

REPORT / RECOMMENDATION



To: Mayor and City Council

Agenda Item #: V.C.

From: Joe Abood
Braemar Golf Course General Manager

Action

Discussion

Date: February 17, 2015

Information

Subject: Braemar Master Plan Update

Action Requested:

Information / Background

Richard Mandell will be presenting six concept plans that have been developed as part of the Braemar Master Plan process. This information is intended to provide the council a status update on the process.

At the June 17, 2014 City Council meeting the council ratified the selection of the Braemar Master Plan Task Force appointments. Rick Ites, Pacy Erck, Joseph Hulbert, Dick Brozic and Paul Presthus were selected by an application and interview process as well as two additional members, Brenda McCormick and David Deeds that were appointed by the Park Board. The task force has been meeting on a weekly basis since July 2014. Rick Ites was selected as the chairperson to lead the Master Plan Task Force through the process.

On July 28, 2014 the Request for Proposal for the Braemar Golf Course Master Plan was advertised.

On Aug. 22, 2014 twenty-eight (28) consultants from all over the country submitted proposals in response to the Braemar Master Plan RFP. Of the 28, five were selected by staff to be interviewed and evaluated by the Master Plan Task Force. Interviews were conducted Sept. 8-10, 2014.

At the Sept. 16, 2014 City Council meeting Richard Mandell Golf Architecture consulting services was selected to complete the Master Plan at Braemar Golf Course.

In October 2014 Mandell conducted multiple site walks with community residents, environmental agencies and the Master Plan Task Force as well as held an open house to gather feedback for the Master Plan.

In January 2015 Mandell met with community residents, environmental agencies and the Master Plan Task Force to discuss preliminary concepts for the future of the Braemar Golf facility.

Staff will be seeking approval of the final plan from the Master Plan Task Force in March 2015, Park Board in April 2015, and final approval from City Council in May 2015.

Braemar Golf Course Concept Plans Executive Summary

Richard Mandell Golf Architecture (RMGA) completed four focus-group meetings and subsequent walk-throughs of Braemar Golf Course with City of Edina residents and golfers, city staff and Braemar Golf staff in October 2014 to learn more about the 27 holes of the golf course.

An additional on-site meeting was undertaken at that time with members of Barr Engineering and Kevin Bigalke of the Nine-Mile Creek Watershed District to best understand the site conditions and how those conditions, as well as previous permits and current regulations, may affect future design work at Braemar Golf Course.

Upon completion of those meetings, RMGA began a study of the 27 regulation holes at Braemar Golf Course to best determine the highest and best uses of the site as a golf course and how to proceed with possible renovations to the golf course (this study does NOT include the driving range or current executive nine-hole golf course at Braemar). RMGA refers to this as a Renovation Business Plan process.

Per the City of Edina's request, the first step in the RBP process is to develop a number of site design concepts to examine potential design opportunities such as converting some of the course to an executive course, reducing the overall number of golf holes, or simply creating the best possible golf holes. RMGA has developed six different alternatives for the Braemar Golf Course site:

Option 1: Improvements to Castle and Hays Nines with New Regulation Clunie Nine that utilizes previously undisturbed Braemar parkland property. The first option considers essential changes to both the Castle and Hays Nines primarily for safety, playability, challenge, and interest as well as a re-design of the Clunie Nine in order to bring it up to the standard of enjoyment and playability currently found in the Castle and Hays Nines by golfers which will preserve a third regulation nine-hole loop for the City of Edina.

Option 2: Improvements to Castle, Hays and Clunie Nines with minimal impact on previously undisturbed Braemar parkland property. This option considers essential changes to both the Castle and Hays Nines primarily for safety, playability, challenge, and interest as well as a re-design of the Clunie Nine in order to bring it up to the standard of enjoyment and playability currently found in the Castle and Hays nines by golfers which will preserve a third regulation nine-hole loop for the City of Edina.

Option 3: Improvements to Castle and Hays with Restored 18th Hole and New Executive Clunie Nine. Option 3 considers essential changes to both the Castle and Hays Nines primarily for safety, playability, challenge, and interest while transforming the regulation Clunie Nine into a more manageable executive nine-hole layout.

Option 4: New Eighteen Hole Regulation Golf Course. This option explores the possibility of a new stand-alone 18 hole golf course that utilizes previously undisturbed Braemar parkland property.

Option 5: New Eighteen Hole Regulation Golf Course with minimal impact on previously undisturbed Braemar parkland property. This option explores the possibility of a new stand-alone 18 hole golf course on the property currently encompassing all three nine-hole loops.

Option 6: New Eighteen Hole Regulation Golf Course with minimal impact on previously undisturbed Braemar parkland property. This option explores the possibility of a new stand-alone 18 hole golf course and four-hole practice loop course on the property currently encompassing all three nine-hole loops.

Richard Mandell Golf Architecture has provided the following schedule:

Completed in October 2014

- Preparation of a Digital Base Sheet
- Review of Relevant Course Documentation
- Planning Activity Meetings/Public Engagement Events
- Braemar Master Plan Task Force Punch List Walk-Throughs
- RMGA Renovation Business Plan Punch List Walk-Throughs
- Additional Planning Meetings
- Environmental Evaluation

Completed in January 2015

- Graphic Renovation Business Plan
- Preliminary Concept Plans
- Master Plan Task Force Review
- Park Board Review
- Public Open House Review

February 2015

- Renovation Business Plan Report
- Present to City Council on Feb. 17, 2015
- Construction Phasing Analysis and Cost Estimates

March/April 2015

- Five Year Construction Sequencing Plan
- Presentation to Appropriate Committees
- Final Completion of Renovation Business Plan and Report

June 2015

- Completion of the Tree Assessment Report

Attachment:

Renovation Business Plan and Re-Routing Concepts

BRAEMAR GOLF COURSE



RENOVATION BUSINESS PLAN AND RE-ROUTING CONCEPTS February 11, 2015

M

RICHARD MANDELL
GOLF ARCHITECTURE

PO Box 1119
Pinehurst, North Carolina
28370

tel (910) 255-3111

fax (910) 255-3112

golf-architecture.com

richard@golf-architecture.com

ben@golf-architecture.com

BRAEMAR RENOVATION BUSINESS PLAN AND RE-ROUTING CONCEPTS

Following are brief descriptions of the Renovation Business Plan option developed by Richard Mandell Golf Architecture as well as six additional re - routing concepts for the Braemar Golf Course site, all based on study of the site by RMGA and course walk - throughs with City of Edina citizens, golfers of all ages, abilities, and gender, and golf course staff.

No matter what routing option the City of Edina chooses, any renovation work undertaken will be much more playable for golfers of all ages and abilities than the current golf holes at Braemar Golf Course. This will be accomplished by eliminating penal sand bunkers and replacing them with more strategic hazards that challenge the golfer rather than penalize the golfer, providing fairway landing areas of forty yards or more in many cases, and through Richard Mandell's Tee Shot Distance Equity Philosophy as described in the following paragraph.

By placing tee boxes in more appropriate locations based on how far golfers hit their golf ball, golfers can play the same club to each green regardless of the tee box their partners may be playing. BUT, this can only be accomplished provided each golfer plays the tee box which best fits their own talents and abilities. There will be anywhere from four to six tee boxes for each hole.

Each of the concepts works around the existing wetland areas and within a sixty - foot buffer surrounding each wetland area, which represents a worst -case scenario as the golf course relates to possible buffer areas. As part of the efforts, we propose to remove all invasive species along wetland edges and within wetland buffers and plant appropriate native species instead. Where it makes sense and does not impact the playability of the golf course, we intend to increase buffers.

In addition, each concept includes as many Oak Savanna Restoration Areas as possible. Traditional turfgrass will be removed from these areas and replaced with the appropriate prairie grasses and Bur Oak trees (and others) planted to cover 50% of the proposed Oak Savanna Restoration Areas. Any additional tree planting in these areas deviates from the proper ratio of open space to tree canopy within an Oak Savanna landscape. Each of the seven concepts provide for walking trails throughout the site as well.

The Renovation Business Plan and all six options include new golf course features (tees, sand bunkers, and greens) as well as a completely new irrigation system and re - grassing of the entire site. Any cost variation comes in the amount of the limits of work, clearing, earthwork, topsoil removal and replacement and the number of and length of golf holes. The longer the golf course (and the more holes), the more work (and cost) required. That said, the overall cost of each concept does not vary greatly because the site is so widespread with golf to begin with and any renovation efforts will require disturbance of the majority of the site regardless of the number of final holes.

BRAEMAR PARK OAK SAVANNA CANOPY HISTORY:

In 1947, the 445 - acre parcel of Braemar Park included 1,843 individual trees in an Oak Savanna setting with an average spread of 40'. The total tree canopy for these trees is 53.15 acres. In addition, there are 7.5 acres of woodland along the northern border of the site. Based upon these numbers, the total acreage of the site that is wooded is 60.65, or 13.6% of the site.

In 2015, the 445 - acre parcel of Braemar Park has 170.27 acres of tree canopy, or 38.26% of the site. None of this acreage can truly be classified as Oak Savanna due to the increased presence of invasive species and additional Oak growth.

RENOVATION BUSINESS PLAN: MINIMAL IMPROVEMENTS TO CASTLE, HAYS, AND CLUNIE NINE

The proposed Renovation Business Plan is the option of least change to the golf course yet still addresses as many of the fundamental problems within the layout as possible without radical alteration. This option generally preserves the golf holes within the existing golf hole corridors.

If the City intends to undertake any work of significance on the golf course, at the very least, a complete greens and sand bunker renovation project should be considered along with select clearing of trees based on the Tree Management Plan currently in progress by RMGA. Within this option, the greens would remain in their current locations without any re-routing or moving of greens complexes. This is the only alternative where installing a new complete irrigation system would not be absolutely necessary.

Additional options that are logical steps up from just the greens, sand bunkers, and select clearing would include the following (the following alternatives implemented without an irrigation system would not be a smart use of the City's funds):

- Greens, sand bunkers, select clearing, tee complexes, and a new irrigation system.
- Greens, sand bunkers, select clearing, tee complexes, new irrigation system, wall to wall cart paths, and all proposed Oak Savanna Restoration Areas.

Castle Nine

Hole #1 - par 5, 526 yards - Hole #1 is extended to a par five to allow for an easier and speedier start to the round.

Hole #2 - par 4, 407 yards - Hole #2 is shortened to a par four to make it easier for golfers to carry the narrow neck of fairway where the water feature is piped with their golf shots as well as also creating a more manageable start to the round.

Hole #3 - par 3, 204 yards - Hole #3's tees move to the right of the existing tees to provide more buffer from the second green. The hole will play to the existing third green.

Hole #4 - par 5, 506 yards - The fourth hole is the existing fourteenth hole but will be moved to the front nine to improve congestion with adjacent golf holes and help create more balance between the Castle and Hays nines in terms of overall yardage. This hole also contributes to a more manageable start to the round. This hole has an alternative upper fairway from the second landing area to the green for variety.

Hole #5 - par 4, 416 yards - This hole is the existing fifteenth hole and like the previous hole, congestion will be reduced by moving this hole to the Castle nine. The congestion improvement will be experienced at the green going to the existing sixth hole. It also helps to balance out yardages between the Castle and Hays nines.

Hole #6 - par 4, 438 yards - This hole location remains unchanged from the existing sixth hole.

Hole #7 - par 3, 187 yards - This hole location remains unchanged from the existing seventh hole.

Hole #8 - par 4, 412 yards - This hole location remains unchanged from the existing eighth hole.

Hole #9 - par 4, 374 yards - This hole becomes an heroic par four asking the golfer to cut the corner of the water to gain an advantage. By converting the hole to a par four and moving the tees closer to the water features, many golfers can manage their shots with less forced carry on both the tee and the approach.

Hays Nine

Hole #10 - par 5, 507 yards - The tenth hole will become a par five in order to increase overall par of the Hays nine to a 36 and allow for improving pace of play for that nine.

Hole #11 - par 4, 374 yards - This hole remains in place other than extending the green slightly up into the hillside to improve visibility and drainage. The tees will be moved to the right to provide more safety buffer from the tenth green.

Hole #12 - par 3, 155 yards - This hole location remains unchanged from the existing twelfth hole except for adding additional tees farther up the hill.

Hole #13 - par 4, 373 yards - This hole location remains unchanged from the existing thirteenth hole.

Hole #14 - par 4, 402 yards - The fourteenth hole is the existing fourth hole but will be moved to the Hays nine to help balance the overall yardage of both the Castle and Hays nines and improve overall congestion at the fifth/sixth and fifteenth/ sixteenth holes. The green is moved to the right so that the hole plays with the lay of the land instead of against it (where the existing green sits) and also allows for the existing swale to become a strategic hazard on the golfer's approach.

Hole #15 - par 4, 367 yards - The fifteenth hole is generally in the existing fifth hole's corridor. The tees will play farther back than the existing fifth tees and more along the line of the existing fourth green (to the right). The hole will dogleg to the right with the green placed in the hillside farther away from the existing fifteenth green. This will double the safety buffer between each green location from the existing locations. Also, it improves circulation so golfers can walk from the new green location to the new sixteenth tee without crossing behind another hole.

Hole #16 - par 5, 523 yards - The tees for sixteen will be extended farther back and up the hill. The fairway will shift farther right than its current location (and will be improved for drainage), and the green will move slightly back and to the left. Moving the fairway to the right will increase safety buffer from the sixth fairway. In addition to increasing overall par on the Hays nine, making the hole a par five allows for staggered landing areas with the adjacent sixth hole, thereby minimizing conflicting stray shots. Moving the green to the left also allows for the restoration of the original seventeenth tee.

Hole #17 - par 3, 193 yards - The seventeenth hole moves slightly to the right of its existing location.

Hole #18 - par 4, 321 yards - This hole location remains unchanged from the existing eighteenth hole but can be transformed into a much better strategic challenge through smart design.

Clunie Nine

Hole #19 - par 4, 390 yards - This hole location remains unchanged from the existing nineteenth hole.

Hole #20 - par 3, 185 yards - This hole location remains unchanged from the existing twentieth hole.

Hole #21 - par 4, 360 yards - The 21st hole will play to a new green location downhill and to the left of the existing green, eliminating the severe dogleg of the existing hole as well as a blind green.

Hole #22 - par 3, 209 yards - This hole location remains unchanged from the existing twenty - second hole.

Hole #23 - par 4, 424 yards - The new 23rd hole will be a straight par - four along the corridor of the existing par - five #23. The green will be re - located to the top of the hill where the turning point of the second landing area is currently located.

Hole #24 - par 3, 139 yards - The new 24th hole will be a downhill par-three from the corner of the second landing area of the existing 23rd hole to the existing 23rd green location. The hole does not encroach on any wetland buffers.

Hole #25 - par 4, 441 yards - The tees for the proposed par four will play from the front tees of the existing hole to a landing area short of the second creek crossing. The green will be slightly to the right of the existing 24th green. Converting this hole to a par four and moving the tees up makes the carries over both water features much more manageable for the majority of golfers.

Hole #26 - par 4, 421 yards - This hole will play from the old island green location to the existing 26th green location. By moving the tees to the island, the golf hole can be straightened out, be less blind off the tees, and also bring the landing area back away from the creek crossing, allowing for a more ample landing area for the golfers.

Hole #27 - par 5, 500 yards - The 27th hole will play from the existing ninth tees. These tee locations will help to minimize the forced carries for the majority of golfers by bringing the landing areas farther back away from the water crossings. The green will remain in its existing location.

Castle Nine: par 36 - 3,470 yards
Hays Nine: par 36 - 3,214 yards
Clunie Nine: par 34 - 3,069 yards

Castle to Hays: par 72 - 6,685 yards
Hays to Clunie: par 70 - 6,284 yards
Clunie to Castle: par 70 - 6,540 yards

Renovation Business Plan Oak Savanna Restoration Areas:

Proposed Tree Removal: 3.92 acres
Oak Savanna Restoration Areas: 16.20 acres (8.10 acres of actual Oak canopy)

Green complexes, sand bunkers, and select clearing:	\$2,198,883.08
Greens, sand bunkers, select clearing, tee complexes, and a new irrigation system:	\$4,908,541.15
Greens, sand bunkers, select clearing, tee complexes, new irrigation system, wall to wall cart paths, and all proposed Oak Savanna Restoration Areas:	\$7,154,384.50
Total Project Preliminary Estimated Cost:	\$7,809,774.36

OPTION 1 - THE BEST 27 REGULATION HOLES POSSIBLE

Option 1 is Richard Mandell Golf Architecture's effort to create the three best possible nine hole loops for Braemar Golf Course. Utilizing the entire property to the best of its ability, the sole objective is to create three equal nines to change the current sentiment of Braemar Golf Course as a solid and enjoyable original eighteen holes with a third nine unacceptable to the majority of golfers.

From our efforts, it is apparent that if a substantial change to the third nine is not made, then any smaller effort to improve the Clunie nine will fall short of expectations. With that thought, the money spent on anything less will be money poorly - spent. Concept 1 is intended to clearly create three equal nines.

Castle Nine

Hole #1 - par 5, 526 yards - Hole #1 is extended to a par five to allow for an easier and speedier start to the round.

Hole #2 - par 4, 407 yards - Hole #2 is shortened to a par four to make it easier for golfers to carry the narrow neck of fairway where the water feature is piped with their golf shots as well as also creating a more manageable start to the round.

Hole #3 - par 3, 204 yards - Hole #3's tees move to the right of the existing tees to provide more buffer from the second green. The hole will play to the existing third green.

Hole #4 - par 5, 521 yards - The fourth hole is the existing fourteenth hole but will be moved to the front nine to improve congestion with adjacent golf holes and help create more balance between the Castle and Hays nines in terms of overall yardage. This hole also contributes to a more manageable start to the round. This hole has an alternative upper fairway from the second landing area to the green for variety.

Hole #5 - par 4, 416 yards - This hole is the existing fifteenth hole and like the previous hole, congestion will be reduced by moving this hole to the Castle nine. The congestion improvement will be experienced at the green going to the existing sixth hole. It also helps to balance out yardages between the Castle and Hays nines.

Hole #6 - par 4, 448 yards - This hole location remains unchanged from the existing sixth hole.

Hole #7 - par 3, 187 yards - This hole location remains unchanged from the existing seventh hole.

Hole #8 - par 4, 417 yards - The eighth hole will play to the original eighth green location that was utilized prior to the addition of the Clunie nine. This reflects many golfer's wishes for a return to that green site as well as allowing for more safety buffer from the ninth tees.

Hole #9 - par 4, 383 yards - This hole becomes an heroic par four asking the golfer to cut the corner of the water to gain an advantage. By converting the hole to a par four and moving the tees closer to the water features, many golfers will be able to manage their shots with less forced carry on both the tee and the approach.

Hays Nine

Hole #10 - par 5, 507 yards - The tenth hole will become a par five in order to increase the par of the Hays nine to a 36 and allow for improving pace of play for that nine.

Hole #11 - par 4, 374 yards - This hole remains in place other than extending the green slightly up into the hillside to improve visibility and drainage. The tees will be moved to the right to provide more safety buffer from the tenth green.

Hole #12 - par 3, 155 yards - This hole location remains unchanged from the existing twelfth hole except for adding additional tees farther up the hill.

Hole #13 - par 4, 373 yards - This hole location remains unchanged from the existing thirteenth hole.

Hole #14 - par 4, 435 yards - The fourteenth hole is the existing fourth hole but will be moved to the Hays nine to help balance the overall yardage of both the Castle and Hays nines and improve overall congestion at the fifth/sixth and fifteenth/sixteenth holes. The green is moved to the right so that the hole plays with the lay of the land instead of against it (where the existing green sits) and also allows for the existing swale to become a strategic hazard on the golfer's approach.

Hole #15 - par 4, 425 yards - The fifteenth hole is generally in the existing fifth hole's corridor. The tees will play farther back than the existing fifth tees and more along the line of the existing fourth green (to the right). The hole will dogleg to the right with the green placed in the hillside farther away from the existing fifteenth green. This will double the safety buffer between each green location from the existing locations. Also, it improves circulation so golfers can walk directly from the new green location to the new sixteenth tee without crossing behind another hole.

Hole #16 - par 5, 548 yards - The tees for sixteen will be extended farther back and up the hill. The fairway will shift farther right than its current location (and will be improved for drainage), and the green will move slightly back and to the left. Moving the fairway to the right will increase safety buffer from the sixth fairway. In addition to increasing overall par on the Hays nine, making the hole a par five allows for staggered landing areas with the adjacent sixth hole, thereby minimizing conflicting stray shots. Moving the green to the left also allows for the restoration of the original seventeenth tee.

Hole #17 - par 3, 193 yards - The seventeenth hole moves slightly to the right of its existing location.

Hole #18 - par 4, 321 yards - This hole location remains unchanged from the existing eighteenth hole but can be transformed into a much better strategic challenge through smart design.

Clunie Nine

Hole #19 - par 4, 389 yards - The nineteenth hole will have a tee extended backward and uphill. The hole will play straightaway to a green located where the existing #20 tees are located. This allows for more safety buffer from the proposed eighth green location.

Hole #20 - par 3, 169 yards - The new tees will play from the left of the existing 22nd green yet the green location remains unchanged from the existing #20 green location. This allows us to also extend the playing distance of the hole since the existing 22nd hole will be moved as well.

Hole #21 - par 4, 368 yards - The 21st hole will play to a new green location downhill and to the left of the existing green, eliminating the severe dogleg of the existing hole as well as a blind green.

Hole #22 - par 3, 199 yards - A new par three will play from the existing 21st green to a location across an existing ravine to a natural plateau green location.

Hole #23 - par 5, 549 yards - The new 23rd hole will be a straight par - five along the top of the ridge to the left of the existing 23rd hole. This will provide more safety buffer from the eighth green and ninth tees as well as eliminate the blindness of the existing hole. This hole will incorporate natural plateaus for the first landing area, second landing area, and green location, allowing for the natural drainage patterns of the land to be preserved and will require minimal earthwork to create sufficient playing corridors and a great natural hole.

Hole #24 - par 3, 145 yards - The new 24th hole will be a downhill par-three from the corner of the second landing area of the existing 23rd hole to the existing 23rd green location. The hole does not encroach on any wetland buffers.

Hole #25 - par 5, 523 yards - The tees for the proposed par five will play from the front tees of the existing hole to a landing area short of the second creek crossing. The green will be slightly to the right of the existing 24th green. Converting this hole to a par four and moving the tees up makes the carries over both water features much more manageable for the majority of golfers.

Hole #26 - par 4, 417 yards - This hole will play from the old island green location to the existing 26th green location. By moving the tees to the island, the golf hole can be straightened out, be less blind off the tees, and also bring the landing area back away from the creek crossing, allowing for a more ample landing area for the golfers.

Hole #27 - par 5, 503 yards - The 27th hole will play from the existing ninth tees. These tee locations will help to minimize the forced carries for the majority of golfers by bringing the landing areas farther back away from the water crossings. The green will remain in its existing location.

Castle Nine: par 36 - 3,510 yards

Hays Nine: par 36 - 3,331 yards

Clunie Nine: par 36 - 3,261 yards

Castle to Hays: par 72 - 6,841 yards

Hays to Clunie: par 72 - 6,592 yards

Clunie to Castle: par 72 - 6,771 yards

Option 1 Oak Savanna Restoration Areas:

Proposed Tree Removal: 14.18 acres

Oak Savanna Restoration Areas: 20.63 acres (10.32 acres of actual Oak canopy)

Preliminary Estimated Cost: \$8,348,382.94

OPTION 2 - THE BEST 27 REGULATION HOLES POSSIBLE WITH MINIMAL DISTURBANCE

The difference between our best effort of Option 1 and Option 2 is that number two does not have any holes within the existing woodlands on either the east nor west sides. Instead, Option 2 is the best possible twenty - seven hole routing within the existing golf course land. As a result, this option is shorter than Option 1 but still far superior to the three current nines.

Castle Nine

Hole #1 - par 5, 526 yards - Hole #1 is extended to a par five to allow for an easier and speedier start to the round.

Hole #2 - par 4, 407 yards - Hole #2 is shortened to a par four to make it easier for golfers to carry the narrow neck of fairway where the water feature is piped with their golf shots as well as also creating a more manageable start to the round.

Hole #3 - par 3, 204 yards - Hole #3's tees move to the right of the existing tees to provide more buffer from the second green. The hole will play to the existing third green.

Hole #4 - par 5, 521 yards - The fourth hole is the existing fourteenth hole but will be moved to the front nine to improve congestion with adjacent golf holes and help create more balance between the Castle and Hays nines in terms of overall yardage. This hole also contributes to a more manageable start to the round. This hole does not have an alternative upper fairway from the second landing area to the green for variety.

Hole #5 - par 4, 416 yards - This hole is the existing fifteenth hole and like the previous hole, congestion will be reduced by moving this hole to the Castle nine. The congestion improvement will be experienced at the green going to the existing sixth hole. It also helps to balance out yardages between the Castle and Hays nines.

Hole #6 - par 4, 438 yards - This hole location remains unchanged from the existing sixth hole.

Hole #7 - par 3, 187 yards - This hole location remains unchanged from the existing seventh hole.

Hole #8 - par 4, 412 yards - This hole location remains unchanged from the existing eighth hole.

Hole #9 - par 4, 374 yards - This hole becomes an heroic par four asking the golfer to cut the corner of the water to gain an advantage. By converting the hole to a par four and moving the tees closer to the water features, many golfers will be able to manage their shots with less forced carry on both the tee and the approach.

Hays Nine

Hole #10 - par 5, 507 yards - The tenth hole will become a par five in order to increase the par of the Hays nine to a 36 and allow for improving pace of play for that nine.

Hole #11 - par 4, 374 yards - This hole remains in place other than extending the green slightly up into the hillside to improve visibility and drainage. The tees will be moved to the right to provide more safety buffer from the tenth green.

Hole #12 - par 3, 155 yards - This hole location remains unchanged from the existing twelfth hole except for adding additional tees farther up the hill.

Hole #13 - par 4, 373 yards - This hole location remains unchanged from the existing thirteenth hole.

Hole #14 - par 4, 419 yards - This hole location remains unchanged from the existing fourth hole.

Hole #15 - par 3, 217 yards - The fifteenth hole is generally in the existing fifth hole's corridor but reduced to a par - three to eliminate the dangerous buffer situation the current fifth hole creates with the existing fifteenth hole and remain out of the woodland to the west.

Hole #16 - par 5, 523 yards - The tees for sixteen will be extended farther back and up the hill. The fairway will shift farther right than its current location (and will be improved for drainage), and the green will move slightly back and to the left. Moving the fairway to the right will increase safety buffer from the sixth fairway. In addition to increasing overall par on the Hays nine, making the hole a par five allows for staggered landing areas with the adjacent sixth hole, thereby minimizing conflicting stray shots. Moving the green to the left also allows for the restoration of the original seventeenth tee.

Hole #17 - par 3, 196 yards - The seventeenth hole moves slightly to the right of its existing location.

Hole #18 - par 4, 321 yards - This hole location remains unchanged from the existing eighteenth hole but can be transformed into a much better strategic challenge through smart design.

Clunie Nine

Hole #19 - par 4, 390 yards - This hole location remains unchanged from the existing nineteenth hole.

Hole #20 - par 3, 186 yards - This hole location remains unchanged from the existing twentieth hole.

Hole #21 - par 4, 360 yards - The 21st hole will play to a new green location downhill and to the left of the existing green, eliminating the severe dogleg of the existing hole as well as a blind green.

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Hole #23 - par 4, 424 yards - The new 23rd hole will be a straight par - four along the corridor of the existing par - five #23. The green will be re - located to the top of the hill where the turning point of the second landing area is currently located.

Hole #24 - par 3, 129 yards - The new 24th hole will be a downhill par-three from the corner of the second landing area of the existing 23rd hole to the existing 23rd green location. The hole does not encroach on any wetland buffers.

Hole #25 - par 5, 523 yards - The tees for the proposed par five will play from the front tees of the existing hole to a landing area short of the second creek crossing. The green will be slightly to the right of the existing 24th green. Converting this hole to a par four and moving the tees up makes the carries over both water features much more manageable for the majority of golfers.

Hole #26 - par 4, 421 yards - This hole will play from the old island green location to the existing 26th green location. By moving the tees to the island, the golf hole can be straightened out, be less blind off the tees, and also bring the landing area back away from the creek crossing, allowing for a more ample landing area for the golfers.

Hole #27 - par 5, 503 yards - The 27th hole will play from the existing ninth tees. These tee locations will help to minimize the forced carries for the majority of golfers by bringing the landing areas farther back away from the water crossings. The green will remain in its existing location.

Castle Nine: par 36 - 3,486 yards
Hays Nine: par 36 - 3,086 yards
Clunie Nine: par 35 - 3,144 yards

Castle to Hays: par 71 - 6,571 yards
Hays to Clunie: par 70 - 6,230 yards
Clunie to Castle: par 71 - 6,630 yards

Option 2 Oak Savanna Restoration Areas:

Proposed Tree Removal: 1.44 acres
Oak Savanna Restoration Areas: 17.66 acres (8.83 acres of actual Oak canopy)

Preliminary Estimated Cost: \$8,025,198.63

OPTION 3 - THE BEST 18 REGULATION HOLES & EXECUTIVE 9 POSSIBLE WITH MINIMAL DISTURBANCE

Option 3 contains the best 18 holes from Option 2, also avoiding the woodlands on both the east and west sides. The third nine in this option has been reduced to an executive nine playing to a par of 32. The shortened nine avoids most of the southwest corner of the golf property which is the most difficult area on the golf course to provide acceptable turfgrass conditions. This can be converted to an Environmental Education Area.

Castle Nine

Hole #1 - par 5, 526 yards - Hole #1 is extended to a par five to allow for an easier and speedier start to the round. This concept shows the green for the hole tucked into the base of the hillside to the right of the existing hole as an alternative.

Hole #2 - par 4, 407 yards - Hole #2 is shortened to a par four to make it easier for golfers to carry the narrow neck of fairway where the water feature is piped with their golf shots as well as also creating a more manageable start to the round.

Hole #3 - par 3, 204 yards - Hole #3's tees move to the right of the existing tees to provide more buffer from the second green. The hole will play to the existing third green.

Hole #4 - par 5, 521 yards - The fourth hole is the existing fourteenth hole but will be moved to the front nine to improve congestion with adjacent golf holes and help create more balance between the Castle and Hays nines in terms of overall yardage. This hole also contributes to a more manageable start to the round.

Hole #5 - par 4, 416 yards - This hole is the existing fifteenth hole and like the previous hole, congestion will be reduced by moving this hole to the Castle nine. The congestion improvement will be experienced at the green going to the existing sixth hole. It also helps to balance out yardages between the Castle and Hays nines.

Hole #6 - par 4, 438 yards - This hole location remains unchanged from the existing sixth hole but with the tees extended back farther than in Concepts 1 and 2.

Hole #7 - par 3, 187 yards - This hole location remains unchanged from the existing seventh hole.

Hole #8 - par 4, 412 yards - This hole location remains unchanged from the existing eighth hole.

Hole #9 - par 4, 374 yards - This hole becomes an heroic par four asking the golfer to cut the corner of the water to gain an advantage. By converting the hole to a par four and moving the tees closer to the water features, many golfers will be able to manage their shots with less forced carry on both the tee and the approach.

Hays Nine

Hole #10 - par 5, 507 yards - The tenth hole will become a par five in order to increase the par of the Hays nine to a 36 and allow for improving pace of play for that nine.

Hole #11 - par 4, 374 yards - This hole remains in place other than extending the green slightly up into the hillside to improve visibility and drainage. The tees will be moved to the right to provide more safety buffer from the tenth green.

Hole #12 - par 3, 155 yards - This hole location remains unchanged from the existing twelfth hole.

Hole #13 - par 4, 373 yards - This hole location remains unchanged from the existing thirteenth hole.

Hole #14 - par 4, 419 yards - The fourteenth hole is the existing fourth hole but will be moved to the Hays nine to help balance the overall yardage of both the Castle and Hays nines and improve overall congestion at the fifth/sixth and fifteenth/ sixteenth holes.

Hole #15 - par 3, 217 yards - The fifteenth hole is generally in the existing fifth hole's corridor but reduced to a par - three to eliminate the dangerous buffer situation the current fifth hole creates with the existing fifteenth hole and remain out of the woodland to the west.

Hole #16 - par 5, 523 yards - The tees for sixteen will be extended farther back and up the hill. The fairway will shift farther right than its current location (and will be improved for drainage), and the green will move slightly back and to the left. Moving the fairway to the right will increase safety buffer from the sixth fairway. In addition to increasing overall par on the Hays nine, making the hole a par five allows for staggered landing areas with the adjacent sixth hole, thereby minimizing conflicting stray shots. Moving the green to the left also allows for the restoration of the original seventeenth tee.

Hole #17 - par 3, 196 yards - The seventeenth hole moves slightly to the right of its existing location and farther back.

Hole #18 - par 4, 321 yards - This hole location remains unchanged from the existing eighteenth hole but can be transformed into a much better strategic challenge through smart design.

Clunie Nine

Hole #19 - par 4, 390 yards - This hole location remains unchanged from the existing nineteenth hole.

Hole #20 - par 3, 186 yards - This hole location remains unchanged from the existing #20 hole.

Hole #21 - par 4, 360 yards - The 21st hole will play to a new green location downhill and to the left of the existing green, eliminating the severe dogleg of the existing hole as well as a blind green.

Hole #22 - par 3, 209 yards - This hole location remains unchanged from the existing #22 hole.

Hole #23 - par 4, 424 yards - The new 23rd hole will be a straight par - four along the corridor of the existing par - five #23. The green will be re - located to the top of the hill where the turning point of the second landing area is currently located.

Hole #24 - par 3, 129 yards - The new 24th hole will be a downhill par-three from the corner of the second landing area of the existing 23rd hole to the existing 23rd green location. The hole does not encroach on any wetland buffers.

Hole #25 - par 3, 196 yards - The new 25th hole will be a downhill par-three playing from the front tees of the existing 24th hole to between just beyond the first creek crossing and short of the existing hole's first landing area. The hole does not encroach on any wetland buffers.

Hole #26 - par 3, 152 yards - This hole will play uphill from the end of the existing landing area of the current 26th hole to the hole's existing green as well.

Hole #27 - par 5, 503 yards - The 27th hole will play from the existing ninth tees. These tee locations will help to minimize the forced carries for the majority of golfers by bringing the landing areas farther back away from the water crossings. The green will remain in its existing location.

Castle Nine: par 36 - 3,486 yards
Hays Nine: par 35 - 3,086 yards
Clunie Nine: par 32 - 2,549 yards

Castle to Hays: par 71 - 6,571 yards
Hays to Clunie: par 67 - 5,635 yards
Clunie to Castle: par 68 - 6,035 yards

Option 3 Oak Savanna Restoration Areas:

Proposed Tree Removal: 1.44 acres
Oak Savanna Restoration Areas: 23.42 acres (11.71 acres of actual Oak canopy)

Preliminary Estimated Cost: \$8,099,328.02

OPTION 4 - NEW EIGHTEEN HOLE REGULATION GOLF COURSE

This option is Richard Mandell Golf Architecture's effort to create the best possible eighteen hole golf course that the current Braemar Golf Course property will yield. The reduction in holes allows for the southwest corner of the golf course to be converted to a 7.50 acre Environmental Education Area. It also provides for a Multi - Use Area close to the parking lots and clubhouse that can be used for Disc Golf, Fling Golf, Foot Golf, Walking Trails, Picnic Areas, Field Games, Water Activities, and Sledding or Tubing.

Castle Nine

Hole #1 - par 4, 411 yards - Hole #1 is essentially the existing tenth hole.

Hole #2 - par 4, 403 yards - Hole #2 plays from the right of the existing eleventh tees to the eleventh fairway but then doglegs to the right over the creek to a new green site at the base of the existing thirteenth fairway. The intention for this hole is to clean out the creek that plays along the right side of the fairway and allow it to be a strategic hazard challenging golfers to bite off as much of the creek as possible off the tee (for the longer hitters) or play as close to it as possible for the shortest possible approach.

Hole #3 - par 3, 177 yards - The third hole is a par-three playing from the landing area of the existing thirteenth hole (between the trees that pinch the fairway) to the existing thirteenth green, which will be perched up in front of the pond.

Hole #4 - par 5, 505 yards - The fourth hole is the existing fourteenth hole.

Hole #5 - par 3, 236 yards - The proposed fifth hole is a downhill par-three playing from the existing fifth tees to the fairway landing area of the existing fifth hole. This hole can be a "Cathedral" hole, utilizing the hillside as a backdrop.

Hole #6 - par 5, 540 yards - This hole will be a downhill dogleg left playing within the existing fourth hole in reverse. The fairway will play around the large hillside that currently separates the existing fourth and fourteenth holes. The green will be at the base of the existing fourth tees.

Hole #7 - par 3, 162 yards - The seventh hole is located where the third hole is but in reverse. The green will be just to the right of the existing third tees.

Hole #8 - par 5, 508 yards - The eighth hole will be a par-five playing from the existing second green along the second fairway to a green set in front of the pond that currently separates the existing back tees for the second hole and the fairway. This hole fits perfectly in its setting and will be much more manageable for most golfers as the piped creek crossing is much easier to carry off the tees for most talent levels than crossing it in its current configuration.

Hole #9 - par 4, 388 yards - The proposed ninth hole will play from the hillside to the right of the existing first green back down the existing first fairway to a green site just in front of the existing first tee.

Hays Nine

Hole #10 - par 4, 437 yards - The tenth hole will be where the existing nineteenth hole sits but with a tee extended backward and uphill. The hole will dogleg to the left to a green located where the existing #22 green is located.

Hole #11 - par 5, 625 yards - The new eleventh hole will be a double-fairway par - five with the longer option playing along the top of the ridge to the left of the existing 23rd hole, incorporating natural plateaus for the first and second landing areas along this fairway.

The alternate lower fairway will be a shorter, more heroic direction with the alternate second landing area playing through the valley of the existing 23rd fairway. The green will be perched on the hillside at the intersection of the tee complexes for the existing ninth, twenty-fourth, and twenty-seventh holes. This routing will allow natural drainage patterns of the land to be preserved and will require minimal earthwork to create sufficient playing corridors and a great natural hole.

Hole #12 - par 4, 447 yards - The proposed twelfth hole will be a par-four playing from just in front of the water to the area between the existing eighteenth and twenty-seventh fairways. The green will be located where the existing seventh fairway starts. This hole will require a much more manageable carry off the tees for all talent levels than the existing holes in this area.

Hole #13 - par 3, 187 yards - This hole location remains unchanged from the existing twelfth hole except for adding tees farther up the hill and to the left.

Hole #14 - par 4, 435 yards - This hole is the existing fifteenth hole.

Hole #15 - par 4, 425 yards - The fifteenth hole will be a par-four playing from tees up in the hillside behind the existing sixteenth tees to a fairway and green that is located between the existing sixth and sixteenth greens.

Hole #16 - par 5, 566 yards - This hole will be a heroic par-five with the back tees located where the existing sixth green sits and additional forward tees located near the existing sixteenth green and where existing tees for hole seventeen are located. The fairway will encompass both the existing seventeenth and twenty-sixth holes as well as a portion of the existing twenty-fourth fairway. The green will be the existing twenty-sixth green location.

This hole will challenge all golfers to bite off as much of the water as possible on their second shots if they choose to go for the green in two or play down the safer yet longer right side.

Hole #17 - par 3, 169 yards - The seventeenth hole will start just left of the middle tees of the existing ninth hole and play downhill to the existing eighth green.

Hole #18 - par 4, 426 yards - The final hole for the proposed new eighteen hole routing will be a heroic par-four playing from the edge of the existing eighth fairway, crossing over the water at a diagonal to the existing ninth fairway. The tees will be located so that the more aggressive golfer can take the shorter route to gain an advantage, but will have to face a longer carry over the water in order to gain the reward. The green will be located at the existing seventh green.

Castle Nine:	par 36 - 3,329 yards
Hays Nine:	par 36 - 3,719 yards
Total:	par 72 - 7,048 yards

Option 4 Oak Savanna Restoration Areas:

Proposed Tree Removal:	11.21 acres
Oak Savanna Restoration Areas:	40.15 acres (20.08 acres of actual Oak canopy)

Preliminary Estimated Cost: \$6,241,027,02

OPTION 5 - NEW EIGHTEEN HOLE REGULATION GOLF COURSE WITH MINIMAL DISTURBANCE

The difference between Options 4 and 5 is that Option 5 does not have any holes within the existing woodlands on either the east nor west sides. Option 5 is the best possible eighteen hole routing within the existing golf course land. As a result, this option is shorter than Option 4 but still far superior to the three current nines.

As in Option 4, the reduction in holes allows for the southwest corner of the golf course to be converted to a 7.50 acre Environmental Education Area. It provides for a Multi - Use Area near the parking lots and clubhouse to be used for Disc Golf, Fling Golf, Foot Golf, Walking Trails, Picnic Areas, Field Games, Water Activities, and Sledding or Tubing.

Castle Nine

Hole #1 - par 4, 371 yards - Hole #1 is essentially the existing tenth hole.

Hole #2 - par 4, 403 yards - Hole #2 plays from the right of the existing eleventh tees to the eleventh fairway but then doglegs to the right over the creek to a new green site at the base of the existing thirteenth fairway. The intention for this hole is to clean out the creek that plays along the right side of the fairway and allow it to be a strategic hazard challenging golfers to bite off as much of the creek as possible off the tee (for the longer hitters) or play as close to it as possible for the shortest possible approach.

Hole #3 - par 3, 177 yards - The third hole is a par-three playing from the landing area of the existing thirteenth hole (between the trees that pinch the fairway) to the existing thirteenth green, which will be perched up in front of the pond.

Hole #4 - par 5, 507 yards - The fourth hole is the existing fourteenth hole.

Hole #5 - par 3, 208 yards - The proposed fifth hole is a downhill par-three playing from the existing fifth tees to the fairway landing area of the existing fifth hole. This hole can be a "Cathedral" hole, utilizing the hillside as a backdrop.

Hole #6 - par 5, 501 yards - This hole will be a shortened downhill dogleg left playing along the existing fourth hole in reverse. The fairway will play around the large hillside that currently separates the existing fourth and fourteenth holes. The green will be at the base of the existing fourth tees.

Hole #7 - par 3, 172 yards - The seventh hole is located where the third hole is but in reverse. The green will be just to the right of the existing third tees.

Hole #8 - par 5, 520 yards - The eighth hole will be a par-five playing from the existing second green along the second fairway to a green set in front of the pond that currently separates the existing back tees for the second hole and the fairway. This hole fits perfectly in its setting and will be much more manageable for most golfers as the piped creek crossing is much easier to carry off the tees for most talent levels than crossing it in its current configuration.

Hole #9 - par 4, 381 yards - The proposed ninth hole will play from the hillside to the right of the existing first green back down the existing first fairway to a green site just in front of the existing first tee.

Hays Nine

Hole #10 - par 4, 374 yards - The tenth hole will be where the existing nineteenth hole is located. The new hole will have a tee extended backward and uphill. The hole will dogleg to the left to a green located in the hillside right of existing hole twenty.

Hole #11 - par 5, 586 yards - The new eleventh hole will be a double-fairway par - five with the shorter, heroic route playing along the top of the ridge to the right of the existing 23rd hole, incorporating natural plateaus for the first and second landing areas along this fairway.

The alternate lower fairway will be a longer, safer direction with the alternate second landing area playing through the valley of the existing 23rd fairway. The green will be perched on the hillside at the intersection of the tee complexes for the existing ninth, twenty-fourth, and twenty-seventh holes. This routing will allow natural drainage patterns of the land to be preserved and will require minimal earthwork to create sufficient playing corridors and a great natural hole.

Hole #12 - par 4, 448 yards - The proposed twelfth hole will be a par-four playing from just in front of the water to the area between the existing eighteenth and twenty-seventh fairways. The green will be located where the existing seventh fairway starts. This hole will require a much more manageable carry off the tees for all talent levels than the existing holes in this area.

Hole #13 - par 3, 187 yards - This hole location remains unchanged from the existing twelfth hole except for adding tees farther up the hill and to the left.

Hole #14 - par 4, 435 yards - This hole is the existing fifteenth hole.

Hole #15 - par 4, 402 yards - The fifteenth hole will be a par-four playing from tees up in the hillside behind the existing sixteenth tees to a fairway and green that is located between the existing sixth and sixteenth greens.

Hole #16 - par 5, 566 yards - This hole will be a heroic par-five with the back tees located where the existing sixth green sits and additional forward tees located near the existing sixteenth green and where existing tees for hole seventeen are located. The fairway will encompass both the existing seventeenth and twenty-sixth holes as well as a portion of the existing twenty-fourth fairway. The green will be the existing twenty-sixth green location.

This hole will challenge all golfers to bite off as much of the water as possible on their second shots if they choose to go for the green in two or play down the safer yet longer right side.

Hole #17 - par 3, 178 yards - The seventeenth hole will start just left of the middle tees of the existing ninth hole and play downhill to the existing eighth green.

Hole #18 - par 4, 379 yards - The final hole for the proposed new eighteen hole routing will be a heroic par-four playing from the edge of the existing eighth fairway, crossing over the water at a diagonal to the existing ninth fairway. The tees will be located so that the more aggressive golfer can take the shorter route to gain an advantage, but will have to face a longer carry over the water in order to gain the reward. The green will be located at the existing seventh green.

Castle Nine:	par 36 - 3,239 yards
Hays Nine:	par 36 - 3,556 yards
Total:	par 72 - 6,795 yards

Option 5 Oak Savanna Restoration Areas:

Proposed Tree Removal:	2.02 acres
Oak Savanna Restoration Areas:	32.75 acres (16.38 acres of actual Oak canopy)

Preliminary Estimated Cost: \$6,358,178.14

OPTION 6 - NEW EIGHTEEN HOLE REGULATION GOLF COURSE AND FOUR - HOLE PRACTICE LOOP WITH MINIMAL DISTURBANCE

Option 6 is a shortened eighteen - hole layout to make room for a four - hole practice loop. The practice loop is conveniently located at the northeast corner of the golf course so it is accessible from the parking lot at multiple points yet it also starts and finishes within walking distance of the clubhouse. All twenty - two holes remain within the existing golf course layout without interfering with the woodland areas to the east and west sides of the property.

Castle Nine

Hole #1 - par 4, 372 yards - Hole #1 is essentially the existing tenth hole.

Hole #2 - par 4, 383 yards - This hole remains in place other than extending the green slightly up into the hillside to improve visibility and drainage. The tees will be moved to the right to provide more safety buffer from the tenth green.

Hole #3 - par 3, 186 yards - This hole is the existing twelfth hole.

Hole #4 - par 4, 361 yards - The fourth hole is the existing thirteenth hole.

Hole #5 - par 5, 505 yards - The fourth hole is the existing fourteenth hole.

Hole #6 - par 4, 413 yards - This hole will be a downhill dogleg right playing along the existing fourth hole in reverse with the tees playing from the existing fifth tees. The fairway will be to the left of the large hillside that currently separates the existing fourth and fourteenth holes. The green shall sit at the base of the existing fourth tees.

Hole #7 - par 3, 172 yards - The seventh hole is located where the third hole is but in reverse. The green will be just to the right of the existing third tees.

Hole #8 - par 5, 508 yards - The eighth hole will be a par-five playing from the existing second green along the second fairway to a green set in front of the pond that currently separates the existing back tees for the second hole and the fairway. This hole fits perfectly in its setting and will be much more manageable for most golfers as the piped creek crossing is much easier to carry off the tees for most talent levels than crossing it in its current configuration.

Hole #9 - par 4, 388 yards - The proposed ninth hole will play from the hillside to the right of the existing first green back down the existing first fairway to a green site just in front of the existing first tee.

Hays Nine

Hole #10 - par 4, 428 yards - The tenth hole will begin up the hillside from the existing seventh green to the existing fifteenth fairway. The green will be placed in the hollow just past the pond that separates the existing fifteenth and sixth fairways.

Hole #11 - par 3, 193 yards - The new eleventh hole will be a par - three starting at the upper portion of the existing fifteenth fairway playing uphill to the existing fourth green complex.

Hole #12 - par 4, 368 yards - The proposed twelfth hole will be a par-four playing from the hillside right of the existing fourth fairway downhill to the existing fifth fairway. The existing fifteenth green complex will be the new twelfth green.

Hole #13 - par 4, 412 yards - This hole location remains unchanged from the existing sixteenth hole except for adding tees farther up the hill and to the left and a green located in front and slightly left of the current sixteenth green.

Hole #14 - par 3, 120 yards - This short par - three plays from the old back seventeenth tee to the existing sixth green.

Hole #15 - par 5, 559 yards - This hole will be a heroic par-five with the back tees located where the existing eighteenth green sits and additional forward tees located where existing tees for hole seventeen are located. The fairway will encompass both the existing seventeenth and twenty-sixth holes as well as a portion of the existing twenty-fourth fairway. The green will be the existing twenty-sixth green location.

This hole will challenge all golfers to bite off as much of the water as possible on their second shots if they choose to go for the green in two or play down the safer yet longer right side.

Hole #16 - par 3, 240 yards - The sixteenth hole will play downhill from the existing ninth tees to a green located in the first landing area of the existing twenty - seventh hole.

Hole #17 - par 4, 389 yards - The seventeenth hole will start just right of the twenty - seventh fairway northwest of the lake and play back to the southeast across the existing ninth fairway to a green situated in the first landing area of hole twenty - three.

Hole #18 - par 5, 527 yards - The final hole for the proposed new eighteen hole routing will be a heroic par-five playing from just into the hillside east of hole number twenty - three tees to the first landing area in the existing eighth fairway. The second shot will challenge the golfer to cut the corner over the water to the existing ninth fairway. The green will be located just beyond the existing ninth green.

Castle Nine:	par 36 - 3,287 yards
Hays Nine:	par 35 - 3,237 yards
Total:	par 72 - 6,524 yards

Practice Hole #P1 - par 4, 398 yards - Practice hole P1 is the existing hole twenty - one playing straightaway to a green downhill and to the left of the existing green.

Practice Hole #P2 - par 3, 86 yards - This short par - three will play directly uphill to the existing twenty - first green.

Practice Hole #P3 - par 3, 183 yards - This hole is the existing hole number twenty - two.

Practice Hole #P1 - par 4, 409 yards - The final practice hole will play from the front tees of the existing hole twenty - three down the nineteenth fairway in reverse to a new green just below the clubhouse.

Option 6 Oak Savanna Restoration Areas:

Proposed Tree Removal:	2.37 acres
Oak Savanna Restoration Areas:	30.87 acres (15.44 acres of actual Oak canopy)

Preliminary Estimated Cost: \$ 6,749,371.90

COST ESTIMATE SUMMARY

RBP green complexes, sand bunkers, and select clearing:	\$ 2,198,883.08
RBP greens, sand bunkers, select clearing, tee complexes, and a new irrigation system:	\$ 4,908,541.15
RBP greens, sand bunkers, select clearing, tee complexes, new irrigation system, wall to wall cart paths, and all proposed Oak Savanna Restoration Areas:	\$ 7,154,384.50
Complete Renovation Business Plan Option	\$ 7,809,774.36
Option 1: 27 Regulation Holes	\$ 8,348,382.94
Option 2: 27 Regulation Holes with Minimal Disturbance	\$ 8,025,198.63
Option 3: 18 Regulation Holes and 9 Executive Holes with Minimal Disturbance	\$ 8,099,328.02
Option 4: New 18 Hole Regulation Golf Course	\$ 6,241,027.02
Option 5: 18 Regulation Holes with Minimal Disturbance	\$ 6,358,178.14
Option 6: 18 Regulation Holes and Four-Hole Practice Loop with Minimal Disturbance	\$ 6,749,371.90