

639 Prim Street
Ashland, Oregon
97520

Mr. Andrew Cramer
Whaleshead Beach RV Resort LP
19921 Whaleshead Road
Brookings, Or.
97415

April 25, 2015

Dear Mr. Cramer

Thanks for your recent letter to residents of Whaleshead. While we do not fit in that category, being absentee owners living in Ashland, we are pleased to learn that the long-anticipated sale of the Park has, at last, occurred. Reliable information on the status of the Park has been hard to come by in recent years. We are pleased to learn that you are making some important changes now and have others in mind for the future. The revival of the restaurant is welcome news.

As you have no doubt learned from others, the Park has deteriorated over the last half dozen years both physically and in terms of service quality (to both cabin owners and renters). All of us have become accustomed to a very low level of amateur management (as a review of Trip Advisor Reports will make abundantly clear). We have made a number of suggestions as to how the hospitality practices of the Park could be improved but no action has resulted. Naturally, we have been hopeful that the new owners were both professional and forward looking and would act quickly to correct the situation, starting with some direct communication with cabin owners.

So I hope you will understand that there are a number of questions on our minds and we would expect, in the minds of our fellow cabin owners, such as:

1. Who are you? We understand that you are Portland-based and own several RV Parks but these do not have any kind of a rental program. A brief description of what kind of an entity you are and what other businesses you operate would be most welcome.
2. What is the status of our various legal agreements with the former owners? Since that entity has ceased to exist, we are legally, in limbo. The former owners have promised us in writing that "in the unlikely event the park should ever be sold, your rights will be protected". What are your plans to establish contractual arrangements with your cabin owners as to both the land lease and the rental pool agreement?

3. What are your plans for the park? Are you short term investors, or long-term investors? How do you plan to increase the value of the park to your own advantage as well as to the advantage of cabin owners?

There are many other operational questions which concern us but it seems best to deal with the most significant ones first. We believe the park is a unique property; it has lots of room for improvement to the benefit all parties. We are, of course, interested in learning how you see it.

Very truly yours,