



DEPARTMENT OF THE ARMY
TULSA DISTRICT CORPS OF ENGINEERS
1645 SOUTH 101ST EAST AVENUE
TULSA, OKLAHOMA 74128-4609

JAN 30 2014

Real Estate Division
Management

SUBJECT: Fort Gibson Lake, OK; Lease Requirements for Pryor
Creek Concession (DACW56-1-10-150)

Pryor Creek Concession
Attn: Eddie G. Sinor and Carolyn J. Sinor
P. O. Box 130
Chouteau, OK 74337

Dear Mr. and Mrs. Sinor:

According to our records, we have not received the
following information as required by your lease:

- a. **An annual certification (2014) that all water and sanitary systems** on the premises have been inspected and comply with Federal, state and local standards. A self-certification form is enclosed which may be used.
- b. **A statement of compliance (2014) with the Americans with Disabilities Act**, noting any deficiencies and providing a schedule for correction. Notations can be added as to deficiencies and corrections. A self-certification form is enclosed which may be used.
- c. **An Annual Financial Statement for 2010, 2011, 2012 and 2013.** The last one provided was FY2009. Please refer to your lease as to the requirements of the statement. If the gross income listed in your annual statement differs significantly from that reported during the year for rental calculations, explanations should be included as to the reasons for differences.
- d **A current certificate of insurance for liability coverages**, including certificates for any sub-lessees. The liability coverage must comply with provisions of your lease. The information in our records shows your previous insurance certificate expired 12/4/2013.

Please send the above lease items requested within 30 days.
If you have any questions, please call (b)(6) USACE Employee Info

(b)(6) USACE Employee Info

Sincerely,

(b)(6) USACE Employee Info

Realty Assistant

Enclosures



DEPARTMENT OF THE ARMY
TULSA DISTRICT CORPS OF ENGINEERS
1645 SOUTH 101ST EAST AVENUE
TULSA, OKLAHOMA 74128-4609

APR 21 2014

Real Estate Division
Management

SUBJECT: Fort Gibson Lake, OK; Lease Requirements for Pryor
Creek Concession (DACW56-1-10-150)

Pryor Creek Concession
Attn: Eddie G. Sinor and Carolyn J. Sinor
P. O. Box 130
Chouteau, OK 74337

Dear Mr. and Mrs. Sinor:

According to our records, we have not received the following information as required by your lease after requesting them on January 30, 2014. Your compliance inspection is scheduled for Tuesday, April 29, 2014.

a. **An annual certification (2014) that all water and sanitary systems** on the premises have been inspected and comply with Federal, state and local standards. A self-certification form is enclosed which may be used.

b. **A statement of compliance (2014) with the Americans with Disabilities Act**, noting any deficiencies and providing a schedule for correction. Notations can be added as to deficiencies and corrections. A self-certification form is enclosed which may be used.

c. **An Annual Financial Statement for 2010, 2011, 2012 and 2013.** The last one provided was FY2009. Please refer to your lease as to the requirements of the statement. If the gross income listed in your annual statement differs significantly from that reported during the year for rental calculations, explanations should be included as to the reasons for differences.

d **A current certificate of insurance for liability coverages**, including certificates for any sub-lessees. The liability coverage must comply with provisions of your lease. The information in our records shows your previous insurance certificate expired 12/4/2013.

Please send the above lease items requested within 10 days.
Items can be emailed to (b)(6) USACE Employee Info If you
have any questions, please call (b)(6) USACE Employee Info .

Sincerely,

(b)(6) USACE Employee Info

Realty Specialist

Enclosures

COMPLIANCE INSPECTION REPORT

PROJECT Fort Gibson Lake DATE 4-29-2014
 NAME OF GRANTEE Eddie G. Sinor & Carolyn J. Sinor
 PROPERTY NAME OR DESCRIPTION Pryor Creek Concession (Chouteau Bend)
 OUTGRANT TYPE LEASE EASEMENT LICENSE PERMIT
 NUMBER DACW56-1-08-246 PURPOSE Comm. Concession ACRES _____
 ANNUAL RENTAL \$ RGRS EFFECTIVE DATE 7-1-2010 EXPIRATION 6-30-2015
 INSPECTION TEAM (b)(6) USACE Employee Info

NOTES: (1) Refer to Lease Compliance Inspection Report Key for explanation of "Item No." requiring correction. (2) All items listed below are to be corrected within days of above date, unless otherwise specified in "Remarks". (3) The purpose of this report is to assist the grantee in providing safe facilities for the visiting public and to document any findings of non-compliance. (4) The grantee is primarily responsible for ensuring that the facility is operated in a safe manner in accordance with applicable laws and regulations. This includes monitoring, maintenance, and repair of the facility. (5) This is not a guarantee that all deficiencies existing at the facility were detected during the inspection. (6) All electrical work, wiring, and fixtures must meet the requirements of the National Electrical Code and/or the National Electrical Safety Code (code). Such work must be certified to meet code by an affidavit signed by a licensed electrical contractor or equivalent. (7) This report satisfies ENG Form 3131 requirements.

(B) Circle the letters of the following statements that pertain to this outgrant:

- (A) This outgrant is in satisfactory compliance with its terms.
- (B) Deficiencies are noted below.

FOLLOW-UP VISIT
 DATE: _____
 BY: _____

ITEM NO.	LOCATION/REMARKS	RESULTS
bA4	NEED INS., WATER, ADA, INCOME STATEMENT 12-4-13/12-4-14 Need Ins Certificate	Provided ✓ Need-Rec'd ✓
1bEL4	LOT #2 - I10, I9, H1, (b)(6) USACE Employee Info, G10, G4 EXPOSED BULBS	
3G1	DEBRIS BY BOAT RAMP 2	
2TP3	ENCLOSED BECHES	
1bEB5	SLUTA BREAKER COVER LOOSE -	
1G.DH	ROPE RAILING TO DOCK - REPEAT -	
3AF	Vegetation growing IN FLOTATION	
3O2	GAS DOCK NOT IN OPERATION - No Gas - <i>leak</i>	
bDS3	BROKEN / ROTTED BOARD - 2ND DOCK	

SIGNATURE OF GRANTEE OR REPRESENTATIVE:
Wannys Bentley 4-29-14
 DATE

(b)(6) USACE Employee Info
 SIGNATURE OF INSPECTOR:
(b)(6) USACE Employee Info 4-29-14
 DATE

*4-7-14
 Need info
 1. action*



DEPARTMENT OF THE ARMY
TULSA DISTRICT CORPS OF ENGINEERS
1645 SOUTH 101ST EAST AVENUE
TULSA, OKLAHOMA 74128-4609

April 29, 2014

Real Estate Division
Management

SUBJECT: Fort Gibson Lake, OK; Annual Compliance Inspection of Lease

Pryor Creek Concession
Chouteau Bend Marina
Eddie & Carolyn Sinor

Dear Mr. & Mrs. Sinor:

I am enclosing a copy of your Compliance Inspection Report conducted on April 29, 2014. The deficiencies noted should be corrected as soon as possible. If not corrected, a schedule of when you plan to correct the deficiencies must be submitted within **30 days from the date of this letter**. Please submit a copy of the plan to the following office:

District Engineer, Tulsa District
Corps of Engineers
Attn: Real Estate Division, (b)(6) USACE Employee Info
1645 South 101st East Avenue
Tulsa, OK 74128

Fort Gibson Lake Project Office
Attn: Tom Heathcock, Lake Manager
8568 State Hwy. 251A
Fort Gibson, OK 74434

If you have any questions concerning this matter, please contact me at 918-669-7067.

Sincerely,

(b)(6) USACE Employee Info
Realty Specialist

Accepted by: Denny Benton 4-29-14



DEPARTMENT OF THE ARMY
TULSA DISTRICT CORPS OF ENGINEERS
1645 SOUTH 101ST EAST AVENUE
TULSA, OKLAHOMA 74128-4609

JUN 06 2014

CERTIFIED MAIL

Real Estate Division
Management

SUBJECT: Fort Gibson Lake, OK; Compliance Inspection Report for
Lease No. DACW56-1-08-266; Pryor Creek Concession

Eddie G. & Carolyn J. Sinor
P. O. Box 130
Chouteau, OK 74337

Dear Mr. & Mrs. Sinor:

This letter is to inform you that as of the date of this letter, I have not received a scheduled plan or confirmation of correction of all deficiencies found during the compliance inspection on April 29, 2014, of Pryor Creek Concession. Hopefully, you have corrected all deficiencies. If all deficiencies are not corrected, you now have a **firm date of 10 days from receipt of this letter** to have all deficiencies corrected.

Please notify both offices below when the deficiencies are corrected:

Fort Gibson Project Office
Attn: Jonathan Polk, Lead Ranger
8568 State Hwy. 251A
Fort Gibson, OK 74434

District Engineer, Tulsa District
Corps of Engineers
Real Estate Division, Attn: (b)(6) USACE Employee Info
1645 South 101st East Avenue
Tulsa, OK 74128

If you have any questions concerning this matter, please contact the undersigned at (b)(6) USACE Employee Info

Sincerely,

(b)(6) USACE Employee Info

Realty Specialist

CF:
CESWT-OD-EG

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JUN 06 2014

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or PO Box No.
City, State, ZIP

Eddie G. & Carolyn J. Sinor
P. O. Box 130
Chouteau, OK 74337

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0000 0052 9677

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eddie G. & Carolyn J. Sinor
P. O. Box 130
Chouteau, OK 74337

2. Article Number

(Transfer from service label)

7012 1010 0000 0052 9677

PS Form 3811, February 2004

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Eddie Sinor Agent
 Addressee

B. Received by (Printed Name)

EDDIE SINOR 6-7-14

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

102595-02-M-1540

RECEIVED

JUN 20 2014

REAL ESTATE DIVISION

District Engineer, Tulsa District
Corps of Engineers
Attn: Real Estate Division,
1645 South 101st East Avenue
Tulsa, Ok 74128

(b)(6) USACE Employee Info

Compliance Inspection Report
ATTN: (b)(6) USACE Employee Info

1. BH4 - Completed in April 2014
2. 16E14 - All mobile Home owners were notified of their need to comply
3. 3E1 Debris has been removed several times
Water washes it back
4. 2TM² Enclosed Patches were all approved by the USACE before being enclosed
5. 16E35 - In progress Slot A Breaker Cover Loose
6. 1A0H - In progress Rope Railing to Dock (Repeat)
7. 3AF Completed all Removed Vegetation Removed
8. 302 - Not sure if demand would equal cost Gas
9. 6053 - Completed Broken Rotted Board 2nd dock
10. 16E14 - In progress Bull exposed on dock
11. 19AF1 - In progress Loose flotation on 3/4 # Dock Sagging
12. 2AF2 - In progress
13. 3E1 - This storage area was created to store boats and vehicles that would not fit on their rented lot. It was also created to keep the equipment used for maintenance of the concession. Mr. Siner used the equipment to haul gravel, level washed roads, fill the

Mow, weld broken gates, etc. dig new ditches to replace or add sewer and water lines, unstop sewer lines, cut tree limbs, ect. Your demands that "Nothing being stored that is not Maine related" is totally unreasonable. Unless you want to pay the going rate to hire all the work done for us.

Eddie and Carolyn Sior

RECEIVED

JUN 20 2014

REAL ESTATE DIVISION

2008-

Walkway to Docks in need of Repair
Foam on docks is heavy & waterlogged

2009

heavy vegetation on flotation

Storage yard - several old vehicles

Stored here - need to be removed.

Supp

July 1, 2010
June 30, 2010

All porches should be free standing

Gas dock - no shutoff

Remove tank off North end of pier Repeat

Remove vegetation from dock

Lower bars missing on walkways
to dock

Shop area - Remove all nonworking
equipment and debris

B10 has attached porch.

2011

Still working on getting gas to work

Entrance railway not secure
electric needs secured to wall

Missing lower handrail back

Storage yard - they report all
vehicles will run

2012

walkway^{to} gas dock needs removed or repaired
Walkway railing.

No gas

Shop continue cleaning

Submersible pumps

Walkway between 5-6

No Boat Ramp Signs

Continue cleaning storage yard

2013 -

Store Fire extinguisher out of date

Fire extinguishers out of date or missing

Storage area needs cleaned up -

Railing not properly attached Dock 2

Flotation attached to rail by rope
Fire ext expired.

RECEIVED

JUN 20 2014

REAL ESTATE DIVISION

District Engineer, Tulsa District
Corps of Engineers
Attn: Real Estate Division,
1646 South 101st East Avenue
Tulsa, Ok 74128

(b)(6) USACE Employee Info

Compliance Inspection Report
Attn: (b)(6) USACE Employee Info

1. 6A4 - Completed in April 2014
2. 16E14 - All mobile Home owners were Notified of their need to Comply
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Water washes it back
4. 2TM² Enclosed Porches were all approved by the
USACE before being enclosed
5. 16EB5 - In progress
6. 1ADH - In progress
7. 3AF Completed all Removed
8. 302 - Not sure if demand would equal Cost
9. 6053 - Completed
10. 16EL4 - In progress
11. 19AF1 - In progress
12. 2AF2 - In progress
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Mow, Weld broken gates, etc. dig new ditches to replace or add sewer and water lines, unstop sewer lines, cut tree limbs, ect. Your demands that "Nothing being stored that is not marina related" is totally unreasonable. Unless you want to pay the going rate to hire all the work done for us.

Eddie and Carolyn Sisor

RECEIVED

JUN 20 2014

REAL ESTATE DIVISION



Eddie Gene Sinor
 PO Box 130
 Chouteau, OK 74337-0130

(b)(6) USACE Employee Info

Attn:

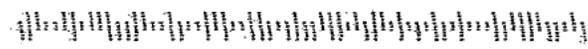
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

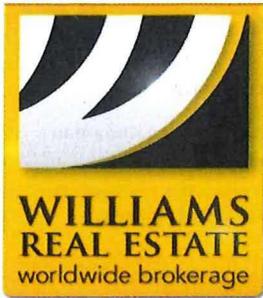


7013 3020 0000 5351 0707 74128\$4609



District Engineer Tulsa District
 Corps of Engineers
 1645 South 101st East Avenue
 Tulsa, Ok. 74128





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1 of 32

633 W Highway 412, Chouteau OK, 74337(Active)

\$1,200,000

11/26/2013
\$250,000

MLS# 12-1599

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We're here to help you.

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I am interested in 633 W Highway 412, Chouteau, OK 74337.

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Last Updated: 8/11/2014 4:07 AM

Description for 633 W Highway 412 Chouteau, OK 74337

CHOUTEAU BEND RECREATIONAL PARK 3300' OF WATER FRONTAGE M/L / 940' HWY FRONTAGE M/L ON 23 ACRES M/L Working R.V. Park - Has 3 boat ramps , 75 permanent home sites, 28 full hookups for R.V., many sites for camping, Convenient store/bait shop, Gas dock, 38 boat slips, enclosed fishing dock. Fenced shop and storage area. Land leased with The Secretary of the Army.

Listing Information

Property Type: General Commercial
Lot Size: 33 Acres Stories: 1
Subdivision: Rural

School Information

District: Chouteau

Room Information

Take Action

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Exterior / Lot Features

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General: Waterfront
 Pool: None
 Lot Dimensions: 33
 Water Front Type: Lake
 Zoning: commercial
 Additional Exterior/Lot Features: Lake

Driving Directions

East of Chouteau on HWY 412

Financial Considerations

Tax Amount: \$0
 Tax Year: 2012

Listing Price History

Original Price:\$950,000 Current Price:\$1,200,000 Price Change:\$250,000 

Date	Price	Change
11/26/2013 11:57 PM	\$1,200,000	\$250,000 
10/15/2013 11:03 AM	\$950,000	

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Listing Provided Courtesy Of: Lake Country Real Estate

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1 of 32

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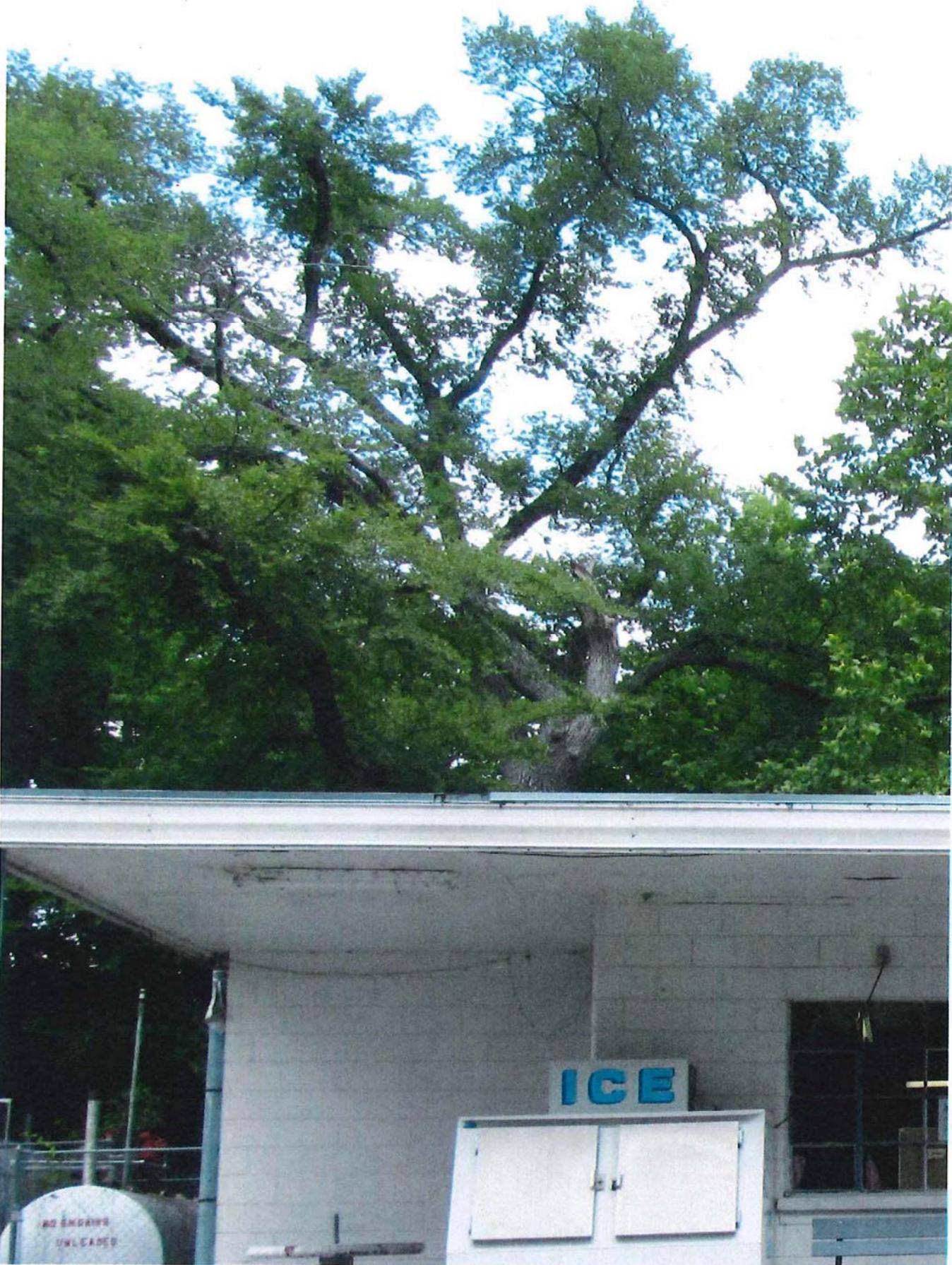










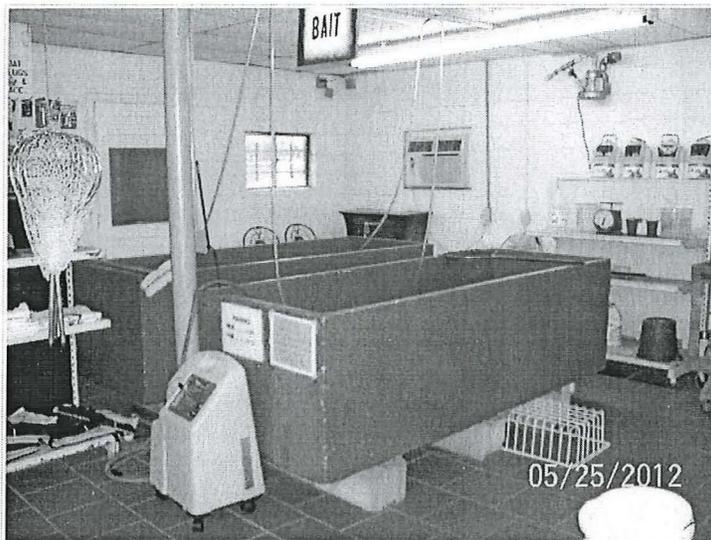






633 W HIGHWAY 412
Chouteau, OK 74337
MLS# 12-1599

\$1,200,000



Property Description

CHOUTEAU BEND RECREATIONAL PARK 3300' OF WATER FRONTAGE M/L / 940' HWY FRONTAGE M/L ON 23 ACRES M/L Working R.V. Park - Has 3 boat ramps . 75 permanent home sites, 28 full hookups for R.V. , many sites for camping, Convient store/bait shop, Gas dock, 38 boat slips, enclosed fishing dock. Fenced shop and storage area. Land leased with The Secretary of the Army.

General Information

Current Price: 1200000

Status: Active

Area: Pryor Area

List Price: 1200000

Agency Type: Exc. Right to Sell

Property Information

Water Front/View: LkeFront-OtherLakes

Footage on WF: 3300

Lot Size: 33

Lot Acres: 33

Realtor.com Type: Commercial

Stories: 1

Age of Building: 26-50 Years

Location, Taxes & Legal

House Number: 633

Street Direction Pfx: W

Street Name: HIGHWAY 412

State/Province: OK

Postal Code: 74337

County: Mayes

Country: USA

Zoning: commercial

Tax Year: 2012

Subdivision: Rural

Schools: Chouteau

Legal: Leased land from Corp. So no property taxes

Directions: East of Chouteau on HWY 412

Remarks

Public Remarks: CHOUTEAU BEND RECREATIONAL PARK 3300' OF WATER FRONTAGE M/L / 940' HWY FRONTAGE M/L ON 23 ACRES M/L Working R.V. Park - Has 3 boat ramps , 75 permanent home sites, 28 full hookups for R.V., many sites for camping, Convient store/bait shop, Gas dock, 38 boat slips, enclosed fishing dock, Fenced shop and storage area. Land leased with The Secretary of the Army.

Property Features

Type Business: Lodging; Resort; Other

Documents: Survey or Plat

Listing Office: Lake Country Real Estate

Last Updated: July - 10 - 2014

Monday 11th of August 2014 03:13 PM

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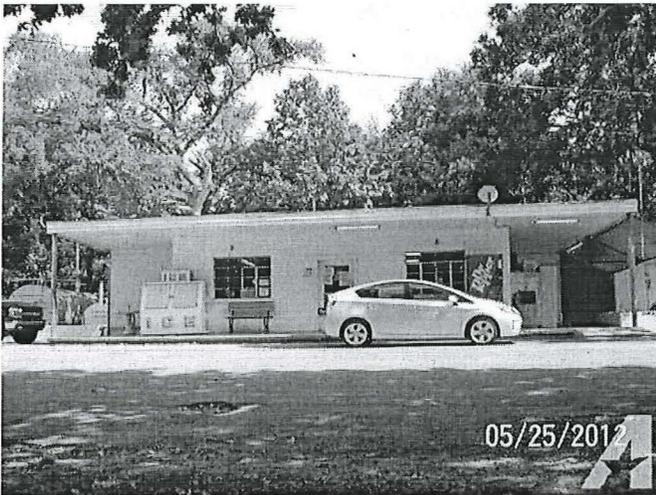
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Chouteau Bend Recreational Park for sale in Chouteau, Oklahoma



CHOUTEAU BEND RECREATION AREA
 3 Miles East of Chouteau on HWY 412
 3300' OF WATER FRONTAGE M/L -- 940' HWY FRONTAGE M/L ON 23 ACRES M/L
 3 boat ramps, 75 permanent home sites, 28 full RV hookups, numerous camping sites, convenience store/bait shop, boat fueling dock, 38 boat slips, enclosed fishing dock, maintenance shop, fenced dry storage areas.
 Land leased from The Secretary of the Army (Corp. of Engineers)
 Lake Country Real Estate Inc.

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Park Features & Amenities

Camp Basics

Sites:25

Pull Through Sites:No

Full Hookup Sites:N/A

Pets Allowed:Yes

Age Restrictions:None

Shaded Sites:Yes

Credit Cards Accepted: NA

Utilities & Amenities

Power: 30 Amps

Restrooms:Yes

Showers:Yes

Dumping:Yes

Recreation

Clubhouse:No

Fishing:Yes

Golf:No

Swimming Pool:No

Billiards/Pool:No

Playground:No

Game Hall:No

Sports Field:No

Horseshoes:No

Shuffleboard:No

Mini Golf:No

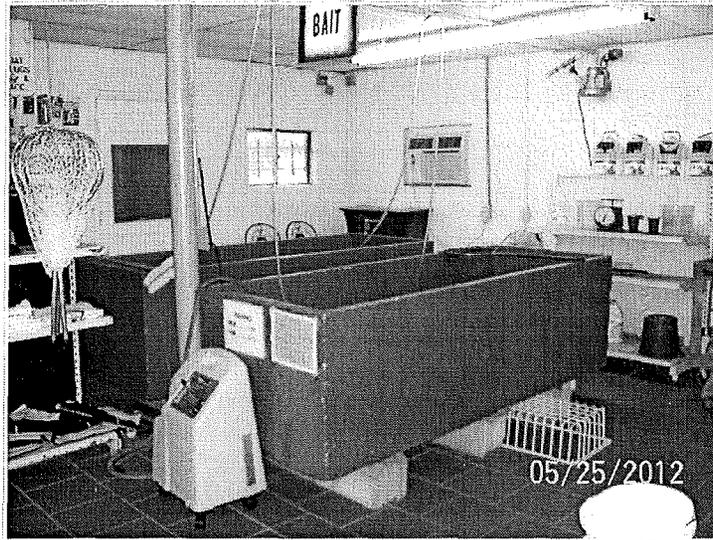
Boat Launch:No

Suggest Changes (</user/m/login/nojs?destination=node/53412/edit>) | Do you own this park? Claim it (</user/m/login-register/nojs?destination=claim-park/53412>)

Traveler Tips

633 W HIGHWAY 412
Chouteau, OK 74337
MLS# 12-1599

\$1,200,000



Property Description

CHOUTEAU BEND RECREATIONAL PARK 3300' OF WATER FRONTAGE M/L / 940' HWY FRONTAGE M/L ON 23 ACRES M/L Working R.V. Park - Has 3 boat ramps , 75 permanent home sites, 28 full hookups for R.V. , many sites for camping, Convient store/bait shop, Gas dock, 38 boat slips, enclosed fishing dock. Fenced shop and storage area. Land leased with The Secretary of the Army.

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Street Direction Pfx: W

Street Name: HIGHWAY 412

State/Province: OK

Postal Code: 74337

County: Mayes

Country: USA

Zoning: commercial

Tax Year: 2012

Subdivision: Rural

Schools: Chouteau

Legal: Leased land from Corp. So no property taxes

Directions: East of Chouteau on HWY 412

Remarks

Public Remarks: CHOUTEAU BEND RECREATIONAL PARK 3300' OF WATER FRONTAGE M/L / 940' HWY FRONTAGE M/L ON 23 ACRES M/L Working R.V. Park - Has 3 boat ramps , 75 permanent home sites, 28 full hookups for R.V., many sites for camping, Convient store/bait shop. Gas dock, 38 boat slips, enclosed fishing dock, Fenced shop and storage area. Land leased with The Secretary of the Army.

Property Features

Type Business: Lodging; Resort; Other

Documents: Survey or Plat

Listing Office: Lake Country Real Estate

Last Updated: July - 10 - 2014

Monday 11th of August 2014 03:13 PM

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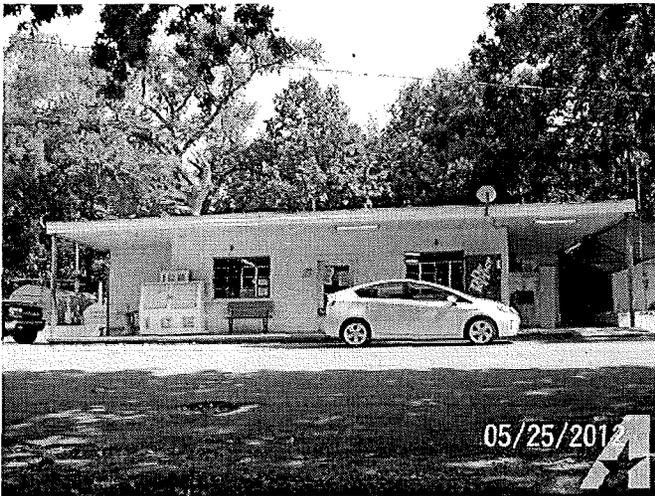
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Chouteau Bend Recreational Park for sale in Chouteau, Oklahoma



CHOUTEAU BEND RECREATION AREA

3 Miles East of Chouteau on HWY 412

3300' OF WATER FRONTAGE M/L -- 940' HWY FRONTAGE M/L ON 23 ACRES M/L

3 boat ramps, 75 permanent home sites, 28 full RV hookups, numerous camping sites, convenience store/bait shop, boat fueling dock, 38 boat slips, enclosed fishing dock, maintenance shop, fenced dry storage areas.

Land leased from The Secretary of the Army (Corp. of Engineers)

Lake Country Real Estate Inc.

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Price: \$907

Expired ad

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[Report abuse](#)

Category: [Commercial properties](#)

Other: The ad is older than 3 months.

Address: [Chouteau, Oklahoma 74337](#)

[All RV Parks \(/\)](#) › [Oklahoma RV Parks \(/OK\)](#) › [Chouteau RV Parks \(/OK/Chouteau\)](#) › Chouteau Bend Recreation Area

Park Features & Amenities

Camp Basics

Sites:25

Pull Through Sites:No

Full Hookup Sites:N/A

Pets Allowed:Yes

Age Restrictions:None

Shaded Sites:Yes

Credit Cards Accepted: NA

Utilities & Amenities

Power: 30 Amps

Restrooms:Yes

Showers:Yes

Dumping:Yes

Recreation

Clubhouse:No

Fishing:Yes

Golf:No

Swimming Pool:No

Billiards/Pool:No

Playground:No

Game Hall:No

Sports Field:No

Horseshoes:No

Shuffleboard:No

Mini Golf:No

Boat Launch:No

[Suggest Changes \(/user/m/login/nojs?destination=node/53412/edit\)](#) | [Do you own this park? Claim it \(/user/m/login-register/nojs?destination=claim-park/53412\)](#)

Traveler Tips



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, TULSA DISTRICT
1645 SOUTH 101ST EAST AVENUE
TULSA, OKLAHOMA 74128-4609

SEP. 23 2014

Real Estate Division
Management

SUBJECT: Fort Gibson Lake, OK; Annual Compliance Inspection at
Pryor Creek Concession DACW56-1-08-00266

Eddie G. & Carolyn J. Sinor
P. O. Box 130
Chouteau, OK 74337

Dear Mr. & Mrs. Sinor:

This letter is in response to your letter dated June 20, 2014. The written plan you provided was found to be insufficient. A detailed schedule and plan indicating how and when you plan to correct these deficiencies is what is required. Stating your plan to be "in progress" does not provided a detailed schedule or plan of correction.

A copy of the compliance report is attached to this letter noting the non-compliance deficiencies. Several items have been noted to be recurring compliance deficiencies. These deficiencies are noted below and require immediate attention

All electrical facilities must comply with requirements of the National Electrical Code and/or the National Electrical Safety Code pursuant to **condition 14.C.** of your lease. Upon completion of the facility, the enclosed affidavit must be completed and signed by a licensed electrical contractor to certify that the electrical service meets the standards of the above-stated codes. Please return the signed affidavit to our office.

For all structural deficiencies, please review **condition 14, Applicable Laws and Regulations,** of your lease agreement. These are the minimum requirements for a concessionaire.

The dry dock/storage area needs to be organized and cleaned for the operations of your concession. In-operable vehicles and equipment which are not marina related are to be removed. The only authorized vehicles and equipment to be stored on the property must be operational and owned by Pryor Creek Concession for the public marina related services. All vehicles and equipment must be currently operational and legally tagged. The dry storage for

boats and other vessels should only be used for storing those items and marina related products.

The open stairwell access leading to a cliff edge was identified during the compliance inspection as a safety hazard. Per **Condition 20.b.** of the lease, "upon discovery of any hazardous conditions on the premises that presents an immediate threat to the health and/or danger to life or property, will so notify the Lessee and will require that the affected part or all of the premises be closed to the public until such condition is corrected and the danger to the public eliminated." If access is no longer needed a plan to remove this stairwell is required.

Recommend reviewing **Condition 19. Compliance, Closure, Revocation and Relinquishment** of your lease agreement. "Future requests by the Lessee to extend the lease, expand the premises, modify authorized activities, or assign the lease shall take into consideration the Lessee's past performance and compliance with the lease terms." A detailed schedule and plan of when you plan to correct the deficiencies must be submitted within **15 days from the date of this letter.**

We are confident you are able to provide a safe and satisfactory public facility for the operation of a marina and a mobile home park. A failure to correct these deficiencies could result in non-renewal of your lease upon expiration.

Sincerely,



Terry D. Rupe
Chief, Real Estate Division

Enclosures

CF: CESWT-OD-EG

COMPLIANCE INSPECTION REPORT

PROJECT Fort Gibson Lake DATE 4-29-2014
 NAME OF GRANTEE Eddie G. Sinor & Carolyn J. Sinor
 PROPERTY NAME OR DESCRIPTION Pryor Creek Concession (Chouteau Bend)
 OUTGRANT TYPE LEASE EASEMENT LICENSE PERMIT
 NUMBER DACW56-1-08-246 PURPOSE Comm. Concession ACRES _____
 ANNUAL RENTAL \$ RGRS EFFECTIVE DATE 7-1-2010 EXPIRATION 6-30-2015
 INSPECTION TEAM (b)(6) USACE Employee Info

NOTES: (1) Refer to Lease Compliance Inspection Report Key for explanation of "Item No." requiring correction. (2) All items listed below are to be corrected within _____ days of above date, unless otherwise specified in "Remarks". (3) The purpose of this report is to assist the grantee in providing safe facilities for the visiting public and to document any findings of non-compliance. (4) The grantee is primarily responsible for ensuring that the facility is operated in a safe manner in accordance with applicable laws and regulations. This includes monitoring, maintenance, and repair of the facility. (5) This is not a guarantee that all deficiencies existing at the facility were detected during the inspection. (6) All electrical work, wiring, and equipment must meet the requirements of the National Electrical Code and/or the National Electrical Safety Code (code). Such work must be warranted to meet code by an affidavit signed by a licensed electrical contractor or equivalent. (7) This report satisfies ENG Form 3131 requirements.

(8) Circle the letters of the following statements that pertain to this outgrant:

- (A) This outgrant is in satisfactory compliance with its terms.
- (B) Deficiencies are noted below.

FOLLOW-UP VISIT
 DATE: _____
 BY: _____

ITEM NO.	LOCATION/REMARKS	RESULTS
bA4	NEED INS., WATER, ADA, INCOME STATEMENT 12-4-13/12-4-14 Need Ins Certificate	Provided ✓ Need-Recd ✓
1bEL4	LOT #2 - I10, I9, H1, (b)(6) Citizen PII, G10, G4 EXPOSED BUILDS	
361	REPAIRS BY BOAT RAMP 2	
2TP3	ENCLOSED BECHES	
1bEB5	SIGTA BREAKER COVER LOOSE -	
1aDH	ROPE RAILING TO DOCK - REPEAT -	
3AF	Vegetation growing IN FLOTATION	
302	GAS DOCK NOT IN OPERATION - NO GAS - Season	
bDS3	BROKEN / ROTTED BOARD - 2ND DOCK	

SIGNATURE OF GRANTEE OR REPRESENTATIVE:
Wannys Center 4-29-14
 DATE

(b)(6) USACE Employee

SIGNATURE OF INSPECTOR:
(b)(6) USACE Employee Info 4-29-14
 DATE

4-7-14
 Need Leds
 A. Schell

AFFIDAVIT OF ELECTRICAL COMPLETION
(State of Oklahoma)

I, _____, being a duly licensed, bonded, and insured electrical contractor, operating within the State of Oklahoma, and in accordance with minimum code standards set forth by Oklahoma Statutes, Title 59, Chapter 40A, Sec. 1695B, certify that all electrical appurtenances listed below, and located at _____, owned and operated by _____, have been installed in accordance with current standards contained in the National Electrical Code, National Electrical Safety Code, and all applicable state, local, and Corps of Engineers electrical requirements.

(Identify facilities inspected here. If the list is too long, put them on an attachment and state "See Attachment" in this space.)

Signature of Electrical Contractor

License Number

Business Name

Mailing Address

Telephone Number

Subscribed and sworn to before me on this ___ *day of* _____, 20____.

Notary Public

My Commission Expires:

(SEAL)

7011 1570 0000 4562 5899

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

9-23-14

Total Postage & Fees \$

Sent To: Eddie & Carolyn Sinor
Pryor Creek Concession
P. O. Box 130
Chouteau, OK 74337

Street Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, Aug

Instructions

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Eddie Sinor

B. Received by (Printed Name) C. Date of Delivery
Eddie Sinor *SEP 25 2014*

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery (Extra Fee) Yes No

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Eddie & Carolyn Sinor
Pryor Creek Concession
P. O. Box 130
Chouteau, OK 74337

Article Number (Transfer from service label) 7011 1570 0000 4562 5899

S Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Task 165322

COMPLIANCE INSPECTION REPORT

Page 1 of 2

PROJECT Fort Gibson Lake DATE 4-29-2014
 NAME OF GRANTEE Eddie G. Sinor & Carolyn J. Sinor
 PROPERTY NAME OR DESCRIPTION Pryor Creek Concession (Chautau Bend)
 OUTGRANT TYPE LEASE EASEMENT LICENSE PERMIT
 NUMBER DACW56-1-08-2166 PURPOSE Comm. Concession ACRES _____
 ANNUAL RENTAL \$ RGRS EFFECTIVE DATE 7-1-2010 EXPIRATION 6-30-2015
 INSPECTION TEAM (b)(6) USACE Employee Info

NOTES: (1) Refer to Lease Compliance Inspection Report Key for explanation of "Item No." requiring correction. (2) All items listed below are to be corrected within _____ days of above date, unless otherwise specified in "Remarks". (3) The purpose of this report is to assist the grantee in providing safe facilities for the visiting public and to document any findings of non-compliance. (4) The grantee is primarily responsible for ensuring that the facility is operated in a safe manner in accordance with applicable laws and regulations. This includes maintaining, maintenance, and repair of the facility. (5) This is not a guarantee that all deficiencies existing at the facility were detected during the inspection. (6) All electrical work, wiring, and equipment shall be in accordance with the National Electrical Code and/or the National Electrical Safety Code (code). Such work shall be done in accordance with the National Electrical Code and/or the National Electrical Safety Code (code). (7) This report satisfies ENG Form 3131 requirements.

- (8) Circle the letters of the following statements that pertain to this outgrant:
 (A) This outgrant is in satisfactory compliance with its terms.
 (B) Deficiencies are noted below.

DATE: 10-8-14
 BY: _____

ITEM NO.	LOCATION/REMARKS	RESULTS
hA4	NEED INS., WATER, ADA, INCOME STATEMENT 12-4-13/12-4-14 Need Ins Certificate	Provided ✓ Need-Ready ✓
1bEL4	LOT #2 - I10, I9, H1, (b)(6) Citizen PII, G10, G4 EXPOSED BUILDS	Sending notice to MHA owners
361	EXPRESS BY BOAT RAMP 2	Done
2TP3	ENCLOSED RECHES	Believes allowed
1bEB5	SLITA BREAKER COVER LOOSE -	Elec Cert within 60 days
1bDH	ROPE RAILING TO DOCK - REPEAT -	Installing rails permanently - 90 days
3AF	Vegetation growing IN FLOTATION	Encapsulated
302	GAS DOCK NOT IN OPERATION - NO Gas - leak	Spent w/ 60 days OK will be running 7 mos
hDS3	BROKEN / ROTTED BOARD - 2ND DOCK	Replaced

SIGNATURE OF GRANTEE OR REPRESENTATIVE:
Carolyn J. Sinor 4-29-14
 DATE

(b)(6) USACE Em

SIGNATURE OF INSPECTOR:
(b)(6) USACE Employee Info 4-29-14
 DATE

Carolyn J. Sinor
 Need Sch
 N. Schmitt
 10-8-14

From: (b)(6) USACE Employee Info
To:
Subject: Pryor Creek Marina (UNCLASSIFIED)
Date: Thursday, October 09, 2014 1:50:31 PM
Attachments: [\[Untitled\].pdf](#)

Classification: UNCLASSIFIED
Caveats: NONE

Attached please find the notes on the compliance form for the write-ups concerning Pryor Creek. Apparently they have been dealing with DEQ on some sewer issues recently too. Let me know if any questions.

(b)(6) USACE Employee Info

Field Realty Specialist
102 BK 200 Road
Stigler, OK 74462-1693
Telephone: (b)(6) USACE Employee Info

-----Original Message-----

From: (b)(6) USACE Employee Info
Sent: Thursday, October 09, 2014 1:39 PM
To: (b)(6) USACE Employee Info
Subject:

Classification: UNCLASSIFIED
Caveats: NONE



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, TULSA DISTRICT
1645 SOUTH 101ST EAST AVENUE
TULSA, OKLAHOMA 74128-4609

SEP. 23 2014

Real Estate Division
Management

SUBJECT: Fort Gibson Lake, OK; Annual Compliance Inspection at
Pryor Creek Concession DACW56-1-08-00266

1st ramp

Eddie G. & Carolyn J. Sinor
P. O. Box 130
Chouteau, OK 74337

(b)(6) Citizen PII

Carolyn

(b)(6) USACE Employee Info

Dear Mr. & Mrs. Sinor:

This letter is in response to your letter dated June 20, 2014. The written plan you provided was found to be insufficient. A detailed schedule and plan indicating how and when you plan to correct these deficiencies is what is required. Stating your plan to be "in progress" does not provided a detailed schedule or plan of correction.

A copy of the compliance report is attached to this letter noting the non-compliance deficiencies. Several items have been noted to be recurring compliance deficiencies. These deficiencies are noted below and require immediate attention

All electrical facilities must comply with requirements of the National Electrical Code and/or the National Electrical Safety Code pursuant to condition 14.C. of your lease. Upon completion of the facility, the enclosed affidavit must be completed and signed by a licensed electrical contractor to certify that the electrical service meets the standards of the above-stated codes. Please return the signed affidavit to our office.

will get within 90 days

For all structural deficiencies, please review condition 14, **Applicable Laws and Regulations**, of your lease agreement. These are the minimum requirements for a concessionaire.

boneyard

The **dry dock/storage area** needs to be organized and cleaned for the operations of your concession. **In-operable vehicles** and equipment which are not marina related are to be removed. The only authorized vehicles and equipment to be stored on the property must be operational and owned by Pryor Creek Concession for the public marina related services. All vehicles and equipment must be currently operational and legally tagged. The dry storage for

*Robyn Claremore
DEQ handling sewage*

boats and other vessels should only be used for storing those items and marina related products.

The open stairwell access leading to a cliff edge was identified during the compliance inspection as a safety hazard. Per Condition 20.b. of the lease, "upon discovery of any hazardous conditions on the premises that presents an immediate threat to the health and/or danger to life or property, will so notify the Lessee and will require that the affected part or all of the premises be closed to the public until such condition is corrected and the danger to the public eliminated." If access is no longer needed a plan to remove this stairwell is required.

cannot be changed

Recommend reviewing Condition 19. Compliance, Closure, Revocation and Relinquishment of your lease agreement. "Future requests by the Lessee to extend the lease, expand the premises, modify authorized activities, or assign the lease shall take into consideration the Lessee's past performance and compliance with the lease terms." A detailed schedule and plan of when you plan to correct the deficiencies must be submitted within 15 days from the date of this letter.

We are confident you are able to provide a safe and satisfactory public facility for the operation of a marina and a mobile home park. A failure to correct these deficiencies could result in non-renewal of your lease upon expiration.

Sincerely,



Terry D. Rupe
Chief, Real Estate Division

Enclosures

CF: CESWT-OD-EG

COMPLIANCE INSPECTION REPORT

PROJECT Fort Gibson Lake DATE 4-29-2014
 NAME OF GRANTEE Eddie G. Sinor & Carolyn J. Sinor
 PROPERTY NAME OR DESCRIPTION Pryor Creek Concession (Chautauqui Bend)
 OUTGRANT TYPE LEASE EASEMENT LICENSE PERMIT
 NUMBER DACW56-1-08-246 PURPOSE Comm. Concession ACRES _____
 ANNUAL RENTAL \$ RGRS EFFECTIVE DATE 7-1-2010 EXPIRATION 6-30-2015
 INSPECTION TEAM (b)(6) USACE Employee Info

NOTES: (1) Refer to Lease Compliance Inspection Report Key for explanation of "Item No." requiring correction. (2) All items listed below are to be corrected within [] days of above date, unless otherwise specified in "Remarks". (3) The purpose of this report is to assist the grantee in providing safe facilities for the visiting public and to document any findings of non-compliance. (4) The grantee is primarily responsible for ensuring that the facility is operated in a safe manner in accordance with applicable laws and regulations. This includes monitoring, maintenance, and repair of the facility. (5) This is not a guarantee that all deficiencies existing at the facility were detected during the inspection. (6) All electrical work, wiring, and equipment shall be in accordance with the National Electrical Code and/or the National Electrical Safety Code (code). Such work shall be installed to meet code by an affidavit signed by a licensed electrical contractor or equivalent. (7) This report satisfies ENG Form 3131 requirements.

(8) Circle the letters of the following statements that pertain to this outgrant:
 (A) This outgrant is in satisfactory compliance with its terms.
 (B) Deficiencies are noted below.

DATE: 10-8-14
 BY: (b)(6) USACE Employee Info

ITEM NO.	LOCATION/REMARKS	RESULTS
6A4	NEED INS., WATER, ADA, INCOME STATEMENT 12-4-13/12-4-14 Need Ins Certificate	Provided ✓ Need-Ready
16E14	LOT #2 - I10, I9, H1, (b)(6) Citizen PII, G10, G4 EXPOSED BUILDS	Sending notice to RAH owners
361	REBRESBY BOAT RAMP 2	Done
2TP3	ENCLOSED BECHES	Believes allowed
16E85	SIGTA BREAKER COVER LOOSE -	Free Cert within 60 days
16DH	ROPE RAILING TO DOCK - REPEAT -	Installing rails permanently
3AF	Vegetation growing IN FLOTATION	Encapsulated
302	GAS DOCK NOT IN OPERATION - No Gas - Leak	Spent 70K will be running 7 mos
6DS3	BROKEN/ROTTED BOARD - 2ND DOCK	Replaced

SIGNATURE OF GRANTEE OR REPRESENTATIVE:
Carolyn J. Sinor 4-29-14
 DATE

(b)(6) USACE Employee
 SIGNATURE OF INSPECTOR:
(b)(6) USACE Employee Info 4-29-14
 DATE

Carolyn J. Sinor
 Need Sch
 N. Schenck
 10-8-14

(b)(6) USACE Employee Info

From: (b)(6) USACE Employee Info
Sent: Thursday, October 09, 2014 2:04 PM
To: (b)(6) USACE Employee Info
Subject: More on Pryor Creek (UNCLASSIFIED)

Classification: UNCLASSIFIED

Caveats: NONE

Carolyn called a few minutes ago to let me know her fax and email was down. I asked if their plan is to have gas on the gas dock or at the store and she said both. She also said she would answer the letter in writing concerning the stairwell but because the water goes up and down so frequently they either put up ropes to assist people on the stairs or metal rods if the level is relatively stationary. Although they did give me the first name of the DEQ person they were working with they did state it had been resolved. I believe they thought I knew about it.

(b)(6) USACE Employee Info

Field Realty Specialist
102 BK 200 Road
Stigler, OK 74462-1693
Telephone: (b)(6) USACE Employee Info

Classification: UNCLASSIFIED

Caveats: NONE

MEMORANDUM FOR THE RECORD

SUBJECT: Ft. Gibson Lake, OK; Pryor Creek Marina, Chouteau, OK, 08 Oct 14

- 1, On 08 OCT 2014 I traveled to Pryor Creek in Chouteau, OK and met with Carolyn and Eddie Sinor. They said that they were sending notice to the mobile home owners to correct the deficiency concerning exposed bulbs on the various mobile homes.
2. I asked if they would be including the enclosed porch policy in their notices and Carolyn said she believes that they are okay and have been previously approved.
3. On the breaker cover loose and other electrical deficiencies will be completed within 60 days. I did leave the blank electrical certification form for them.
4. The rope railing was discussed on the compliance inspection and Carolyn said that they change that around depending on the water level. She said they will install rails permanently within 90 days.
5. Mr. Sinor stated he would be using encapsulated foam to repair the areas that have vegetation growing on them.
6. The Sinors also stated they do plan to make their gasoline operational as they spent a sizeable amount of money to get it repaired.
7. The broken board on the 2nd dock has been repaired.
8. They plan to replace the loose flotation this winter. It just arrived.
9. We discussed the storage area and they stated that every marina has a bone yard and they use it to store items that are necessary for repair of the marina. They also said that the cars and other items are being stored for the mobile home owners and they provide it for their use.
10. The open stairwell to water has been blocked off with caution tape.
11. On October 9 Carolyn called to let me know her fax and email was down. I asked if their plan is to have gas on the gas dock or at the store and she said both. She also said she would answer the letter in writing concerning the stairwell but because the water goes up and down so frequently they either put up ropes to assist people on the stairs or metal rods if the level is relatively stationary. Although they did give me the first name of the DEQ person they were working with, Robyn in Claremore, OK, they did state it had been resolved and had concerned their water supply. I believe they thought I knew about it. I mailed the copies of the compliance inspection, attached, with my notes to her that day.
12. On October 29th Carolyn called and told me that she thought I told her a letter was coming. I told her that she was supposed to respond in writing. She said she was going to a funeral the next day and (b)(6) PII it would take quite a while. She said that I needed to know that they are on a river channel and they can't fix the stairway to the boat slips because of the debris that comes through the

slip. She said she would try to put it in writing but she said she has done so many times and has tried to explain their differences of being on a river channel versus a cove.

(b)(6) USACE Employee Info

Field Realty Specialist



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, TULSA DISTRICT
1645 SOUTH 101ST EAST AVENUE
TULSA, OKLAHOMA 74128-4609

NOV 26 2014

Real Estate Division
Management

SUBJECT: Fort Gibson Lake, OK; Compliance Inspection Follow-up at
Pryor Creek Concession DACW56-1-08-266

Eddie G. & Carolyn J. Sinor
Post Office Box 130
Chouteau, OK 74337

Dear Mr. & Mrs. Sinor:

I am writing in regard to the follow up inspection that was conducted on October 8, 2014, with Realty Specialist (b)(6) USACE Employee [REDACTED], of my staff. A copy of the compliance report is attached to this letter noting the deficiencies you have completed and your scheduled plan to correct the remaining deficiencies. I have identified those items which present an unacceptable compliance completion date, those items which must be fixed immediately, and those items which require a potential schedule to remove.

(b)(6) USACE Employee Info [REDACTED] will contact you in the upcoming week to schedule a follow up inspection. She will verify those items scheduled to be completed 60 to 90 days from October 8, 2014. The scheduled plan to replace the loose floatation on the docks this winter is not an acceptable plan, and must contain the actual date you will have this deficiency completed.

A copy of the policy on porches, decks, and patios associated with semi-permanent or nontransient trailers is attached. In reviewing your Real Estate file, I found no records indicating enclosed porches were ever approved on the Pryor Creek Concession lease site. Please provide my office with your schedule to have the enclosed porches removed. These enclosures must be removed prior to the start of the recreation season in March 2015. This decision is non-negotiable.

The bone yard/compound needs to be neatly organized. There appears to be some miscommunication regarding items authorized by the Corps of Engineers, to be stored in your compound/bone yard. Privately owned vehicles, trucks, and RV's, and those you may own which are not directly related to the commercial concession business must be removed immediately. Your bone yard's primary use is to store equipment, materials, and tools, (i.e. foam,

maintenance equipment, etc.) used in performing your day to day operations of managing your concession. You are allowed to delineate a dry storage area to store your patrons' boat trailers or delineate an area to winterize travel trailers or boat storage when not in use; however, storage of non-marina personal vehicles or property is prohibited.

I am aware you have blocked off the open stairwell to the cliff edge with caution tape, however, I must inform you that a safer, more suitable method of securing the area is required. This stairwell presents a safety issue and must be permanently remedied. Please provide a schedule to my office of your intention to block off this area more securely and your plans to have the steps permanently removed if they are no longer required. Please refer to Condition 19 of your lease regarding Compliance, and Condition 20 pertaining to Health and Safety.

All electrical facilities must comply with requirements of the National Electrical Code and/or the National Electrical Safety Code pursuant to **Condition 14.c** of your lease. Upon completion of the electrical work, the enclosed affidavit must be completed and signed by a licensed electrical contractor to certify that the electrical service meets the standards of the above-stated codes (you may make additional blank copies of the form if needed). Please return the signed affidavit to my office immediately after the electrical work is performed.

A detailed plan including actual dates of when you plan to correct the remaining deficiencies addressed above and those on the attached compliance form must be submitted to my office within **15 days from the date of this letter**. Failure to correct these deficiencies could result in non-renewal of your lease upon its expiration on June 30, 2015.

I am confident it is your desire to provide a safe facility for the using public and thank you for your assistance in the past.

Sincerely,

(b)(6) USACE Employee Info

Chief, Management & Disposal Branch
Real Estate Contracting Officer

Enclosures
CF: CESWT-OD-EG

Task 165322

COMPLIANCE INSPECTION REPORT

PROJECT Fort Gibson Lake DATE 4-29-2014
 NAME OF GRANTEE Eddie G. Sinor & Carolyn J. Sinor
 PROPERTY NAME OR DESCRIPTION Pryor Creek Concession (Chautau Bend)
 OUTGRANT TYPE LEASE EASEMENT LICENSE PERMIT
 NUMBER DACW56-1-08-2166 PURPOSE Comm. Concession ACRES _____
 ANNUAL RENTAL \$ RGRS EFFECTIVE DATE 7-1-2010 EXPIRATION 6-30-2015
 INSPECTION TEAM (b)(6) USACE Employee Info

NOTES: (1) Refer to Lease Compliance Inspection Report Key for explanation of "Item No." requiring correction. (2) All items listed below are to be corrected within _____ days of above date, unless otherwise specified in "Remarks". (3) The purpose of this report is to assist the grantee in providing safe facilities for the visiting public and to document any findings of non-compliance. (4) The grantee is primarily responsible for ensuring that the facility is operated in a safe manner in accordance with applicable laws and regulations. This includes maintaining, maintenance, and repair of the facility. (5) This is not a guarantee that all deficiencies existing at the facility were detected during the inspection. (6) All electrical work, wiring, and equipment shall be in accordance with the National Electrical Code and/or the National Electrical Safety Code (code). Such work shall be done in accordance with the applicable code and by a licensed electrical contractor or equivalent. (7) This report satisfies ENG Form 3131 requirements.

- (8) Circle the letters of the following statements that pertain to this outgrant:
 (A) This outgrant is in satisfactory compliance with its terms.
 (B) Deficiencies are noted below.

DATE: 10-8-14
 BY: (b)(6) USACE Employee Info

ITEM NO.	LOCATION/REMARKS	RESULTS
6A4	NEED INS., WATER, ADA, INCOME STATEMENT 12-4-13/12-4-14 Need Ins Certificate	Provided ✓ Need-Ready ✓
16E14	LOT #2 - I10, I9, H1, (b)(6) Citizen PII, G10, G4 EXPOSED BUILDS	Sending notice to MAH owners
361	EXPRESS BY BOAT RAMP 2	Done
2TP3	ENCLOSED RECHES	Believes allowed
16E85	SLOTA BREAKER COVER LOOSE -	Elec Cert within 60 days
16DH	ROPE RAILING TO DOCK - REPEAT -	Installing rails permanently - 90 days
3AF	Vegetation growing IN FLOTATION	Encapsulated
302	GAS DOCK NOT IN OPERATION - NO Gas - leak	Spent w/ 60 days OK will be running 7 mos
6D53	BROKEN/ROTTED BOARD - 2ND DOCK	Replaced

SIGNATURE OF GRANTEE OR REPRESENTATIVE: Carolyn J. Sinor DATE 4-29-14
 SIGNATURE OF INSPECTOR: (b)(6) USACE Employee Info DATE 4-29-14

Carolyn J. Sinor
Need Sch N. A. Schmitt
 10-8-14

DEPARTMENT OF THE ARMY
Tulsa District Corps of Engineers

CESWT-RE
CESWT-OD

23 April 1991

POLICY ON PORCHES, DECKS, AND PATIOS
ASSOCIATED WITH SEMI-PERMANENT OR NONTRANSIENT TRAILERS
LOCATED IN COMMERCIAL CONCESSIONS

1. Commercial concession leases provide that use and occupation of the premises are subject to rules and regulations prescribed by the District Engineer. This guide policy represents the current rules for operation of nontransient trailer parks within commercial concessions in the Tulsa District. It is applicable to all organizational elements and operations and maintenance field offices concerned with the administration of subject policy.

2. Rules for mobile home parks are as follows:

a. Further expansion of existing nontransient trailer parks is not permitted. The number of authorized spaces for each concession is identified on the enclosed list (encl 1). Vacant spaces in existing trailer parks may be filled by the concession (not to exceed one vehicle per space). Prior guidance and policy on nontransient trailer spaces specifically permitted the existing number of trailer spaces to continue as long as the economic stability of the concession depended on the continuation. The policy also encouraged the phasing out of the trailers when they were no longer critical to the financial stability of the marina. The prior guidances on specified numbers and phasing out of existing trailers still apply.

b. All trailers must have wheels attached.

c. All trailers must bear current license plates where required by state law.

d. Permanent attachments affecting mobility of the trailer are not permitted. Tiedowns and skirting may be allowed if attached directly to the trailer so as not to significantly impair its mobility. The skirting must be of a type which does not detract from the aesthetics of the area. A door or window should be provided for inspection purposes. Storage of paint, oil, gasoline, or other flammable substances is prohibited underneath the trailer.

e. Porches, decks, or patios as well as canopies to cover them, may be authorized subject to approval of plans by the Project Manager. The porches, decks, patios, and canopies may be located on three sides of the trailer but may not be placed on the tongue end so the trailer may be removed if necessary. All

porches, decks, patios and canopies must be freestanding with sufficient supporting posts and only fastened to the trailer with metal flashing so the trailer may be kept mobile at all times. Window-type screening may be used to enclose the porch, deck, or patio on one side of the trailer only. No other types of enclosure materials will be approved.

f. Any electrical facilities added to the porches, decks, or patios must have a certified statement from a licensed electrical contractor stating that the new facilities meet National Electrical Code standards. This includes replacement facilities as well as new construction. The certificate must be turned into the Project Manager after completion of construction.

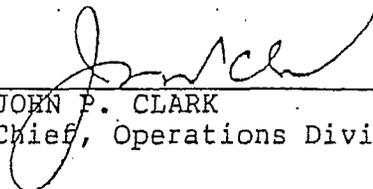
g. Dated photographs will be made by project personnel of each trailer with porches, decks and patios as they exist at the time of implementation of this policy. The photographs will also identify all other structures located on the trailer site. The photos will be kept as a base-line historical documentation of existing facilities to prevent future expansion of those facilities currently outside the purview of this policy guide.

h. Outside auxiliary buildings will be limited to one per trailer and must remain mobile at all times.

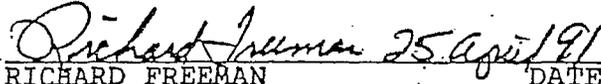
i. The installation of telephones in trailers is allowed.

3. This guide policy does not pertain to owner/operator trailers located within concession areas. Separate guidance will be furnished on concessionaire/employee residences.

1 Encl
as


JOHN P. CLARK
Chief, Operations Division

4/25/91
DATE


RICHARD FREEMAN
Chief, Real Estate Division

25 April 91
DATE

MEMORANDUM FOR THE RECORD

SUBJECT: Ft. Gibson Lake, Pryor Creek Marina

1. On 16 DEC 14 I traveled to Pryor Creek Marina and met (b)(6) USACE Employee In, Ranger with Ft. Gibson. I met with the Sinors briefly before DEQ arrived and explained to Carolyn that we would talk this week about the compliance issues.
2. (b)(6) USA and I left to go put the caution tape on the stairway. (b)(6) US will be checking to see if it continues to be in place. I noted the trailer that had an enclosure built. It's a very nice place that is directly in front of the marina store. It has what appears to be an enclosed living area and lots of decking.
3. As far as compliance none of the electrical had been accomplished. There was still a rope railing on the walkway to the boat docks. It was a fairly thin rope that didn't appear sturdy enough for a person to safely walk to the slips. The gas is not operational yet but they did ask for 7 months. I didn't check a rotten board on the dock but we did note that the foam has not been put in and the marina area is sagging. The storage area was still full of debris but there were boats in the storage area. I didn't do the original inspection so I don't know what it looked like then. I will talk with (b)(6) USACE Employee Info who did do the inspection to come together on that portion.
4. Three supervisors from DEQ arrived and they began walking the property. They did an extensive investigation while we were there. When asked the path forward they explained that this would be an administrative fine and if the Sinors didn't pay it they would take it before a judge for a formal hearing to shut them down. DEQ said they would be in touch to let us know what the findings were.

(b)(6) USACE Employee Info

Field Realty Specialist