



January 9, 2023

Urban Ground Resort, LLC
Department of Operations
Policy and Compliance
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Long Beach, California
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Ph:
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Subj: General Property Rules of Urban Ground Resort & Residence

Urban Ground Resort & Residence is a dual purpose, commercial, gay resort and private gay residence privately owned property by Urban Ground Resort, LLC, which operates as a year round commercial gay resort and private gay residence. Urban Ground Resort, LLC's, General Property Rules are an intended and permitted use as a non exhaustive list.

To ensure a safe and enjoyable experience for all Guests please adhere to the following rules:

1. Urban Ground Resort & Residence is a luxury gay resort and private gay residence that caters to adults 18 years of age and older. Adults only means you must be 18 and older to enter Urban Ground Resort and 18 and older to reside at Urban Ground Residence and all Urban Ground Resort Guests must be 18 and older.
2. All persons, bags, parcels, clothing and other items may be subject to screening/security checks at any time.
3. We reserve the right not to allow any bag, parcel or other item and to deal with any unattended object, bag or luggage in such a way as we consider appropriate.
4. Firearms, ammunition, knives and weapons of any kind are prohibited.

5. Illegal substances not permitted by the State of California are not permitted at any time. The smoking of tobacco is allowed only in designated smoking areas. E-cigarettes or other products that produce a vapor or smoke is allowed in open spaces designated as smoking areas. Guests may not smoke in Urban Ground Resort hotel rooms unless previously designated in rooms, on patios or balconies.
6. A \$250-\$500 room-recovery fee will be charged for smoking in guest rooms or on balconies or patios that are designated smoke free at all Urban Ground Resort hotels.

The Urban Ground District.

1. Tickets, credentials and other entitlements are non-transferable, non-exchangeable, non-refundable, revocable and void if altered. The ticket must be used by the same person on all days during its period of validity and is not valid for special events that require a separate admission charge. Applicable ticket and valid identification confirmation are required for entry, re-entry or if applicable. Tickets used to redeem or access benefits or entitlements must be the same ticket used for all Urban Ground Resort attractions.

Prohibited Items.

1. Firearms, ammunition, knives and weapons of any kind.
2. Self-defense or restraining devices (e.g., pepper spray, mace).
3. Objects or toys that appear to be firearms or weapons.
4. Fireworks or other similarly explosive and/or flammable objects, smoke machines or fog machines.
5. Horns, whistles, large megaphones or artificial noise makers unless permitted during special events.
6. Recreational devices such as drones, remote-control toys, skateboards, scooters, inline skates, bicycles or shoes with built-in wheels unless permitted during special events.
7. We reserve the right to prohibit the use or storage of any other item not listed above that we determine may be harmful or disruptive in our sole and absolute discretion.

The Urban Ground Residence.

1. Urban Ground Residence is a privately owned residence that maintains no infrastructure for schools, churches, or political activities and any unauthorized events, speeches, or use of any flag, banner, or sign or other material for any

religious, commercial, historical, demonstration, or social movement purposes are expressly forbidden on Urban Ground Residence property.

2. Urban Ground Residence is also designated as a “gun free” zone as we prohibit the carrying of firearms while on resort and/or residential property and Our desire to limit the carrying and transporting of any firearm are in line with our intent on curating an environment free of fear and oppression and is both legal and binding.

Prohibited Activities.

1. The sale of goods or services, or the display of goods or services unless prior written approval has been obtained.
2. The distribution of printed or recorded materials of any kind unless prior written approval has been obtained.
3. Engaging in any unsafe act or other act that may impede the operations of Urban Ground Resort and Urban Ground Residence or any part thereof.
4. Unauthorized access or entry into areas or areas designated for certain individuals only.
5. Unauthorized events, speeches, or use of any flag, banner, sign or other material for commercial, religious, civic, social or other purposes, or as part of a demonstration.
6. Photography, videotaping or recording of any kind, or otherwise engaging in any activity for unapproved commercial purposes unless prior written approval has been obtained.
7. Unauthorized solicitations of any kind, whether commercial, religious, educational or otherwise, or conducting any unauthorized commercial activities, including solicitations of money or other contributions or donations.
8. Obstructing sidewalks, entrances, driveways, patios, vestibules, stairways, corridors, halls or landings.
9. The hanging of any clothing, towels, bedding or other similar items over or covering any fire suppression sprinklers.

We reserve the right to prohibit any other activity that we determine may be harmful or disruptive in our sole and absolute discretion.

Guest Attire and Courtesy Policies.

1. Proper attire, including shoes and shirts, should be considered when appropriate at all times unless specified otherwise.
2. Access to attractions depends on the safety rules for each attraction.

3. Guests using the pools, spas, fitness centers or other Urban Ground Resort facilities must also adhere to the rules posted and applicable at those facilities.
4. Quiet hours at the hotels of the Urban Ground Resort are from 11:00 pm to 5:00 am unless specified otherwise.
5. Guests must vacate their Urban Ground Resort hotel rooms at the end of their stay, on the date and time set forth in their reservation confirmation.

Company Rights.

1. The Urban Ground Resort, the Urban Ground Residence, the Urban Ground Business Park, the Urban Ground District, the Redlight District, the Blvd and its designated roadways, walkways, and parking areas, is private property.
2. We may photograph, film, videotape, record or otherwise reproduce the image and/or voice of any person who enters Urban Ground Resort and Urban Ground Residence, and use the same for any purpose without payment to any person.
3. We reserve the right to deny admission, prevent entry or require a person already admitted to leave Urban Ground Resort, Urban Ground Residence or any part thereof, without refund, liability or compensation, for failure to comply with any of these rules, for unsafe, illegal or offensive behavior, to ensure safety, security or order, or if we consider that the circumstances otherwise so require, in our sole and absolute discretion.
4. We may from time to time, in our sole and absolute discretion, without prior notice and without refund, liability or compensation, change the operating hours of any facility, close the Urban Ground Resort or any part of it temporarily, restrict the number of persons having access to a facility and/or suspend or cancel any entertainment program if we consider that the circumstances so require.
5. From time to time in our sole discretion Urban Ground Resort, LLC, may limit, restrict, deny, or expand its products, goods, and services to any one person, group, or entity based on the type of products, goods, or services in question at the time of limitation, restriction, denial, expansion, amendment or modification.
6. We reserve the right to enter any room at an Urban Ground Resort hotel for maintenance, safety, security or any other purpose, even if the room occupied sign is displayed on the room door.
7. We are not responsible for loss or damage of belongings or property consistent with applicable law.

These rules are subject to change at any time without notice.

Urban Ground Resort, LLC, to include Village Resorts Hospitality Group, LLC, is a legally registered California limited liability company and not a race based, religious based,

political, social movement organization. Our operations are guided by rules, laws, and regulations set forth and are legal, binding, and forthright.

Urban Ground Resort & Residence owned and operated by Urban Ground Resort, LLC, is a Village Resorts Hospitality Group, LLC, property. All rights reserved. All images and concepts are the property of Urban Ground Resort, LLC, and Village Resorts Hospitality Group, LLC, and are subject to copyright.

This Memorandum were originally signed by Oliver B. Mitchell III, the Chief Executive Officer (CEO) of Village Resorts Hospitality Group, LLC, on January 9, 2023, and refers to his signature that has not been mechanically or electronically reproduced for the purpose of this Memorandum.

Oliver Mitchell

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The Ultimate Resort Experience.