



Dear Current and Prospective Homeowners, Realtors, and Financiers:

Thank you for your interest in Tan-Tar-A Estates!

We would like to share a bit of information and history about the Estates with you. The Estates community includes approximately 140 acres of land, with two miles of shoreline, and seven miles of roads within its boundaries. The 364 Estates homes make up a diverse community of full-time residents, second homes, and rental homes.

In the 1950's, a developer by the name of Burton Duenke traveled to the Lake of the Ozarks to visit his brother and sister-in-law, whose passion was crappie and bass fishing. Although Mr. Duenke was not an avid fisherman, he enjoyed the lake area with its relaxing lifestyle and marveled at the beauty of the lake and the magnificent forested hills. Mr. Duenke had been a builder and real estate developer in St. Louis and realizing the potential of the lake area, in 1960 constructed 12 picture-perfect cottages and a pool shaped in the form of an arrowhead overlooking the lakefront. His dream of Tan-Tar-A Resort was beginning to unfold.

With the success of Tan-Tar-A Resort, acquisition of adjacent property to the Resort, and his long-term experience in residential construction, Tan-Tar-A Estates had its beginnings. It seemed like a perfect fit. Homes could be designed to accentuate the beauty of the natural environment, be used by the owners as vacation homes, or be rented to other families to enjoy.

Marriott Corporation acquired the Resort Area from Mr. Duenke in 1977, and owned it until 2001. The Columbia Sussex Corporation is the current owner of the Resort.

As manager of Tan-Tar-A Estates, the trustees make every effort to ensure that owning a home in Tan-Tar-A is an enjoyable experience, and they are constantly striving to make certain that the Estates is a premiere property for our homeowners. While ownership may be different in the Estates from a traditional neighborhood, it makes having a wonderful lake home even more accessible for a variety of people.

Duenke Enterprises is pleased to provide the enclosed materials regarding the benefits of a residential land lease, as well as a list of frequently asked questions and answers. In addition, we have included a checklist of what needs to be done to close the land lease portion of the sale and purchase of a house in Tan-Tar-A Estates, as well as samples of all the necessary forms.

To further assist you, on the Tan-Tar-A Estates web site (www.tantaraestates.com) you will find a Power Point presentation about Tan-Tar-A Estates along with all the necessary forms for a land lease.

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Our goal is to make the transaction understandable and as efficient as possible. If you need further assistance, please contact our office, by telephone at 573-348-1758.

Respectfully,

DUENKE ENTERPRISES