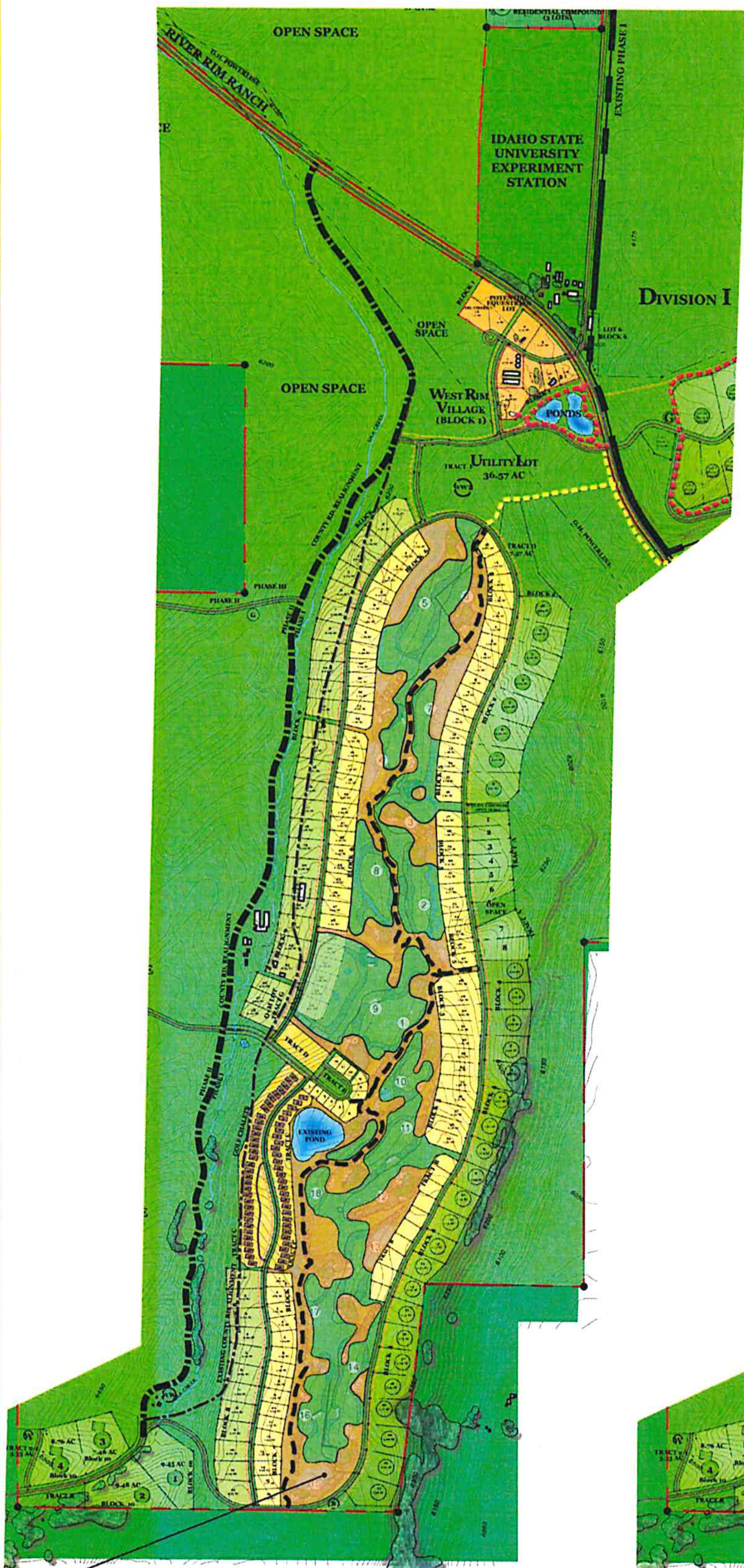
- Existing Plan -
(November 2013)



Golf Area -279 AC (+,-)
Landscape Restoration Plan

- Trail System (8' Wide Gravel)
- New Pond Areas/Riparian Edge Areas
- Native Grass Areas (Golf Spec)
- Agricultural Crop Areas

A) GENERAL GRADING/SHAPING/WATER FEATURE SHAPING IS COMPLETE AND WILL BE RETAINED TO ALLOW FOR FUTURE GOLF COURSE COMPLETION SHOULD THIS OCCUR IN THE FUTURE.
B) LANDSCAPE RESTORATION PLAN TO INCLUDE:
-GRADING/TOPSOILING OF PRACTICE RANGE AREA
-TOPSOIL STOCKPILES ON SITE TO BE USED TO TOPSOIL BARREN AREAS
-SOUTH TO NORTH PATHWAY (8' W GRAVEL) TO BE INSTALLED AND INTERCONNECT WITH EXISTING DIVISION I RIVER ACCESS PATH.
-ALL AREAS TO BE SEEDED WITH NATIVE GRASS MIX (GOLF SPEC.), PONDS OR USED FOR AGRICULTURAL GRAIN/HAY CROPS - SEE PLAN LAYOUT
C) THIS GENERAL PLAN NOT FOR CONSTRUCTION.

North

0 150' 300' 600' 1200'
Scale In Feet

Division II
Phases I-VI
Master Plan Amendment
Teton Valley, Idaho
~ Updated JUNE 6th , 2013 ~
Exhibit A
(PHASE I AREA)

Utilities:
- Waste Water Treatment
- Water Wells
- Water Tank
- Booster Pump Station

Legend:
- River Rim Ranch Division I Property Boundary
- River Rim Ranch Property Boundary
- Teton River
- Road Right of Way/ 24' Asphalt Roads
- TRAIL/PATHWAY CORRIDORS:
  - Existing Trails
  - Proposed Connector Trails
  - Golf/Open Space Trails
- Relocated County Road Alignment (9400W)
- Existing County Road Alignment
- Future Trail Corridor

- Proposed Plan Refinements -
(JUNE, 2016)

Golf Area -279 AC (+,-)
Original Course Layout - 2007

Planning/Design Worksheet

Prepared For:
Mr. David Choo
Prepared By:
Focus Architects
Brett Potter, AIA, LEED AP

Legend:
PROPOSED PLAN REFINEMENTS:

(A) GOLF COURSE/CLUB FACILITIES (TRACT D, E)
-PROPOSED ACTIONS:
1) COMPLETE GOLF COURSE
2) CONSOLIDATE HOUSING UNITS ON CONSOLIDATED TRACTS D (4 AC) AND E (10 AC)
-6 UNITS FROM PRACTICE RANGE (BLOCK 6) AREA
-3 UNITS FROM O+M LOT - TRACT G
-45 UNITS FROM TRACT D
-12 UNITS FROM TRACT E
TOTAL: 66 - REINSTATE 16 ORIGINAL WEST RIM B+B UNITS = 82 UNITS
3) REINSTATE ORIGINAL O+M LOT ENTITLEMENTS FOR OPERATIONS AND MAINTENANCE FUNCTIONS - TRACT G.
4) REINSTATE TRACT E ORIGINAL GOLF VILLAGE ENTITLEMENTS ON CONSOLIDATED TRACT E AND TRACT D FOR CLUB FUNCTIONS.
5) DISCONTINUE SOUTH TO NORTH PATHWAY REQUIREMENT IN GOLF AREA - LANDSCAPE RESTORATION PLAN.

DEVELOPMENT PROGRAM/VISION:
A MIXED USE CLUB VILLAGE (14 AC) WITH OVERNIGHT ACCOMMODATIONS AND SUPPORT OR "INCIDENTAL COMMERCIAL" USES TO SERVE THE RIVER RIM COMMUNITY.
-PROPOSED USES:
-CLUBHOUSE/PRO SHOP
-CART PLAZA / CART STORAGE
-RECEPTION CENTER / CHECK-IN / PROPERTY MANAGEMENT
-MULTI PURPOSE PAVILION / PLAZA / LAWN COMMONS (ACTIVITY TENT)
-82 HOSPITALITY SUITES
-POND AREA DOCK / FISHING AND PADDLE BOATING ACCESS
-BBQ FACILITY
-WEDDING PAVILION
-POOL AREA
-TENNIS COURTS
-SUPPORT CENTER:
-CENTRAL POSTAL
-GENERAL STORE / ESSENTIALS
-DRY CLEANING
-COFFEE SHOP / CAFE

(B) WEST RIM VILLAGE (BLOCK 1)
-PRE-EXISTING CONDITIONS:

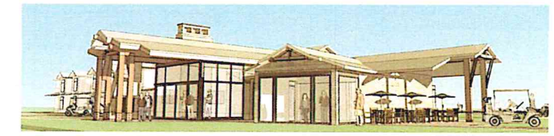
1) FIRE DISTRICT POTENTIAL SITE	1.96 AC, LOT 1A
2) POTATO CELLARS / GRAIN BINS	2.79 AC, LOT 7
3) BRENT HOOPES HOME	1.12 AC, LOT 5
4) PARK / FLY CASTING COURSE / PONDS	10.44 AC, TRACT M
5) EXISTING SALES ADMINISTRATIVE BUILDING	2.40 AC, LOT 8

DEVELOPMENT PROGRAM/VISION:
A MIXED USE SERVICES VILLAGE (13 AC +,- USABLE AREA)

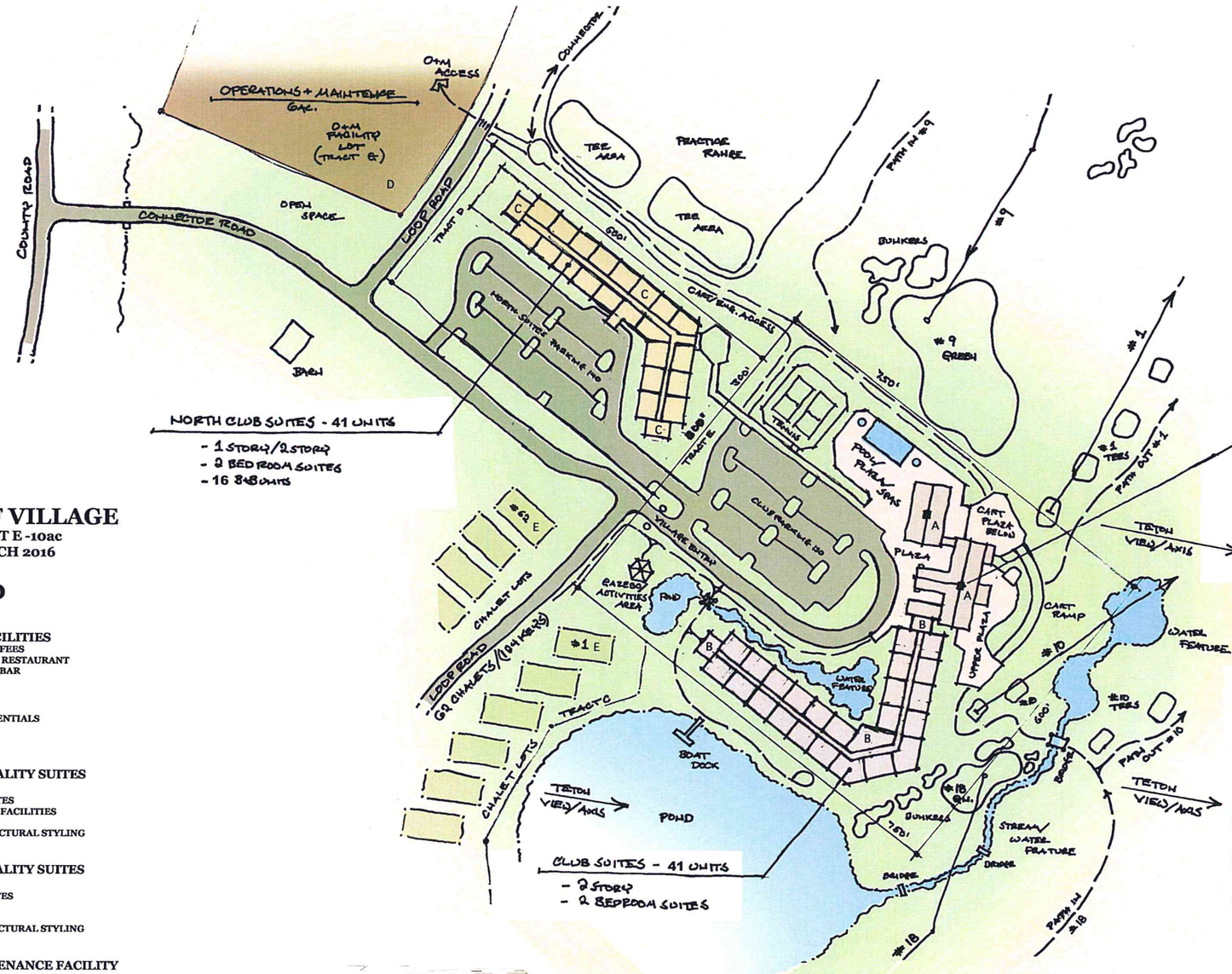
-LOTS 2, 3, 4, 6 AND 8:
- EXISTING SALES/ADMINISTRATION BUILDING (8,000 SQ. FT.)
-RECEPTION / CHECK-IN / PROPERTY MANAGEMENT
-MARKETING / SALES
-ADMINISTRATION / MANAGEMENT OFFICES
-CONFERENCE ROOMS
-RENTAL OFFICE / CONFERENCE
-POTENTIAL SPA / FITNESS CENTER (ADAPTIVE USE)
- SPA/FITNESS CENTER
- COMMUNITY ACTIVITY / WEDDING PAVILION
-BBQ FACILITY
-12 EMPLOYEE/WORKFORCE HOUSING (OPTIONAL)
- WEST RIM PARK - RECREATIONAL USES
- STORAGE UNITS
- STORAGE BARN (BOATS/RVS)
- O+M FACILITIES

DIVISION II

PREPARED FOR: DAVID CHOO
PREPARED BY: FOCUS ARCHITECTS



GOLF CLUB & PROSHOP CONCEPT RENDERING - NTS



NORTH CLUB SUITES - 41 UNITS
- 1 STORY/2 STORY
- 2 BED ROOM SUITES
- 16 8-PLEX UNITS

CENTRAL CLUB FACILITIES
- LOBBY/CHECK IN
- RESTAURANT/LOUNGE/PLAZA
- OFFICE/ADMIN./PROPERTY MGT.
- MEETING/CONFERENCE
- PRO SHOP/CART STORAGE/CART PLAZA
- FITNESS/SPA
- POOL PLAZA
- TENNIS

CLUB SUITES - 41 UNITS
- 2 STORY
- 2 BEDROOM SUITES

RIVER RIM GOLF VILLAGE

TRACT D - 4ac / TRACT E -10ac
WORKSHEET - MARCH 2016

LEGEND

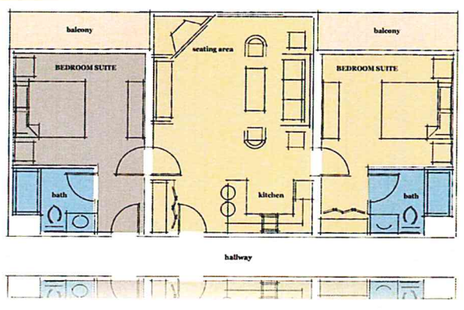
A CENTRAL GOLF CLUB FACILITIES
1. PRO SHOP / RENTAL / GREENS FEES
2. CHECK-IN / MEETING ROOMS / RESTAURANT
3. INDOOR & OUTDOOR DINING / BAR
4. SPA / POOL / FITNESS / TENNIS
5. SUPPORT CENTER:
   - -CENTRAL POSTAL
   - -GENERAL STORE / ESSENTIALS
   - -DRY CLEANING
   - -COFFEE SHOP / CAFE

B SOUTH CLUB - 41 HOSPITALITY SUITES
1. 2 BEDROOM HOSPITALITY SUITES
2. DIRECT CONNECTION TO CLUB FACILITIES
3. 2 STORY MAXIMUM
4. IDAHO VERNACULAR ARCHITECTURAL STYLING

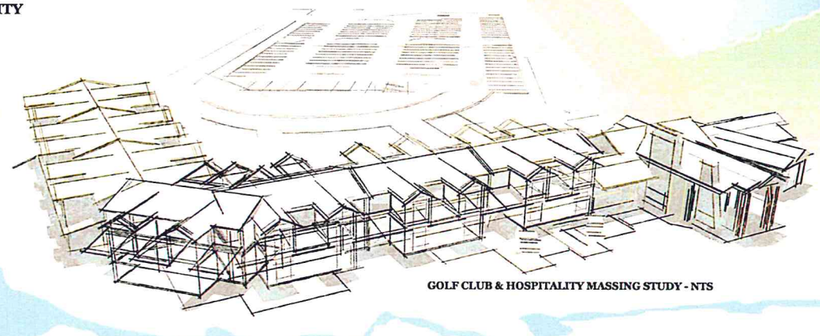
C NORTH CLUB - 41 HOSPITALITY SUITES
1. 2 BEDROOM HOSPITALITY SUITES
2. COMMON ACCESS
3. 2 STORY MAXIMUM
4. IDAHO VERNACULAR ARCHITECTURAL STYLING

D OPERATIONS AND MAINTENANCE FACILITY (TRACT G - 6ac.)
1. GOLF CART STORAGE AND MAINTENANCE
2. EQUIPMENT STORAGE AND REPAIR
3. LANDSCAPE MATERIAL STORAGE

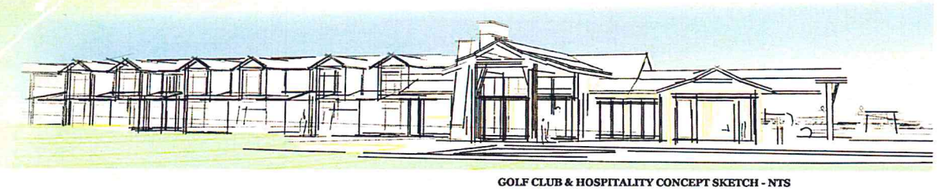
E 62 CHALET LOTS - EXISTING
1. 2 HOSPITALITY SUITES PER UNIT



TYP. HOSPITALITY SUITE CONCEPT - NTS



GOLF CLUB & HOSPITALITY MASSING STUDY - NTS



GOLF CLUB & HOSPITALITY CONCEPT SKETCH - NTS

INCIDENTAL USE:

LOT 8 3.20 AC (MIXED)
LOT 2 2.15 +OR- AC (STORAGE)

OTHER INCIDENTAL:

LOT 1 1.96 AC (FIRE)
LOT 7 2.81 AC (AGRICULTURE)

DIVISION II

PREPARED FOR: DAVID CHOO
PREPARED BY: FOCUS ARCHITECTS

INCIDENTAL USE REVISED LOT CONFIGURATION

LOTS 1-8
WORKSHEET - JUNE 2016

LEGEND

A **EXISTING HEADQUARTERS BUILDING**

INTERIM USES

UPPER LEVEL
1. OFFICE / CONFERENCE / ADMIN.

MAIN LEVEL
1. PRO SHOP / GOLF SUPPORT & OPERATION / SALES / MARKETING / MANAGEMENT
2. COMMUNITY & GOLF SCALED FOOD/BEVERAGE/COFFEE SHOP

LOWER LEVEL
1. SPA-FITNESS / WELLNESS / HOT TUBS

PERMANENT USES

UPPER LEVEL
1. OFFICE / CONFERENCE / ADMIN.

MAIN LEVEL
1. SALES / MARKETING / MANAGEMENT / OPTIONAL FUTURE OFFICE

LOWER LEVEL
1. SPA-FITNESS / WELLNESS / HOT TUBS / OPTIONAL FUTURE OFFICE

B **OPEN LAWN FOR WEDDING EVENTS**

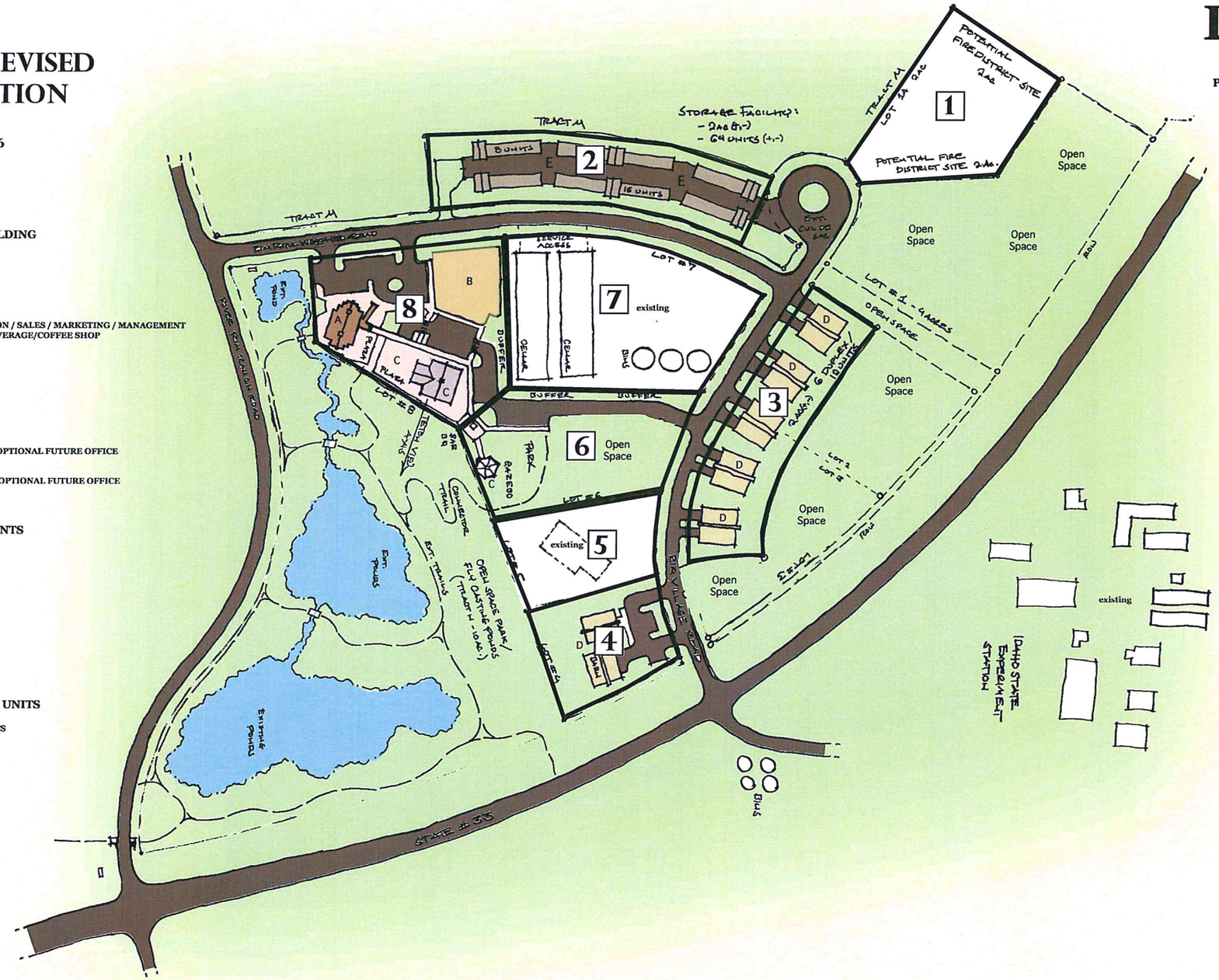
1. MAINTAINED LANDSCAPING

C **RECREATIONAL CENTER**

1. PAVILION / MULTI PURPOSE
2. PATIOS / DECKS
3. WEDDING / EVENTS / BBQ / PARK
4. ACTIVITY GREEN

D **OPTIONAL EMPLOYEE HOUSING UNITS**

1. 12 OPTIONAL EMPLOYEE HOUSING UNITS

E **STORAGE FACILITIES**

1. STORAGE UNITS (SEE DETAIL SHEET)