



Jazzland Theme Park

Jazzland will be returned to its roots, a celebration of Louisiana. Our intentions are to infuse the park with art, music and cultural elements that highlight our rich heritage.

The park will utilize some of the existing elements, while adding others. The park will be divided into four areas:

• "The Quarter" -- Inspired by the French Quarter, this area of the park focuses on New Orleans' rich history. This area serves as the main entranceway and spreads toward the center lake to the new Showboat venue. There will be exhibits that highlight our unique history, as well as music education with hands-on activities. Ambient music in this area will lean towards Jazz.

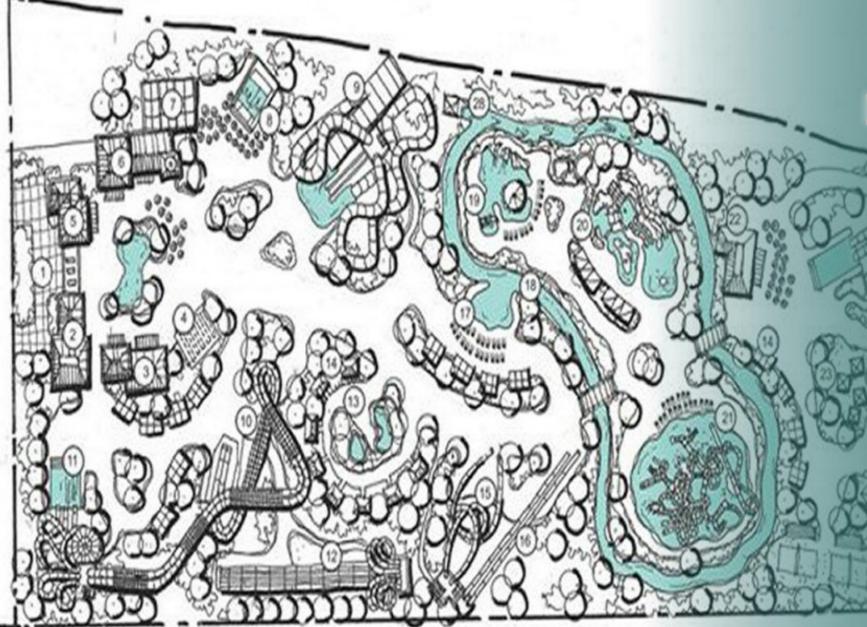
• "Sportsman's Paradise" -- Sportsman's Paradise is a celebration of our great outdoor activities while highlighting the northern portion of our state. Attractions will include live entertainment in cooperation with the Louisiana Hayride, and a thrilling rollercoaster ride through Driskill Mountain. Ambient music in this area will lean towards Country.

"FUN FOR THE WHOLE FAMILY"

• "The Beach" -- Inspired by both Pontchartrain Beach and Lincoln Beach, this area focuses on our enjoyment of life and ability to have fun, no matter what adversities are thrown at us. Surrounded by music, art, and classic amusement park attractions, guests will be invited to join us for the party. Ambient music in this area will lean towards Rock.

• "The Bayou" -- Focusing on our rich cultural heritages, the Bayou area offers a variety of attractions that highlight our way of life and the industries we work in. Ambient music in this area will lean towards Zydeco.





Baritone Beach Waterpark

As a compliment to the "Jazzland" name, our water park will carry a music theme. Baritone Beach will offer a unique theme within the industry, spectacular slides and interactive water attractions for the entire family to enjoy. Our skilled and experienced water park team will create a venue with a wide variety of attractions, that include "Treble Cliff" and "Crescendo Falls", for the entire family to enjoy.

Partnering with Global Management Amusement Professionals (GMAP), the development team brings decades of water park development and operations experience to the project.

"SWIM AND SLIDE AND HAVE A GOOD TIME!"

GMAP's team has over 150 years of combined experience in the waterpark industry and has been involved in the design, construction and management of well over 30 waterpark facilities.

RY

KETS/RETAIL

ANGEROOMS/SHOWERS CKERS

IAIL

JIN FOOD BUILDING

SING TERRACE UNDER SHADE CANOPY

W RIDER SURF RIDE

MILY RAFT RIDE/BOOMERANGO COMPLEX

UELING MASTER BLASTERS

NERTUBE/SUPERBOWL SLIDE COMPLEX

LANE WHIZZARD COMPLEX

AS

ENTAL CABANAS

UELING AQUALOOPS

GH THRILL SLIDES

ROBEACH ENTRY

19. ACTIVITY POOL WITH DROPS SLIDES AND SWIM UP BAR

20. TOTS POOL

21. INTERACTIVE PLAYT STRUCTURE + GIANT RAIN FORTRESS

22. SECONDARY FOOD AND WASHROOMS

23. RENTAL CABANS ON SAND BEACH

24. BEACH VOLLEYBALL

25. DOUBLE WAVE POOL

26. VIPER COMPLEX WITH PASS-THROUGH

27. MECHANICAL/SERVICE AREA

28. WAVE ACTION CHANNEL



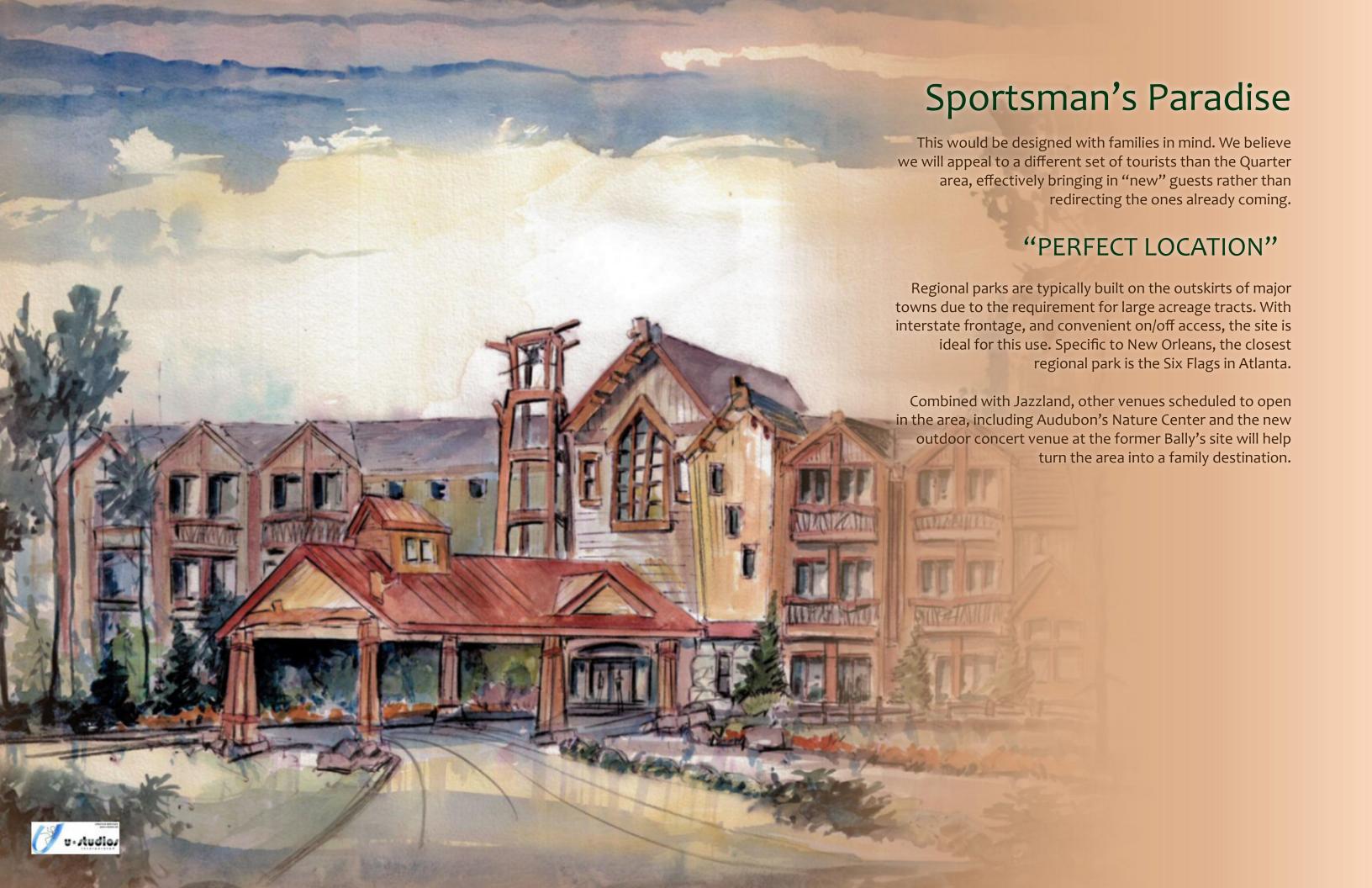


The Backlot Shoppes will consist of a wide selection of shopping and dining experiences with entertainment throughout the complex. A variety of prospective tenants have expressed interest in the facility, including several who do not already have a presence in the market. With an eclectic mix of retailers, the Backlot Shoppes will be a destination style shopping and entertainment complex.

"DESTINATION STYLE RETAIL"

Experienced retail commercial development company, Kimble Development, will undertake this portion of the project. Kimble currently owns and manages 16 retail centers in Louisiana and Mississippi.





Backlot

Jurassic World. Dawn of the Planet of the Apes. Percy Jackson Sea of Monsters. Deepwater Horizon.

The property's track record as a backlot for the movie industry is well established. With virtually no marketing, the property has been utilized for filming for the last several years, with many production companies drawn to the site because of the ability to create large elaborate outdoor sets within a secure environment.

"LIGHTS, CAMERAS, ACTION!"

While the industry's future in Louisiana is being debated, it isn't financially prudent to invest excessive capital in this portion of the project. However, we will still actively market the property to the film industry, adding permanent structures on a per project basis to grow the facility over time.

Production companies routinely call our offices inquiring about the site. With a full marketing and management effort, our backlot facility should be active for multiple projects each year.





COMMUNITY SUPPORT

Jazzland has enjoyed strong support from the community and on social media during this RFP process. We have received letters of support for our project from area neighborhood associations and other community stakeholders.

By focusing on Louisiana's unique art, music and cultural heritage, the theme park will offer tourists a unique experience that they can't see anywhere else. It will also offer guests a snapshot of the entire state, from Driskill Mountain to the Gulf, without visitors having to leave New Orleans.

EXPERIENCED TEAM

A project of this scale takes a team of dedicated professionals. With TPC-NOLA, each component of the project is lead by an experienced and knowledgable team.

FEASIBILITY

The TPC-NOLA team is in the financial position to begin work on the project as soon as a purchase agreement with the IDB is finalized. The retail portion of the project has the partnership necessary to complete construction, with other phases ready to start pre-construction site work.

With respect to ongoing operation viability, we anticipate over 850,000 guests will visit Jazzland during our opening year, with a 3% annual growth rate. The theme park portion alone should have annual gross revenues exceeding \$40 million.

Purchase Offer

TPC-NOLA, Inc., offers to purchase the property for the price of \$2,500,000. Upon execution of a purchase contract, TPC-NOLA, Inc., will engage the services of a private security firm to patrol the property. We request that the IDB utilize a portion of their "Six Flags" funds to cut grass, remove overgrown vegetation and make repairs to perimeter fencing in order to facilitate increased security. We respectfully request oversight of this work so that we may designate trees to be spared during the process.

Prior to closing, the IDB will assist in obtaining any required zoning or permit approvals for the project development.

"TPC-NOLA'S PURCHASE OF THE PROPERTY PUTS IT BACK ONTO THE TAX ROLLS.

JAZZLAND PUTS IT BACK INTO COMMERCE."

