

Asset:

Lake Point Golf and Country Club

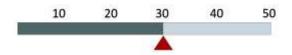
Location: Charlie Lake

Ownership: Lake Point Golf and Country

Club Society

Rating: 7.5 (scale of 1-10)

Remaining service life: Building 20 years, site indefinite.



Strategic value: Medium. Public course.

Description: Lake Point is an 18-hole facility with clubhouse building that includes a pro shop. The facility also includes linear sheds for winter storage of golf carts.



Clubhouse exterior

Year built: Course established in 1954, current clubhouse built in 1884. Year renovated/expanded: Service building added in 2000

Square footage: Building space +/-6,000 SF, site area unknown.

Utilization: High seasonal use. Very good. Functionality: Single-function facility.



Clubhouse interior

Occupant load: Lounge / banquet room accommodates 100-200 depending on layout.

Building type: Wood-frame, 1 ½ storey. Foundation: Concrete on grade. Envelope: Wood, insulated, wood windows.

Roof: Shingle. Good.

Interior: Wood paneling, carpeting. In

need of upgrading.

Mechanical: Systems at end of service life, major electrical and mechanical work needed. Poor.

Kitchen: Full commercial kitchen. Good. Washrooms: Meets code. Good.

Code compliance: Combustible construction, no sprinklers Handicapped access: Limited. Fair.

Appearance: Well-maintained. Very good.

Site amenities: Water features. Parking: Paved. Abundant quantity. Site secured: Gated, fenced.

Capital interventions anticipated: Priority HVAC and electrical, envelope and finishes stage 2.

Additional observations: Receives grants from PRRD.



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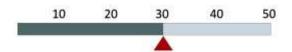
Taylor Lone Wolf Golf Course

Location: Taylor

Ownership: District of Taylor

Rating: 7.5 (scale of 1-10)

Remaining service life: Building 20 years, course indefinite.



Strategic value: Medium, public course owned by District of Taylor.

Description: Lone Wolf is an 18-hole facility with clubhouse building that includes a pro shop and restaurant.



Exterior

Year built: Building and course built 1995

Year renovated/expanded: Clubhouse interior 2009.

Square footage: Building about 6,000 SF, site unknown.

Utilization: High seasonal use. Very good. Functionality: Single-function facility. Occupant load: lounge 50-100, plus terrace.



Tennis courts and outdoor fitness on site

Building type: Wood frame.

Foundation: Concrete on grade. Good. Envelope: Wood, insulated, metal

windows. Good.

Roof: Shingled, insulated.

Interior: Wood paneled and drywall.

Carpet tile. Good.

Mechanical: HVAC system and copper

lines replaced in 2014.

Kitchen: Full commercial kitchen. Good. Washrooms: Meets code for capacity. Good.

Code compliance: Combustible construction, no sprinklers Handicapped access: Ramp, limited interior. Fair.

Appearance: Well-maintained. Very good.

Site amenities: Water features. Parking: Paved. Abundant quantity. Site secured: No.

Capital interventions anticipated: Envelope and finishes.

Additional observations: District tennis courts, outdoor exercise equipment and participation trail adjacent to clubhouse.