

Buyout Proposal for SEAPAH (September 12-15, 2024)

Organizer: Pup Domino - ambassador@seapah.com (425) 345-6669

Pup Domino and all respective SEAPAH members.

It is our pleasure to provide this proposal for a private group buyout by Seattle Pups and Handlers known herein as SEAPAH. The purpose of this proposal is to clarify and identify all buy-out options and pricing for the weekend of September 12th -15th, 2024.

Please note that the following is a proposal and not a contract/agreement. This proposal will serve as an outline of options.

No outside vendors may be allowed without a separate onsite vendor contract and appropriate insurance.

If you do a full buyout, we will ask that your group abide by all of our standard guest expectations while on ELKAMP property.

The rental and use of ELKAMP campground, from SEAPAH, will differ from our usual guest usage and usual guest count using our bathroom facilities. In order to serve SEAPAH this year, and hopefully many more in the future, we need to assure clean and proper facilities for all guests on ELKAMP property.

The ELKAMP bathroom building has two separate lockable restrooms. Two restrooms contains one (1) toilet, and a sink. There is one separate shower room with one (1) shower and sink. The shower is coin-operated four (4) quarters for a two (2) minute shower. PLEASE No Smoking in any buildings or within 50 feet of our propane tank.

We collect trash and refresh the bathrooms once daily between the hours of 11:00 am - 5:00 pm. However, due to the size of the group and the impact, your group will have on our restroom building, porta-potties will be rented in order to supplement our system. Additional cleaning fees will apply.

We will close off all public access to the private driveways directly adjacent to our private residence. The private residence will be completely off-limits to all SEAPAH guests at all times.

ELKAMP staff will be on-premises at all times and tend to typical campground business, during our normal business hours (11:00am - 5:00pm). We will maintain our retail store hours 1:00pm – 5:00pm. All guests and staff should be aware of our hours. We will not open the store after hours for firewood or ice. We have worked hard to earn a great reputation as a very clean and well-cared-for campground and when we open to our guests the same day after SEAPAH has departed we expect that your group will have left our property as clean as it was when they arrived.

CONCERNS

1. Who are the alternative points of contact for the 2024 event?
2. No Minors (under the age of 18) will be allowed to attend the SEAPAH group buyout. How will you assure that all SEAPAH guests are consenting adults of legal age?
3. How will SEAPAH guests be instructed to maintain physical discretion when entering our public spaces?
4. How will SEAPAH assure that guests take all precautions to participate with others at this group event safely and to maintain our property through clean and sanitary measures?
5. We expect all SEAPAH guests to abide by the law. No illegal or nefarious activity will be tolerated.
6. All vendors are required to be contracted with ELKAMP LLC. all Vendors must be compliant and under contract no less than (2) weeks prior to the SEAPAH group buyout. No last-minute vendors will be allowed on ELKAMP LLC Property without an executed contract. All Vendors will need to be individually insured. ELKAMP LLC holds no obligations to any vendors. All vendors need to be aware that ELKAMP LLC. Will not be obligated to any vendor for compensation or provision of equipment power or water outside of what is offered to SEAPAH through the buyout contract. SEAPAH must provide identification of all proposed Vendors.
7. What type of Security and attendance management will SEAPAH be providing?
8. We at ELKAMP will need to know the size of the RV's and Trailer's prior to their arrival in order to determine an appropriately sized site.
9. Guest parking will be assigned prior to all SEAPAH guest arrival.

GROUP BUYOUT

CAMPGROUND

Here at ELKAMP we have 13 RV sites with water and 30 Amp. Power hookups. These sites can accommodate a variety of lengthy vehicles – please confirm all site lengths prior to the group buyout, these sites can also accommodate one tow or towed vehicle. In addition to these sites, we have 10 tent sites that can accommodate one automobile each, these sites do not have their own power or water source. No more than six guests maximum per site/night. ELKAMP Overnight Max. Occupancy = 150

Due to the limited parking options available here on our property, and in order to avoid any inconvenience of our guests, we work to limit the number of autos, trailers and tents on the property in order to provide for an optimal experience here at ELKAMP. We also do this in order to keep open and clear roads for possible emergency vehicles and equipment.

CAMPGROUND Buyout (September, 12th – 15th, 2024)

2023 Pricing

13 RV sites @ \$68.00/night	\$884.00
<u>10 Tent Sites @ \$42.00/night</u>	<u>\$420.00</u>
Total Buyout/night \$1,304.00/night @ 3nts.	\$3,912.00
<u>Tax 9.8%</u>	<u>\$383.38</u>
Total	\$4,295.38

- **CREEKSIDE CABIN (400 Sq. Ft.)**

The Charming Creekside Cabin is the quintessential romantic mountain cabin retreat – a true escape and place for endless daydreaming. The cabin sleeps two with a two (2) night minimum rental.

2024 Pricing

Creekside @ \$130.00/night @ 3 Nights	\$390.00
Tax	\$38.22
Cleaning	<u>\$75.00</u>
Total	\$503.22

- **HILLSIDE CABIN (950 Sq. Ft.)**

The lovely Hillside cabin is a cozy family mountain retreat – a true escape and a place for two to four people to connect or completely disconnect. The cabin sleeps four with a two (2) night minimum rental.

2024 Pricing

Hillside @ 180.00/night @ 3 Nights	\$540.00
Tax	\$52.92
Cleaning	<u>\$75.00</u>
Total	\$667.92

- **KITCHEN/PREPARATION LOUNGE (420 Sq. Ft.)**

Our Kitchen/preparation lounge is available for use as a pre-event space/greenroom or a kitchen for group food preparation. We welcome you to use our kitchen space, but expect you and your guests to leave the space as clean as it was when you arrived.

HALF DAY Rental (8:00AM – 1:00 PM) **OR** (3:00 PM – 8:00PM)

2024 Pricing

Kitchen/day @ ½ Day	\$125.00
Tax	\$9.75
<u>Cleaning Fee / Day</u>	<u>\$75.00</u>
Total	\$209.75

- **PORTABLE TOILETS (6) & WASH STATIONS (2)**

Here at ELKAMP we contract with Goebel Septic in order to assure that our guests have the best possible experience using the toilets and handwashing stations while visiting us here at our property. (delivery, rental, removal, incl.)

2024 Pricing

Portable Toilets (6) @ \$135.00	\$810.00
Hand Wash Stations (2) @ \$160.00	\$320.00
Tax	\$88.14
<u>Cleaning Fee</u>	<u>\$75.00</u>
Total	\$1,293.14

- **TRASH REMOVAL AND DUMPSTERS (3) TWO-YARD CONTAINERS**

To best accommodate the amount of expected trash generated by a group of approximately 135-150 we require the rental of (3) Two-Yard containers in addition to that which is already in place and managed by ELKAMP.

2024 Pricing

Two Yard Container (3) @ \$84.00	\$252.00
<u>Tax</u>	<u>\$19.65</u>
Total	\$271.65

INDEMNITY:

Under this PROPOSED CONTRACT all SEAPAH guests and members, agree to abide by our standard TERMS AND CONDITIONS (attached herein). All guests entering ELKAMP property under this proposed contract will be considered guests of SEAPAH.

Under this PROPOSED CONTRACT all SEAPAH guests and members, agree to abide by our HOLD HARMLESS AGREEMENT (attached herein). All guests entering ELKAMP property under this proposed contract will be considered guests of SEAPAH.

No outside vendors will be allowed to operate on ELKAMP property during the event without a Contract. Any outside vendors wishing to vend, sell or distribute items for monetary exchange will not be considered guests of SEAPAH, and will be required to enter into a Preferred Vendor Contract with ELKAMP. All Vendors will be required to provide additional insurance.

INSURANCE:

We all want this event to be successful and that it is operated in a way that legally protects everyone involved. In order for us to proceed, we will need the following:

We require an event endorsement insurance policy of One Million dollars (\$1,000,000.00 per occurrence) for your event. The policy must be obtained by SEAPAH and ELKAMP, LLC. And ELKAMP LLC. should be listed as "additionally insured". A copy of the policy must be provided to ELKAMP LLC, Campground two weeks prior to your group arrival.

We will need to have ELKAMP LLC. listed on every signed guest waiver as held harmless, blameless, and indemnified against any claim by SEAPAH, their guests, partners, and associates. The waiver must be agreed to by each guest upon arrival, with no exceptions. Waiver must be created by SEAPAH and approved by ELKAMP LLC at least 2 weeks before the event.

All Vendors must carry their own insurance and list ELKAMP LLC. as additionally insured.

All Entities operating as independent contractors, employees, partners, associates, or talent doing business or operating on our property must be insured.

ELKAMP, LLC is not responsible for any power outage caused by our Electrical power service provider (Lewis County Public Utility District). We suggest a generator(s) be brought in case of needing additional/supplemental/regular power.

EVENT ANONYMITY

ELKAMP does not discriminate based on race, color, religion, sex (including pregnancy, sexual orientation, or gender identity), national origin, disability, age (40 or older) or genetic information (including family medical history) discrimination of any type will not be tolerated. In order to provide a truly private experience for our guests, we ask that under this PROPOSED CONTRACT all SEAPAH guests and members, agree to advertise the gathering here at ELKAMP within their respective communities and only within trusted circles in order to provide a secure gathering free of outside interruption. No public advertising of any event at ELKAMP will be permitted without the express written consent of ELKAMP LLC. and IT's Owners.

No outside vendors will be allowed to operate on ELKAMP property during the event without entering into a Preferred Vendor Contract. Any outside vendors wishing to vend, sell or distribute items for monetary exchange will not be considered guests of SEAPAH, and will be referred to as Preferred Vendors and will be contracted as such with ELKAMP LLC. The Vendor may also be required to provide additional insurance.

EVENT TERMINATION

At the termination of your event, you will be required to return our property to the same condition in which it was found upon your arrival. All rental items, décor, floral/greenery, food waste, equipment, etc. will be removed. All ELKAMP furniture, fixtures and equipment will be returned to their original location.

EVENT COST SUMMARY

TYPE	RATE	DAYS	TOTAL
RV Sites (13) Tent Sites (10)	\$1,304.00 / day +Tax	3	\$4,295.38
Creekside Cabin	\$130.00 / day +Tax & Clean	3	\$503.22
Hillside Cabin	\$175.00 / day +Tax & Clean	3	\$667.92
Kitchen Preparation Lounge	\$125.00 / ½ D +Tax & Clean	2	\$209.75
TOTAL (Lodging)			\$5,676.27
Porta-Potties (6 @ \$135.00) Sinks (2 @ \$160.00)	\$1,130 +Tax & Clean	-	\$1,293.14
Three (3) 2-yard Trash containers (Delivery, rental, collection, & removal, tax incl.)	\$84.00 ea. x 3 +Tax	-	\$271.65
TOTAL (Lodging and Accommodations)			\$7,241.06
50% Deposit due at signing of the contract			\$3,620.53
Remainder Due by August 12 th , 2024 (30 days prior to event).			\$3,620.53