

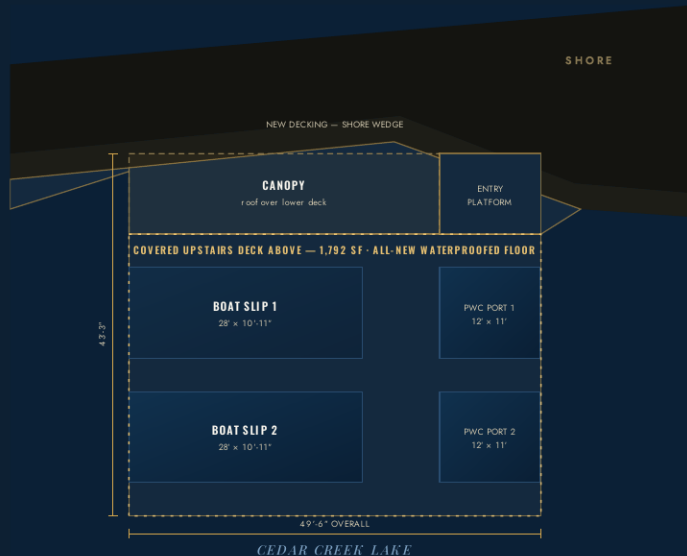
EXHIBIT · FOR SALE BY OWNER

DOCK REMODEL PLANS

Boat Dock — Complete Re-Deck & Upstairs Floor Replacement · 6851 Double Bridge Road

TWO 28' BOAT SLIPS · TWO PWC PORTS · 1,792 SF COVERED UPSTAIRS DECK ·
CEDAR CREEK LAKE

AS-BUILT PLAN — DRAWN FROM THE FIELD SURVEY



SCOPE OF THE REMODEL

Lower deck	1,366 sf of all-new 2×6 pressure-treated decking across five zones — every walking surface replaced
Upstairs	1,792 sf all-new floor — marine plywood under a fabric-reinforced elastomeric waterproof membrane; it is also the roof over the slips
Railing	Original heavy iron perimeter railing lifted, then re-set over the finished waterproof floor
Structure	6" steel piers, trusses and framing inspected zone-by-zone as decking opens — sound structure remains
Materials	3,260 lf of #2 SYP decking · 63 sheets PT plywood · coated stainless-class fasteners throughout

CONSTRUCTION SEQUENCE

- 1 Upstairs floor first — starts the drying clock for the waterproof system
- 2 Lower-deck zones in rotation — a walkway route stays open at all times
- 3 Shore wedge — the custom-cut tapered decking at the shoreline
- 4 Waterproof coating system — base coat, fabric-taped seams, textured top
- 5 Railing re-set & punch list

Grandfathered scale — this dock cannot be built new today. Under TRWD's current Cedar Creek improvement guidelines (tiered by shoreline length), 6851's ≈275' of shoreline would permit ≈1,650 sf of on-water structure. This dock's ≈2,140 sf footprint would require ≈590' of shoreline to permit new — more shoreline than the entire four-property offering (≈565') — and multi-story decks like its 1,792 sf upper level are no longer permitted at any frontage. The rebuild restores, in place, a structure that can never be replicated.

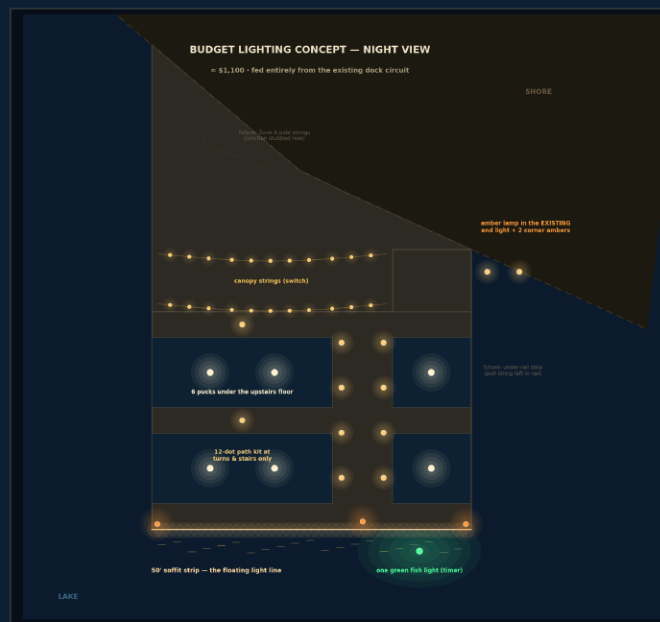
Full plan sets follow: Re-Decking (S1–S4), Construction (C1–C5) & Lighting (L1–L3) — 12 sheets, July 2026.

EXHIBIT · FOR SALE BY OWNER

DOCK LIGHTING

The Night Package — Designed With the Remodel, Wired During the Re-Deck

NIGHT VIEW — LIGHTING CONCEPT



THE PACKAGE

50' WATERSIDE SOFFIT LIGHT-LINE

12 RECESSED PATH DOTS

2x48' CANOPY BISTRO STRINGS

6 PUCKS UNDER THE UPSTAIRS FLOOR

1 UNDERWATER GREEN FISH LIGHT

3 AMBER DOCKING MARKERS

Power Runs entirely on the existing dock circuit — total new load ≈250W of LED

Controls Dusk-to-dawn photocell for the everyday layer; simple switches for the rest — no smart gear needed

Future-ready Conduit spine, capped junctions and pull strings installed during the re-deck for pole strings, under-rail strip and slip aprons later

SCENES

EVERY NIGHT soffit line, path dots & ambers — on at dusk, off at dawn, automatically

HANGOUT add the canopy strings with one switch

BOAT WORK add the under-floor pucks over the slips

FISHING everything off except the green light — dots stay lit for footing

DOCKING ambers already on — line up on the three markers

Owner-performed electrical on the existing GFCI-protected dock circuit, wet-location rated boxes and fixtures throughout, underwater light on a GFCI-protected timer outlet — full wiring one-line and electrical notes in Lighting Set sheet L2.

Lakefront Properties · Cedar Creek Lake · John Henry · (214) 673-1960

LAKE HOUSE BOAT DOCK

RE-DECKING & UPSTAIRS FLOOR REPLACEMENT — PLAN SET

SHEET INDEX

- S1 Cover, Notes & Specifications
- S2 As-Built Plan — dock layout & dimensions
- S3 Re-Decking Plan — replacement zones A-E and Zone U
- S4 Material Takeoff & Cut List

SCOPE OF WORK

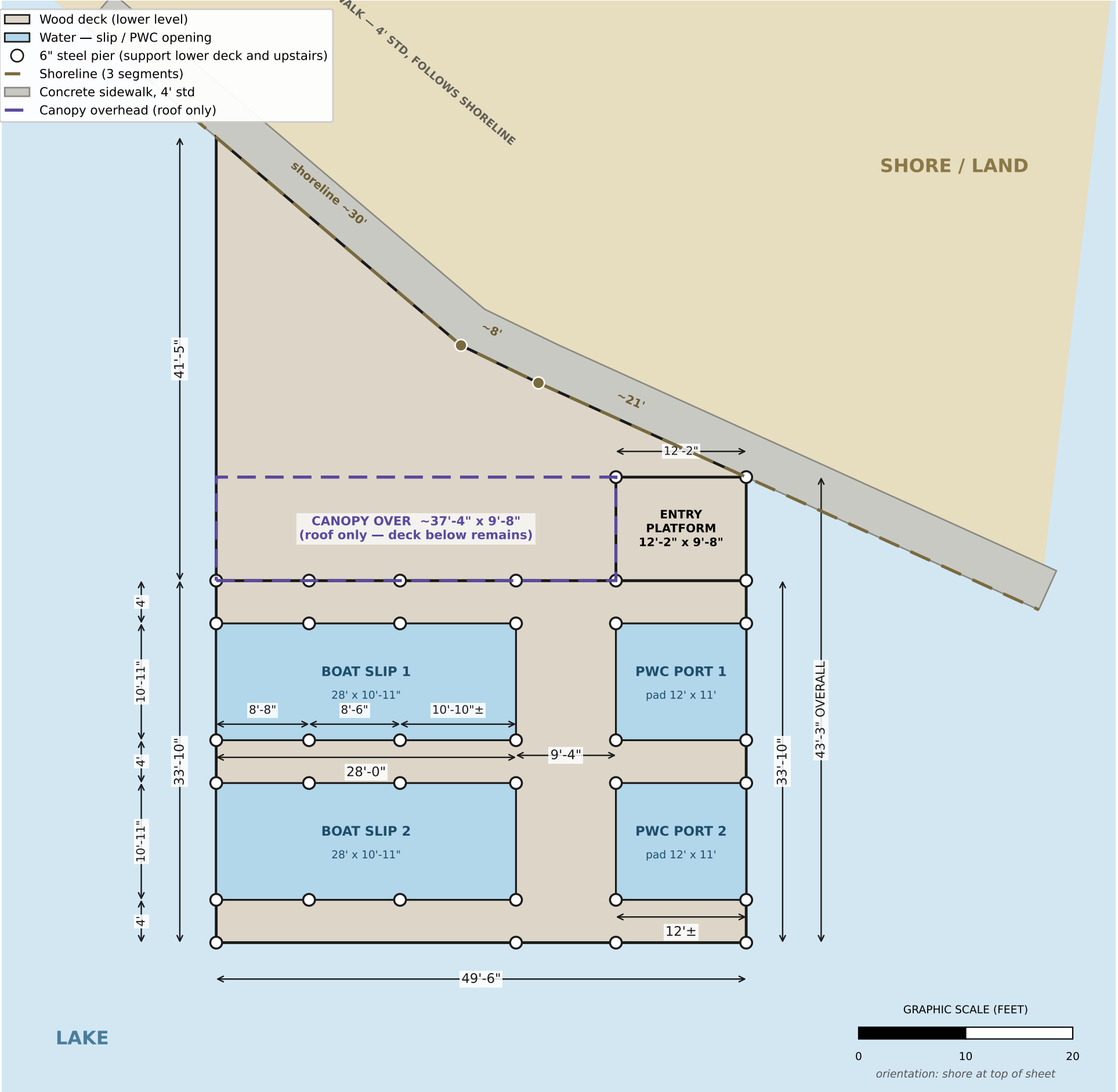
- Remove and replace 2x6 wood decking in Zones A-E (approx. 1366 sq ft total). Supporting framing, trusses, runners and 6" steel piers are sound and remain.
- Zone U: remove and replace ALL plywood flooring of the upstairs deck (approx. 1792 sq ft). This floor is also the ROOF over the slips: new floor is PT square-edge plywood with blocked seams under an elastomeric waterproof deck coating system. Lift existing heavy iron perimeter railing (star-drive screws), re-set after coating.
- No work: Zone F walkway, covered 4' walkway at PWC Port 1, entry platform decking, deck under canopy, composite shore stairs, concrete sidewalk, piers and all framing.

GENERAL NOTES

- N1. All dimensions taken from owner's field sketch and walkthrough — FIELD VERIFY all dimensions before ordering or cutting.
- N2. Joist spacing ASSUMED 16" o.c. — verify. Butt joints in decking must land centered on a joist; stagger joints between adjacent boards.
- N3. Deck boards run shore-to-lake (up/down on plan). Gap boards 1/8"; seal all field-cut ends with copper-naphthenate preservative.
- N4. Pier spacings on the slip fingers (8'-8", 8'-6", 10'-10"±) were adjusted to close the 28' slip length — verify before referencing piers.
- N5. Shoreline drawn from owner description (~30' + ~8' + ~21'); sketch noted 49' total — reconcile in the field if shore work is ever planned.
- N6. Zone U plywood: PT square-edge sheets, glued + screwed to runners; PT 2x4 blocking glued/screwed under ALL unsupported seams; 1/8" edge gaps.
- N7. Finish Zone U with an elastomeric waterproof deck coating SYSTEM — base coat, fabric-taped seams/penetrations, textured top coat; anti-skid in traffic areas.
- N8. Fasteners in contact with treated lumber to be hot-dip galvanized or coated rated for ACQ/CA contact.
- N9. PT plywood must be DRY before coating — order KDAT (kiln-dried after treatment) or allow 4–8 weeks drying time before the coating system goes on.

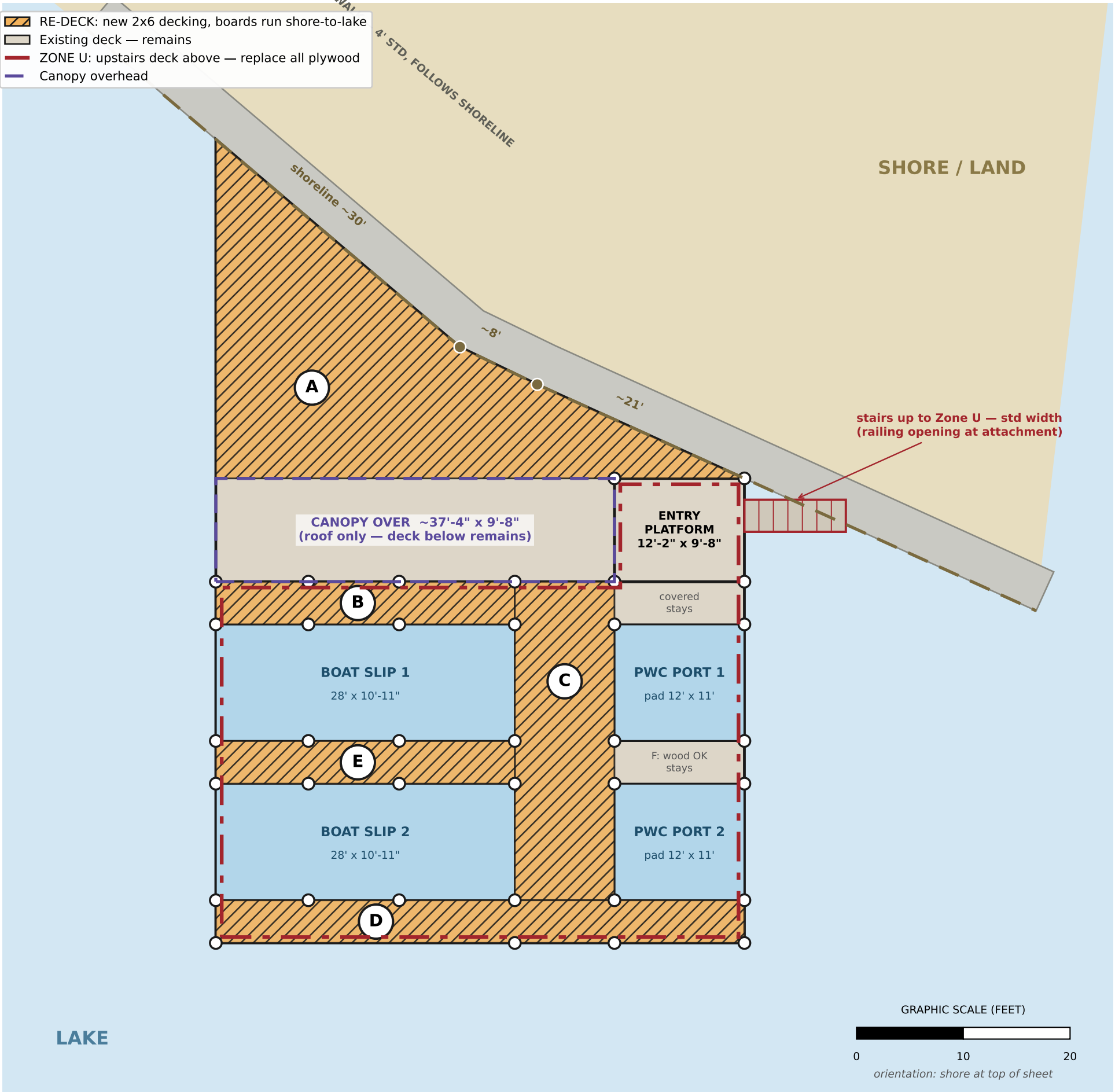
SPECIFICATIONS

- DECKING: 2x6 pressure-treated #2 Southern Yellow Pine, ground/fresh-water contact rated
- DECK SCREWS: #9 x 2-1/2" exterior-coated star-drive, 2 per board per joist (approx. 5,900 pcs)
- PLYWOOD: 23/32" PT BCX square-edge 4'x8' (KDAT pref.) 63 sheets incl. waste; PT 2x4 seam blocking
- PLY SCREWS: #8 x 2" coated star-drive, 6"/12" pattern
- ADHESIVE: subfloor construction adhesive, ~1 tube / 2 sheets
- COATING: elastomeric waterproof deck system – base + seam fabric + textured top coat
- RAILING: existing iron railing re-used; replace any damaged star-drive screws in kind



LAKE HOUSE BOAT DOCK — RE-DECKING & UPSTAIRS FLOOR REPLACEMENT
S2 — AS-BUILT PLAN

- RE-DECK: new 2x6 decking, boards run shore-to-lake
- Existing deck — remains
- ZONE U: upstairs deck above — replace all plywood
- Canopy overhead



REPLACEMENT ZONES

A	Shore deck (uncovered wedge)	665 sf
B	4' walkway above Slip 1	112 sf
C	Center walkway, 9'-4" wide	278 sf
D	4' waterside walkway	198 sf
E	4' walkway between slips	112 sf

TOTAL 2x6 RE-DECK 1,366 sf

U Upstairs deck — all plywood 1,792 sf

NOT IN SCOPE / REMAINS:

- Zone F walkway (wood sound)
- Covered 4' walkway at PWC Port 1
- Entry platform decking
- Deck under canopy
- Composite shore stairs, sidewalk
- All framing, trusses, runners, piers
- Iron railing (lift & re-set only)

LAKE HOUSE BOAT DOCK — RE-DECKING & UPSTAIRS FLOOR REPLACEMENT
S3 — RE-DECKING PLAN

MATERIAL TAKEOFF & CUT LIST

Quantities include ~10% waste where noted. Field verify all dimensions (Note N1) before purchasing.

2x6 DECKING — CUT PLAN BY ZONE

A	141 boards, 1'-0" to 16'-0" (tapered zone; runs over 16' spliced on a joist)	1,430 lf
B	60 boards @ 4'-0" (rip none — two per 8' stock)	240 lf
C	20 runs @ 29'-10" (16' + 13'-10", splice on joist)	600 lf
D	106 boards @ 4'-0"	424 lf
E	60 boards @ 4'-0"	240 lf

Required: 2,934 linear feet (+ 4 short wedge pieces < 1' in Zone A — cut from offcuts)

2x6 PURCHASE LIST (bin-packed, incl. 10% waste)

2x6 x 16'	PT #2 SYP	176 pcs
2x6 x 14'	PT #2 SYP	30 pcs
2x6 x 12'	PT #2 SYP	2 pcs

TOTAL PURCHASED: 3,260 lf (vs 2,934 lf required)

DECK SCREWS: #9 x 2-1/2" coated star-drive — approx. 5,900 pcs (incl. 10%)

ZONE U — UPSTAIRS PLYWOOD

Area (deck rectangle + platform)	1,792 sf
23/32" PT BCX square-edge (net)	57 sheets
Order incl. 10% waste — KDAT preferred	63 sheets
PT 2x4 x 12' blocking at seams (~230 lf)	20 pcs
#8 x 2" coated star-drive screws	~3,700 pcs
Subfloor adhesive (1 tube / 2 sheets)	29 tubes
End/edge sealer, copper naphthenate (2x6 cuts)	2 gal
Elastomeric deck coating system —	
base + fabric-taped seams + textured top	~1,792 sf
Seam/perimeter fabric, 4" rolls	4 x 100'

RAILING (ZONE U)

Lift existing heavy iron railing — back out star-drive deck screws, tag sections in order. Re-set on new plywood with new #10 x 3" coated structural screws where old holes are wallowed out. Railing wraps full perimeter except stair opening (east side).

ASSUMPTIONS TO FIELD-VERIFY

- Joist spacing 16" o.c. (affects splice locations, Zone C & A)
- Finger pier spacing: last bay drawn 10'-10"± to close 28' slip
- Shoreline segment lengths (~30' / ~8' / ~21')
- Exact Zone A shoreline edge — measure before cutting tapered boards

CONSTRUCTION SET — BOAT DOCK RE-DECK & UPSTAIRS FLOOR

Companion to plan set S1–S5 (REV 1). Materials, takeoff and cut list are on S4/S5 and sheet C5.

WORK SEQUENCE (drying clock drives the order)

- PHASE 1 — ZONE U FIRST (upstairs plywood). Demo old plywood, install new PT sheets (glue + screw + blocking). Doing this first starts the 4–8 week drying clock while all other work proceeds below. Deck is NOT waterproof until Phase 4 — keep boats covered/moved in rain.
- PHASE 2 — LOWER DECK ZONES, keep an access path open at all times:
- 2a. Zone B (top walkway) and Zone E (walkway between slips)
 - 2b. Zone C (center walkway) — work half-width at a time to keep passage
 - 2c. Zone D (waterside walkway)
- PHASE 3 — ZONE A (shore wedge) last of the decking — biggest area, all cuts, needs the staging space cleared first.
- PHASE 4 — COATING (Zone U): when moisture meter reads at/below coating mfr's spec (~15–18%): seal edges, base coat, fabric all seams, textured top.
- PHASE 5 — RAILING RE-SET (after coating cures) + punch list.

SHEET INDEX

- C1 Crew cover — sequence, demo, safety
- C2 Key plan — phases, staging, board direction
- C3 2x6 decking details (D1–D4)
- C4 Zone U floor & coating details (D5–D8)
- C5 Cut list & field-verify checklist

DEMOLITION NOTES

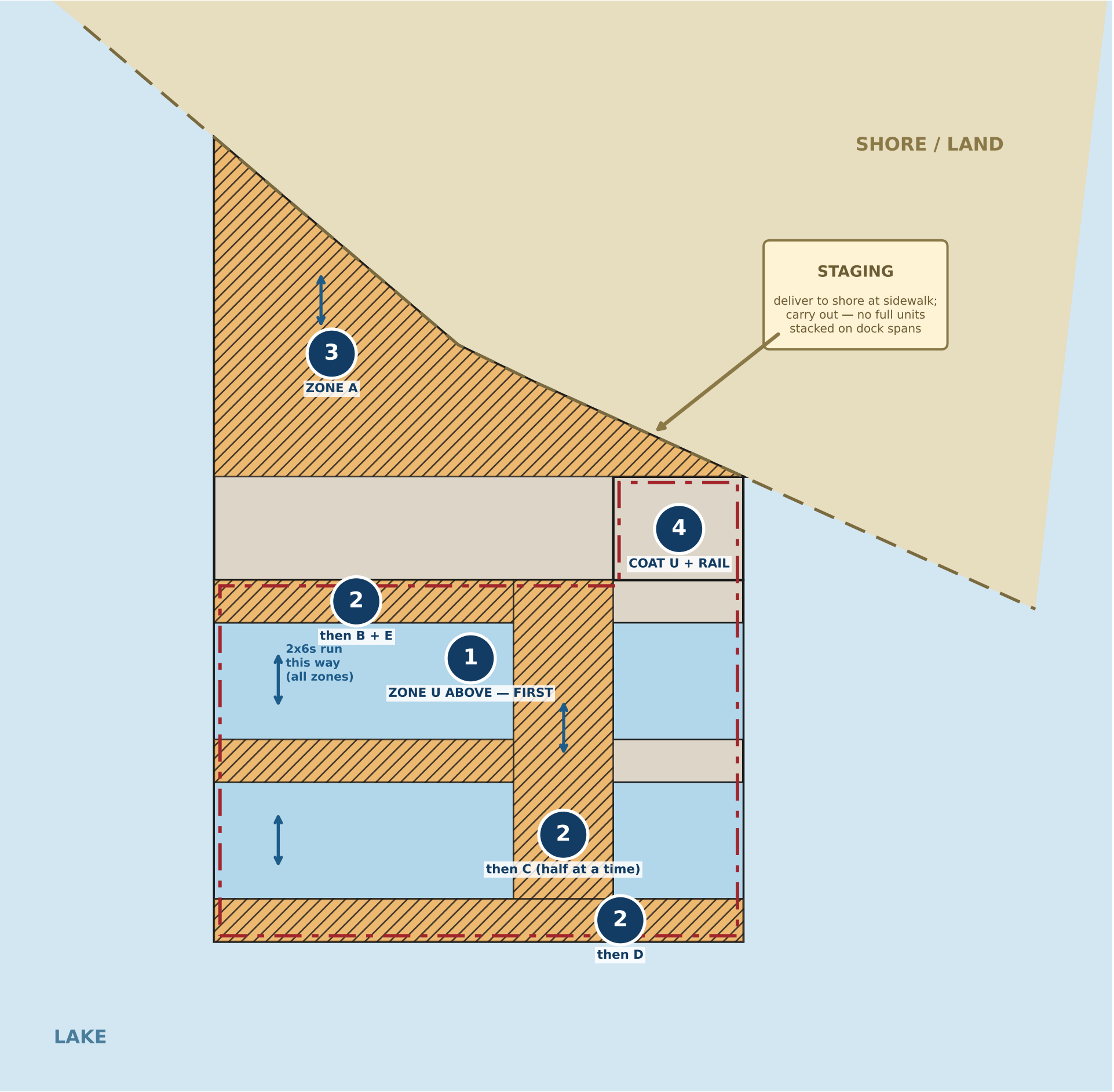
- D1. Pull old 2x6 and plywood; no salvage. Cut into truck-length pieces; haul-off or dumpster on shore near sidewalk (not on the dock).
- D2. As each zone opens up, INSPECT framing/joists/runners and report — plans assume all framing sound; anything punky gets flagged to John before new material goes down (replace-in-kind, not in this takeoff).
- D3. Do not disturb the 6" steel piers, canopy posts, or composite shore stairs. Zone F and the covered walkway at PWC Port 1 are NOT in scope.
- D4. Old fasteners: back out or drive flush — no proud nails/screws left in framing under new decking.

SAFETY / SITE

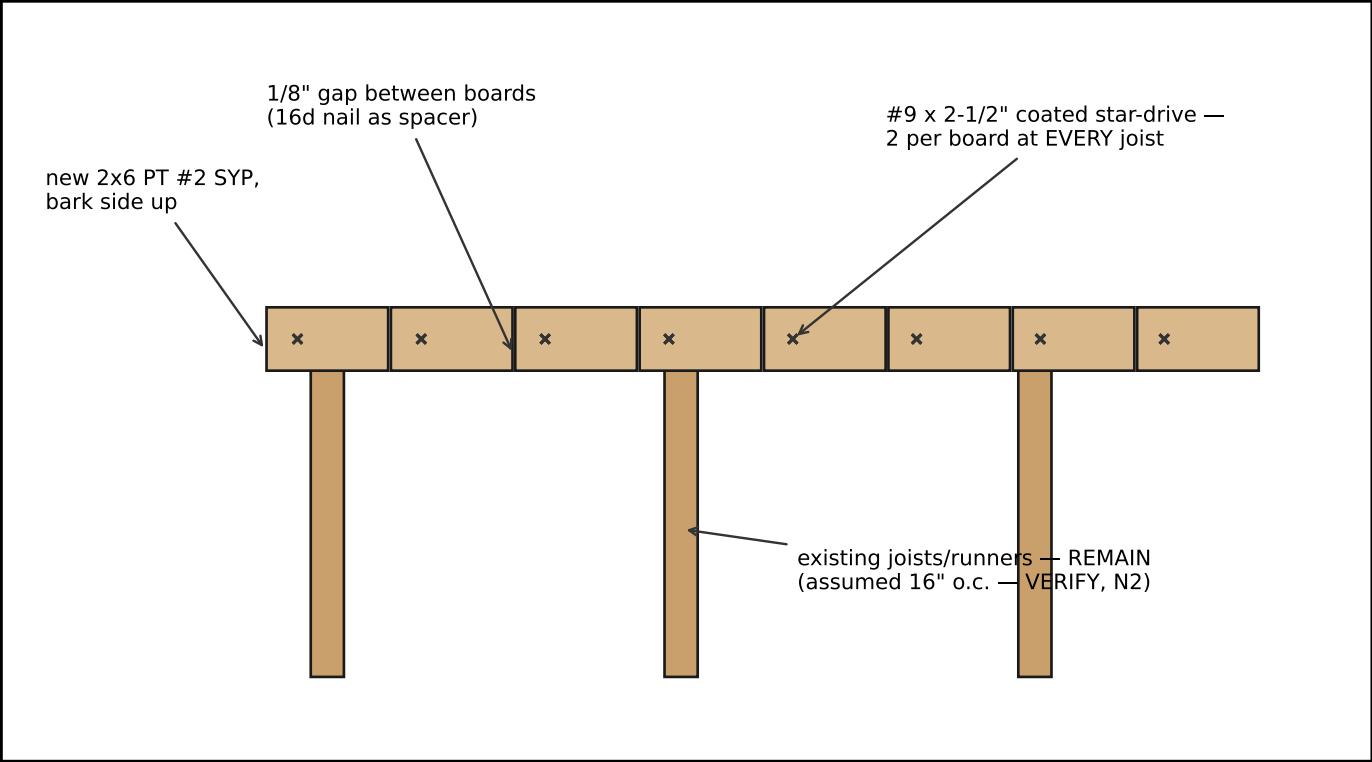
- S1. Work over open water: PFDs when working outside the railing line or over open slips; ladder/exit point identified before starting.
- S2. All power tools on GFCI. No cords in the water. Overhead work in Zone U: clear the slips below — no boats/PWCs under active demo.
- S3. Barricade open joist bays at the end of each day; never leave an unguarded opening over water overnight.
- S4. Materials staged on shore at the sidewalk (see C2); carry across, do not stack full units on the dock spans.

MATERIALS AT A GLANCE

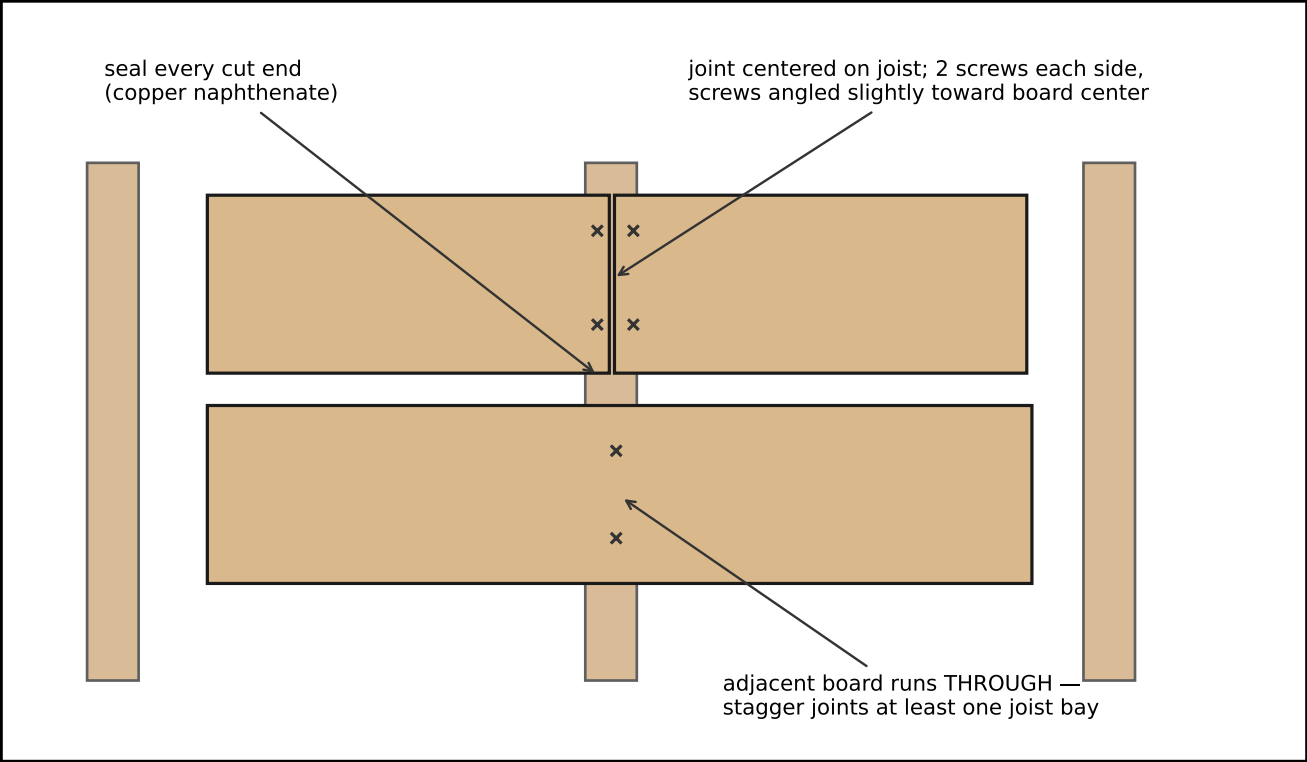
- 2x6 PT #2 SYP: 176 x 16', 30 x 14', 2 x 12'
- Plywood: 63 sht 23/32" PT BCX (KDAT pref.)
- Blocking: 20 x PT 2x4 x 12'
- Screws: #9 x 2-1/2" (~5,900) / #8 x 2" (~3,700)
- Adhesive: 29 tubes subfloor PL
- Coating: elastomeric system + 4 x 100' fabric
- Full list: S4/S5 and C5.



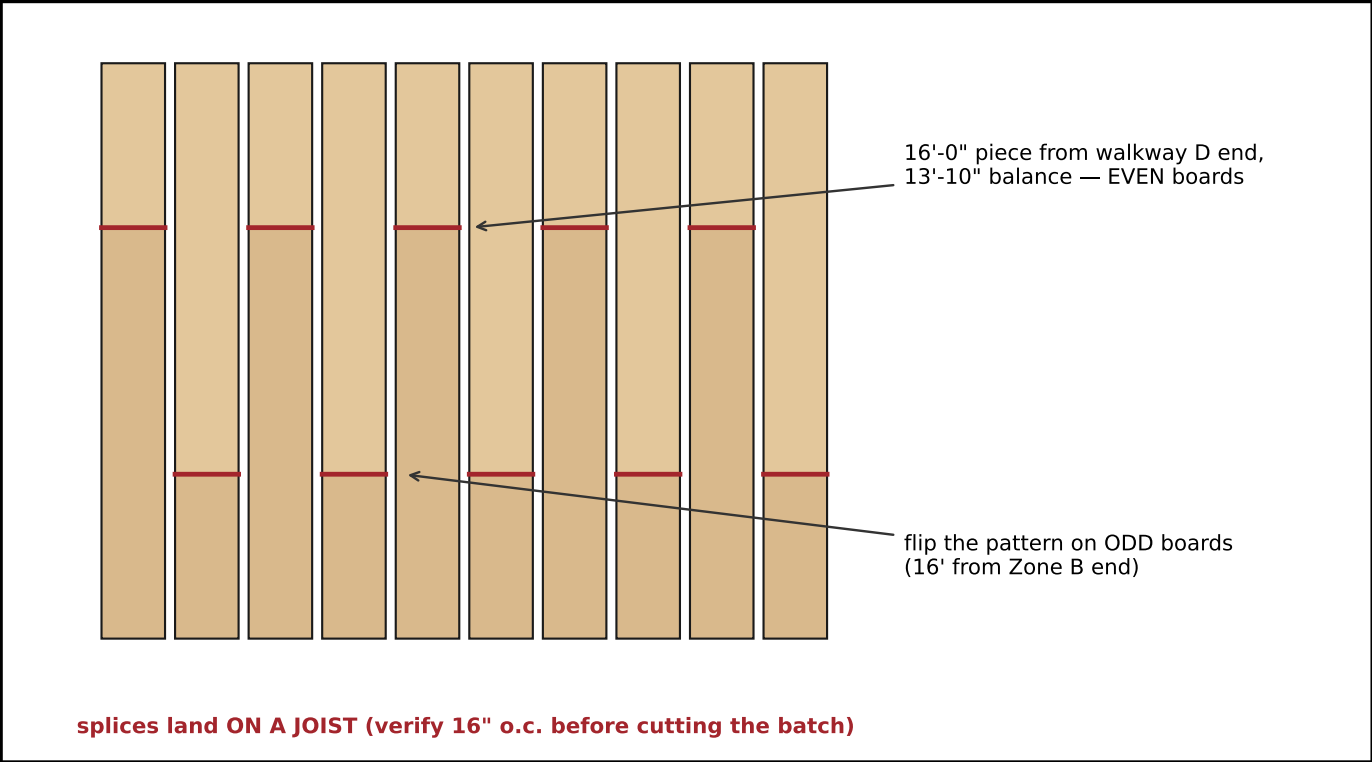
DETAIL D1 — TYPICAL DECK SECTION (ALL ZONES)



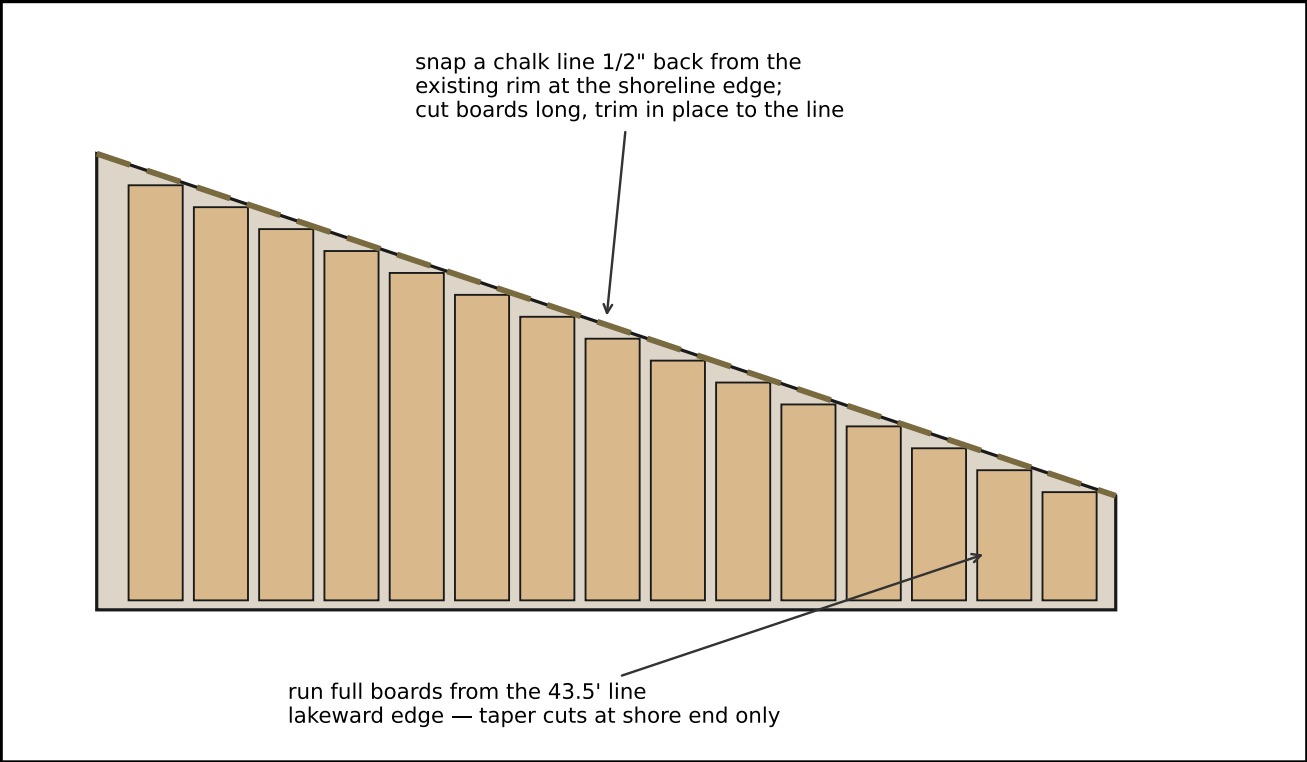
DETAIL D2 — BUTT JOINT — ALWAYS ON A JOIST (PLAN VIEW)



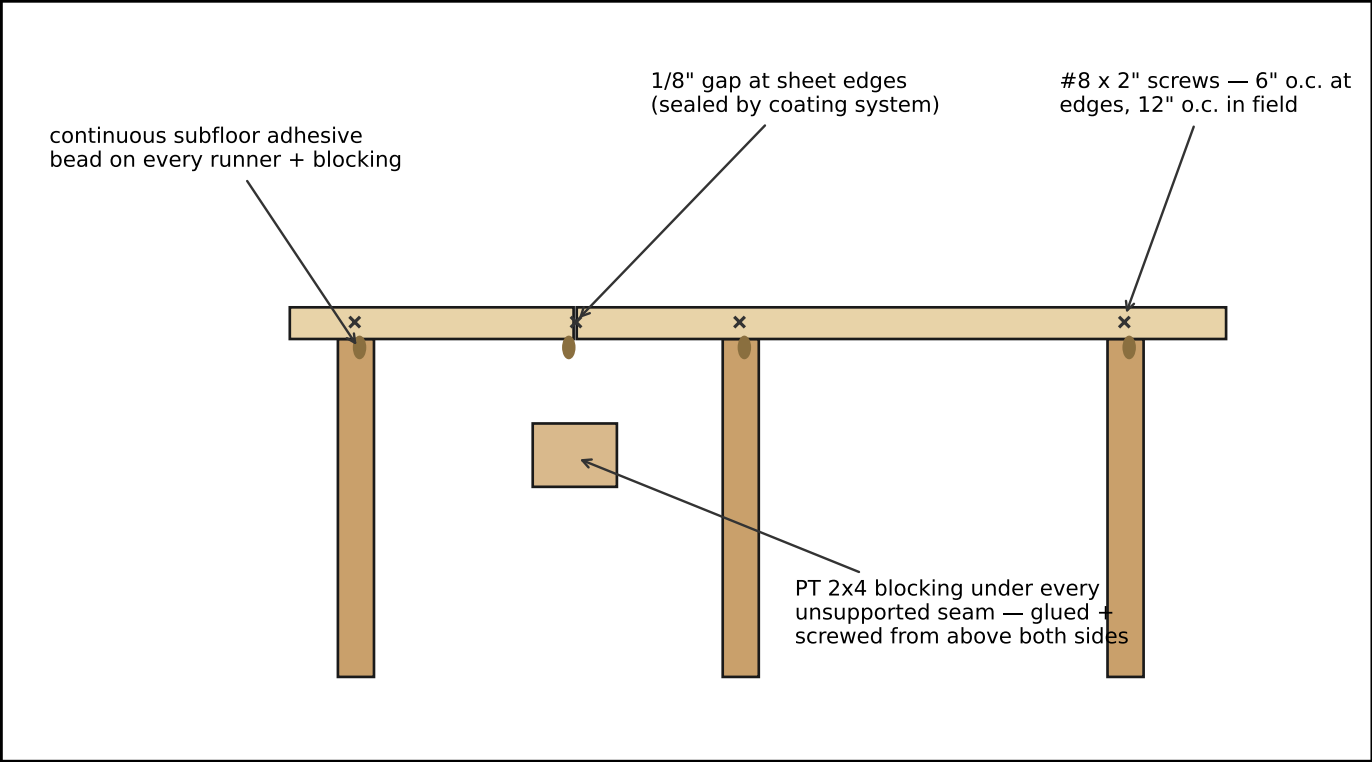
DETAIL D3 — ZONE C SPLICE LAYOUT — 29'-10" RUNS (PLAN)



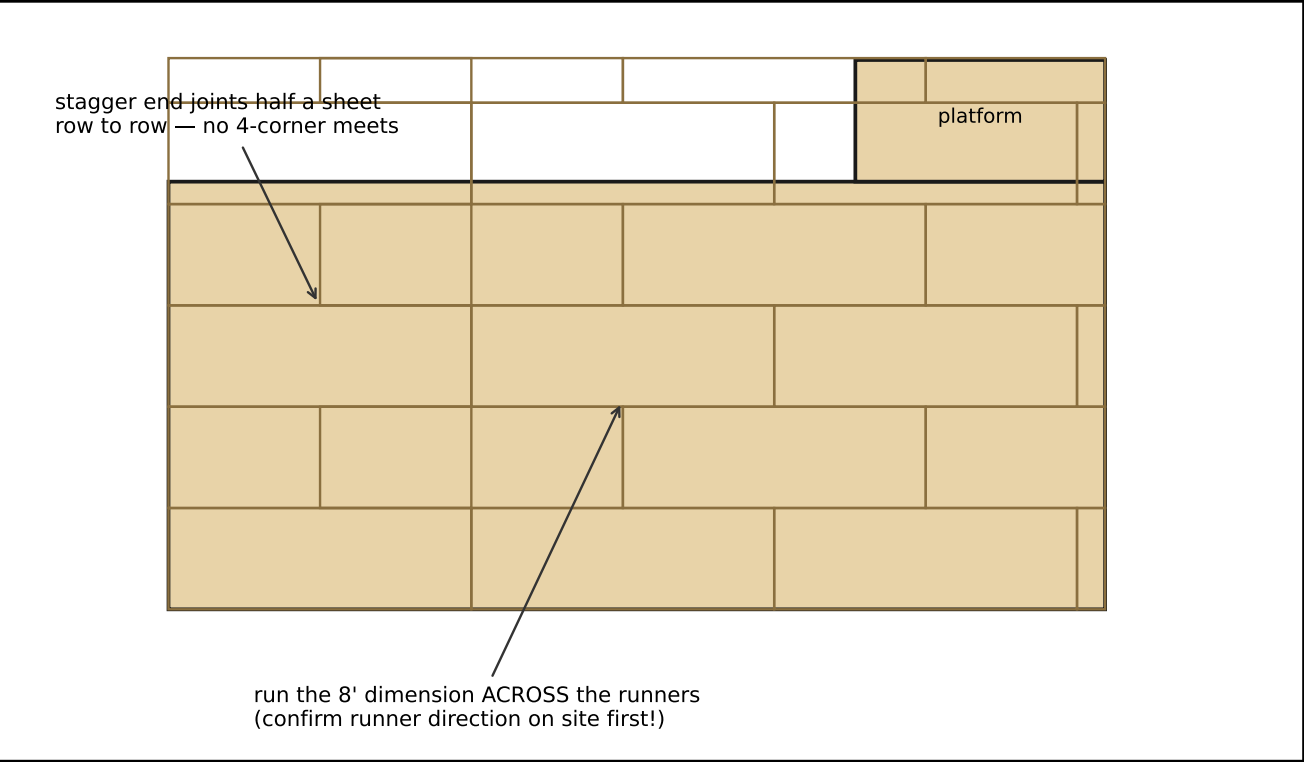
DETAIL D4 — ZONE A — TAPERED SHORELINE EDGE (PLAN)



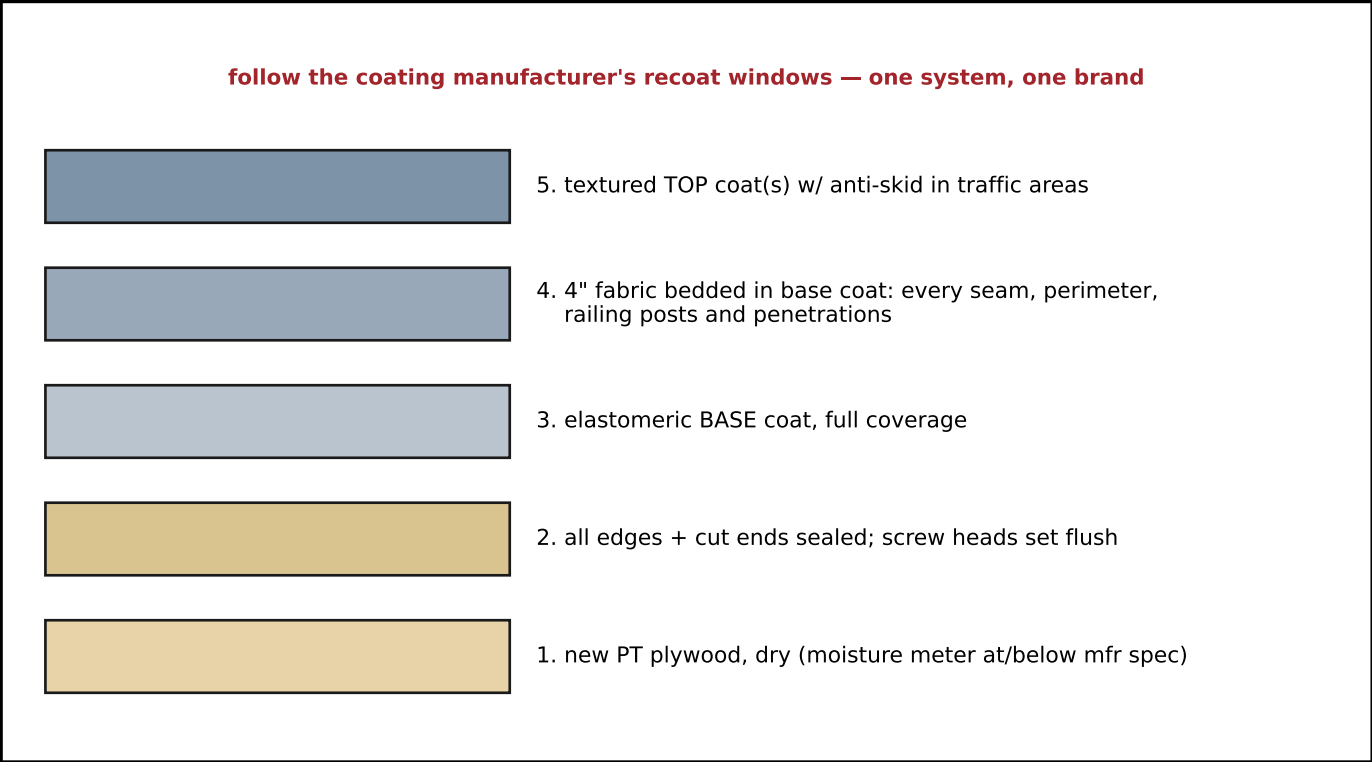
DETAIL D5 — UPSTAIRS FLOOR SECTION AT SEAM



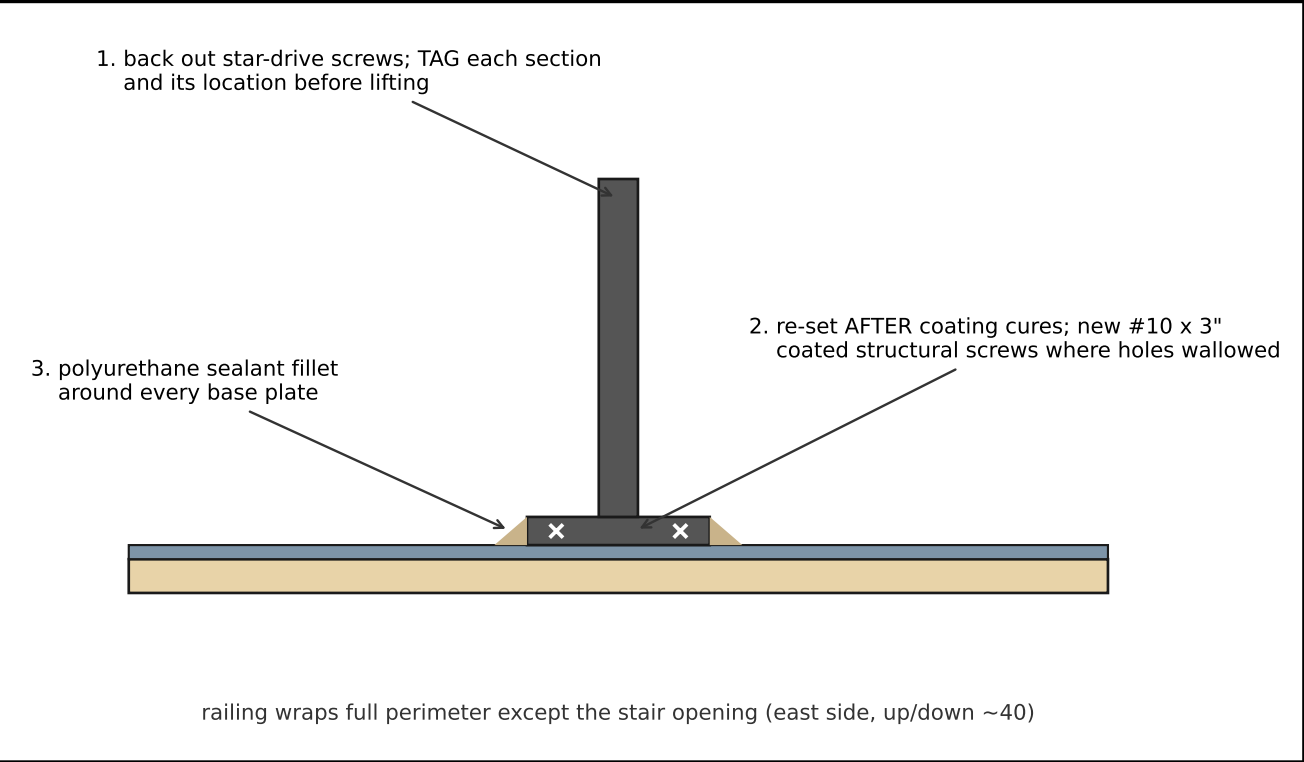
DETAIL D6 — PLYWOOD LAYOUT — STAGGER & DIRECTION (PLAN)



DETAIL D7 — WATERPROOF COATING BUILD-UP (EXPLODED)



DETAIL D8 — IRON RAILING LIFT & RE-SET



CUT LIST (from S4 — quantities incl. waste)

ZONE B	60 boards @ 4'-0" — cut 8' stock in half (or 16s in quarters)
ZONE E	60 boards @ 4'-0" — same as B
ZONE D	106 boards @ 4'-0"
ZONE C	20 runs of 29'-10": one 16'-0" + one 13'-10" per run — alternate splice ends (D3)
ZONE A	141 tapered boards, 1' to 16' + splices — cut long, trim to chalk line (D4); 4 wedge bits from offcuts
ZONE U	63 sheets 23/32" PT BCX + 20 pcs PT 2x4 x 12' ripped/cut to seam blocking

PURCHASE: 176 x 16' / 30 x 14' / 2 x 12' 2x6 PT #2 SYP — 3,260 lf total vs 2,934 lf required

Board pitch: 5-1/2" face + 1/8" gap = 5-5/8" — check running width every 6–8 boards and correct the gap before drift builds up.

FIELD-VERIFY BEFORE CUTTING (check off)

- ☐ Joist/runner spacing measured in every zone (plans assume 16" o.c.) — splice plans D2/D3 adjusted if different
- ☐ Runner direction upstairs confirmed — plywood 8' dimension runs ACROSS runners (D6)
- ☐ 28' slip length + finger pier spacing taped before referencing any pier
- ☐ Zone A shoreline edge measured / chalk line snapped before the tapered batch is cut
- ☐ Framing inspected as demo opens each zone — punky members flagged to John BEFORE covering
- ☐ Moisture meter reading at/below coating mfr's spec before Phase 4 (multiple sheets, shady spots too)
- ☐ Railing sections tagged and photographed before lifting

SCREW PATTERNS

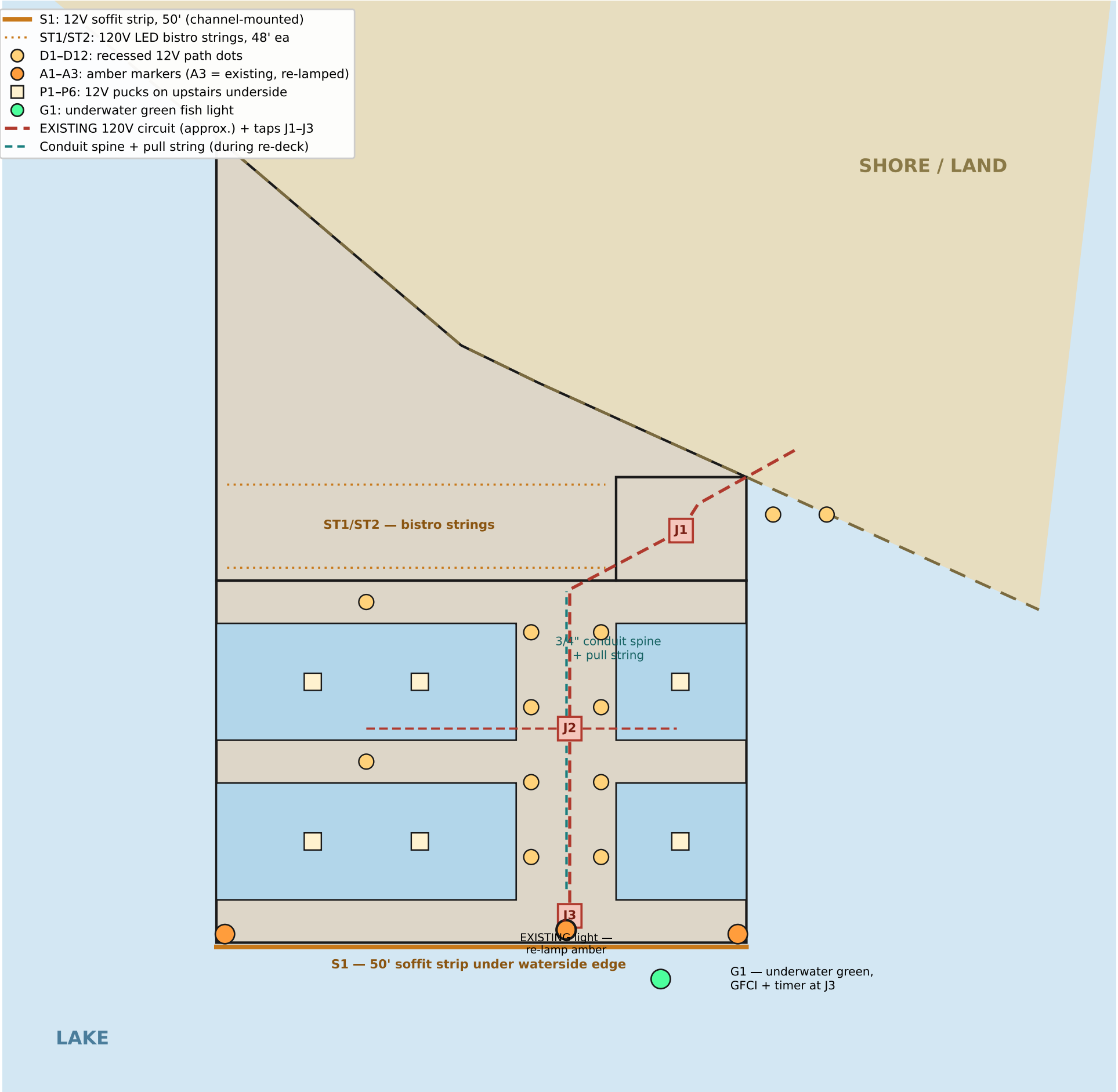
2x6 decking: #9 x 2-1/2" — 2 per board at every joist, 3/4" min from board ends (pre-drill ends to stop splits)

Plywood: #8 x 2" — 6" o.c. at panel edges & blocking, 12" o.c. in the field; heads set flush, never proud

GAPS & SEALING

1/8" gap: board-to-board and sheet-to-sheet
Copper naphthenate on EVERY 2x6 cut end
Plywood edges sealed before coating (D7)

QUESTIONS / CONDITIONS FOUND



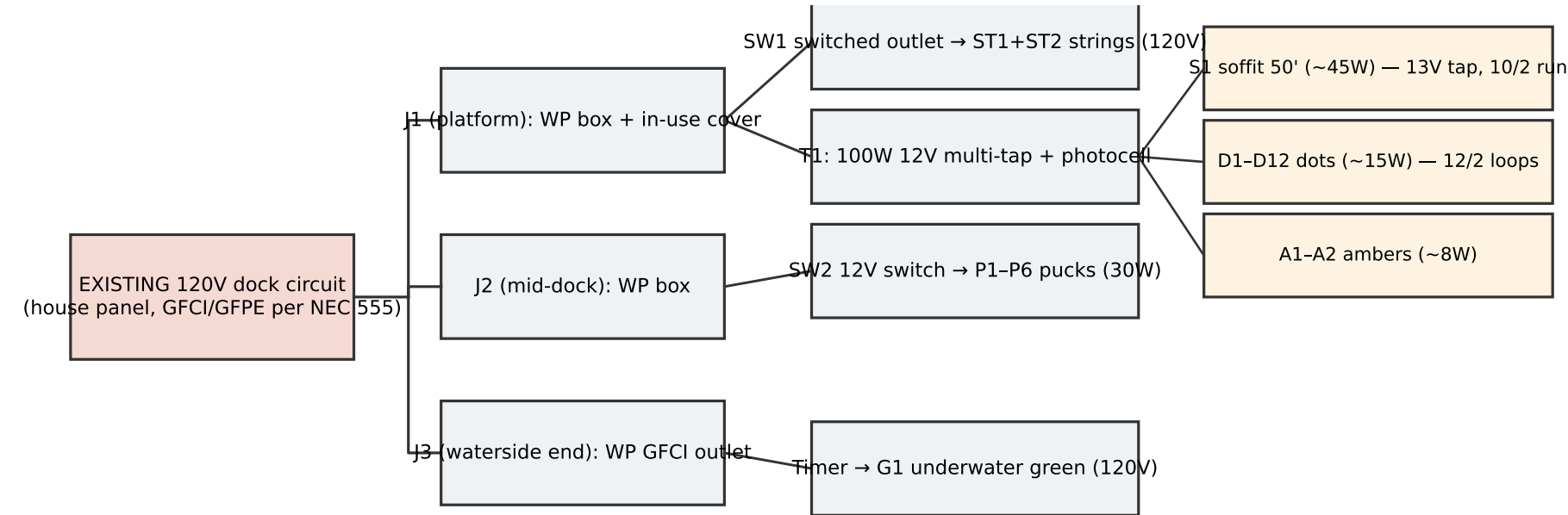
INSTALL WITH THE RE-DECK

- Drill dot holes + staple all 12V runs while zone decking is open
- Soffit channel goes on before Zone D edge boards close it in
- Leave pull string in the lifted railing (future under-rail strip)
- Stub + cap a junction at the canopy edge (future Zone A strings)
- All penetrations through Zone U deck happen BEFORE coating

CONTROLS

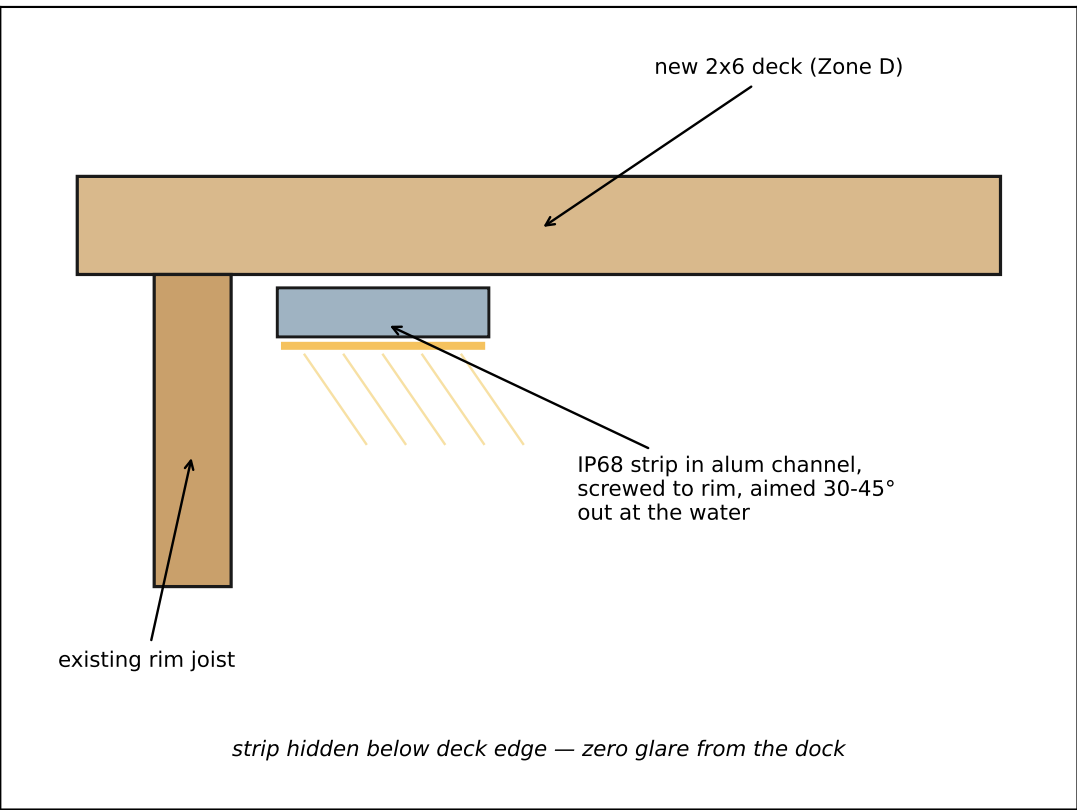
T1 transformer w/ photocell:
dots + ambers + soffit = dusk-to-dawn
SW1 switched outlet: strings
SW2 low-volt switch: pucks
Timer outlet at J3: green light
'Fishing mode' = all off except
G1 + T1 zone dimmed

ONE-LINE — ALL LOADS ON THE EXISTING DOCK CIRCUIT



Total new load ≈ 250W across the circuit — trivial next to the lift motors. Keep lighting taps OFF the lift contactor legs.

DETAIL — SOFFIT STRIP AT WATERSIDE EDGE



ELECTRICAL NOTES

- E1. All work on the existing dock branch circuit; verify GFCI (and feeder GFPE if required by local adoption of NEC 555) before adding loads.
- E2. All boxes/covers weatherproof (in-use type where cord-connected). All fasteners and boxes rated for wet/marine locations.
- E3. Low-voltage runs: staple to joist sides with drip loops; keep 12" min from lift motor conductors; no splices outside boxes.
- E4. Voltage drop: S1 soffit is the long run — feed from J3 end on the 13V tap with 10/2, or center-feed the strip to halve the run.
- E5. Zone U penetrations (if any future fixtures up top) are made and sealed BEFORE the waterproof coating system is applied.
- E6. Underwater light G1: cord-and-plug on GFCI-protected timer outlet at J3; follow manufacturer's mounting depth; no permanent submerged splices.
- E7. Existing end-of-walkway light: re-lamp with amber LED (A3); verify fixture gasket while it's open.
- E8. Conduit spine: 3/4" PVC under Zone C with pull string, stub each end in a capped WP box — installed during re-deck (sheet C2).

FIXTURE SCHEDULE & BUDGET

S1	IP68 12V LED strip, 50' + alum channel, waterside soffit	\$170
T1	100W 12V multi-tap transformer + photocell/astro timer	\$120
D1-D12	Recessed 12V dock-dot kit (12) — turns, intersections, stairs	\$180
A1-A2	Amber corner marker fixtures (2)	\$60
A3	Amber LED lamp in EXISTING end-of-walkway fixture	\$10
P1-P6	12V surface pucks (6) + 30W driver, upstairs underside	\$125
ST1-ST2	Commercial 120V LED bistro strings, 48' x 2, canopy	\$130
G1	Underwater green fish light (1), cord + timer	\$150
—	WP boxes, in-use covers, switches, timer, 12/2 + 10/2 LV cable	\$130
—	3/4" PVC conduit spine + pull strings	\$35
TOTAL (materials)		\$1,110

Labor: owner-performed. Wire-rough during re-deck adds ≈ 6–10 crew-hours to the C-set schedule; fixture set/trim is owner weekends.

DEFERRED — WIRED-FOR, BUY LATER	
• Zone A pole strings (2 cedar poles + 2 strings)	\$250–400
• Under-rail strip, upstairs perimeter	\$400–700
• Slip apron strips (4 bays)	\$300–450
• Second underwater green light	\$150
• Marine 6-gang rocker 'helm' switch panel	\$60

SCENES (no smart gear needed)

EVERY NIGHT	photocell: soffit + dots + ambers on at dusk, off at dawn
HANGOUT	+ strings switch (SW1)
BOAT WORK	+ pucks switch (SW2)
FISHING	everything off except G1 (timer) — dots stay for footing
DOCKING	ambers already on — line up on A1•A3•A2

COORDINATION WITH CONSTRUCTION SET (C1-C5)

Rough-in happens during Phase 2 while B/C/D/E decking is open: dot holes, LV staple runs, soffit channel, conduit spine, J-box taps. Railing pull-string goes in during Phase 1 lift. Any Zone U penetration is complete before Phase 4 coating. Fixture trim-out is last.