



Baker Tilly Advisory Group, LP
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October 28, 2024

To: Bohn Valley Holdings 1, LLC

From: Baker Tilly Advisory Group, LP

Re: Job Creation Analysis

To Whom It May Concern:

Baker Tilly Advisory Group, LP ("Baker Tilly"), is pleased to assist Bohn Valley Holdings 1, LLC (the "JCE"), with the preparation of this report. This report will summarize current, to-date EB-5 eligible job creation for the Anasu Resort Phase 1A Project (the "Project").

Assumptions

The Project consists of Phase 1A, that includes the development and thereafter operation of a 40-key hotel, a residence club, two (2) resort villa models, two (2) estate home models, approximately 48,000 square feet of retail space, an entry barn, farm buildings, an emergency response center, a sales center and the development of 39 finished resort lots, 62 finished wine lots, 63 finished villa lots, site landscaping and infrastructure for all listed components. The Project is located on an approximate 16,000-acre property in the Guenoc Valley in Lake County, California.

The original I-526E economic analysis, dated September 2023, utilized 2020 RIMS II multipliers for Lake, Mendocino, Sonoma, and Napa Counties in California. For the purposes of this report, the same multipliers will be used to generate job creation.

The expenditures utilized in this report were taken from the Consolidated Balance Sheet prepared by Spott, Lucey & Wall, Inc. for the Lake County Entities: Bohn Vally Inc, Butts Creek Inc, and Guenoc Vally Inc.

Construction employment is based upon actual hard construction costs. Construction will last over two years; therefore, direct job impacts for purposes of this report have been used to calculate job creation under USCIS rules.

EB-5 eligible soft costs such as architectural and engineering costs are also used per USCIS guidelines for job creation.

Summary of Actual Employment of the Project as of October 2024

NAICS Code	Actual Expenditure	Actual Expenditure (in 2020 Dollars)	RIMS II Final Demand Multiplier	Total Number of New Direct Jobs	Total Number of New Indirect Jobs	Total Number of New Permanent Jobs Created
Non-Residential Building Construction (NAICS codes 2362)	\$19,650,988	\$18,178,527	10.2593	117.3	69.2	186.5
Architectural, Engineering and Related Services (NAICS code 5413)	\$48,406,655	\$44,779,514	8.2706	200.6	169.8	370.4
Grand Total:				317.9	239.0	556.9

Conclusion

As of October 2024, the total to-date job creation for the Project is **556.9 jobs**.

Sincerely,

Baker Tilly Advisory Group, LP

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