

Rio Bravo

RV Resort

Statement of Qualifications

Individual Partners SOQ

General: Rio Bravo Resort will be engaging the services of General Contractors with extensive experience, and specializing in High-End RV resorts, utilizing local SLV contractors and local materials. It is anticipated that the local construction participation will include electrical, landscaping, road paving crews, excavation and grading, and concrete workers at a minimum.

Mike Fisher, CEO and Partner

Mike has managed and been responsible for major construction projects in Colorado, Nevada, California, Texas, and South Dakota. These projects have included entertainment venue builds, and General Contractor/Project Manager on Grand Prix Track Design Projects.

Projects for which Mike was responsible include large outdoor concert venues in stadiums, and erecting large steel structures for major music festivals. He has served in management positions in the development and building of Dick's Sporting Goods Park (Colorado Rapids Soccer Club) with the Pepsi Center special projects unit. Mike also was instrumental in the construction and development of the Pepsi Center City Lights Pavilion in Denver. He has completed projects as Road Course designer for Champ Car and the Indy Racing League, the Denver Grand Prix, and the Las Vegas Grand Prix. In South Dakota, Mike was also a General Contractor building houses, office buildings and commercial renovations.

Eric Olsen, President and Partner

Eric brings a very valuable set of experiences which uniquely qualify him with regard to the design and operation of our Resort. He has been a full-time RV enthusiast for the past 15 years, and has travelled the majority of the US, visiting numerous resorts. He has been a member of several well known and upscale resort systems including Thousand Trails, Escapees, Coast to Coast, Resort Parks International, and Passport America. Eric's talents and skills offered are thorough knowledge and experiences with management of fine RV resorts, as well as years of volunteer work at all levels within the resorts at which he has visited. He has valuable knowledge gained from personal experience in the proper layouts of all traffic circulation and facilities within Resorts, and brings his creativity to our design decisions regarding overall upscale designed RV resorts. In particular, he knows what "works well, and what does not". Eric is an investor as well in our Rio Bravo Resort, and is President of ELM LLP resorts. ELM is planning on 10 additional upscale RV resorts nationwide at the present time.

Don Spencer, A.I.A., Architect, Vice President and Partner

Don is Principal architect and owner of Spencer Architecture Studio, (SAS) founded in 1978 in Austin, Texas. Since its inception, SAS has also had offices in San Francisco, Monterey, and Long Beach CA. prior to 2010 when Don relocated the firm to Colorado.

He has been in continual operation as an architect and sole proprietor for the past 40 years as the architect of record on numerous new school construction projects ranging from 5 million to 75 million dollars, including elementary, middle and high school campuses throughout Texas and the San Francisco Bay Area. He also had managed on a daily basis up to 25 architects as SAS employees, as well as all engineering sub consultants under his direction. Other project types that SAS has provided architectural services are Health Care, including hospitals and clinics, and Civic (City) projects in California. Don's years as an architect being responsible on large scale site planning and new multi-million dollar construction projects uniquely qualifies him as the architect of record for Rio Bravo Resort. The project design and documentation will be produced out of our Alamosa office, and will utilize local Civil, Structural, Mechanical and Electrical professional engineering services as our sub-consultants. Spencer Architecture Studio is located in Alamosa at 415 San Juan Avenue.

Don is a licensed Architect in good standing, with the State of Colorado Architectural Registration Board, Division of Regulatory Agencies (DORA).

Chris Manfredonia, Chief Operating Officer, and Partner

Chris is the COO of Rio Bravo Resort, and the private landowner of 50 acres within the Cottonwoods Subdivision, Phase II. His experience and qualifications come from over 25 years as a private developer and General Contractor in Colorado, New Mexico, Arizona, and Utah. His projects have included major Commercial and Residential sectors, as well as hospitals, schools, hotels, resorts, and Townhomes: the majority of these projects would be considered high-end and upscale, with construction costs ranging from 50 to 100 million dollars.

His company completed on average about 15 million dollars of construction a year, and had bonding capabilities up to 30 million dollars in progress.

Chris' projects also included the Cottonwood Subdivision, in which he completed Phase 1, and all lots were sold in about 2 years. In addition, Chris finished 12 Townhomes in the Cottonwood Subdivision. During the course of his development projects at The Cottonwoods, he received good feedback from the City of Alamosa staff, and residents that were all very pleased with the first phase.

Chris is uniquely qualified as COO and Partner of Rio Bravo Resort as a leader with extensive general contracting experience on his own previous large scale development projects.

Chris, along with Mike Fisher, CEO, will lead our team in the engagement of only highly qualified General Contractors that have completed and specialized in high quality RV resorts.