HURRICANE PROCEDURES

Mandoki Hospitality, Inc., Gulf Shores, AL

CONTENTS

INTRODUCTION

This Hurricane Disaster Plan has been developed to insure a systematic movement of preparation and recovery steps in the event of a hurricane threat to the Gulf Shores Plantation. Sitting down to develop such plans after a destructive storm system enters the Gulf of Mexico is totally inadequate as decisions are often made carelessly and at a panic level.

Key personnel will have specific assignments and duties to perform in doing everything possible to safeguard the Gulf Shores Plantation, and its people. Once it appears inevitable that a storm of hurricane strength will hit the Gulf Shores area, an evacuation process will be appropriately ordered. This, too, must be a part of the overall disaster plan to be implemented by selected staff of Mandoki Hospitality's personnel.

From time to time (annually at a minimum) this plan will be reviewed and updated as necessary. This plan will be reviewed and updated (as required) during the month of April.

GENERAL REMARKS

Hurricanes or storm systems, such as tropical storms reaching hurricane strength (approximately 74 mph winds) give plenty of warning to make necessary preparations. They travel at speeds of 12 to 14 mph normally and are tracked by the National Weather Service several days out. Proper preparation will dramatically reduce damage. However, we must accept the fact that certain situations at the Gulf Shores Plantation are beyond our control, i.e. storm surges.

Remember, hurricanes heading our way command respect, but more importantly bear watching when first formed. Staff meetings at the earliest stage will maintain up to the minute communications and are of vital importance. All department heads should maintain an up-to-date listing of phone numbers for each of their employees.

HURRICANE SAFETY COMMITTEE

The Hurricane Safety Committee is responsible to formulate a Hurricane Disaster Plan for the Gulf Shores Plantation, and to implement the preparedness steps according to need.

The following Mandoki Hospitality Inc. positions make up the Hurricane Safety Committee and will meet periodically between May 1st and December 1st.

1. President
2. Director of Engineering/Maintenance
3. Human Resources/Housekeeping Manager

All departments are encouraged to use the last page of this manual "NOTES" to make notes on the effectiveness, appropriateness and completeness of actions taken during this year's storm preparations for use in future revisions.

REMINDER – the duties and steps listed later in this manual under department responsibilities will not be taken until the Hurricane Safety Committee instructs accordingly or until approval is given by the President of Mandoki Hospitality, Inc.

HURRICANE BASICS

The ingredients for a hurricane include a pre-existing weather disturbance, warm tropical oceans, moisture, and relatively light winds aloft. If the right conditions persist long enough, they can combine to produce the violent winds, incredible waves, torrential rains, and floods we associate with this phenomenon.

Each year, an average of ten tropical storms develop over the Atlantic Ocean, Caribbean Sea, and Gulf of Mexico. Many of these remain over the ocean. Six of these storms become hurricanes each year. In an average 3-year period, roughly five hurricanes strike the United States coastline, killing approximately 50 to 100 people anywhere from Texas to Maine. Of these, two are typically major hurricanes (winds greater than 110 mph).

What is a Hurricane?

A hurricane is a type of tropical cyclone, which is a generic term for a low pressure system that generally forms in the tropics. The cyclone is accompanied by thunderstorms and, in the Northern Hemisphere, a counterclockwise circulation of winds near the earth's surface. Tropical cyclones are classified as follows:

Tropical Depression	An organized system of clouds and thunderstorms with a defined surface circulation and maximum sustained Winds* of 38 mhp or less
Tropical Storm	An organized system of strong thunderstorms with a defined surface circulation and maximum sustained Winds of 39-73 mph
Hurricane	An intense tropical weather system of strong thunderstorms with a well-defined surface circulation and maximum sustained winds of 74 mph or higher

*Sustained winds are defined as a 1-minute average wind measured at about 33 ft (10 meters) above the surface.

Hurricanes are categorized according to the strength of their winds using the Saffir-Simpson Hurricane Scale. A Category 1 storm has the lowest wind speeds, while a Category 5 hurricane has the strongest. These are relative terms, because lower category storms can sometimes inflict greater damage than higher category storms, depending on where they strike and the particular hazards they bring. In fact, tropical storms can also produce significant damage and loss of life, mainly due to flooding.

Hurricane Circulation and Movement

In the northern hemisphere, hurricane winds circulate around the center in a counter-clockwise fashion. This means that the wind direction at your location depends on where the hurricane's eye is.

A hurricane's speed and path depend on complex interactions between the storm with its own internal circulations and the earth's atmosphere. The air in which the hurricane is embedded is a constantly moving and changing "river" of air. Other features in that flow, such as high and low pressure systems, can greatly alter the speed and the path of the hurricane. In turn, it can modify the environment around the storm. Typically, a hurricane's forward speed averages around 15-20 mph. However, some hurricanes stall, often causing devastatingly heavy rain. Others can accelerate to more than 60 mph. Hurricane Hazel (1954) hit North Carolina on the morning of October 15th; fourteen hours later it reached Toronto, Canada where it caused 80 deaths. Some hurricanes follow a fairly straight course, while others loop and wobble along the path. These seemingly erratic changes are difficult to forecast.

The Right Side of the Storm

As a general rule of thumb, the hurricane's right side (relative to the direction it is traveling) is the most dangerous part of the storm because of the additive effect of the hurricane wind speed and speed of the larger atmospheric flow (the steering winds). The increased winds on the right side increase the storm surge. Tornadoes are also more common here.

Hurricane Season

The official hurricane season for the Atlantic Basin (the Atlantic Ocean, the Caribbean Sea, and the Gulf of Mexico) is from June 1st to November 30th. The peak of the season is from mid-August to late October. However, deadly hurricanes can occur anytime in the hurricane season.

The zones where hurricanes form and the tracks they take are generally related to the time of year. Consequently, different areas of the country have a greater risk during different months although, again, patterns can very considerably from year to year.

Researchers have been working on longer-range predictions of hurricane activity. They have not found any relation between storm activity early in the hurricane season and activity in the rest of the period. We do know that over many years hurricanes have cycles of greater and lesser activity. Current research is showing promise for forecasting annual tropical storm and hurricane activity a year or more in the future. There are currently no techniques (and probably never will be) that can make long-range predictions of the specific locations where hurricanes will strike.

Saffir-Simpson Hurricane Scale

Tropical Storm - Winds 39-73 mph

Category 1 Hurricane - Winds 74-95 mph

No real damage to buildings. Damage to unanchored mobile homes. Some damage to poorly constructed signs. Also, some coastal flooding and minor pier damage.

Category 2 Hurricane - Winds 96-110 mph

Some damage to building roofs, doors and windows. Considerable damage to mobile homes. Flooding damages piers and small craft in unprotected moorings may break their moorings. Some trees blown down.

Category 3 Hurricane - Winds 111-130 mph

Some structural damage to small residences and utility buildings. Large trees blown down. Mobile homes and poorly built signs destroyed. Flooding near the coast destroys smaller structures with larger structures damaged by floating debris. Terrain may be flooded well inland.

Category 4 Hurricane - Winds 131-155 mph

More extensive curtainwall failures with some complete roof structure failure on small residences. Major erosion of beach areas. Terrain may be flooded well inland.

Category 5 Hurricane - Winds 156 mph and up

Complete roof failure on many residences and industrial buildings. Some complete building failures with small utility buildings blown over or away. Flooding causes major damage to lower floors of all structures near the shoreline. Massive evacuation of residential areas may be required.

HURRICANE NAMES ASSIGNED BETWEEN 2011 AND 2013

2011	2012	2013
Arlene	Alberto	Andrea
Bret	Beryl	Barry
Cindy	Chris	Chantal
Don	Debby	Dorian
Emily	Ernesto	Erin
Franklin	Florence	Fernand
Gert	Gordon	Gabrielle
Harvey	Helene	Humberto
Irene	Isaac	Ingrid
Jose	Joyce	Jerry
Katia	Kirk	Karen
Lee	Leslie	Lorenzo
Maria	Michael	Melissa
Nate	Nadine	Nestor
Ophelia	Oscar	Olga
Philippe	Patty	Pablo
Rina	Rafael	Rebekah
Sean	Sandy	Sebastien
Tammy	Tony	Tanya
Vince	Valerie	Van
Whitney	William	Wendy

STORM CATEGORIES AND CONDITIONS

CATEGORIES

The National Weather Service defines the intensity of storm systems by categories I, II, III, IV, with category V being the most severe. Tropical depressions build into tropical storms which become hurricanes when reaching winds in excess of 74 mph.

CONDITIONS

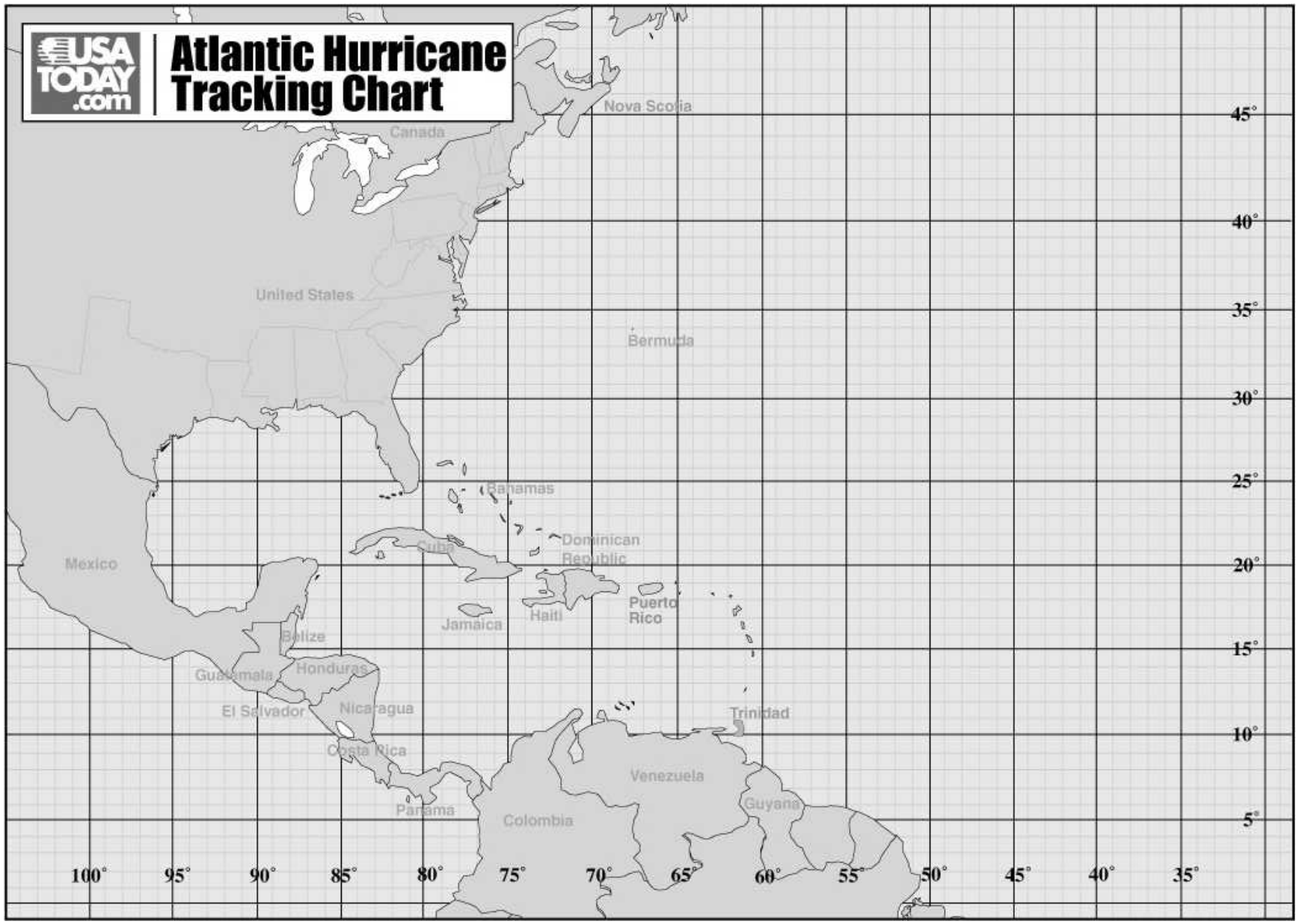
Condition IV: Possibility of a hurricane hitting this area within the next 72 hours. (Start preparation steps)

Condition III: Probability increases that hurricane strength winds will affect this area within 48 hours. (Continue preparation steps)

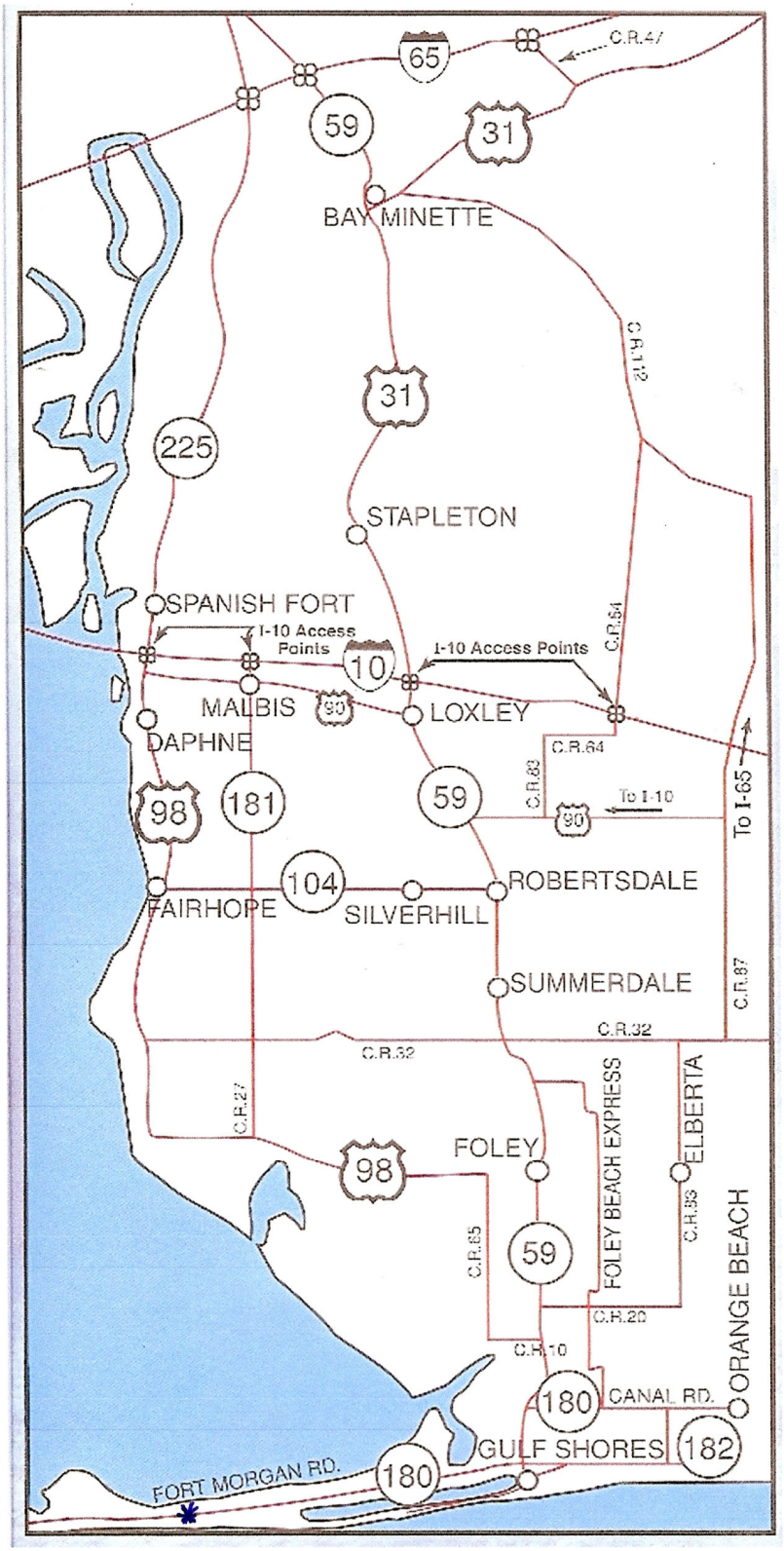
Condition II: Forecasting strong probability that a hurricane will hit this area within 24 hours. (Finalize preparation steps)

Condition I: Appears inevitable the effects of hurricane force winds will hit (landfall) in the general area within 12 hours.

Time Until Landfall At Your Location	Max. Prob. Of Landfall At Your Location
72 Hours	10 Percent
48 Hours	13-18 Percent
36 Hours	20-25 Percent
24 Hours	35-45 Percent
<24 Hours	60-70 Percent


USA TODAY .com
Atlantic Hurricane Tracking Chart
Nova Scotia
Canada
United States
Bermuda
Bahamas
Cuba
Dominican Republic
Mexico
Haiti
Puerto Rico
Jamaica
Belize
Honduras
Guatemala
El Salvador
Nicaragua
Trinidad
Costa Rica
Venezuela
Panama
Colombia
Guyana
45°
40°
35°
30°
25°
20°
15°
10°
5°
100°
95°
90°
85°
80°
75°
70°
65°
60°
55°
50°
45°
40°
35°

EVACUATION MAP



BALDWIN COUNTY
EVACUATION ROUTES

All Routes have access to both I-10 East/West and I-65 North.

Primary Route

- **Gulf Shores & Orange Beach:** **Highway 59 North & Foley Beach Express**
- **Central & S. Baldwin County:** **Highway 59 North**
- **Eastern Shore:** **State Highway 181 & Highway 98 North**
- **Lillian Area:** **County Road 87**
- **East Side of Pleasure Island:** **Foley Beach Express & Toll Bridge**
  (Orange Beach & Ono Island) **Tolls will be lifted for northbound during evacuation**

Areas To Be Evacuated

Category 1 & 2 Storms

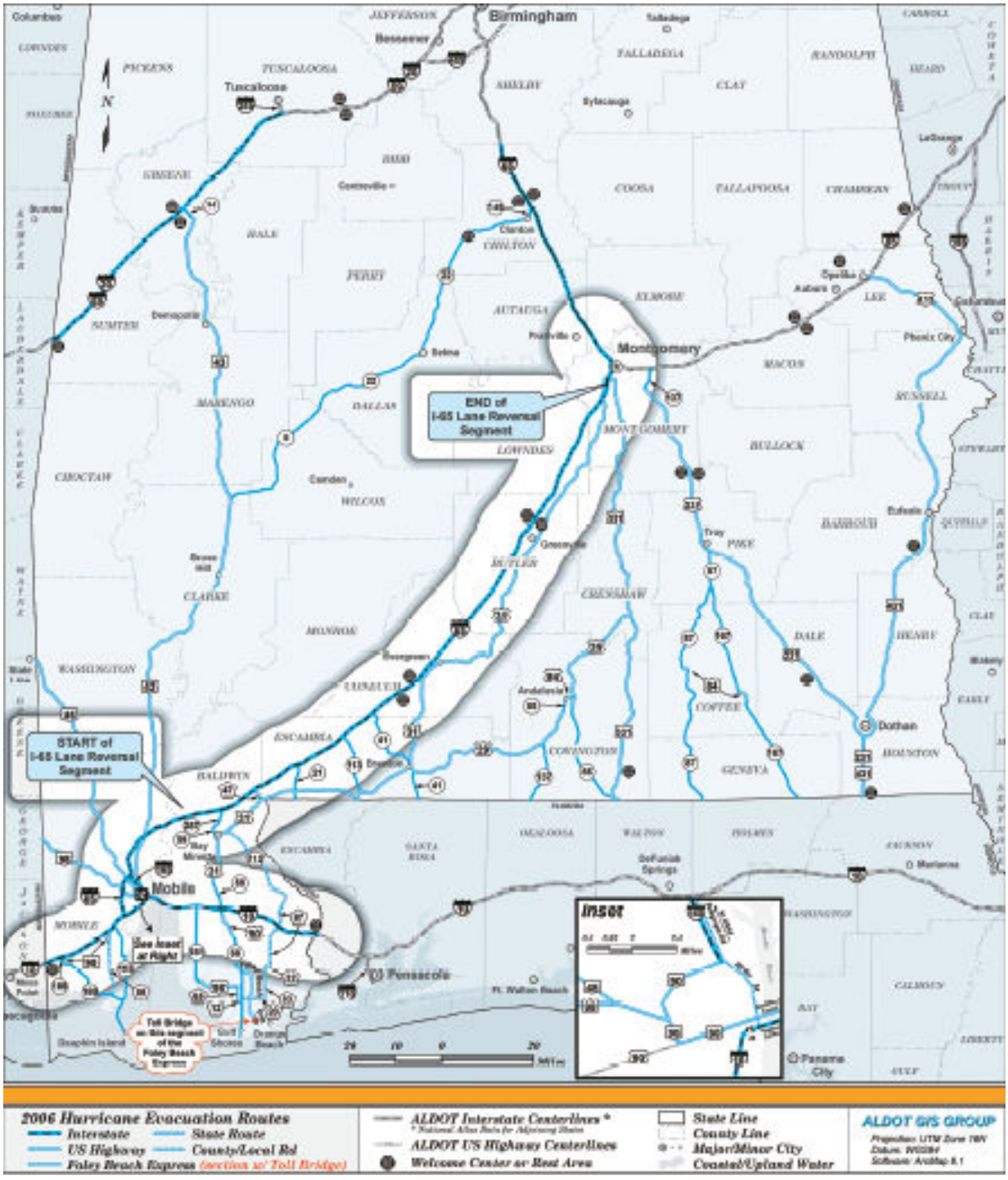
1. **All residents living in mobile homes.**
2. **All low-lying areas: Fort Morgan, Gulf Shores, Orange Beach and Mobile Bay Causeway.**

Category 3, 4 or 5 Storms

1. **All areas listed in Category 1 & 2 Storms.**
2. **All areas south of Highway 98.**
3. **All resident wishing to seek shelter should relocate to a county outside the hazard area.**

WHEN EVACUATING: Leave 18 to 30 hours before gale force winds are expected to hit.

HURRICANE EVACUATION ROUTES



EMERGENCY OPERATIONS CENTERS

EMERGENCY OPERATIONS CENTER BY ROUTE		RADIO FREQUENCY
I-65		
Mobile EOC	251-460-8000	97.5 FM – 1480 AM
Baldwin EOC	251-947-1011	97.5 FM – 1480 AM
Escambia EOC	251-867-0232	550 AM
Conecuh EOC	334-578-1921	93.5 FM – 1470 AM
Butler EOC	334-382-7911	92.3 FM – 740 AM
Lowndes EOC	334-548-2569	92.3 FM – 740 AM
Montgomery EOC	334-241-2820	92.3 FM – 740 AM
US-231		
Houston EOC	334-794-9720	95.5/99.7 FM – 560 AM
Dale EOC	334-774-2214	95.5/99.7 FM – 560 AM
Pike EOC	334-566-8272	970 AM
Montgomery EOC	334-241-2820	92.3 FM – 740 AM
US-431		
Houston EOC	334-794-9720	95.5 FM
Henry EOC	334-585-6702	99.7 FM – 560 AM
Barbour EOC	334-687-1521	970 AM
Russell (Sheriff's Office)	334-298-8621	
US-331 and State 55		
Covington EOC	334-427-4911	98.1 FM – 920 AM
Crenshaw EOC	334-335-4538	92.3 FM – 740 AM
Montgomery EOC	334-241-2820	92.3 FM – 740 AM
State 167 and State 67		
Geneva EOC	334-684-5677	98.1 FM – 920 AM
Coffee EOC	334-894-5415	98.1 FM – 920 AM
Pike EOC	334-566-8272	970 AM
Montgomery EOC	334-241-2820	92.3 FM – 740 AM

EMERGENCY TELEPHONE NUMBERS

Sheriff	Foley Office		251-972-6813
	Dispatch		251-937-0202
Electric	Baldwin County	Main Office:	251-989-6247
Water	Gulf Shores Utilities		251-968-6323
Sewer	Baldwin County Sewer Services		251-971-3022
Gas	Dowdle Gas		251-943-3371
Elevator	ThyssenKrupp Elevator Company		800-683-7737
Telephone	CenturyTel		251-952-5200 or 611
	Black Box		850-474-4112
	Harbor Communications		251-662-1532
Television/Internet	Hospitality Hosted Satellite		850-932-4256
Fire Alarm	ITS (Palms)		251-666-5943
Generator	Cummins Mid-South LLC		251-456-2236
Drains/Plumbing	Da' Water Werks		251-968-6425
Water Extraction	Gulf Coast Carpet Cleaning		251-968-3798
	H_2Out – Michael Conroy		251-962-3754
Weather	National Weather Service		251-694-6625
	(Recorded Message)		251-633-4423
Coast Guard	Marine Emergency		251-441-6211

NATURAL DISASTER SHELTERS

The following natural disaster shelters are designated for Baldwin County for 2009 hurricane season per Baldwin County Emergency Management Agency, (251) 972-6807.

Mass Care Shelters (General Public)

Baldwin County Coliseum (Cattle & Fair)
19477 Fairground Road, Robertsdale
(Collocates individuals who have physical or mental conditions requiring limited medical/nursing oversight, as well as individuals requiring electricity to sustain life support functions)

Baldwin County High School
1 Tiger Drive, Bay Minette

Daphne East Elementary School
26551 County Road 13, Daphne
(Collocates individuals requiring electricity to sustain life support functions)

Fairhope High School
1 Pirate Drive, Fairhope

Senior Citizen Shelter (Solely for Senior Citizens, aged 55 & over, who are independent, self-sufficient, and who do have mental/physical medical/nursing oversight or have conditions which require electricity to sustain life support functions.)

Central Baldwin Middle School
24545 State Highway 59, Robertsdale

ARCBC Shelter (Solely for the Association of Retarded Citizens of Baldwin County)

Bay Minette Middle School
1311 West 13th Street, Bay Minette

Medical Needs Shelters (Solely for persons with physical and/or mental conditions who require limited medical/nursing oversight, and who cannot be accommodated in a general popular shelter.)

Baldwin County Level II Community Shelter
207 North White Avenue, Bay Minette

Electrical Support Shelters (Solely for individuals requiring electricity to sustain life support functions)

Fairhope Satellite Courthouse
1100 Fairhope Avenue, Fairhope

Foley Satellite Courthouse
201 East Section Street, Foley

POST-STORM DAMAGE ASSESSMENTS

As soon as practical, a meeting of the Hurricane Safety Committee and all staff members who are present on property will be held to coordinate and assign duties and responsibilities during the initial damage assessment and mitigation period. Priorities during this period will be to coordinate responses, as necessary, from outside contractors, physically inspect each unit for damages and assess the overall damage to the Plantation. Forms for use in assessing unit and common area damages for each building will be distributed at that time. As these forms are completed, they should be turned in to Board Relations for computer entry and dissemination to all departments. All units will be inspected a minimum of three times within a seven-day period to ensure that all damages have been identified. Additional staff meetings will be called and inspections will continue at the direction of the President.

The information entered on the unit damage assessment forms must be as complete and accurate as possible, as it will in some fashion be used by all Departments (e.g.; as a tool to communicate and update status of units with owners; to assess the scope and scheduling of mitigation and recovery work; to determine how long units will be out-of-service; for initial coordination with off-site rental agencies and association insurance adjusters; to determine priorities for turning units that suffered little or no damages; to forecast rental inventory availability, etc.).