



YOU MAY HAVE A FEW QUESTIONS ABOUT THE DOCK CLUB AT PINE KNOT LANDING

Q. WHAT IS THE PROJECT?

A. This is the first “Deeded Dockominium” project on the west coast. The concept is popular in the mid west and the eastern seaboard. The project already has over \$2 million in dredging (11,000 truck loads of material removed) and \$2.2 million in docks built. At completion, with much already completed, the project will have about \$12 million in improvements with a full service harbor including slips, a fuel dock, service slips, marine hardware shop, rental boats, a tour boat, restrooms, boardwalks, kiosks, a restaurant and small commercial storefronts. There will be 650 equal undivided interest deeded owners on 2 ½ acres fee land and 2 ½ acres of purchased land leases.

Q. WHAT DO I GET AS AN OWNER?

A. As an owner, you will receive “fee simple” deeded equal undivided interest ownership in the facility, full time management and security, parking passes and designated owner parking, access codes to restrooms for owners only, key cards for the members only entrance, access to the members only area on The Dock Club website, marine hardware store, service shop & restaurant, individual dock boxes, and other members only benefits. Each owner, by Grant Deed, owns 1/650th of the Pine Knot Landing Marina facility (there will be 650 moorage units – including slips and end ties). This includes 1/650th ownership in fee land, Dock Club Association easements, lease holds and agreements with the Master Lease Holder, dock systems, structures on fee land, Commercial Boat Landing Permit and amenities. The Master Lease is operated by the developers and operates by agreement, which includes the store fronts, concessions (boat rentals, tour boats, mechanical services, etc) and restaurant services. The Dock Owners Association owns the very valuable Commercial Boat Landing Permit, one of the important ingredients in the facility operation.

Q. AS AN OWNER CAN I MOOR MY BOAT IN THE WATER YEAR ROUND?

A. No. Due to the harsh mountain winter conditions, boats stored in Big Bear Lake need to be winterized and covered. We offer dry storage, both with and without a trailer. Also many owners elect to have a boat lift installed, winterize and cover their boat and store their boat in their slip..

Q. AS AN OWNER CAN I PARK MORE THAN ONE VEHICLE OR HAVE GUEST PARKING?

A. The on site parking ratio is based on use on an average weekend. An owner will have a 2 car parking per owner on most weekends. On busy weekends and holidays, a 1-car-per-owner provision applies, however parking priority goes to the owners.

Q. MAY I RENT OR LEASE MY SLIP OR MOORAGE UNIT?

A. Yes "Owner Rent Backs" need to be, at minimum, seasonally. However, every boat owner using the facility, both owners and renters, are required to carry liability insurance.

Q. MAY I STAY ON MY BOAT OVERNIGHT?

A. Yes, staying on board overnight is allowed within the limits as described in the Association rules. You may stay overnight for up to seven consecutive nights or a total of thirty nights per season. Live-in is not allowed.

Q. IS THIS LIKE A TIME SHARE?

A. Not at all. This is a 365-day a year, 24 hour-a-day accessible deeded interest ownership. You may do all the things with this deed that you can for any property you own. You can attach it to your home to increase the value, you may will it, sell it or give it away as a gift.

Q. IS THIS A GOOD INVESTMENT?

A. The California Department of Real Estate does not allow the developer to promote the project as an investment; however we can give you indicators that show yearly price increases, we can show very favorable supply and demand ratios.

Q. HOW LONG OF TERM IS THE COMMERCIAL BOAT LANDING PERMIT FOR?

A. It is in perpetuity, originally developed by the prior owners of the lake (the orange growers in Redlands) Bear Valley Mutual Water Co. and conveyed when the Big Bear MWD took control of the lake in 1977.

Q. HOW WAS THE HARBOR DESIGN DEVELOPED AND WHO WERE THE AGENCIES INVOLVED?

A. The design has been in the works for over a decade. Some of the agencies involved are The Big Bear Municipal Water District, the City of Big Bear Lake, Dept. of Real Estate, Dept. of Fish and Game, County Flood Control, U.S. Fish and Wildlife Service, Army Corps of Engineers, Water Quality Control Board, Cal Trans, and AQMD Etc.

Q. HOW WAS THE 18-FOOT HARBOR DEPTH DETERMINED AND CAN IT BE CHANGED?

A. Historical lake records were reviewed since the last dam was built in 1912 to determine the lake level fluctuations and it was determined that an 18-foot deep harbor would accommodate all but the most severe drought conditions.

Q. DOES THE COMMERCIAL BOAT LANDING PERMIT ALLOW THE MARINAS TO "CHASE THE WATER" IN LOW WATER CONDITIONS?

A. Yes, our permit has a "zone of influence" included which allows us to operate to the centerline of Big Bear Lake if necessary. This means that even if the lake is at extremely low water conditions, we can place our dock systems in deeper water.

Q. CAN I PLACE A LONGER BOAT IN A SHORTER SLIP?

A. It is best to have the entire boat protected inside the slip, otherwise part of the boat will extend into the fairways and be more susceptible to being hit by other boats maneuvering in the fairways. We require the length of boat be the same or shorter than the slip designation, however we do make exception for boats up to 26' (the maximum length allowable on Big Bear Lake) in the 24' slips due to the wider fairways.

Q. HOW MUCH WATER IS USED FOR SNOWMAKING?

A. Each of the two ski areas is allowed up to 500 acre feet per year (one acre foot is about 327,000 gallons and the lake holds over 72,000 acre feet when full). Only last year have either of the areas used their full allotment.

Q. HOW MUCH OF A PROBLEM ARE THE LAKE WEEDS IN BIG BEAR LAKE? AT OUR DOCK?

A. In 2001, the MWD began using an aquatic herbicide known as Sonar to combat weed growth with excellent results. The target areas that year were Metcalf Bay, Boulder Bay and then areas between Logonita Point and Sawmill Cove. Each year new areas are treated. These efforts have proved effective, lowering the infected areas from over 1000 acres in 2000 to now less than 284 acres during 2011. The money that has been traditionally used for mechanical weed harvesting is now being utilized in the Sonar weed eradication program, targeting Eurasian Milfoil, the most prevalent type of weed. For more detailed information on the problem and the MWD's removal action check out this link on [the 2011 Lake Weed Removal Summary](#). Due to the depth of our harbor, we are the only Marina that is not having problems with lake weeds.

Q. WHY DON'T WE JUST DREDGE THE LAKE BOTTOM?

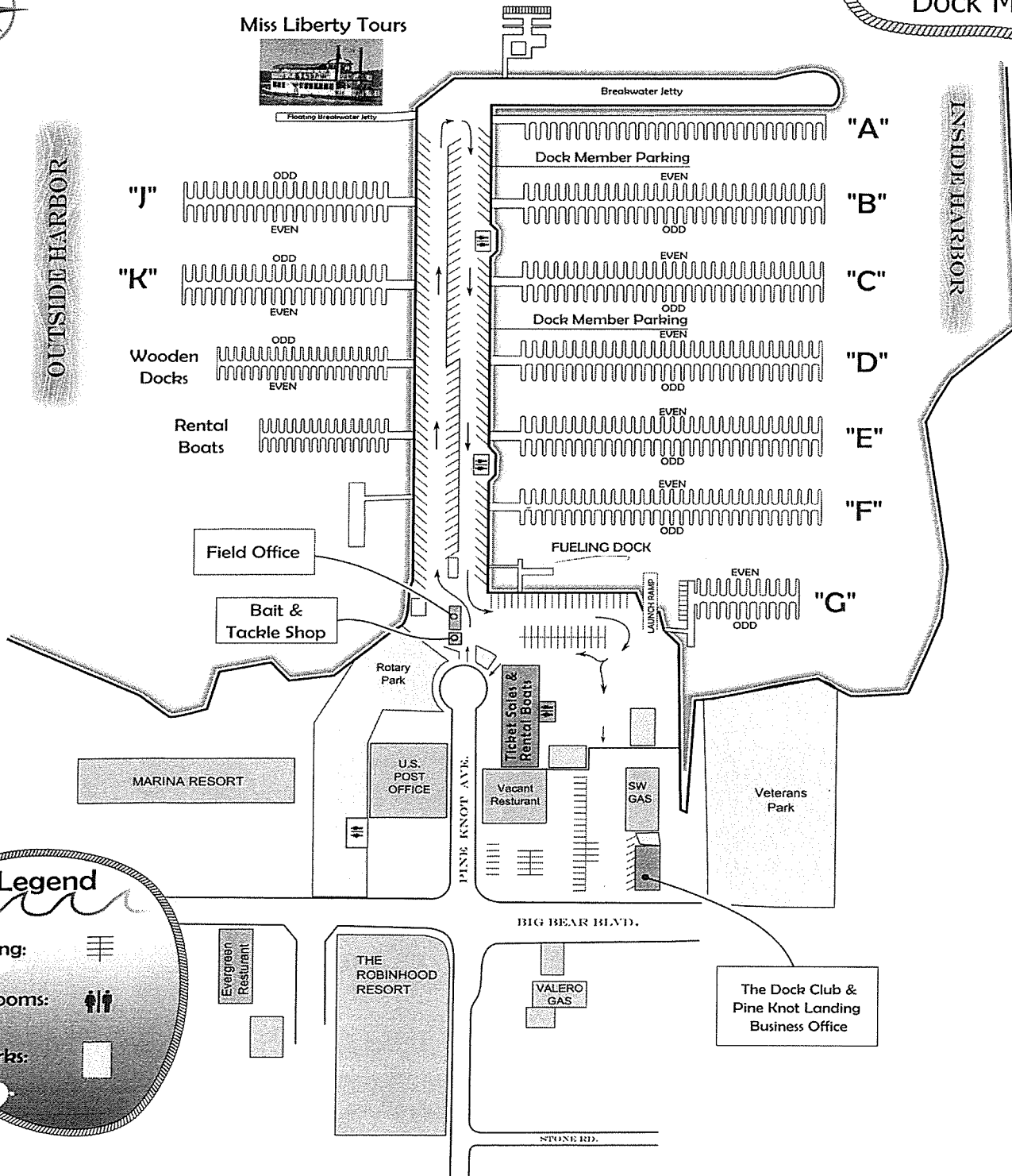
A. In addition to the enormous costs involved, the main issue is where to put the dredge material. Wildlife habitat and foraging islands along with recreational islands have been proposed, built of dredge materials. Fortunately, just in the last two years, the Army Corps of Engineers has taken an interest in helping the MWD solve this problem. Reconnaissance Studies are being completed; however, this is a long-term project – and solution, which will probably take a number of years for any actual work to begin.

Q. WHO CAN I TALK TO ABOUT PURCHASING A DOCK?

A. For your convenience we have our own real estate agency, Pine Knot Landing Realty. Our staff specializes in dock sales and are experts in navigating the purchasing process to get you the best deal on your new dock. Visit our website (www.pineknotlandingrealty.com) or call Jonathan Bishop at 909-866-3648 for more information today!



The Dock Club Pine Knot Landing Dock Map



Legend

Parking: [Symbol: three horizontal lines]

Restrooms: [Symbol: male and female figures]

Parks: [Symbol: square with a circle inside]



DEVELOPER OF THE DOCK CLUB

PINE KNOT LANDING-DEVELOPER SLIPS FOR SALE:

For more information, please call Jonathan Bishop (909) 866-3648 or
Leo Mc Carthy (909) 866-6463

INSIDE HARBOR:

A – F dock slips have security gates, dock boxes, water and electricity.

G dock slips have security gates, dock boxes and electricity.

10 X 24

A DOCK:	2, 13	A-2 \$55,000	A-13 \$50,000
B DOCK:	4, 49	B-4 \$50,000	B-49 \$45,000
C DOCK:	43	\$45,000 each	
D DOCK:	1	\$50,000	
G DOCK:	10, 12	\$45,000 each	

10 X 22

E DOCK:	4, 56	E-4 \$45,000	E-56 \$ 40,000
---------	-------	--------------	----------------

10 X 20

F DOCK:	19, 33	\$35,000 each	
---------	--------	---------------	--

OUTSIDE HARBOR:

J and K slips have security gates and dock boxes however currently no water or electricity.

10 X 24 Slips J-3 and K-9 are \$38,000.00

All other slips listed below on J and K Docks are \$35,000.00

J DOCK: 3, 11, 34

K DOCK: 9, 11, 31