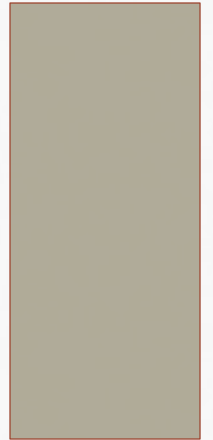


THE HOMESTEAD

MASTER PLAN AMENDMENT

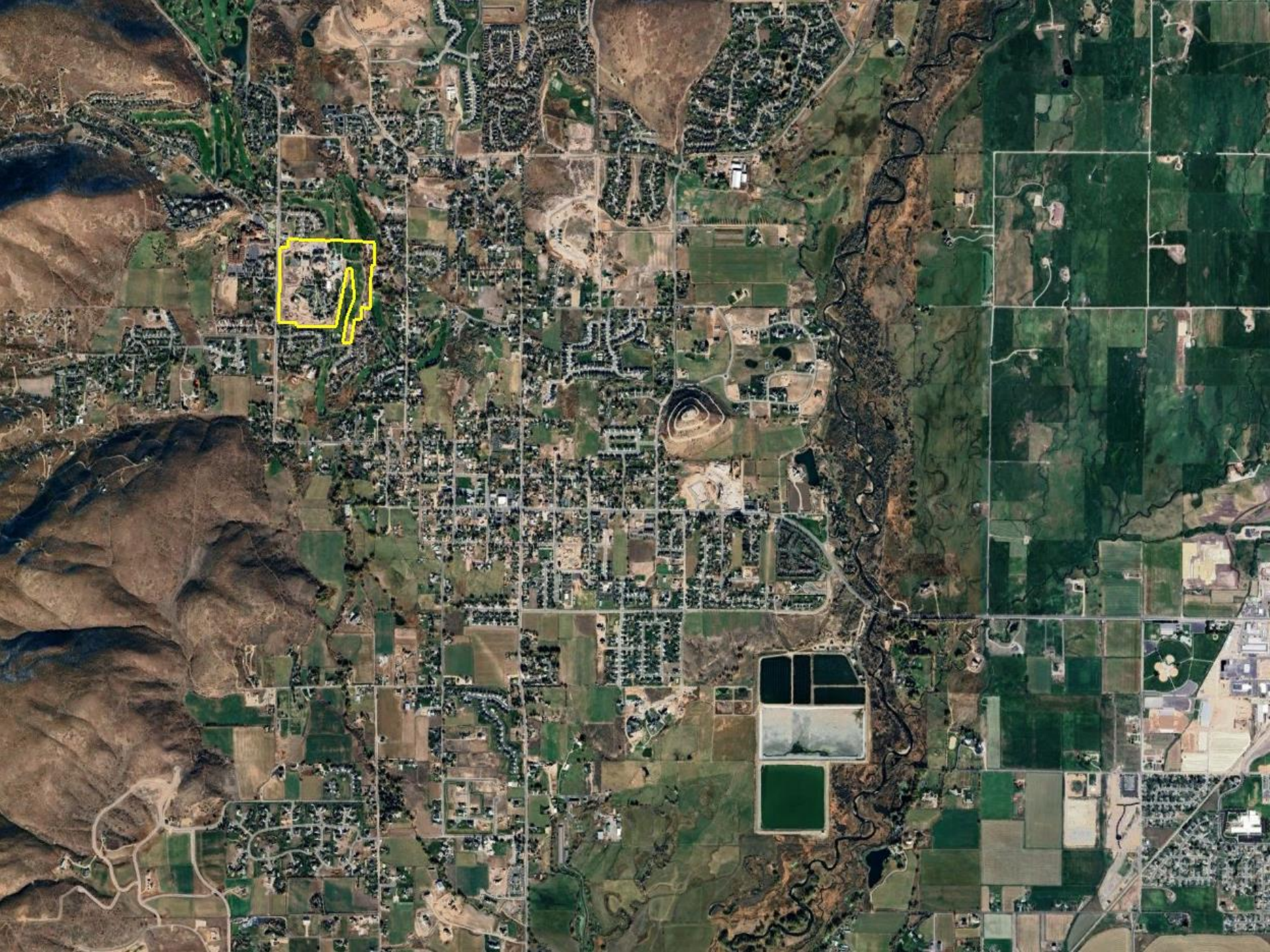


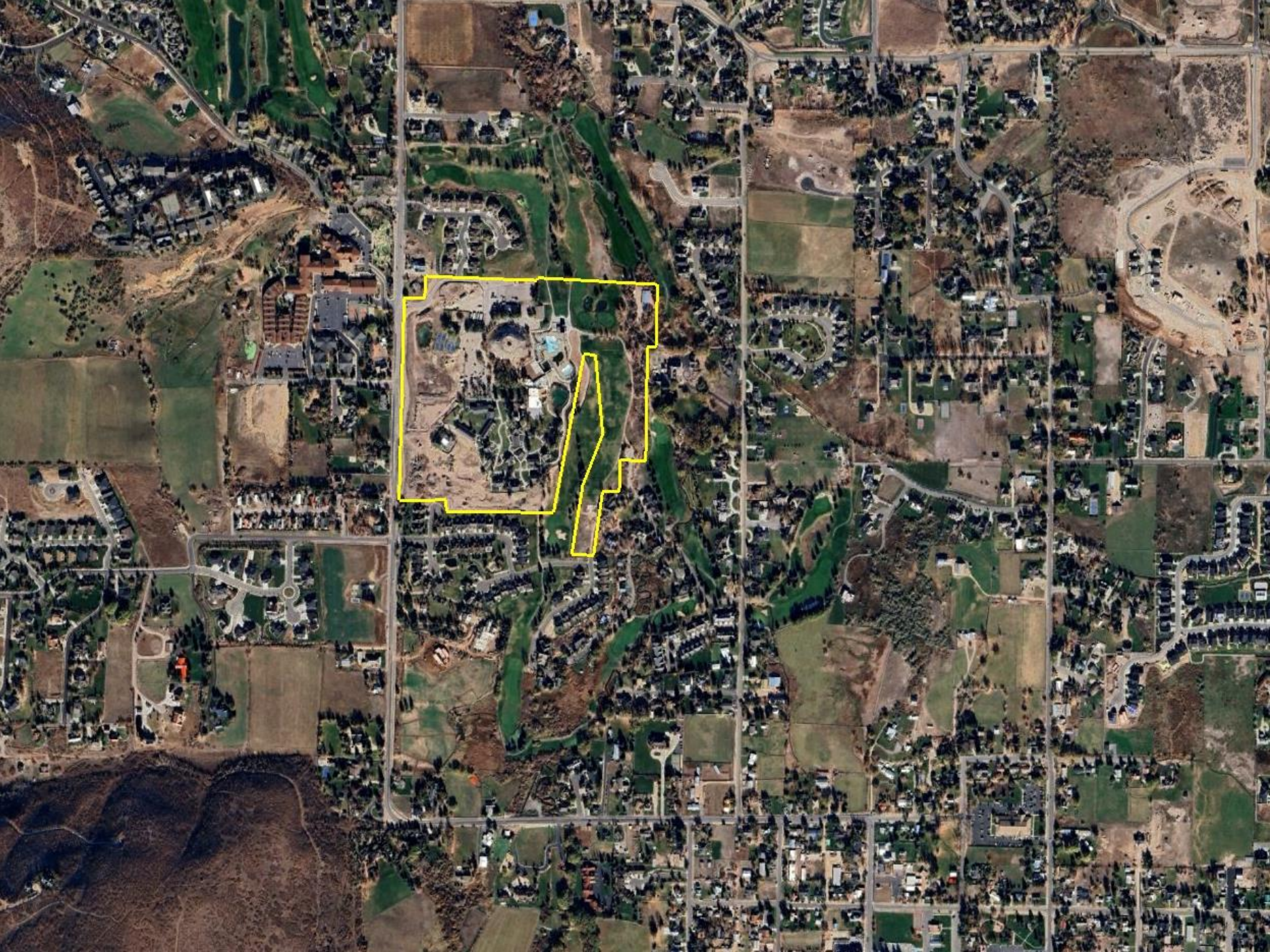
LAND USE SUMMARY

- 72.01 acres
- Resort Zone (RZ)
- 126 existing hotel rooms
- 68 condominium units
- 5 single-family dwellings
- Private roads and storm drain system will be maintained by the property owner
- Sensitive lands on the property include The Crater, wetlands, and FEMA floodplain

PROPOSED AMENDMENTS

- Move designated open space within the resort core
 - Relocate the site for the proposed maintenance building
 - Open space would remain unchanged at 10.53 acres
- Allow the access to Pine Canyon Road to be for maintenance and for the proposed spa
 - Spa parking lot would be limited to 10 parking stalls
 - No residences or rented rooms would be accessed from Pine Canyon Road





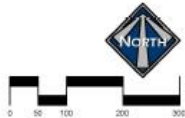


SITE PLAN LEGEND:

- 1 SECONDARY ACCESS TO PARKING, GOLF, SPA, AND DRIVE/ACTIVITY CENTER
- 2 BOAT HOUSE WITH OVER-WATER DECK
- 3 FUTURE BUILDING (USE TO BE DETERMINED)
- 4 MAIN PARKING AREA
- 5 CART BARN WITH 2ND FLOOR INDOOR PICKLEBALL COURTS
- 6 GOLF CLUBHOUSE AND SPA ARRIVAL
- 7 AQUA THERAPY SPA
- 8 OUTDOOR PICKLEBALL COURTS
- 9 CRATER WITH IMPROVED VIEW/AMENITY AREA AT THE TOP
- 10 POOL AMENITY AREA WITH UPPER ADULT POOL AREA WITH INDOOR/OUTDOOR POOL, SPAS, INFINITY EDGE POOL, CABANAS, AND A LOWER FAMILY POOL AREA WITH ZERO-ENTRY POOL, WATERFALLS, TODDLER AREA WITH VIEWS OF MAIN POOL AREA, SLIDE, FIRE PITS, CABANAS, GUEST SERVICES ACCESS BELOW FITNESS
- 11 PASTURE AND ORCHARD AREA ALONG HOMESTEAD DRIVE
- 12 WEDDING BARN WITH ACCESS TO NEW POND AREA, NEW 2024 BUILDING LAYOUT
- 13 NEW CENTER HOUSE WITH PORTE COCHERE ARRIVAL
- 14 MAIN ARRIVAL DRIVE RELOCATED TO THE SOUTH TO CREATE MORE MEANDERING APPROACH AND IMPROVE INTERSECTION SPACING
- 15 FAMILY REUNION UNITS WITH OPEN LAWN, NATURAL THEMED SPLASH PAD, PLAYGROUND AREA AND FIRE PITS
- 16 GARDEN VIEW UNITS WITH MULTIPLE GARDENS WITH PATHWAYS, WATER FEATURES AND SEATING
- 17 BALLROOM FUNCTION LAWN AND WEDDING PAVILION
- 18 THE RETREAT--88 CONDO UNITS (NEW IN 2024 PLAN)
- 19 GUEST PARKING AREA
- 20 GOLF LEARNING CENTER (BUILDING REMOVED FROM MASTER PLAN, USE INCLUDED IN GOLF CLUBHOUSE)
- 21 THE VILLAS (5)
- 22 HORSE STABLE AND BARN (REMOVED FROM MASTER PLAN)
- 23 GOLF WARM-UP CAGE
- 24 FUNCTION LAWN WITH ROSE ARBOR STRUCTURE TO PROVIDE SHELTER AND SEPARATION BETWEEN LAWN AND ADJACENT PARKING / FUTURE PARKING EXPANSION IF NEEDED
- 25 AMPHITHEATER AND STAGE AREA
- 26 NEW ACTIVITY CENTER
- 27 RELOCATED PUTTING GREEN
- 28 ENHANCED POND WITH TERRACES, WATER FALLS AND BON FIRE LOCATION
- 29 VIRGINIA HOUSE UPGRADES FOR GUEST CHECK-IN
- 30 GOLF MAINTENANCE BUILDING
- 31 MILK HOUSE
- 32 POOL AND GOLF GRILL
- 33 GOLF COTTAGES ADRESSED BY CART PATH PER HOMESTEAD MASTER PLAN AGREEMENT. (2)



- LEGEND**
- +25% UNBUILDABLE SLOPES
 - EXISTING BUILDINGS (>490,000)
 - APPROVED 2021 MASTER PLAN BUILDING THAT HAVE NOT BEEN CONSTRUCTED (>443,000 SF)
 - APPROVED 2021 MASTER PLAN BUILDINGS BUT WITH A REVISED BUILDING LAYOUT OR NEW LOCATION (>160,000 SF)
 - PROPOSED NEW CONDO BUILDINGS IN 2024 AMENDED PLAN (>163,000 SF)
 - GRASS PAVEMENT FIRE LANE
 - SCREENING FENCE IMPROVEMENTS



SCALE: 1"=100'
Scale 1" = 200' for 11x17

THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

2024 SITE PLAN

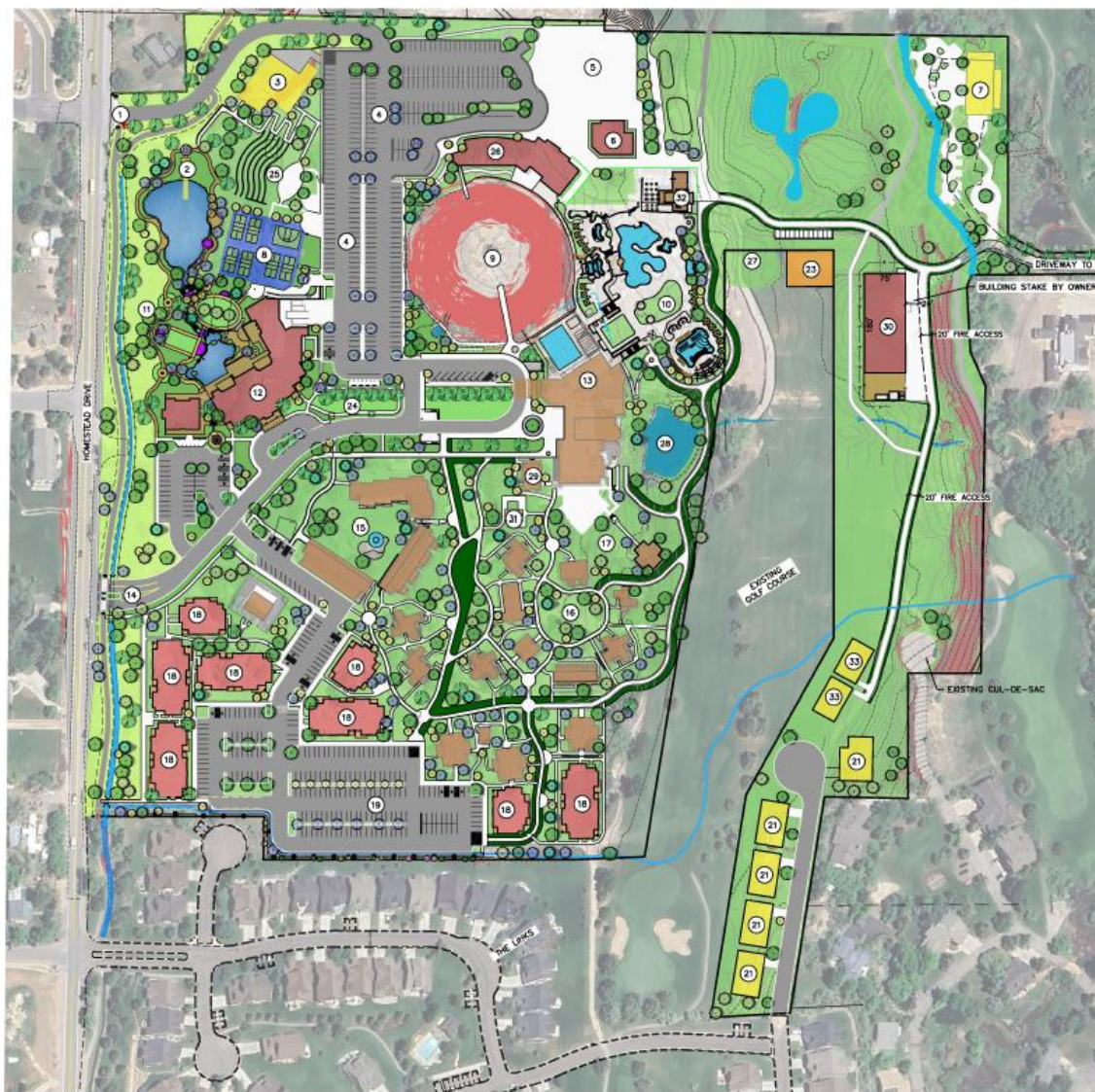


DESIGNER: PDB
DRAWN BY: DJG
DATE: 5 JUNE 2024
SHEET 1

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PAUL D. BERG, P.E.
SIGNED: [Signature]
DATE: 5 JUNE 2024

SITE PLAN LEGEND:

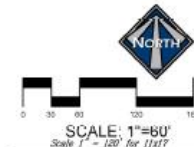
- 1 SECONDARY ACCESS TO PARKING, GOLF, SPA, AND DIVE/ACTIVITY CENTER
- 2 BOAT HOUSE WITH OVER-WATER DECK
- 3 FUTURE BUILDING (USE TO BE DETERMINED)
- 4 MAIN PARKING AREA
- 5 TBD
- 6 GOLF CLUBHOUSE AND SPA ARRIVAL
- 7 AQUA THERAPY SPA
- 8 OUTDOOR PICKLEBALL COURTS
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- 18 THE RETREAT--68 CONDO UNITS (NEW IN 2024 PLAN)
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- 20 GOLF LEARNING CENTER (BUILDING REMOVED FROM MASTER PLAN, USE INCLUDED IN GOLF CLUBHOUSE)
- 21 THE VILLAS (5 UNITS)
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- 29 VIRGINIA HOUSE UPGRADES FOR GUEST CHECK-IN
- 30 GOLF MAINTENANCE BUILDING AND CART STORAGE (NEW LOCATION)
- 31 MILK HOUSE
- 32 POOL AND GOLF GRILL
- 33 GOLF COTTAGES ACCESSED BY CART PATH PER HOMESTEAD MASTER PLAN AGREEMENT. (2 UNITS)



- LEGEND:**
- +25% UNBUILDABLE SLOPES
 - EXISTING BUILDINGS (149,000)
 - APPROVED 2021 MASTER PLAN BUILDING THAT HAVE NOT BEEN CONSTRUCTED (143,000 SF)
 - APPROVED 2021 MASTER PLAN BUILDINGS BUT WITH A REVISED BUILDING LAYOUT OR NEW LOCATION (163,000 SF)
 - PROPOSED NEW CONDO BUILDINGS IN 2024 AMENDED PLAN (163,000 SF)
 - GRASS PAVEMENT FIRE LANE
 - ASPHALT TRAIL, PARKING OR ROADS
 - CONCRETE
 - FLAGSTONE PAVEMENT
 - PAVER
 - CRUSHED STONE
 - SCREENING FENCE IMPROVEMENTS

PATHWAY NOTE:

- SEE SHEET 7 FOR ASPHALT TRAIL AND CONCRETE SIDEWALK CONSTRUCTION DETAILS.
- SEE LANDSCAPE ARCHITECT PLANS FOR PAVEMENT AND CRUSHED STONE WALKWAYS.



THE HOMESTEAD GROUP LLC
HOMESTEAD
2025 SITE PLAN WITH
REVISED MAINTENANCE BUILDING

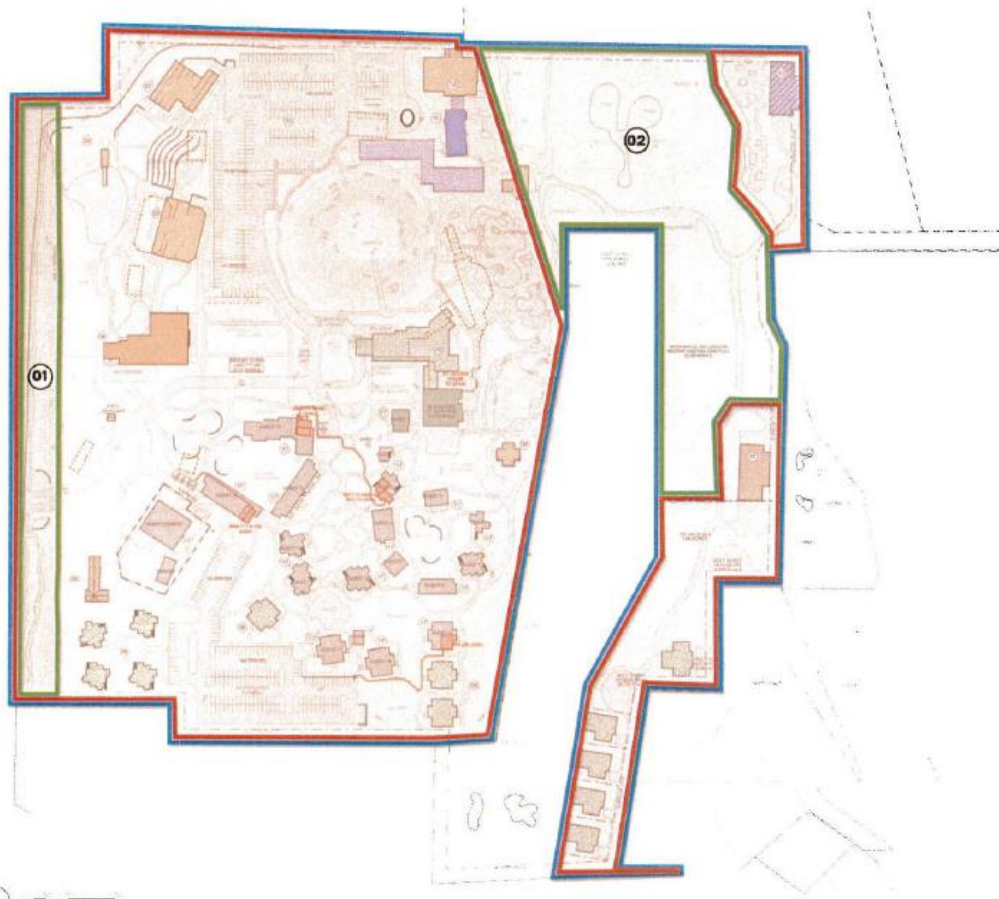


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SERIAL NO. 250000
DATE 29 JAN 2025

DESIGNED BY: PEB
DRAWN BY: DAA
DATE: 29 JAN 2025
REV: 1

EXHIBIT C

OPEN SPACE EXHIBIT IN RESOLUTION 2021-02
SECOND AMENDMENT TO THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT



LEGEND:

- Developable Area
- Resort Core: 51.32 Acres
- Permanent Open Space in Resort Core: 10.53 Acres
- 01 100' Open Space along Homestead Drive: 3.00 Acres
- 02 Golf Course Open Space in Resort Core: 7.53 Acres

NOTE:
Only the Resort Core areas shown on this exhibit may be developed. Golf course open space or open space along Homestead Drive included in the Master Plan is prohibited from development.

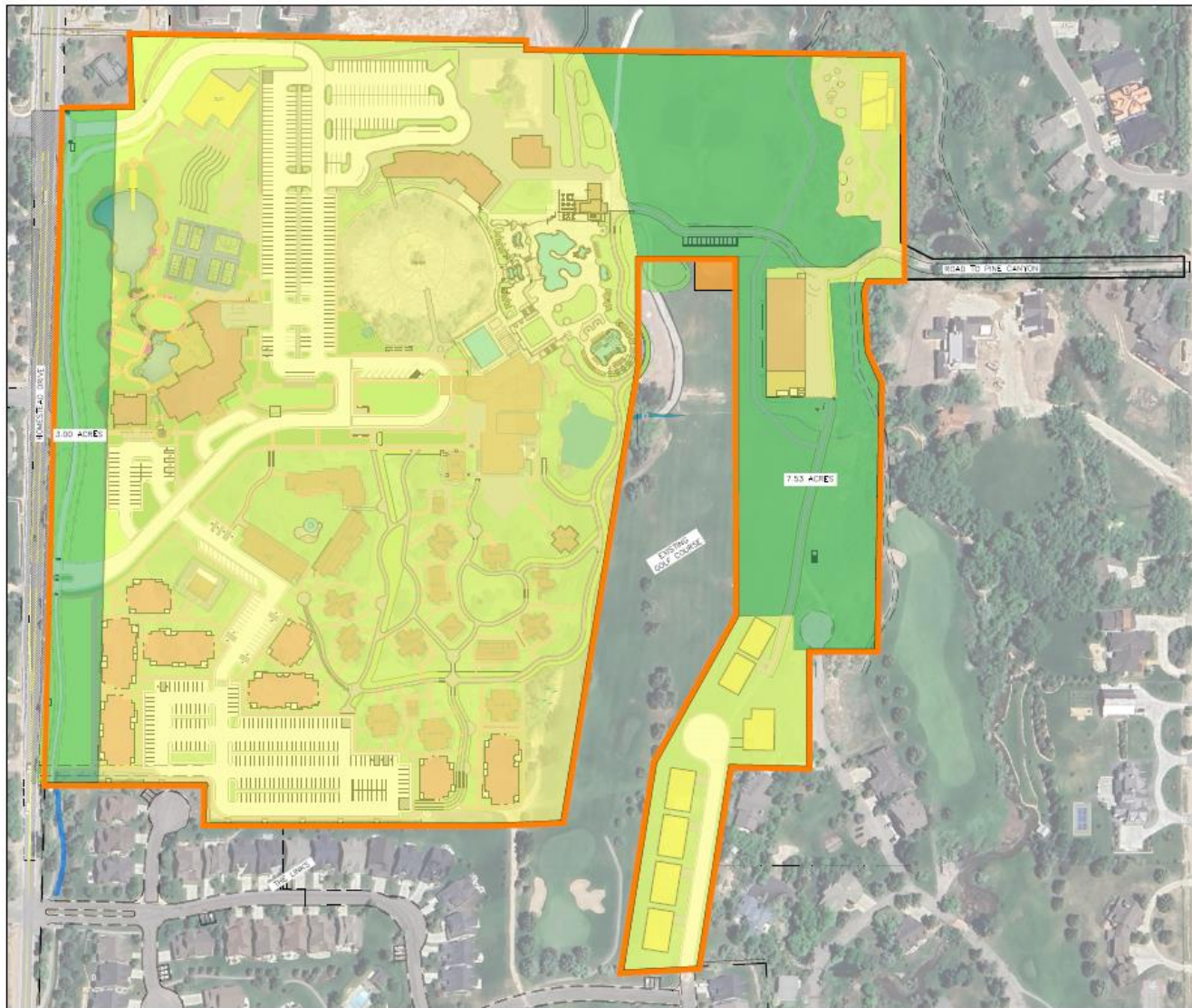


HOMESTEAD RESORT PRELIMINARY PLAN OPEN SPACE & BUILDING AREA
JANUARY 4, 2021

LloydArchitects
FFKR | LANDSCAPE & PLANNING

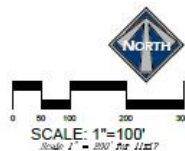
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| | | |
|---|---------------------------|------------|
| THE HOMESTEAD GROUP LLC HOMESTEAD | | |
| OPEN SPACE EXHIBIT IN RESOLUTION 2021-02 | | |
| BLRG ENGINEERING | | |
| 300 E Main St, Suite 204 Midway, UT 84049 ph 435.867.9749 | | |
| DESIGN BY: PDB DRAWN BY: DAA | DATE: 20 JAN 2021 REV: | SHEET 2 |



| | | |
|---|---------------------------------|-------------|
| LEGEND | | |
| | HOMESTEAD RESORT CORE | 50.57 ACRES |
| | OPEN SPACE IN RESORT CORE | 10.53 ACRES |
| | DEVELOPABLE AREA IN RESORT CORE | 38.11 ACRES |

NOTE:
ONLY THE RESORT CORE AREAS SHOWN ON THIS EXHIBIT MAY BE DEVELOPED. GOLF COURSE OPEN SPACE OR OPEN SPACE ALONG HOMESTEAD DRIVE INCLUDED IN THE MASTER PLAN IS PROHIBITED FROM DEVELOPMENT.



THE HOMESTEAD GROUP LLC
HOMESTEAD
REVISED CORE OPEN SPACE
AND BUILDING AREA 2025

BFCO ENGINEERING
380 S Main St, Suite 204
Midway, UT 84049
ph 435.657.9749

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DATE: 1/25/27 P.E.
SPEL NO. 239000
DATE: 29 JAN 2025

DESIGN BY: PDB
DRAWN BY: DAA
DATE: 29 JAN 2025
REV:
SHEET
3



POSSIBLE FINDINGS

- The total amount of open space for the resort core will remain unchanged at 10.53 acres.
- Two neighborhood meetings were held between the developer and surrounding property.
- Vehicle trips on Pine Canyon Road will increase if access is granted for the spa from Pine Canyon Road.

PROPOSED CONDITIONS

1. The number of parking spaces at the spa are limited to 10.
2. Landscaping is installed north of Fairway Drive to discourage unauthorized trips through The Links' private roads.