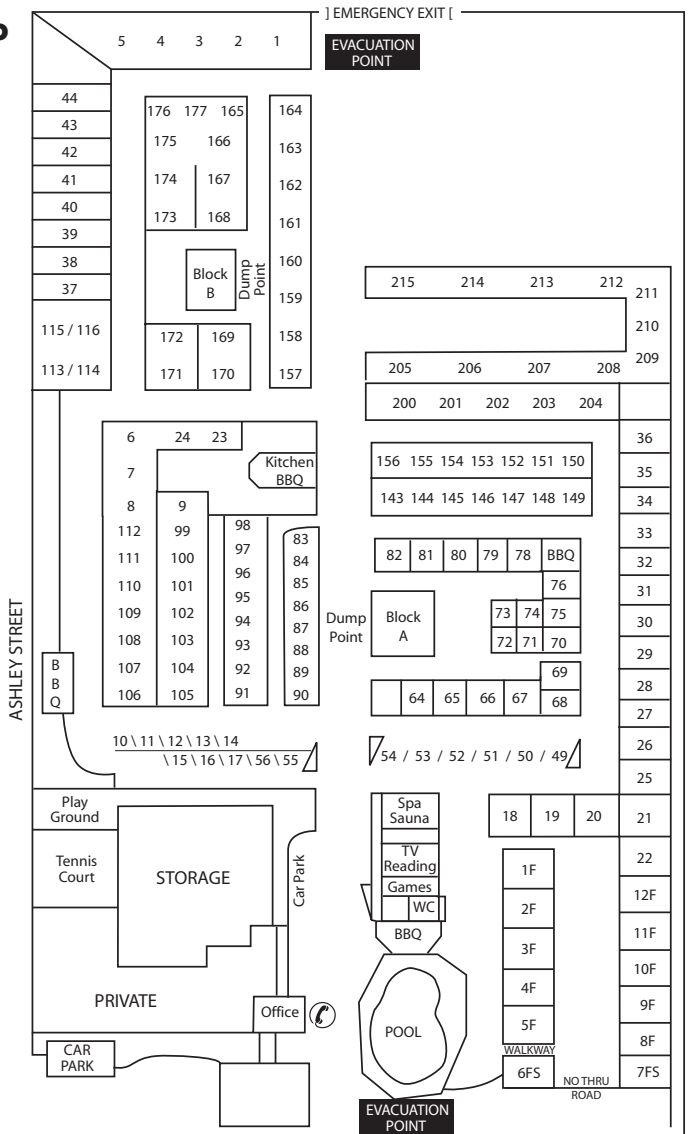


PARK MAP



Legend

| | | | |
|-------------------------------|-------------------------------------|---------------------------------------|------------------------------|
| Deluxe Villa 3 bdrm (2Q, 2S) | 205, 206, 214, 215 | Spa 5 Berth (1Q, Trio) | 23, 24 |
| Deluxe Villa (2Q) | 200, 201, 208, 212 | Holiday Unit 6 Berth | 109-112 |
| Deluxe Family Villa (1Q 2S) | 202, 203, 204, 207, 213 | Holiday Unit 5 Berth | 6-9, 15, 103-108 |
| Deluxe Villa (1Q) | 209-211 | Holiday Unit 2 Berth | 99-102 |
| Deluxe Studio (1Q) | 25-35 (25 & 26 wheelchair friendly) | Family Cabin 6 Berth (1Q, 2 bunks) | 1-5, 18-22 |
| | | Family Cabin 4 Berth (1Q, Child bunk) | 10-14, 16-17 |
| Deluxe TWIN Studio (2 King S) | 36 | Standard Cabin 6 Berth (1Q, 2 bunks) | 70, 73-76 |
| FV6 Berth | 8F-12F | Standard Cabin 2 Berth | 71, 72 |
| FV6 Berth Spa (1Q, 2 bunks) | 7FS | Camper Cabin 2 Berth (1Q) | 113-116 |
| FV5 Berth | 1F-5F | Ensuite Powered Site (Bathroom) | 37-44 |
| FV 5 Berth Spa (1Q, Trio) | 6 FS | Powered Sites | 49-56, 64-69, 78-98, 143-177 |

AGGI
01/2012



Ashley Gardens

BIG4 HOLIDAY VILLAGE



Guest Information Booklet

Ashley Gardens BIG4 Holiday Village
 129 Ashley Street
 Braybrook VIC 3019
 T: (03) 9318 6866
 F: (03) 9318 6661
 E: ashleygardens@aspensparks.com.au
Freecall: 1800 061 444
 AAA RATING ★★★★★☆
 EFTPOS / Mastercard / Visa
 Sorry no pets

Something for everyone

aspensparks.com.au

Welcome to our Park

Thank you for choosing to stay with us at Ashley Gardens.
The following information is provided to make your stay more enjoyable.

| | | | | | | | | | |
|----------------------------|--|--------------|-------------------------|------------|---|-------------|---|-------------------|------------------------------|
| Office Hours | Daily 8.00am - 6.00pm (extended hours in peak times) | | | | | | | | |
| Check Out | 10.00am. If you require a late checkout please enquire at Reception. Late departures may incur an extra charge. If you plan to leave prior to 8.00am please call into the office the day before for your key refund. | | | | | | | | |
| Extend your stay | You are welcome to extend your stay at our Park. However, due to advance bookings, we can only guarantee your cabin or site to the departure date shown on your receipt. To save any inconvenience you should advise the office prior to your departure date if you wish to extend your stay. | | | | | | | | |
| Forward Bookings | To assist with your travel arrangements we can book you into other Aspen Parks within the group or other BIG4 Parks around Australia. | | | | | | | | |
| Cancellation Policy | Where a booking is cancelled 29+ days prior to the arrival date a fee equivalent to one nights accommodation will be charged as a cancellation fee. Where a one (1) night booking is cancelled 15-28 days prior to arrival a cancellation fee of one night's accommodation charge will be made. Where a two plus (2) night booking is cancelled 15-28 days prior to arrival a cancellation fee of 50% of the total value of the booking will be made. Where a booking is cancelled less than 14 days prior to arrival no refund applies. No refund for early departure. Park Management reserves the right to relocate or cancel any booking at its discretion. All cancellations must be in writing direct with the park. Note: Accommodation discounts i.e. BIG4 or Top Tourist will not be honoured for bookings made through the Aspen Parks website or other third party websites. Aspen Parks, BIG4 & Top Tourist discounts are accepted for bookings made direct with the property. i.e. Telephone, Fax or Email. | | | | | | | | |
| Communication | <table><tr><td>Phone</td><td>Located next to office.</td></tr><tr><td>Fax</td><td>Service available at reception for a small fee.</td></tr><tr><td>Mail</td><td>Visitors mail will be held in reception. Any outgoing mail can be left at the office.</td></tr><tr><td>Television</td><td>ABC, SBS, Seven, Nine & Ten.</td></tr></table> Various Foxtel channels available in selected cabins ONLY. | Phone | Located next to office. | Fax | Service available at reception for a small fee. | Mail | Visitors mail will be held in reception. Any outgoing mail can be left at the office. | Television | ABC, SBS, Seven, Nine & Ten. |
| Phone | Located next to office. | | | | | | | | |
| Fax | Service available at reception for a small fee. | | | | | | | | |
| Mail | Visitors mail will be held in reception. Any outgoing mail can be left at the office. | | | | | | | | |
| Television | ABC, SBS, Seven, Nine & Ten. | | | | | | | | |
| Dump Point | Located at Amenities Blocks. | | | | | | | | |
| TV/Games Room | Open from 8.00am to 10.00pm for your enjoyment. No food or drink to be consumed in this room. Please leave the room tidy when you leave. | | | | | | | | |
| Spa/Sauna | Open 9am. Booking necessary. | | | | | | | | |
| Torches | It is suggested to carry torches at all times during the dark hours to prevent personal injury. | | | | | | | | |
| Wildlife | Please do not feed or approach the wildlife, it can have a detrimental effect on their natural diet, behaviour and health. | | | | | | | | |
| Emergencies | If the office is closed please call on the intercom located beside the office door or telephone: Ambulance/Fire/Police: 000 | | | | | | | | |

Service Directory

| | |
|-------------------------------|---|
| Doctors | West's Road Medical Clinic 25 West's Road, Maribyrnong VIC 3032 - (03) 9318 6252 Open Weekdays 9am-6pm; Sat 9am-1pm |
| Pharmacy | Chemart Chemist - 9317 0180 |
| Hospital | Western Hospital (Emergency) 8345 6666 Sunshine Hospital (Children's) 8345 1333 |
| Shopping Centres | Braybrook Shopping Centre Central West Shopping Plaza High Point Shopping Centre Sunshine Plaza and Market Place |
| Banks | All major banks at Highpoint Shopping Centre (level 3) |
| Airport Bus Services | Western Metropolitan Airbus 9311 1228 |
| Taxi | Western Suburban Taxi 9689 1144 13 cabs - 13 2227 Silvertop Shuttle 13 10 08 |
| Caravan Super Centre | 1872-1874 Sydney Road, Cambellfield, 3061 1300 104090 |
| Breakdown Service Club | RACV - 131 111 |
| Road Report | 131 170 |
| Weather | 1196 (Melbourne) |
| Newsagencies | Braybrook Shopping Centre Central West Shopping Plaza Highpoint Shopping Centre |
| Post Office | Central West Shopping Plaza 528 Barkley Street, West Footscray Highpoint Shopping Centre |
| Spirit of Tasmania | 13 20 10 1800 634 906 |

Emergencies

| | |
|------------------|----------------|
| Ambulance | Ph: 000 |
| Fire | |
| Police | |

Swimming Pool Policies

All children must be accompanied by an adult.

Under Health Department regulations the following are **NOT** permitted in the pool or pool area:

FOOD

ALCOHOL

GLASS

SMOKING

RUNNING

BOMBING / DIVING

POOL TOYS

SPLASHING

To keep our pool a safe, enjoyable and pleasant facility for all of our guests to use, we require that you take note of the above and adhere to the above rules at all times.

Park Facilities

| | |
|---------------------|--|
| LPG | Cylinder refills are available during office hours only. Please ensure your bottles are in date. |
| Laundry | Laundry facilities are located within the amenities. Change is available from the office during office hours. |
| Clothes Line | Located near the laundry block. Guests are asked not to hang laundry around their sites or accommodation units. |
| Irons/Boards | Please enquire at the office during office hours. |
| BBQ's | Free BBQ's are located at various locations in the park. Please see park map for locations. Please leave BBQ's clean after use for other guests. |
| Cleaning | Amenities blocks are closed for cleaning mid morning each day. |
| Rubbish | Bins are located near each site. Please wrap all rubbish before placing in bins. |

Park Policies

PLEASE NOTE: ALL ACCOMMODATION UNITS ARE NON-SMOKING

| | |
|--------------------------------|--|
| Noise | For the comfort of all guests no undue noise is permitted after 10.00pm. Visitors intending to stay overnight must be registered as guests. |
| Speed Limit | At all times a strict limit of 8 kilometres per hour throughout the Park. |
| Sites | Excess electrical cords to be neatly run and off the ground. Please do not erect temporary clothes lines around your site. Water waste to be emptied into sullage provided. Please leave accommodation clean and tidy or a cleaning charge may apply. Personal washing machines not permitted. |
| Vehicles | Only one vehicle per site. No repairs to be carried out in the Park. Vehicles are not to be driven over or parked on vacant or grassed sites. No Motor vehicle or Caravan washing permitted. |
| Visitors | Are welcome while you are present and must park in the visitor's carpark. You are responsible for your guest's behaviour. All guests should register at reception prior to office closing if they wish to stay overnight or vacate the park by 10pm. |
| Fish | No cleaning of fish allowed in the Park. Please clean them before you bring them home. |
| Pets | No pets are permitted in the Park at anytime. |
| Children | All children require supervision by a parent or guardian in the swimming pool area, playground, amenities blocks and the TV games room at all times. Children are not to play around the amenities blocks or on other sites. |
| Bicycles & Scooters | Bicycles & Scooters are not to be ridden in the park after sunset, through or around sites. Helmets must be worn at all times. Bicycles and scooters are not allowed inside any of our accommodation. Skate boards and roller blades are NOT permitted in the park. |
| Bunk Beds | Children under the age of 9 years are not permitted to use the top bunk; children must not play on top bunk. |

Parents are responsible for controlling and supervising the behaviour of their children, for their own safety and the comfort of others.

WARNING!! PLEASE DO NOT LEAVE ANY PERSONAL ITEMS OF VALUE OUTSIDE YOUR ACCOMMODATION/SITE, PETTY THEFT CAN OCCUR.



Who is Aspen Parks?



Aspen Parks is one of Australia's largest resort park operators and a leading provider of accommodation within the industry.

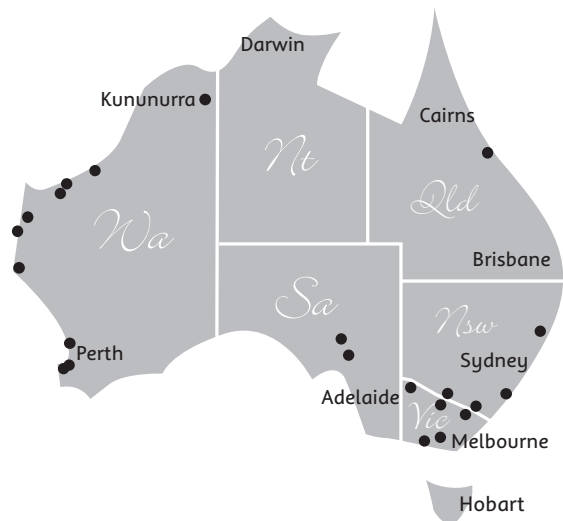
Our main aim is not only to become the biggest resort park operator in Australia, but to set new standards in the delivery of service and accommodation alternatives. Be it a family on a holiday or a weary traveller looking for a well earned rest, we will be there for you.

Something for everyone...

We believe our people, our service and more importantly you, are the most important part of our business. If you have any great ideas on how we can improve our standard of service, please feel free to speak to one of our park managers or return to us, free of charge, a comment card, we welcome the feedback. It's one way we feel we can offer that little bit extra to ensure our guests have an enjoyable stay.

We welcome you to join our adventure as we grow into Australia's leading provider of resort park accommodation. For updates on our newest acquisition, or great deals on offer at our current parks, go to:

aspenparks.com.au



Aspen Parks Property Fund



Aspen Funds Management, as the manager and responsible entity for Aspen Parks Property Fund, is proud to present an exciting opportunity to invest in the holiday park industry.

The holiday and accommodation park industry was identified by Aspen as having all the hallmarks of a successful property investment with its diverse land locations, robust income streams and capital growth potential. Aspen Parks was created to take advantage of an expanding industry undergoing rapid transformation from the humble caravan park, an icon of Australian culture, to a multi-faceted accommodation facility catering to a variety of clientele, ranging from travellers, backpackers and young families, to large resource companies and their contractors.

Aspen Parks Property Fund is an unlisted property fund established in July 2004 to invest in the holiday and accommodation park industry. The Fund has quickly established a strong brand and portfolio of quality parks in premium locations around Australia. Aspen Parks' current portfolio now stands at 25 properties and gross assets of over \$270 million and the Fund has gained a track record for robust financial performance.

Investment can only be made using the application form contained in the Aspen Parks Property Fund Offer Document. You should consider this document before making any investment decision and seek financial advice if necessary.

For more details about the Fund or to receive an Offer Document please contact Aspen on:

Telephone: Freecall 1800 220 840

E-mail: funds@aspengroup.com.au

Register Online: aspengroup.com.au