemaw County which was under increasing development pressure at the time of sale. It is within 2.5 miles of the community of West Branch as well as access to and from I-75 and M-55. It is also immediately adjacent to thousands of acres of public land in the Au Sable State Forest. As such, the highest and best use of sites of this size and general location was rapidly changing from forestry/recreational use on a single-parcel basis to residential/recreational use on a multi-parcel basis at the time of sale. The presence of Ogemaw Lake is likely to enhance demand for the property on a divided basis. Adjacent parcels to its south consist of small lots, and one 100 acre parcel with a predominance of those in the 5-10 acres size range. The parcel was marketed somewhat uniquely via public auction for which sealed bids were required. This approach was an alternative to the more traditional real estate brokerage-multiple listing service process. As indicated in the **Improvements** discussion above, because of the likely highest and best use involving development on a multi-parcel basis, the site improvements present at the time of sale are not believed to have contributed to overall value. The sale price of \$1,800,800 equates to a sales price of \$4,513 per acre. Based upon an estimated non-water-influenced land value of \$2,000 per acre, an amount which is supported by Ogemaw County Land Sales Studies, a 125% premium appears to be attributable to the presence of Ogemaw Lake.

Directions to property: From the intersection of M-30 and M-55 on the west side of West Branch, follow M-55 west one mile to intersection with Gray Road. Take Gray Road north two miles to Maes Road. Proceed west onto Maes Road and continue 0.5 mile to gated entrance to parcel.

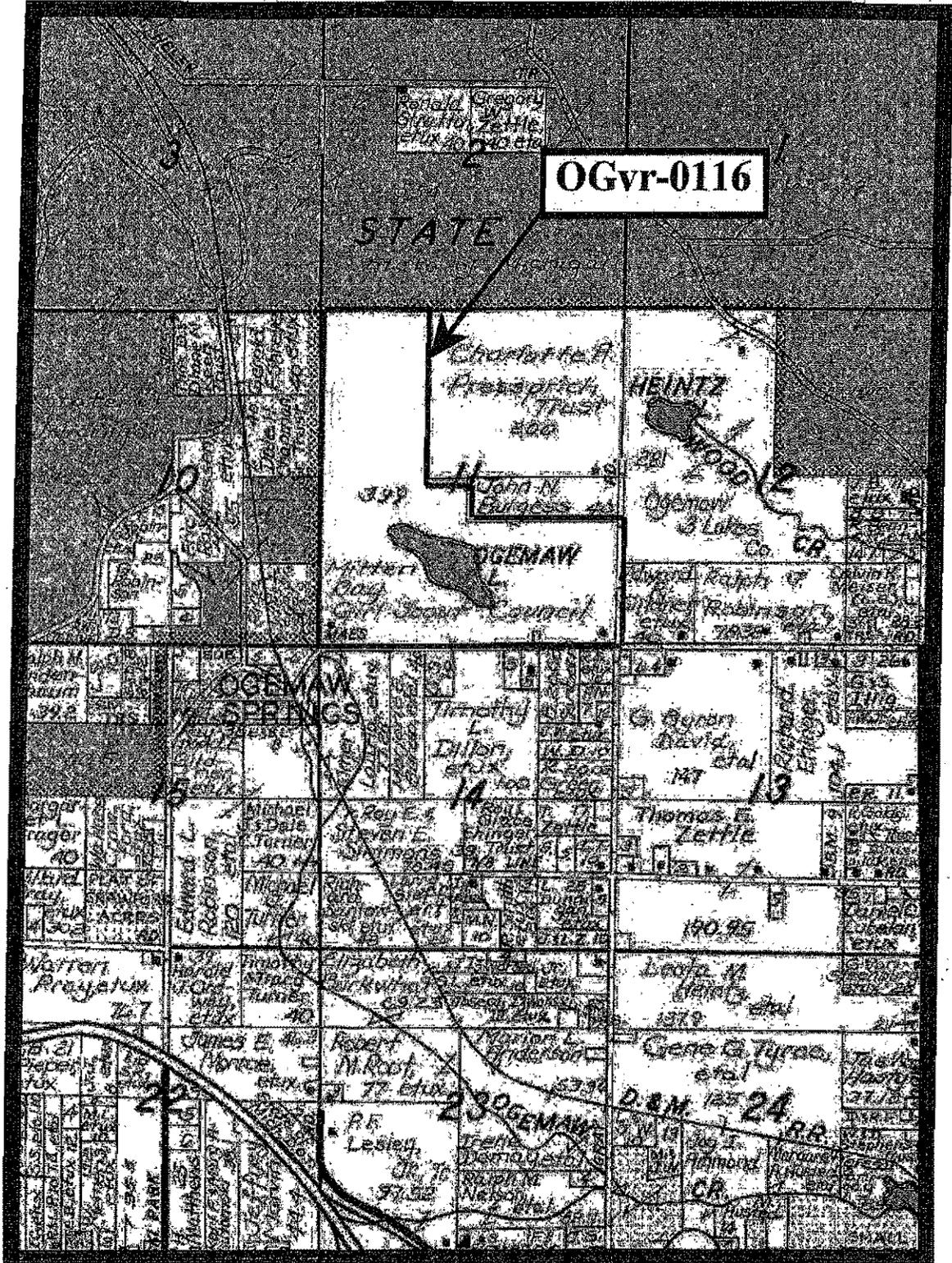
Comparable Sale Data Sheet - Aerial Photo



Comparable Sale Data Sheet - Topographic Map



Comparable Sale Data Sheet - Plat Map



Comparable Sale Data Sheet

Comparable: CHvr-0649

Property Type: Vacant
residential/recreational-use

Sale Price: \$750,000.00, Cash

Sale Date: June 30, 2009

Highest and Best Use:
Residential/recreational-use

Zoning: PL-S Lake and Stream
Protection District/M-AF
Agriculture/Forestry Use

Seller: RDM Properties, LLC
PO Box 1905
Saginaw, MI 48605

Purchaser: Little Traverse
Conservancy, 3264 Powell Road,
Harbor Springs, MI 49740



Instrument: Warranty deed, Liber 1131, Page 123

Verification: Purchase, County records; Since this sales transaction involved a land conservancy it is appropriate to secure extraordinary confirmation that the sales price and terms were reflective of market conditions and that both parties to the conveyance were acting in their respective self-interest and that no political, economic or other consideration was present which may not have been reflected in the consideration which has been disclosed. In this instance the Appraiser had direct knowledge of the property and circumstances associated with its sale.

Sale Price per front foot: \$500.00
Sale Price per acre: \$5,102.00

Legal Description: On file, Tax ID No. 130-031-300-008-01

Location: 110 N. Straits Highway, Indian River, MI; Part of Section 31, T36N, R2W, Mullett Township, Cheboygan County, MI

Site Size/Dimensions: 147.0± acres w/ irregular dimensions and 1,500± front feet on Mullett Lake.

Improvements: On-site improvements were limited to a series of two-track access trails, an older 1,400± square foot cabin and detached garage and storage building. The cabin was served by a well, on-site sewage disposal system and l.p. gas.

Because of the advanced physical age of the cabin and its fair/poor condition, the residential building improvements were unlikely to have contributed to overall value. Most prospective purchasers who are likely to be attracted to the property and also recognize the Mullett Lake access amenity would seek to develop a more modern residence in closer proximity to the waterfront area, one which could directly connect to an access boardwalk.

Comments: Acquired by Little Traverse Conservancy as a part of a land protection effort, this sale included an estimated 147 acres and 1,500 feet of frontage on Mullett Lake. The lake frontage was represented by a combination of a pedestrian access easement and riparian ownership. Extensive frontage on Straits Highway defines the parcel's westerly boundary. Interior access is accomplished via a gated two-track trail road which leads southeast from North Straits Highway.

Site topography is generally sloping toward Mullett Lake and includes mixed soil types and extensive areas of marginally-drained and poorly-drained soil types. A wetland delineation analysis had been completed as a part of a proposed development plan prior to the sale. This concept plan provided for the potential development of 22 site condominium units ranging in size from 2.4 to 4+ acres. Sixteen of these parcels were to have been situated in the south of the central interior wetlands, six situated north of the wetlands, and three indirect waterfront parcels situated in the eastern limits of the property which were not to have been a part of the condominium association plan.

The property was nearly entirely wooded with a variety of mixed conifer tree species and associated northern hardwoods. Standing timber at the time of sale included numerous mature, specimen-quality pine making for an exceptional forest canopy. The physical characteristics of the parcel, however, provide little indication that Mullett Lake is within close proximity. A pond with adjacent marshlands can be found in the central interior area. Although the presence of the pond offers only a limited recreational opportunity, it is beneficial to both game and non-game wildlife species.

Access to the waterfront area is limited to an existing two-track trail which leads to the former railway right-of-way which is now a part of the Rails-to-Trails system. A small area of high quality waterfront area is accessed from this trail and would be suitable for a limited number of waterfront users. Although the lake frontage consists of primarily sandy shoreline, the adjacent lands are of an insufficient quality and depth to allow for waterfront development.

The waterfront right-of-way is adjacent to extensive wetland areas, some of which contain seasonal standing water. The development potential of the entire waterfront area is limited. Because of the poor development characteristics of the parcel together with the weak market conditions which exist at the time of sale, the parcel is likely to be best suited to single-ownership use.

The \$750,000 sales price equates to \$500 per foot of Mullett Lake frontage and \$5,102 per acre.

Comparable Sale Data Sheet - Aerial Photo



Comparable Sale Data Sheet - Plat Map



Comparable Sale Data Sheet

Comparable: IOvr-1041

Property Type: Vacant waterfront recreational-use

Sale Price: \$442,000.00, Cash

Sale Date: October 25, 2011

Highest and Best Use: Existing recreational-use

Zoning: R-3, High Density Residential Use

Seller: Michigan District of the Lutheran Church-Missouri Synod, Inc.
3773 Geddes Road, Ann Arbor, MI 48105

Purchaser: Plainfield Township
P.O. Box 247, Hale, MI 48739

Instrument: Warranty Deed,
Liber 1033, Page 225

Verification: Purchaser, seller, county records

Legal Description: On file; 070-003-400-006-00, -007-00, -008-00, 009-00, and part of 070-003-100-012-00

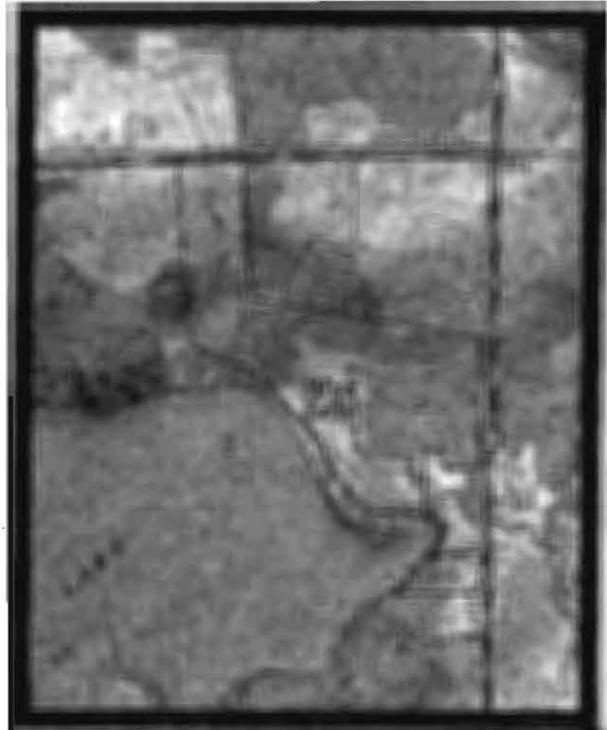
Location: Part of Section 3, T23N, R5E, Plainfield Township, Iosco County, Michigan

Land/Size: 110.4 acres w/ 855' frontage on Loon Lake and all of Mud Lake

Improvements: The parcel was absent any on-site improvements at the time of sale.

Comments: This transaction involved a parcel situated in Plainfield Township north of the Iosco County community of Hale. This area has historically attracted visitors and recreational-use property purchasers because of its extensive areas of public land and numerous lakes and streams. This area is also typified by privately-owned recreational/residential parcels ranging from small tracts along the Township's lakes (Loon, Long, Hale, Londo and West Londo, etc.) to larger recreational and agricultural parcels in the 40 - 300+ acre size range. The parcel was part of a larger recreational-use parcel owned by the Lutheran Retreat Ministry on Loon Lake.

The property includes an estimated 102.6 acres which includes Mud Lake and a non-contiguous 7.8 acres of Loon Lake frontage, together forming the 110.4 acre total. The Loon Lake portion of the



Sale Price Per Acre: \$4,018

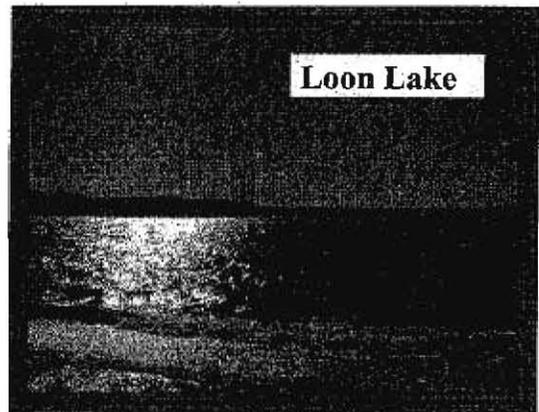
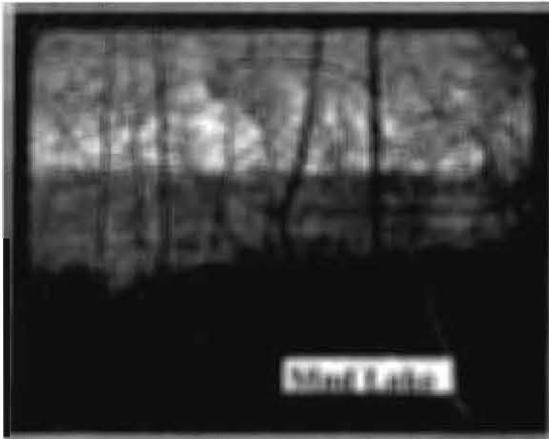
parcel includes includes 855.1 feet of meandering lake frontage which is primarily wetlands and marsh vegetation types.

Site topography is varied with the highest elevations found in the area west of Mud Lake which includes a significant "view amenity" overlooking both Loon Lake and Mud Lake. This area is accessed via a walking trail which connects to both Wild Cherry Road and a nature trail which originates in the Plainfield Nature Park Preserve. Mostly level terrain is found in those areas adjacent to the north shore of Mud Lake which are largely wetlands.

Sloping topography can be found in the western appendage which extends south from Kokosing Road with the highest elevations found at the road area.

Mud Lake is classified as a marl-bed lake which likely offers a fishery and "quiet sport" recreational-use amenity. It also combines with the adjacent shoreline to create a significant wildlife habitat resource.

According to the Natural Resources Conservation Service (NRCS) *Soil Survey*, some 30.0% of the total surface area (31± acres) is represented by Histosols & Aquents, ponded. Of this total, Mud Lake represents an estimated 8 acres.



The remaining soil types are largely sands and sandy-loam soil classes, all of which are described as being well-drained or adequately-drained with most suitable for building site development.

The parcel is primarily wooded with both mixed northern hardwoods which are found in association with upland pine in those areas which include well-drained soil types. Some specimen-quality red and white pine are found along the ridge-line south of Mud Lake. Lowland brush is predominate in those areas north of Mud Lake and in the Loon Lake frontage.

Although the physical characteristics of the Loon Lake shoreline is not consistent with those which are acquired for residential/recreational-use development, the lake itself is considered to be an "all-sports" lake which has historically supported good demand for such uses. It includes an estimated 417 acres of surface area and varied shoreline and adjacent topography.

Although building site development would likely be limited immediately adjacent to the lakefront areas, sufficient upland areas exist which offer recreational access and a view amenity to make the property competitive with those which are typically acquired for this purpose. Because of the subject property's adjacency to Wild Cherry Road, M-65 and Kokosing Road frontage, access for the purpose of potential development is classified as "good."

This parcel was acquired by Plainfield Township through a Michigan Natural Resources Trust Fund Grant, to be added to the adjacent Plainfield Nature Park Preserve. The acquisition price was \$442,000 which equates to \$4,018 per acre.

Directions to property: The northern limits of the parcel are defined by 772.38 feet of Kokosing Road frontage, with the easternmost limits established by Highway M-65, the primary north-south vehicular corridor in this area of northeast Michigan. This M-65 frontage extends approximately 0.25 mile and is then interrupted by the existing Plainfield Nature Park Preserve.

SALE COMPARABLE

REAL ESTATE PROFESSIONAL SERVICES
45500 VAN DYKE AVENUE
UTICA, MICHIGAN, 48317
PHONE: 586-254-6800 FAX: 586-254-6805

ADDRESS	669 Grange Hall Rd, Groveland Township
SELLER	Episcopal Diocese of Michigan
PURCHASER	Gordonwood, LLC
SALES PRICE	\$580,000.00
DATE OF SALE	10/9/2012
BLDG. SIZE	23,000 Sq Ft
LOT SIZE	173.06 Acres
TOPOGRAPHY	Wooded/Rolling
LAKE ACCESS	17 Acre Private Lake
CURRENT USE	Religious Campground
UTILITIES	ALL
AGE	1952-1987
STREET	Paved Public Road
PARKING	Adequate Off Street Parking
ZONING	R-1 Residential
EXTRAS	12 Cabins, Lodge, Chapel, Dining Hall, 2 Houses
PPA	\$3351.00

The Michigan Campground Team submits the following for consideration and action at the April 11, 2015 Michigan Mission Center Conference:

Resolution to Maintain and Operate Two (2) Campgrounds

Whereas, the Michigan Campground Team (MCT) is keenly aware of the ministry of Jesus Christ and the dedicated stewardship of so many disciples that has occurred and is occurring at each one of the Michigan Mission Center Campgrounds; and,

Whereas, it is also becoming apparent that camping ministry in the Community of Christ and in other denominations is changing and it has become increasingly difficult to properly maintain these campgrounds; and,

Whereas, upon prayerful and discerning deliberation in meetings over the past two (2) years and upon evaluation of surveys of the membership, reports from the consulting firm SmithGroupJJR, a market analysis from Real Estate Professional Services, Mission Center Conference dialogs, letters, emails, and testimonies; and

Whereas, the Community of Christ Use of Net Proceeds Policy states "when a mission center disposes of a capital asset, the mission center officers, in consultation with the Apostle and mission center council, will submit to a mission center conference a resolution for the use of the net proceeds;" therefore, be it

Resolved, that the Michigan USA/Canada Mission Center operate and maintain two campgrounds, Blue Water and Park of the Pines, and sell three campgrounds, Manitou, Sanford and The Woodlands; and be it further

Resolved, that communication be provided through quarterly updates to the Michigan USA/Canada Mission Center congregations regarding progress towards selling campground properties; and be it further

Resolved, that the mission center officers appoint a committee(s) with members from the mission center to handle aspects of the sale and future planning, with oversight exercised by the appropriate mission center and world church officers; and be it further

Resolved, that the net proceeds from the sale of campgrounds shall be utilized for pursuing mission through the development of campground properties and mission center camping and gathering activities, and net proceeds will initially be held in a Michigan Mission Center affiliate investment pool account(s) until mission center officers, with input from the above referenced committee(s), are able to consult with the Apostle and mission center council to propose a resolution for the use of funds for mission center conference approval in accordance with the Use of Net Proceeds Policy.

The Michigan Campground Team submits the following for consideration and action at the April 11, 2015 Michigan Mission Center Conference:

Resolution to Maintain and Operate One (1) Campground

Whereas, the Michigan Campground Team (MCT) is keenly aware of the ministry of Jesus Christ and the dedicated stewardship of so many disciples that has occurred and is occurring at each one of the Michigan Mission Center Campgrounds; and,

Whereas, it is also becoming apparent that camping ministry in the Community of Christ and in other denominations is changing and it has become increasingly difficult to properly maintain these campgrounds; and,

Whereas, upon prayerful and discerning deliberation in meetings over the past two (2) years and upon evaluation of surveys of the membership, reports from the consulting firm SmithGroupJJR, a market analysis from Real Estate Professional Services, Mission Center Conference dialogs, letters, emails, and testimonies; and

Whereas, the Community of Christ Use of Net Proceeds Policy states "when a mission center disposes of a capital asset, the mission center officers, in consultation with the Apostle and mission center council, will submit to a mission center conference a resolution for the use of the net proceeds;" therefore, be it

Resolved, that the Michigan USA/Canada Mission Center operate and maintain one campground, Sanford, and sell four campgrounds, Blue Water, Manitou, Park of the Pines, and The Woodlands; and be it further

Resolved, that communication be provided through quarterly updates to the Michigan USA/Canada Mission Center congregations regarding progress towards selling campground properties; and be it further

Resolved, that the mission center officers appoint a committee(s) with members from the mission center to handle aspects of the sale and future planning, with oversight exercised by the appropriate mission center and world church officers; and be it further

Resolved, that the net proceeds from the sale of campgrounds shall be utilized for pursuing mission through the development of campground properties and mission center camping and gathering activities, and net proceeds will initially be held in a Michigan Mission Center affiliate investment pool account(s) until mission center officers, with input from the above referenced committee(s), are able to consult with the Apostle and mission center council to propose a resolution for the use of funds for mission center conference approval in accordance with the Use of Net Proceeds Policy.