



Club Development Plan

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The Cambrian Club Purpose Statement

The Cambrian Club will be organized and operated exclusively as a Social Club for the pleasure and recreation of its Class "A" and Class "B" Members and their Guests within the meaning of §501(c)(7) of the Internal Revenue Code. In the conduct of all aspects of its activities, the Cambrian Club shall not discriminate on the grounds of race, creed, color, national origin, gender or sexual orientation. Notwithstanding, the Thirty-Five (35) Class "A" Members of the Cambrian Club will be limited to individuals who are bound together by a common objective of pleasure, recreation, and other non-profitable purposes, to wit, to promote and stimulate interest in zero-carbon impact, conservational activities in the Finger Lakes.

The Purpose of The Cambrian Club is two-fold: First, to provide an exclusive, first class, four-season recreational facility in the Finger Lakes region of New York for the use of its Members and their Guests. To that end, the Cambrian Club Membership will pool resources to acquire and then develop the "Property" as more fully described below.

Second, believing that it is just common sense to have a DefCon 1 ready comfortable bunker, each Class "A" Member will receive a lease for 99-years on one of the up to Thirty-Five (35) custom-built homes at The Cambrian Club. Each home will have an Underground Bunker stocked to support one (1) year of self sufficiency and be designed to operate fully off-the-grid if necessary as more fully described below.

The "Property"

The "Property" to be acquired by The Cambrian Club for its Membership is presently known as "Camp Cool-Lea" and is situated on Cayuta Lake in Odessa, Schuyler County, New York. The Property is six miles from Watkins Glen, fifteen miles from the Elmira Regional Airport, twenty miles from Ithaca and two hundred fifty miles from New York and Philadelphia. A starting point for a profile of the Schuyler County area can be found at the [Odessa Livability Index](#).

The Property consists of 50± acre and enjoys an 800± foot frontage on Cayuta Lake.



By legend Cayuta Lake was named after a Seneca princess, who was kidnapped by another tribe, causing her mother's tears to form the lake. Cayuta Lake is a clean lake with a watershed that is highly diverse in plant and animal species. A rare freshwater sponge which traces its roots to the Cretaceous period has been found in the Cayuta inlet that is known in no other location other than Siberia. Cayuta Lake covers 580 acre and its elevation is 1,317 feet above sea-level. The Lake has four miles of shoreline, is two miles long and reaches a depth of twenty six feet. The State of New York owns much of the scrub

and swamp around the northern end of the lake.

The primary recreational activity on the Cayuta Lake, sometimes referred to as The Little Lake, is warm water fishing. A recent angler survey revealed largemouth bass 5 pounds and larger. Additionally, bluegills, yellow perch, and black crappie are plentiful and dominate the panfish catch. In the winter, Cayuta freezes over completely making for excellent ice fishing.

Boating is of course permitted on the Lake. In any season, Hiking is available around Cayuta. The Finger Lakes Trail, coming from the Watkins Glen State Park, runs down a hillside from the north and makes its way to the southern end where it follows Cayuta Creek for miles. The Cayuta Lake watershed offers a variety of birding opportunities, including field birds at local farms, waterfowl on the lake, and woodland birds along the Finger Lakes Trail that runs along Cayuta Creek. Hawks can also be seen in the region, especially during migration.

Wintertime offers plenty of activities from skating on Cayuta Lake upon which locals also race both ice racers and cars. Additionally, directly across the lake is the Connecticut Hill Wildlife Management Area which encompasses 11,237 acres and reaches an elevation of 2,000 feet, offering breathtaking panoramic vistas of the surrounding lowlands. This WMA offers cross-country skiing and snowshoeing activities in the winter, along with excellent hiking in the warmer months.

Last, there are a wide range of Hunting and Trapping opportunities in the Southern Tier.

In particular, the Property is composed of two parcels as detailed below:



Operated for the last 35 years as a Recreational Vehicle Campground from May through October, the owners are looking to sell and retire from the demands of the business. Ground level views of the Property are contained in Appendix I.

Development of the “Property”

The acquisition and development of the Property and the limitations on that development will be as follows:

1. Deposit by at least Twenty (20) of the maximum of thirty-five (35) Class “A” Members solely in their own names (as a gesture of conditional commitment) of One Hundred Thousand dollars (\$100,000) in a six (6) month Certificate of Deposit with: Elmira Savings Bank.
2. Once that threshold of Twenty (20) members is reached, the calling to order of the initial meeting of the Class “A” Members to:
 - Adopt the Bylaws of the The Cambrian Club, Inc.;
 - Elect the Board of Directors;
 - The approval of a resolution regarding an offer to purchase to the Property and;
 - The transfer of each Class “A” Member’s One Hundred Thousand dollars (\$100,000) Certificate of Deposit to The Cambrian Club’s general operating account.
3. The initial meeting of the Board of Directors to address the details of the three phase development of the Property and its operations during development:
 - Phase I Utilities & Infrastructure development and 35 lot subdivision;
 - Phase II Construction of Club Amenities (Gatehouse, Clubhouse, etc.);
 - Phase III Construction of 35 homes with underground shelters.

Significantly, the limitations on the development and operation of The Cambrian Club contained in the Articles of Incorporation will be two-fold. First, those legal limitations necessary to qualify The Cambrian Club as a §501(c)(7) not-for-profit corporation with the Internal Revenue Service. Second, the Articles of Incorporation of The Cambrian Club will:

- Specifically limit the Class “A” equity membership to thirty-five (35) members;
- Prohibit expansion of those Class “A” equity memberships unless expansion is unanimously approved by the Class “A” Members present and voting at a properly scheduled meeting of the Class “A” Members, and;
- To the extent technologically feasible, require that the 35 homes with underground shelters be constructed of similar sizes and appearance to have a zero carbon footprint and be able to fully operate off the commercial electric-grid.

Operation of The Cambrian Club

Presently, the Property is operating as an RV campground and grossing approximately \$100,000/year. The RV Campground can accommodate 45 RVs and 25 tents. Though

subject to approval by the Class "A" Members and the Board of Directors, the initial proposal for operation of The Cambrian Club during development will include the following elements:

1. Establishment of One Hundred (100) Class "B" Memberships in the Cambrian Club. The Class "B" Members would have no equity interest in or operational control of The Cambrian Club. The Class "B" Members would be entitled to short-term use of the RV and Tent camping facilities of the Cambrian Club pursuant to a fee schedule to be determined. The pool of Class "B" Members will be drawn from regional visitors who desire a high-end RV campground experience.
2. Development of the present Tent campground into a 20 "Glamour Camping" ("[Glamping](#)") sites. These Glamping sites will have safari-style tents, free-standing bath tubs, fireplaces, wood floors and other amenities. These Glamping sites will provide the Class "A" Members with an attractive camping experience during the development of the Property. Additionally, the Glamping sites will provide a source of revenue from Class "B" Members as such sites bring \$170+/night.
3. Notably, within walking distance to the Property is [The Fontainebleau Inn](#) which hosts rustic & elegant Weddings. The Inn is booked one year in advance but only has seven guest rooms. Hence, the demand for nearby accommodations will make The Cambrian Club an attractive alternative for the overflow Wedding guests. Likewise, the various racing events at Watkins Glen International racetrack which is only six (6) miles away will drive demand for nearby luxury accommodations.



Off-The-Grid-Housing

There are four goals sought to be obtained in the construction of the up to thirty-five (35) Class "A" Membership homes:

1. To provide a comfortable dwelling for Members during recreational use of The Cambrian Club;
2. To provide long-term shelter with 21st Century amenities independent of any off-the-property suppliers of food, water, electricity, etc.
3. To demonstrate the feasibility of communal off-the-grid development for future commercialization.
4. To provide a rental-pool of accommodations for income generating purposes.

Additionally, to avoid status distinctions between Class "A" Members and promote Club harmony, the homes will be of similar sizes and appearance to present and promote an egalitarian atmosphere at The Cambrian Club. The goal: A Zero Net Carbon footprint and off-the-commercial-electric-grid home operating on Solar for electricity, heating, cooling and living. At present, the proposal for such housing is as follows:

- Single Family Home
- 1,500sqft
- Modern Farmhouse Style with Timber and Stone accents
- Hardwood, Quartz, Tile finishes
- 2 Bedrooms (Ground Floor) with Loft
- 2 Bath (Master Suit with Luxury Bath)
- 100% Solar Powered (with small wind turbine secondary power)
- Full Winter Operation Off-Grid (Assumes Neighborhood Power Sharing)
- Rain Water Catchment and Filtration
- 19.8 kWh Battery Backup

The Cambrian Club design allows for an efficient neighborhood power share system and centralized battery banks. This design will enable the homes to work together in off-grid operation during the winter to maximize solar harvest to enable heating systems.

The Incorporator, Founder and Impresario of The Cambrian Club

Montgomery Blair Sibley is a scion of the Sibleys of Rochester, New York. After working five years as an Assistant District Attorney in Rochester, Blair moved to Miami and practice law for 15 years in a sunny place representing shady characters. At the turn of the Millenium, Blair moved his family to Washington, D.C. where, in a swampy place represented even more dodgy characters. In 2017, Blair relocated back to Upstate New York to pursue his interests in a beautiful locale with, finally, real characters.

Development of private Clubs runs in the Sibley family. Blair's great grandfather was a founding member of the Genesee Valley Club and Country Club of Rochester. His father, Harper Sibley, Jr., developed the [Ocean Reef Club](#) in North Key Largo, Florida and the [Boca Grande Club](#) on Gasparilla Island, Florida. Blair worked in a wide range of capacities at both Clubs and was the President of the Boca Grande Club overseeing the final stages of development.

Upon this wide range of experience in the development of private clubs, Blair has developed this concept for an exclusive, multi-faceted, private club experience coupled with the piece of mind that comes with knowing you and your love ones have a realistic option when other don't.

Membership Fees

The Class "A" Membership Equity Fees are driven by the projected costs of development of the Property which falls into four categories:

1. Property Acquisition - Simply stated, there is no fully comparable to the Property to definitely set a market price. The closest recent property listings of raw land with significant lake frontage range around \$30,000/acre. At 50 acres, the Property should sell for \$1,500,000; the suggested price The Cambrian Club should offer for the Property. That said, each seller is idiosyncratic and a Seller's response to any offer cannot be predicted with any certainty.

2. Property Site Development Costs - As the Property is presently primitively developed, a full re-development plan needs to be established and executed. For 50 acres, a initial budget for the Development Plan is \$250,000 and will include:
 - a. Permitting & Fees
 - b. Building, inspection, certificate of occupancy (CO)
 - c. Soil test (perc testing)
 - d. Wells
 - e. Impact fees
 - f. Utilities
 - g. Survey
 - h. Water well Drill, casing, and cap
 - i. Septic System
 - j. Soil testing
 - k. Design
 - l. Clearing
 - m. Earthwork
 - n. Grading: rough and final
 - o. Landscaping
 - p. Paving

3. Gatehouse and Clubhouse Construction - Security plans for The Cambrian Club include a Gatehouse to regulate access to The Cambrian Club. Additionally, a lakefront Clubhouse for Member functions is essential for the development of a collegial atmosphere and full utilization of the Club's amenities. Notwithstanding that the ultimate scope of the Clubhouse will be determined by the Class "A" Members, initial plans call for a 2,500 sq/ft multi-use building with a budget of \$300,000.

4. The Zero Carbon Footprint/Off-the-Commercial-Electric-Grid Housing - Again, though the final details of the Housing will be determined by the Class "A" Members when they initially convene and definititly set The Cambrian Club's actual course, at present a budget of \$200/sq.ft for such Housing is a reasonable estimate. Basic, high qualify, underground shelters start at \$50,000. Hence, a 1,500 sq/ft turn-key home with bunker will cost approximately \$425,000.

As such, the four (4) year development costs of the Club are projected as follows:

If Thirty-Five (35) Class "A" Members:

| | |
|--------------------------------|--------------|
| Land Acquisition | \$1,500,000 |
| Property Development Costs | \$250,000 |
| Gatehouse and Clubhouse | \$300,000 |
| 35 Housing Units with Bunkers | \$12,250,000 |
| Total Development costs | \$14,300,000 |
| 35 Class "A" Member Equity Fee | \$408,000 |

If Twenty Class (20) "A" Members:

| | |
|--------------------------------|-------------|
| Land Acquisition | \$1,500,000 |
| Property Development Costs | \$250,000 |
| Gatehouse and Clubhouse | \$300,000 |
| 20 Housing Units with Bunkers | \$7,000,000 |
| Total Development costs | \$9,050,000 |
| 20 Class "A" Member Equity Fee | \$452,500 |

Hence, rounded off, each Class "A" Member will be expected to eventually pay \$425,000 per Class "A" Equity Membership at the rate of \$105,000/year over four (4) years. That figure may change once the Class "A" Membership meets and finalizes development plans.

Additionally, annual Class "A" Membership dues will be set to cover operational costs in excess of revenue from Class "B" Membership income. However, in all events, such Class "A" Membership annual dues will not exceed \$10,000/year unless unanimously agreed to by the Class "A" Membership.

Questions, Comments & Concerns

Obviously, without a crystal ball or the Class "A" Members reaching a consensus on how The Cambrian Club should develop and operate, no representations can be made with any certainty. That said, this Club Development Plan has sought to sketch the broad outlines of a successful Private Club Resort to the end of providing a canvas from which that vision can be debated and decided among congenial Class "A" Members. Your questions, comments and concerns are encouraged. They may be sent to: admin@TheCambrian.Club.

Membership Application

If interested — and before the limit of thirty-five (35) Class "A" Members is met and this unique opportunity is gone — you can request a Membership Application by sending an email to: admin@TheCambrian.Club.

Appendix I



Appendix I (Continued)



Appendix I (Continued)



Appendix I (Continued)



Appendix I (Continued)



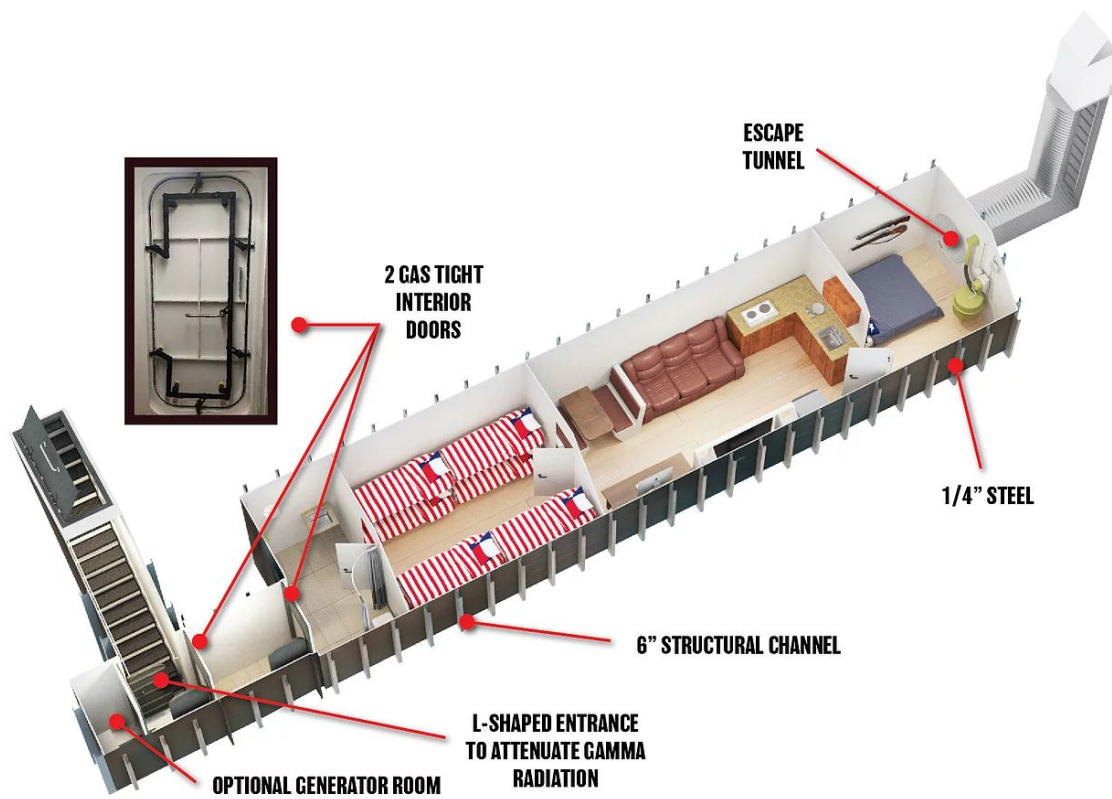
Appendix I (Continued)



Appendix I (Continued)



Appendix II -The Bunker and Off-The-Grid-Housing



An Atlas Survival Shelter

At present, plans call for utilizing Riverwood Cabins' Homestead Cabin, a one-and-a-half story home with a steep roof, A-frame dormers in the front and a flat shed dormer in the back. The Cabin can be configured for 2-5 bedrooms on up to a 2,700 Square Feet footprint. The energy efficient house will be designed to run off-the-grid when, and if, necessary. See more at Riverwoodcabins.com

