

Rainbow Parrot

INDUSTRIAL REVENUE BONDS

AND

TAX LEASE PROGRAM

APPLICATION

for assistance through

**the
County of Chautauqua
Industrial Development Agency**

**County of Chautauqua Industrial Development Agency
200 Harrison Street
Jamestown, New York 14701**

Phone: 716-661-8900

Fax: 716-664-4515

**Application for Financial Assistance
through the
County of Chautauqua
Industrial Development Agency**

The information listed on this form is necessary to determine the eligibility of the project applicant. Please fill in all blanks, using "NONE" or "NOT APPLICABLE" where necessary. If an estimate is given, put "EST" after the figure. Attach additional sheets if necessary. All information completed with this form will be treated confidentially. This application is only for the purpose of determining whether the applicant is eligible for consideration by the Board of Directors of the County of Chautauqua Industrial Development Agency. Return eight (8) copies of this application to the County of Chautauqua Industrial Development Agency at the address listed on the cover of this document.

PART 1

A. APPLICANT

Federal ID # **16-1514150**

Company Name: **Rainbow Parrot Inc.**

Office Address: **P.O. Box 253
Chautauqua, NY 14722**

Telephone: **716-789-3383**

Fax # :

Company officer completing this application:

Name: **Peter Hans Wiemer**

Title: **President**

1. Number of locations of present business facilities:

- a. County of Chautauqua: **1 (one)**
- b. New York State: **1 (one)**
- c. Outside New York State: **0 (zero)**

2. Business Organization (check appropriate categories):

Corporation Partnership

Sole Proprietorship Subchapter S

Other (Specify)

3. Is business publicly or privately held? Public Private

4. List principal stockholders and percentage of ownership if applicable:

<u>Name</u>	<u>Percentage</u>	<u>Home Address</u>
Peter H. Wiemer	100%	4442 West Lake Road Mayville, NY 14757

5. Is the business a subsidiary of, or affiliated directly or indirectly with any other organization? Yes No If "Yes" indicate relationship and name and address of the related organization(s) on a separate sheet. **Please see attached letter from Dana Lundberg, Attorney.**

6. Complete the following information:

<u>Officers</u>	<u>Name</u>	<u>Address</u>	<u>Social Security Number</u>	<u>Other Principal Business Affiliations</u>
President	Peter H. Wiemer	4442 West Lake Road Mayville, NY 14757		Milt The Talking Musky LLC Manager of We Wan Chu Cottages

B. References (these will be contacted):

1. Banking (List names of banks, account officers address and telephone number):

Community Bank
1 W Fairmount AVE
Lakewood, NY 14750
716-763-2140
Amy Shelters

Lake Shore Savings Bank
1 Green AVE WE
Jamestown, NY 14701
Phone: 716-483-3400
Nancy March, Manager

LUNDBERG & GUSTAFSON LLP
ATTORNEYS AT LAW

202 WEST FOURTH STREET
P. O. BOX 579
JAMESTOWN, NEW YORK 14702-0579
(716) 664-2346
FAX (716) 664-2439
www.LG-LLP.com

DANA A. LUNDBERG *
KURT D. GUSTAFSON
MYRA V. BLASIUS

Of Counsel
JOHN K. PLUMB
CHARLES G. BECKSTROM *

*ALSO ADMITTED IN PENNSYLVANIA

October 4, 2010

CHAUTAUQUA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
200 Harrison Street
Jamestown New York 14701

Re: Rainbow Parrot, Inc.

Dear Sir or Madam:

For your reference this office represents Rainbow Parrot, Inc. At the request of our client referenced above, we offer through this letter further detail regarding the real property owned by Rainbow Parrot, Inc. and used in the operation of the enterprise commonly known as "We Wan Chu Cottages." It is our understanding "We Wan Chu Cottages" is the name commonly used to describe the activities of the Wiemer family and Rainbow Parrot, Inc.

Rainbow Parrot, Inc. is the owner of record of nine (9) parcels, all in the Town of Chautauqua, County of Chautauqua and State of New York. For reference, the new Tax Parcel Numbers for those properties are as follows:

297.19 - 1 - 1
297.19 - 1 - 2
297.19 - 1 - 7
297.19 - 1 - 9
297.19 - 1 - 10
297.19 - 1 - 11
297.19 - 1 - 62
297.19 - 1 - 66
297.19 - 1 - 68.

All those parcels are used in the operation of We Wan Chu Cottages. The total assessed value for those nine (9) parcels is approximately \$854,000.00. Our client recently commissioned an independent appraisal, which appraisal valued those lots for a total of \$1,079,000.

We note to the best of our knowledge there are no outstanding liens or liabilities affecting any of those parcels. Also, Peter H. Wiemer is the sole Shareholder and Director of Rainbow Parrot, Inc.

It is our understanding further information regarding some of the surrounding parcels may also be helpful. In that regard, we note five (5) surrounding parcels (also all in the Town of Chautauqua and affiliated with We Wan Chu Cottages) are owned by the Ursula Wiemer Irrevocable Inter-Vivos Trust, of which Peter H. Wiemer is Trustee. Specifically, that Trust separately owns the following parcels:

297.19 - 1 - 4
297.19 - 1 - 5
297.19 - 1 - 6
297.19 - 1 - 63
297.19 - 1 - 64.

While again noting those properties are owned independent of Rainbow Parrot, Inc., for reference the assessed values of those five (5) parcels is \$329,800.00.

Last, three (3) parcels (again, all in the Town of Chautauqua and affiliated with the operation of We Wan Chu Cottages) are presently owned by Hans G. and/or Ursula E. Wiemer, to wit:

297.19 - 1 - 3
297.19 - 1 - 65
297.19 - 1 - 80.

For your reference, the assessed value of those three (3) parcels is \$403,100.00.

We trust the above is helpful to clarify the real property owned by Rainbow Parrot, Inc.

Should you have any questions please do not hesitate to contact me.

Thank you.

Very truly yours,

LUNDBERG & GUSTAFSON LLP

By:



DANA A. LUNDBERG, ESQ.
dana@LG-LLP.com

DAL/mpc

cc: Rainbow Parrot, Inc.

2. Business Suppliers (List three largest accounts – names, addresses, telephone numbers, and list suppliers' terms of sale):

National Grid / Net 30 days...

National Fuel / Net 30 days...

Culligan

161 E Main Street

Fredonia, NY

716-679-7880

Rick Kramer / Net 30 days...

Chautauqua Brick Co. Inc.

3790 Rt. 430

Bemus Point, NY 14712

716-386-3825 / Net 30 days...

Zahm & Matson Ag & Turf (John Deer people)

1756 Lindquist Drive

Falconer, NY 14733-9720

716-665-4216

Tracy Buck / Net 30 days...

Lictus Keystone Fuel

West Main Street

Clymer, NY 14724

716-355-6363

Dennis Hinsdale / Net 30 days...

Kwik Solutions

20 West Third Street

Jamestown, NY 14701

716-483-3227

Melissa Uber / Net 30 days...

3. Major customers (List three largest – names, addresses, telephone numbers, and show percentage (%) of gross business obtained from each):

These are Folks / Customers who have been staying here at We Wan Chu Cottages as a Week only rental during the Summer Season, for years...

Commercial Contractors
Retail Customers

4. What are your terms of sale? **2010 & 2011+ = Half Down Payment to Confirm a Cottage Reservation. Balance due 45 days prior to Check In on all Summertime Reservations (Memorial Day through Labor Day Weekends). On Spring and Fall Reservations Balance is Due at Check In...**

5. Current Landlord (List name, address and telephone number):
Rainbow Parrot Corporation, Trust and Hans & Ursula Wiemer owns all Real Estate.

6. Legal Counsel (List name, address and telephone number):

**Dana A. Lundberg, Esq.
LUNDBERG & GUSTAFSON LLP
202 West Fourth Street
P.O. Box 579
Jamestown, New York
14702-0579**

**p. 716.664.2346
f. 716.664.2439
e. dana@LG-LLP.com
web: www.LG-LLP.com**

C. Business Description

1. Describe type of business:

We Wan Chu Cottages is a Cottage & Boat Rental Resort owned and operated by the Wiemer's for over 31 years... Modern Cottages by Wiemer is owned by Hans & Ursula Wiemer for 42 years..

2. Describe the principal products and services:

31 Lakefront Cottage rentals and 32 Boat Rentals...

3. Describe the market(s) served:

50 % of our business is from Buffalo and the surrounding suburbs.

35% of our business is from the State of Ohio.

15% of our business is from PA and everywhere else...

D. Present Location

1. If you rent:

- a. What is the present annual rent (state whether firm has a gross or net lease):

NOT APPLICABLE

- b. When does the lease expire?

NOT APPLICABLE

2. If you own:

- a. What is the current annual mortgage payment?

NOT APPLICABLE. No mortgage as of yet on any of the We Wan Chu Cottages lands, but to do this Pool project, one will need to be in place.

- b. When does the mortgage terminate? **NOT APPLICABLE**

3. Describe present location (include square footage, number of buildings, number of floors, etc.)

We Wan Chu Cottages and lands are labeled on the attached tax map and Cottage Brochure Map and made up of 8.5 acres of zoned commercial lakefront lands and is on The Northern Chautauqua Lake Sewer District as well as National Fuel and National Grid services. There are on these lands...

11 duplexes = 22 Cottages.

4 (four) Apartment Cottages in one building.

3 (three) individual Cottages.

2 (two) lakefront Cottages.

2 (two) Private homes, one of which is the Office home and the other, Hans & Ursula's Home.

1 (one) 20 x 40 ft. Pole Barn used for storage and lawn mowing equipment.

1 (one) 15 x 25 ft. stick building used for odd storage.

1 (one) Well house.

Please Note: There is one parcel that is located across the street (Rt. 394) of We Wan Chu Cottages, Parcel # 297.19-1-68 and is 1.7 acres of residential agricultural land with a 40 x 80 ft. Steel Building used to store our Pontoon Boat Fleet as well as some stuff. National Grid is the only utility on this parcel.



Options

- Table of Contents
- MainMap
- Property Labels
 - Owner Name
 - New Parcel ID
 - Old Parcel ID
 - Address Num
 - Full Address
 - Dimensions
- Landmarks
- Parcels
- Property Class
- Transportation
 - Highways
 - State Hig
 - Interstat
 - US Highw
 - Roads
 - Local Roa
 - County R
 - Railroad
 - Bridges
- Environmental
 - Airports
 - Public
 - Boundaries

Parcel Search
Print
Help

X: 911294.488 Y: 800914.294 Scale: 1 : 2,081

 = We Wan Chu Cottages

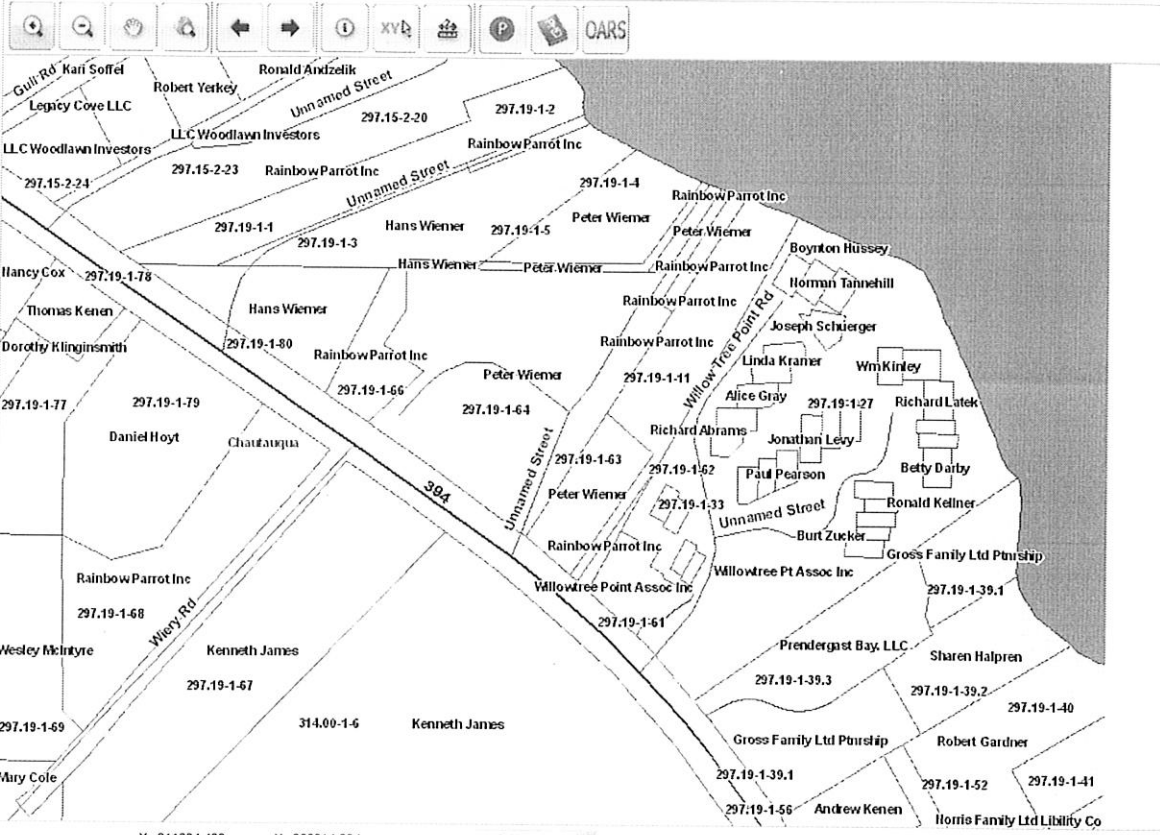
 = Rainbow Parrot Inc.



Options

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 - Bridges
 - Environmental
 - Airports
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 - Boundaries
 -
- Parcel Search
Print
Help



4. List the current annual taxes by respective taxing jurisdictions:

a. Building(s):

b. Land: \$

PARCEL NUMBER		ASSED VALUE	SCHOOL TAX	COUNTY TAX
297.19-1-1	Rainbow Parrot	\$ 115,600.00	\$ 949.23	\$ 1,102.14
297.19-1-2	Rainbow Parrot	\$ 36,100.00	\$ 296.43	\$ 350.17
297.19-1-7	Rainbow Parrot	\$ 14,500.00	\$ 119.06	\$ 138.25
297.19-1-9	Rainbow Parrot	\$ 100.00	\$ 0.82	\$ 0.96
297.19-1-10	Rainbow Parrot	\$ 11,600.00	\$ 95.25	\$ 110.59
297.19-1-11	Rainbow Parrot	\$ 462,400.00	\$ 3,796.92	\$ 4,408.56
297.19-1-62	Rainbow Parrot	\$ 800.00	\$ 6.57	\$ 7.63
297.19-1-66	Rainbow Parrot	\$ 128,100.00	\$ 1,051.87	\$ 1,221.32
297.19-1-68	Rainbow Parrot	\$ 85,100.00	\$ 698.78	\$ 811.36
Total of Rainbow Parrot		\$ 854,300.00	\$ 7,014.93	\$ 8,150.98
297.19-1-3	Wiemer, H. & U.	\$ 215,700.00	\$ 1,771.19	\$ 2,062.51
297.19-1-65	Wiemer, H. & U.	\$ 100.00	\$ 0.82	\$ 0.96
297.19-1-80	Wiemer, H. & U.	\$ 187,300.00	\$ 1,076.59	\$ 1,785.74
Total of Wiemer, Hans & Ursula		\$ 403,100.00	\$ 2,848.60	\$ 3,849.21
297.19-1-4	Wiemer Trust	\$ 93,400.00	\$ 766.94	\$ 896.48
297.19-1-5	Wiemer Trust	\$ 7,400.00	\$ 60.76	\$ 70.54
297.19-1-6	Wiemer Trust	\$ 17,000.00	\$ 139.59	\$ 168.07
297.19-1-63	Wiemer Trust	\$ 75,800.00	\$ 622.42	\$ 722.67
297.19-1-64	Wiemer Trust	\$ 136,200.00	\$ 1,118.38	\$ 1,298.55
Total of Wiemer Trust		\$ 329,800.00	\$ 2,708.09	\$ 3,156.31
Grand Total of 17 Parcels		\$ 1,587,200.00	\$ 12,571.62	\$ 15,156.50

E. Previous Financial Activities

1. What were your company's estimated capital expenditures in Chautauqua County, New York, during the past three (3) years? (Specify by place, year and amount.)

Rainbow Parrot Inc. has had zero (0) Dollars in expenditures in the past three (3) years. We Wan Chu Cottages as a whole has had tens of thousands of dollars per year including Payroll, Printing, Flooring, Gasoline, Lawn equipment, Boat supplies, etc.

2. Has your company ever been a recipient of funds obtained through tax-exempt or taxable bonds?
 Yes No If "Yes" give details below:

3. Describe your company's effort to secure assistance or financing in the County of Chautauqua, or any other area, on a separate sheet.

F. Types of Financial Assistance Requested

(Cross out those which are not applicable.)

1. Industrial Development Revenue Bonds
 - A. Tax Exempt
 - B. Taxable
2. Tax Lease
3. Other loan(s). Describe:

All that we can please... Property & School Tax Abatement, Sales Tax Exemption on Project, Mortgage Tax waiver along with anything else we can get to enhance the Business atmosphere in Chautauqua County.

Part 2

A. Describe the Project

(Include a general, functional description and prospective location.)

We wish to build an Indoor Swimming Pool along with Bathrooms, Equipment Room, Laundry mat Room as well as supporting equipment and furniture, including an ADA compliant handicapped lift. We believe we will increase our Seasonal Cottage Rentals by a minimum 10% over our current annual Cottage Rentals thus increasing the amount of **Bed & Sales Taxes** which would hopefully compensate the Town & County into agreeing with this Application. We plan to locate this **Pool Building** in the front yard of We Wan Chu Cottages closest to Rt. 394 where the Sand Volleyball Court is now located on. This is **Parcel # 297.19-1-64** which is not a Rainbow Parrot Inc. parcel. This parcel includes Cottage #s 5, 6, 7, 8, 9, 10, C1, C2, A7, A8, A9 & A10.

From the attached annual Cottage Rentals, you can see we are steady as she goes... Add in an Indoor Pool and I believe it will be huge for our Cottage Resort & Rentals, conservatively speaking of course... I know we could never cash flow this project, but I strongly believe if we do not have any increase in Cottage Rentals that we can still afford to do a loan for this project. We are certainly not willing to risk our Homes and the Bestest Lakefront commercial lands on all of Chautauqua Lake unless we truly believed we could never fail, nor will we. I hear it from time to time that that the Fishermen visiting We Wan Chu Cottages would come back more often if we had an indoor pool, one that their spouse and children could enjoy while Dad or Mom and some of the Kids went Fishing.

B. Reasons for Project

1. Briefly describe the reasons why this project is necessary and what effect it will have on your business:

We believe this Indoor Pool project will revolutionize our Cottage Resort impacting our annual rentals by at least a 10% increase and should increase to 20+% more over time. People will need to See it to Believe it.

2. If your business is unable to arrange suitable financing for this project, what will be the impact on your company and the County of Chautauqua? Would your company proceed with the project without Agency assistance and / or financing? Describe in detail:

Without financing of \$ 450,000 along with the Sales Tax Exemption and Tax abatement (10 to 15 years), we will not be able to do this project. After considering the taxes that would be charged on a \$ 600,000 building and land improvement, it became obvious to me, that we would not want to do this project without the Property & School tax abatement. Why would we...? NYS is a depressing Economy and we are a Bright Light in a Dark Room which will stay Bright as we are, but would be dimmed considerably if burdened with the Property & School taxes as well as a Mortgage on this improvement for the foreseeable future. This Tax abatement needs to be at least as long as the Loan is for please. The incentive needs to happen to see our impact in Local Construction jobs, Sales & Bed taxes as well as the obvious trickle down effect that when we are full, we have 200 people or more on site which adds to the Economy of the whole County in purchases and expenditures. We do not own or have a Restaurant on site nor do we want one. These customers spend a lot of monies that we don't see because they are spending these monies in Mayville or Bemus Point or Chautauqua Institution or wherever in Chautauqua County.

If we did not proceed with this project, We would contact all of our Reservations for 2011 and offer them back a Full Refund if they chose to Cancel... We would roll back our Rental Rates to 2010 and punt. The Impact would be a Negative to Business and we would be able to survive it with the adequate amount of Cash on hand for the Winter until we Open again at the end of April, 2011... As the even keel annual Rental Figures go, we make enough monies to live a Nice Life but not enough Monies to Cash Flow an Indoor Pool & Building worth \$ 550,000+. It would be a Huge Disappointment to most all of our Regular Cottage Customers.

We have paid our Chautauqua County & Town Property and School Taxes for 44 years in a row. We know as well as You know that we Live, Eat and Breath our Lives here in Chautauqua County. We are not some Factory with a Rent a Face on it from Corporate. We generate Sales Tax, Bed Tax, Property & School Taxes, Payroll, a Quality of Life that many Locals enjoy be they here or benefiting from our customers. We are deserving of this Tax Lease and all of its exemptions possible please, because we can not pick up our Business and move it out of New York State, ever... This Tax Lease will pay dividends back to Chautauqua County not only in Taxes but in knowing you helped better a Vacationer's Positive Experiences and memories of Chautauqua County which will hopefully have them returning year after year.

We are Green. The Cottage Folks / Customers and my Family recycle a 6 Yard Dumpster per Week, from May through September. We use hundreds of the new low wattage Light Bulbs throughout the property. The Pool is going to be a Saltwater Pool, less harmful on children and adults and is the preferred Pool System today in the USA, with Ozone Pools coming up fast... We will plan to have a Solar heated system eventually to assist in heating the pool and building.

C. Type of Project

1. Check category which best describes your project:

- | | |
|--|--|
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Warehousing |
| <input type="checkbox"/> Industrial Assembly | <input type="checkbox"/> Pollution Control |
| <input type="checkbox"/> Research | <input checked="" type="checkbox"/> Other (Specify) |
| | Resort Property Improvement |

2. If pollution control, check appropriate items below:

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Air | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Water | <input type="checkbox"/> Solid Waste |
| <input type="checkbox"/> Air/Water | <input type="checkbox"/> Other (Specify) |

D. Proposed Location

1. Does the project consist of (check appropriate categories):

- | | | |
|--|---|--|
| a. Construction of a new building | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| b. Renovations to an existing building | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| c. Construction of an addition to an existing building | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| d. Acquisition of an existing building | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

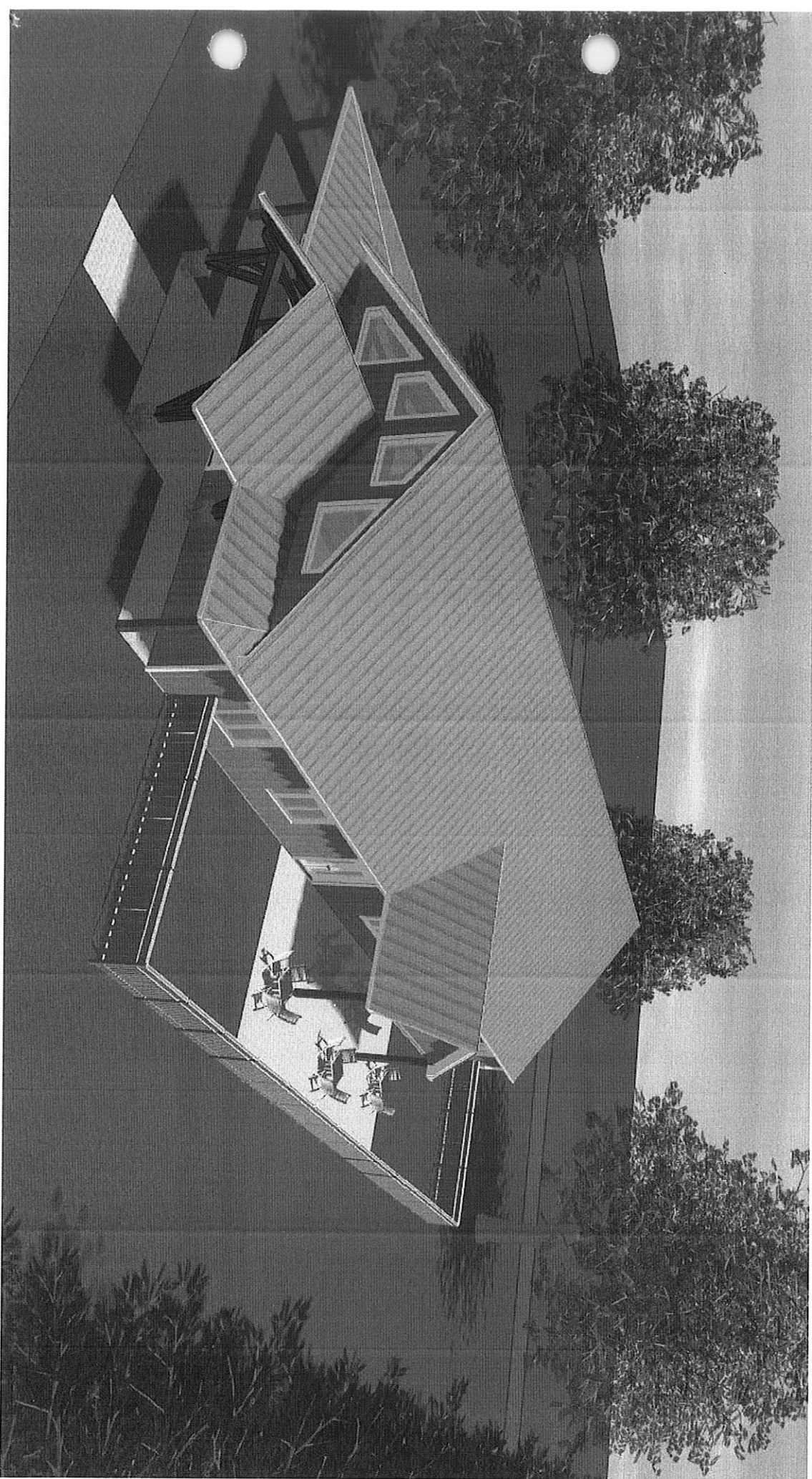
If the Company is to acquire an existing plant, attach a photograph and indicate if it is in operation, about to be abandoned or abandoned. If in operation, describe present products.

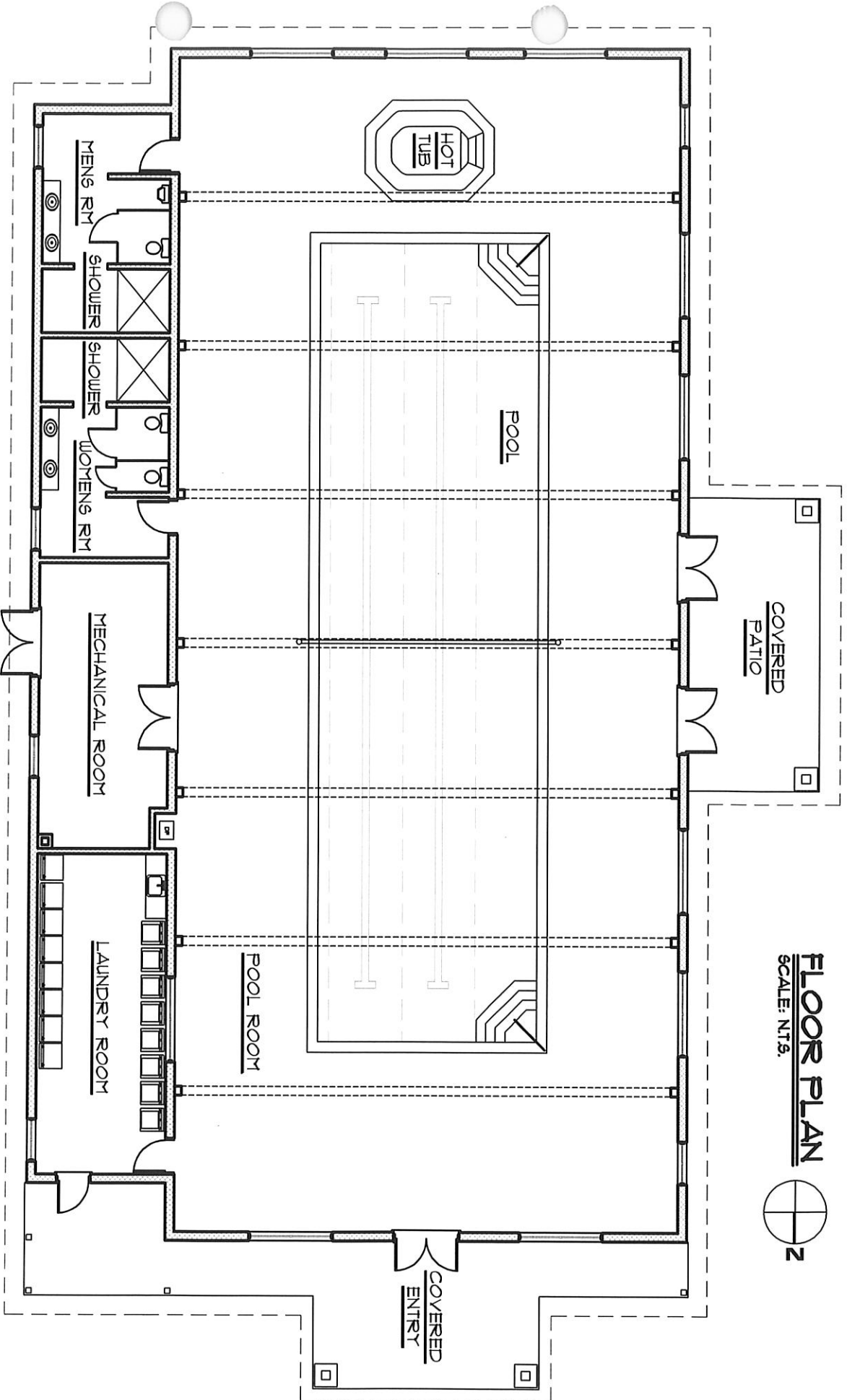
List costs or orders made by Company for the project, at the date of this application, on a separate sheet. **\$ 17,000 to Architect**

2. Describe the proposed location(s) of this project, including square footage, number of floors, address, etc. (If new construction is involved or expansion of existing plant, attach proposed floor plan):

The location of the Indoor Pool Building will be in the front yard of We Wan Chu Cottages where the Volleyball Court is currently at.

The Main Pool Building will be 50 ft. x 112 ft. (outside edges) = 5,600 sq. ft. + or - to outside edge with a 21 ft x 75 ft. = 1,575 sq. ft. Saltwater Pool that is 4.5 feet deep. There will be a Dormer off the side of the Main Pool Building measuring 13' 4" x 102 ft. (to outside edge) = 1,400 sq. ft. + or - Here we will have a Bathroom and one shower per Men & Women, a Equipment room for the Pool pumps, Furnaces, etc. and a Coin Operated Laundry mate for the Cottage Customers only... Total Building = 7,000 sq. ft. + or -...





FLOOR PLAN
SCALE: N.T.S. 



Box 234, 2 Forest Street Sugar Grove, PA 16350
Phone 814-489-7350

New Swimming Pool Building for:
We Wan Chu Cottage Resort
Mayville, New York

3. List the present owner of the project site and the owner's name, address, and phone number. (If currently owned by the applicant, indicate date of purchase, reason for purchase and current use of the site):

Wiemer Trust. Please see attached Letter from Dana Lundberg

4. Does the project site currently have existing occupant(s)?

Yes No. **Just Cottage Rental Customers from May through mid October, never longer than two weeks in a row.**

If "Yes", list all lessees, the amount of space occupied by each, and the date of termination of such leases on a separate sheet.

5. Is there a relationship legally or by virtue of common control between the applicant or present owner?
 Yes No

If "Yes", provide details on a separate sheet. **Please see attached Letter from Dana Lundberg.**

6. Does the Company have an option to purchase the project site or has a contract of sale been executed for such purchase? (If so, attach particulars.)

Yes No

7. Has the Company placed any purchase orders or entered into any other agreements or contracts with respect to proposed project costs? (If so, attach particulars.)

Yes No

E. Location Maintenance Costs

1. What are the real estate taxes on the land and the building? (If current rate is not available, give assessed value for each and so state.) **The land where the proposed Indoor Pool would be on currently has six duplexes for the We Wan Chu Cottages, Parcel # 297.19-1-64** which is not a Rainbow Parrot parcel. This parcel's 2010 taxes are...

PARCEL NUMBER	SCHOOL TAX	COUNTY TAX
297.19-1-64 Wiemer Trust	\$ 1,118.38	\$ 1,298.55

But could on a \$ 550,000 to \$ 600,000 total building and land improvement generate or save \$ 10,614.00 + or – per year which cries for a favorable Tourism Industry Tax Lease / Abatement to afford a mortgage and this needed improvement in the first place.

Land \$

Building \$

2. What is the estimated useful life of the:

a. Facility **50+ Years**

b. Equipment **20+ Years**

3. Is proposed Project site served by:

a. Transportation Rail Truck Air
 Water

b. Utilities Sewer Water Gas
 Electric Power (Our water is a boomer well and a Health Dept.
approved water supply system like one for a mobile home park)

F. Employment

1. Employment at present time, if Company is now in existence within Chautauqua County, and an estimate of such employment at the proposed location at the end of one and two years:

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>
Full Time	1	1	2
Part Time*			
Seasonal*	9	14	16

*Estimate percent that total part time or seasonal working time bears to total annual full working time **50 %**.

Total **\$ 38,071.00**

2. Estimate the annual payroll:

At present **\$ 38,071.00**

In one year **\$ 48,151.00**

G. Project Costs

1. List the costs necessary for the construction, acquisition or renovation of the project. (The project costs should **not** include working capital needs or moving expenses.)

<u>Description</u>	<u>Amount</u>
Land	\$ Owner Contribution
Building(s)	\$ 250,000.00 "EST"
Renovation	\$ 0
Machinery and Equipment (Do not include furniture costs)	\$ 100,000.00 "EST"
Installation	\$ 51,500.00 "EST"

(G. Continued)

Fees (Do not include your own counsel fees)	\$ Building Permit = No Charge...
Architectural Fees	\$ 17,000.00
Financial Charges (specify) Application fee	\$ 1,000.00
Other (specify) Pool & Whirl Pool	\$ 125,000.00 "EST"
Subtotal	\$ 544,500.00 "EST"
Agency Administrative Fee	\$ 5,500.00 = 1% of Project Cost
<u>Total Project Cost</u>	\$ 550,000.00 "EST"

2. What is the amount of funds and term requested for financing through the County of Chautauqua Industrial Development Agency?

\$ Years / **NOT APPLICABLE but we do need Financing.**

H. Project Schedule

1. Indicate the estimated days for:
 - a. Financing of the project (???) **Not known as of Today's Date.**
 - b. Commence of construction. **Within 7 days of obtaining a Building Permit.**
 - c. Completion of construction **May 1st, 2011.**
2. List the date(s) and in what amount(s) the estimated funds will be required:
100% of \$ 450,000.00 to possibly move forward...

I. Other Agency Involvement

1. Have you contacted any other governmental agency in reference to this project?
X Yes No

If "Yes", please indicate the agency and the nature of the inquiry below:

I called the Small Business Administration in Buffalo and spoke with Paul Haufman @ 716.551.4301 ext. 306

2. Have you contacted any financing institutions or other industrial development agencies in New York State, or elsewhere, for financial assistance in reference to this project or one of a similar nature?
X Yes No

If "Yes", please indicate below the institution and / or agency and the present status of the inquiry:

Please see attached sheet with

E. Previous Financial Activities / 3. Describe your company's effort to secure assistance or financing in the County of Chautauqua, or any other area, on a separate sheet.

J. Financial Information (attach the following)

1. Certified financial statements for the last three (3) fiscal years. **Please see attached sheet / letter from our Accountant, Joseph Mitchell.**

For Industrial Development Bonds (IDB) complete Questions 2, 3 & 4.

2. Pro forma sheet as at start of operations at project site. **Not Applicable.**
3. Project profit and loss statements for first two (2) years of operation at projected site. **Not Applicable.**
4. Projected "cash flow" statement, by quarters, for first year of operation at project site. **Not Applicable.**

Certification

Peter Hans Wiemer

(Name of chief executive officer of company submitting application)

deposed and says that he/she is the **President**
(Title)

of **Rainbow Parrot Inc.**, the corporation named in attached application;
(Company name)

that he has read the foregoing application and attachments and knows the contents thereof; that the same is true to his knowledge, contains no information or data that is false or incorrect and is truly descriptive of the project which is intended as security for the requested financing.

Deponent further says the reason for this verification is made by the deponent and not by **Rainbow Parrot Inc.**
(Company name)

is because the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge, are investigations which deponent has caused to be made concerning the subject matter of this application as well as information required by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

As an officer of said corporation (hereinafter referred to as the "applicant") deponent acknowledges and agrees that applicant shall be and is responsible for all costs incurred by the non-profit County of Chautauqua Industrial Development Agency (hereinafter referred to as the "Agency") acting in connection with the attendant negotiations and ultimately the closing of the project and (or) financing. If, for any reason whatsoever, the applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels, or neglects the application, then upon presentation of invoice, applicant shall pay to the Agency, its agents or assigns all actual costs involved in conduct of the application and the drafting of documents up to that date and time, including fees of counsel for the Agency.

The costs incurred by the Agency and paid by the applicant, including the Agency's counsel's fees and the administrative fee, may be considered as a cost of the project and included as part of any resultant bond issue, subject to the limitations imposed by law.



(Chief Executive Officer of
company submitting application)

Notary

Sworn to before me this

12th day of OCTOBER, 2010



(Seal)

DANA A. LUNDBERG #02LU6057427
NOTARY PUBLIC, State of New York
Qualified in Chautauqua County
My Commission Expires April 16, 2008

TO: Project Applicants
 FROM: County of Chautauqua Industrial Development Agency
 RE: Cost/Benefit Analysis Questionnaire

In order for the County of Chautauqua Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

Since we need this Questionnaire to be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary ("Company"):	Rainbow Parrot Inc DBA We Wan Chu Cottages
2. Brief Identification of the Project:	Indoor Swimming Pool
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$ NOT APPLICABLE _____
B. Value of Sales Tax Exemption Sought	22,500- \$?? New York State Sales Tax is Exempt on New Construction.
C. Value of Real Property Tax Exemption Sought	\$ 10,614.00 per year based on approximately \$ 600,000 assessed value.
D. Value of Mortgage Recording Tax Exemption Sought	\$ 5,625.00_____

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	\$ -0-_____

2. Site preparation	\$ 2,000.00 "EST"_____
3. Landscaping	\$ 1,000.00 "EST"_____
4. Utilities and infrastructure development	\$ 4,000.00 "EST"_____
5. Access roads and parking development	\$ -0- _____
6. Other land-related costs (describe)	\$ NOT APPLICABLE _____
B. Building-Related Costs	
1. Acquisition of existing structures	\$-0-_____
2. Renovation of existing structures	\$-0-_____
3. New construction costs including Pool	\$ 375,000.00 "EST"_____
4. Electrical systems	\$ 15,000.00 "EST"_____
5. Heating, ventilation and air conditioning	\$ 70,000.00 "EST"_____
6. Plumbing	\$ 15,000.00 "EST"_____
7. Other building-related costs (describe)	\$ included _____
C. Machinery and Equipment Costs	
1. Production and process equipment	\$ NOT APPLICABLE_____
2. Packaging equipment	\$ NOT APPLICABLE_____
3. Warehousing equipment	\$ NOT APPLICABLE_____
4. Installation costs for various equipment	\$ NOT APPLICABLE_____
5. Other equipment-related costs (describe)	\$ included _____
D. Furniture and Fixture Costs	
1. Office furniture	\$ NOT APPLICABLE_____
2. Office equipment	\$ NOT APPLICABLE_____
3. Computers	\$ NOT APPLICABLE_____
4. Other furniture-related costs (describe)	\$ 3,000.00 (pool furniture)
E. Working Capital Costs	
1. Operation costs	\$ NOT APPLICABLE_____
2. Production costs	\$ NOT APPLICABLE_____
3. Raw materials	\$ NOT APPLICABLE_____
4. Debt service	\$ NOT APPLICABLE_____
5. Relocation costs	\$ NOT APPLICABLE_____
6. Skills training	\$ 2,000.00 "EST"_____
7. Other working capital-related costs (describe)	\$ NOT APPLICABLE_____

F. Professional Service Costs	
1. Architecture and engineering	\$17,000.00 _____
2. Accounting/legal	\$ 4,000.00 "EST" _____
3. Other service-related costs (describe)	\$ _____
G. Other Costs	
1. _____	\$ _____
2. _____	\$ _____
H. Summary of Expenditures	
1. Total Land Related Costs	\$ 7,000.00 "EST" _____
2. Total Building Related Costs	\$ 475,000.00 "EST" _____
3. Total Machinery and Equipment Costs	\$ NOT APPLICABLE _____
4. Total Furniture and Fixture Costs	\$ 3,000.00 "EST" _____
5. Total Working Capital Costs	\$ 2,000.00 "EST" _____
6. Total Professional Service Costs	\$ 21,000.00 "EST" _____
7. Total Other Costs (overflow costs / costs not known as of today's date = October 12 th , 2010)	\$ 42,000.00 "EST" _____

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

I. Please provide estimates of total construction jobs at the Project:

Year	Construction Jobs (Annual wages and benefits \$40,000 and under)	Construction Jobs (Annual wages and benefits over \$40,000)
Current Year		
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

II. Please provide estimates of total annual wages and benefits of total construction jobs at the Project:

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$_____	\$_____
Year 1	\$_____	\$_____
Year 2	\$_____	\$_____
Year 3	\$_____	\$_____
Year 4	\$_____	\$_____
Year 5	\$_____	\$_____

PROJECTED PERMANENT EMPLOYMENT IMPACT

I. Please provide estimates of total existing permanent jobs to be preserved or retained as a result of the Project:

Year	Existing Jobs (Annual wages and benefits \$40,000 and under)	Existing Jobs (Annual wages and benefits over \$40,000)
Current Year		
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

II. Please provide estimates of total new permanent jobs to be created at the Project:

Year	New Jobs (Annual wages and benefits \$40,000 and under)	New Jobs (Annual wages and benefits over \$40,000)
Current Year		
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

III. Please provide estimates of total annual wages and benefits of total permanent construction jobs at the Project:

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$_____	\$_____
Year 1	\$_____	\$_____
Year 2	\$_____	\$_____
Year 3	\$_____	\$_____
Year 4	\$_____	\$_____
Year 5	\$_____	\$_____

IV. Please provide estimates for the following:

A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

PROJECTED OPERATING IMPACT

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 st year following project completion)	\$10,000.00 “EST”_____
Additional Sales Tax Paid on	

Additional Purchases	\$ 775.00_____
Estimated Additional Sales (1 st full year following project completion)	\$ 50,000.00 “EST”_____
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ 2,000.00 “EST”_____
	There is No Sales Tax in New York State on Cottage Rentals a week or longer.
	\$ 2,500.00 Bed Tax “EST”

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes (“Pilot Payments”):

Year	Existing Real Property Taxes	New Pilot Payments	Total
Current Year			
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			

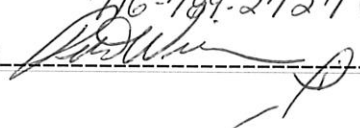
III. Please provide estimates for the impact of other economic benefits expected to be produced as a result of the Project:

I believe We Wan Chu Cottages with an Indoor Pool will benefit the local economy by tens of thousands of dollars per year in additional business and Sales Tax generated to the area Restaurants, Gas Stations, Stores and Attractions. Just the fact that there is not another Resort Pool anywhere around Chautauqua Lake, should impact the economy. Sure, almost every Hotel has a Pool, but there is not a Hotel on the Lake nor will there anytime soon or ever due to the lack of a Sewer and zoned Commercial property where a Hotel would want to be located / Booty Bay.

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge, such responses are true, correct and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

Date Signed: <u>October 12, 2010.</u>	Name of Person Completing Project Questionnaire on behalf of the Company.
	Name: <u>Peter Wiemer</u>
	Title: <u>Manager + Partner of We Wan Chu</u>
	Phone Number: <u>716-789-3383 (w)</u>
	<u>716-789-2727 (H)</u>
	Signature: <u></u>

Should you need additional space, please attach a separate sheet.

**County of Chautauqua
Industrial Development Agency**

FINANCIAL FEE

STRUCTURE

REVOLVING LOAN FUNDS

1% of total loan

CIVIC FACILITIES BONDS

1% of total IDA project cost

INDUSTRIAL REVENUE BONDS

1% of total IDA project cost

TAX LEASES

1% of total IDA project cost

AN APPLICATION FEE OF \$250 IS DUE UPON SUBMISSION OF ALL LOAN APPLICATIONS
AN APPLICATION FEE OF \$1,000 IS DUE UPON SUBMISSION OF ALL BOND AND TAX
LEASE APPLICATIONS