

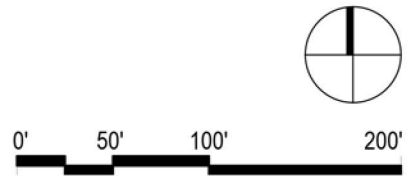
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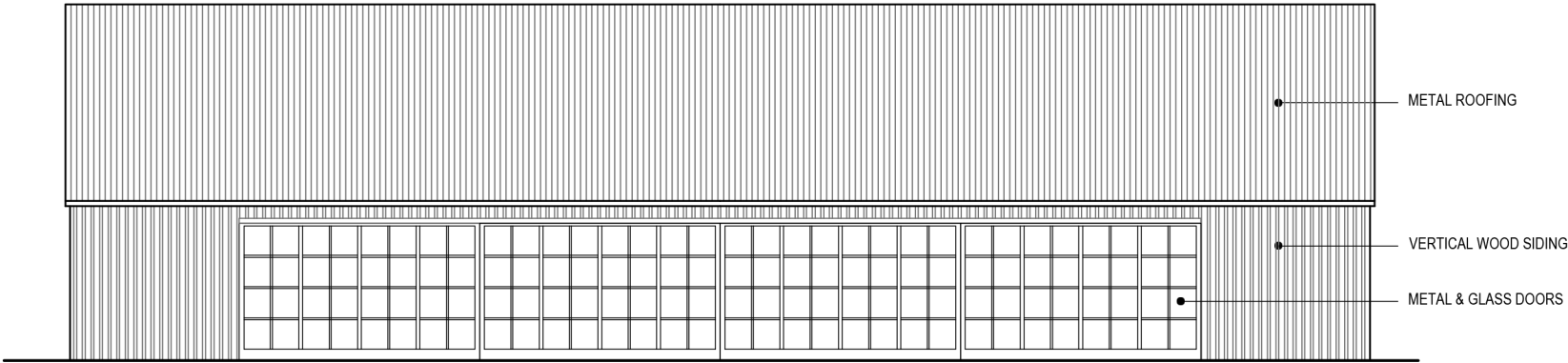
MAHA FARM VILLAGE - COMMERCIAL CLUSTER

BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
SALES CENTER	RESORT COMMERCIAL	RETAIL	3,000 SF	3,300 SF
STAFF BUILDING	RESORT ACCESSORY	SUPPORTING	3,000 SF	1,000 SF
RESTROOMS	RESORT ACCESSORY	SUPPORTING	1,000 SF	500 SF
TRASH ENCLOSURE	RESORT ACCESSORY	SUPPORTING	1,000 SF	
RETAIL PROMENADE	RESORT COMMERCIAL	RETAIL	11,500 SF	16,000 SF
COVERED BRIDGE	AGRICULTURE ACCESSORY	AGRICULTURE RETAIL		3,500 SF
FARMERS MARKET	AGRICULTURE ACCESSORY	AGRICULTURE RETAIL	3,500 SF	4,600 SF
GREENHOUSE	AGRICULTURE	AGRICULTURE	1,000	
GROcery STORE	RESORT COMMERCIAL	RETAIL	5,000 SF	3,000 SF
PARKING LIFT & STAIR	RESORT ACCESSORY	RETAIL SUPPORT	1,000 SF	
VIP LOUNGE & RETAIL	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	3,500 SF	2,000 SF
RESTAURANT MAIN	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	11,000 SF	11,000 SF
RESTAURANT LOWER	RESORT ACCESSORY	KITCHEN	9,000 SF	
RESTAURANT WINE ROOM	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	1,000 SF	
OUTDOOR EVENT SPACE	RESORT COMMERCIAL	OUTDOOR COMMERCIAL	1,500 SF	10,000 SF
OUTDOOR RECREATION	RESORT COMMERCIAL	OUTDOOR RECREATION		7,500 SF
RESTROOMS	RESORT ACCESSORY	SUPPORTING	2,000 SF	2,000 SF
AMPHITHEATER	RESORT ACCESSORY	OUTDOOR ENTERTAINMENT		12,000 SF
WATER TOWERS	RESORT ACCESSORY	UTILITY FACILITY		
GARDENS	AGRICULTURE PRIMARY	AGRICULTURE		18.3 ACRES
GRAND TOTAL			58,000 SF	76,400 SF

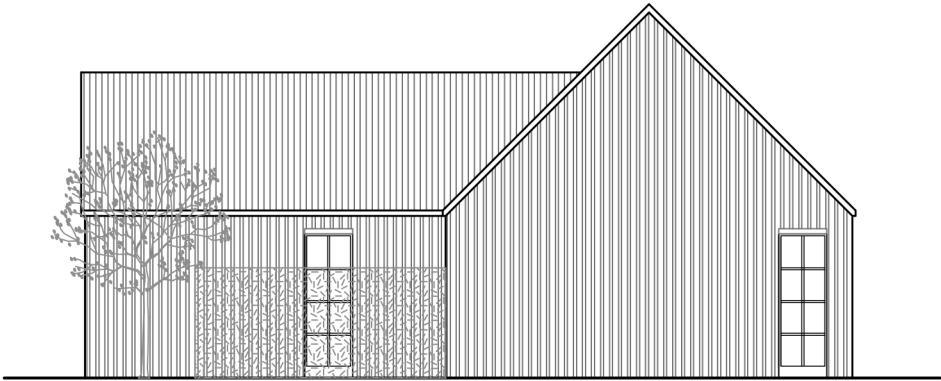
April 15, 2025

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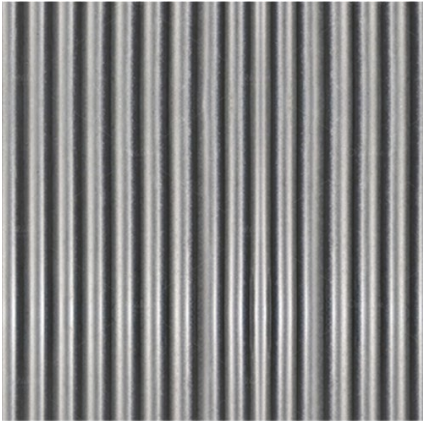
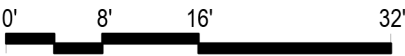




FRONT ELEVATION



SIDE ELEVATION



METAL ROOF



VERTICAL WOOD SIDING

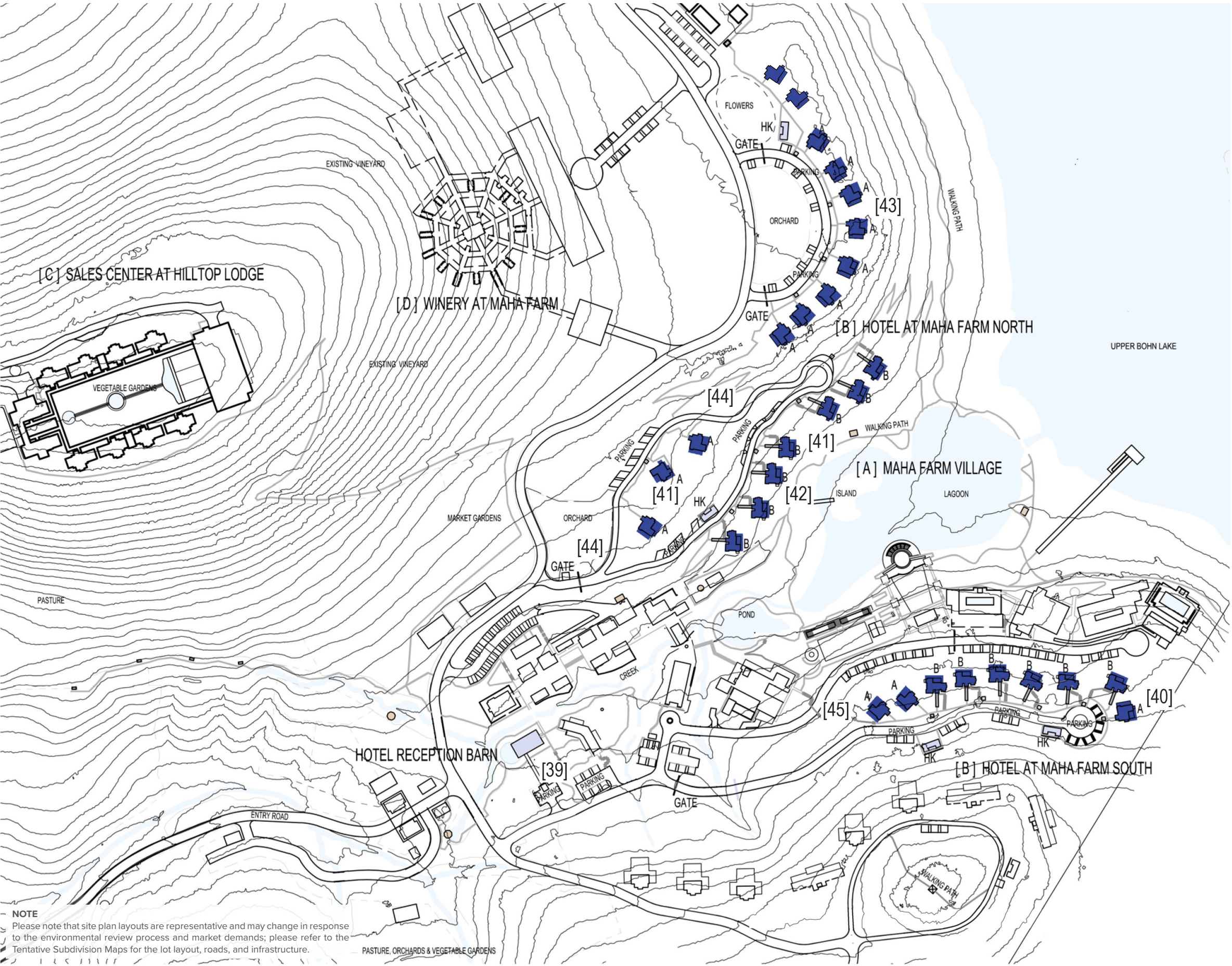


BOARDFORM CONCRETE



EXTERIOR STONE SURFACE

MAHA FARM | MAHA FARM HOTEL [B] LAND USE FLOOR PLANS



COLOR LEGEND

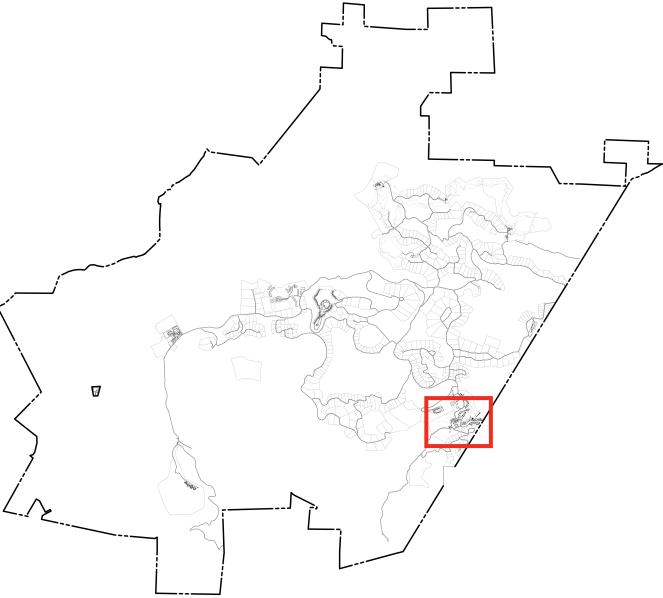
RESORT- PRIMARY

RESORT- UTILITY

RESORT- ACCESSORY

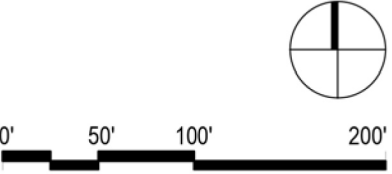
HOTEL AT MAHA FARM

BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
RECEPTION BARN MAIN	RESORT ACCESSORY	RESORT MANAGEMENT	2,000 SF	1,500 SF
RECEPTION BARN LOWER	RESORT ACCESSORY	RESORT MANAGEMENT	3,000 SF	
HOTEL ROOM A COTTAGES	RESORT PRIMARY	HOTEL UNIT	1,400 SF	1,300 SF
			x 14 = 19,600 SF	x 14 = 18,200 SF
HOTEL ROOM B COTTAGES UPPER	RESORT PRIMARY	HOTEL UNIT	1,500 SF	1,000 SF
			x 13 = 19,500 SF	x 13 = 13,000 SF
HOTEL ROOM B COTTAGES LOWER	RESORT PRIMARY	HOTEL UNIT	1,500 SF	400 SF
			x 13 = 19,500 SF	x 13 = 5,200 SF
HOTEL ROOM C COTTAGES	DELETED			
HK HOUSEKEEPING	RESORT ACCESSORY	SUPPORTING	800 SF	500 SF
			x 4 = 3,200 SF	X 4 = 2,000 SF
GATE	RESORT ACCESSORY	SUPPORTING	000 SF	
GRAND TOTAL			66,800 SF	39,900 SF



MAHA FARM | MAHA FARM HOTEL LAND USE FLOOR PLANS

MAHA FARM HOTEL
GUESTS WILL ARRIVE AT THE HOTEL RECEPTION BARN AND BE VALETED TO THEIR INDIVIDUAL HOTEL COTTAGE. TWO TYPES OF COTTAGES ARE PLANNED: COTTAGE 'A' IS A ONE STORY WITH A TRADITIONAL PITCHED ROOF IN A VERNACULAR STYLE. COTTAGE 'B' IS A TWO STORY PITCHED ROOF STRUCTURE WITH LANDSCAPE STEPS TO THE LOWER UNIT AND FOOT BRIDGES TO THE UPPER UNITS. GUESTS WILL BE SHUTTLED FROM THEIR HOTEL ROOMS TO OTHER AREAS OF THE GUENOC VALLEY RESORT FOR RECREATION, ENTERTAINMENT AND FARM-TO-TABLE DINING.



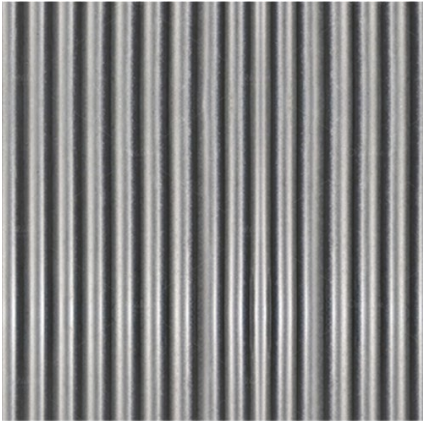
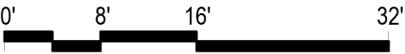
MAHA FARM | TYPICAL HOTEL COTTAGE WITH PITCHED ROOF



FRONT ELEVATION



SIDE ELEVATION



METAL ROOF



VERTICAL WOOD SIDING

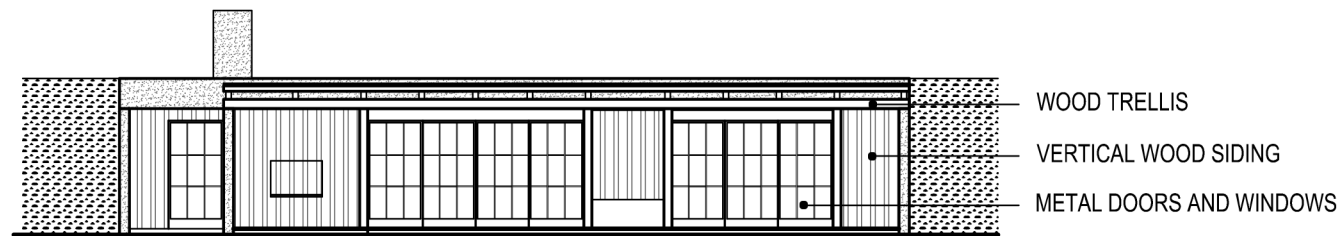


BOARDFORM CONCRETE



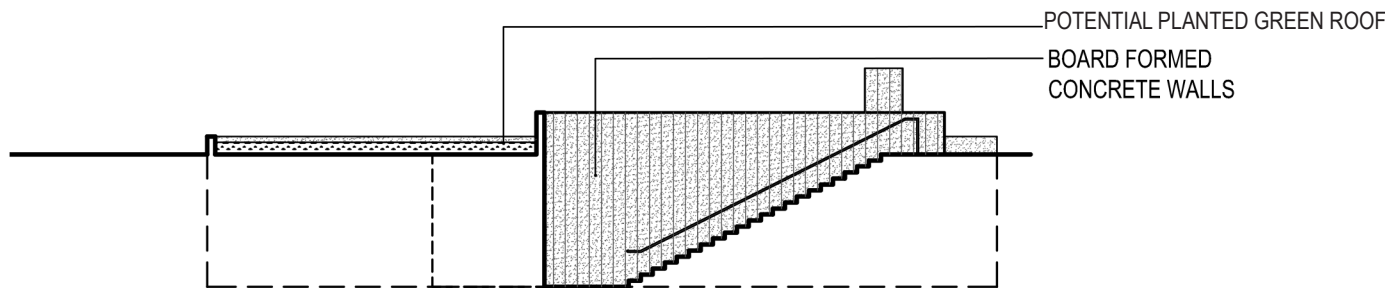
EXTERIOR STONE SURFACE

MAHA FARM | TYPICAL HOTEL COTTAGE WITH PLANTED GREEN ROOF



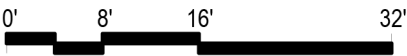
- WOOD TRELLIS
- VERTICAL WOOD SIDING
- METAL DOORS AND WINDOWS

FRONT ELEVATION



- POTENTIAL PLANTED GREEN ROOF
- BOARD FORMED CONCRETE WALLS

SIDE ELEVATION



POTENTIAL GREEN ROOF



VERTICAL WOOD SIDING

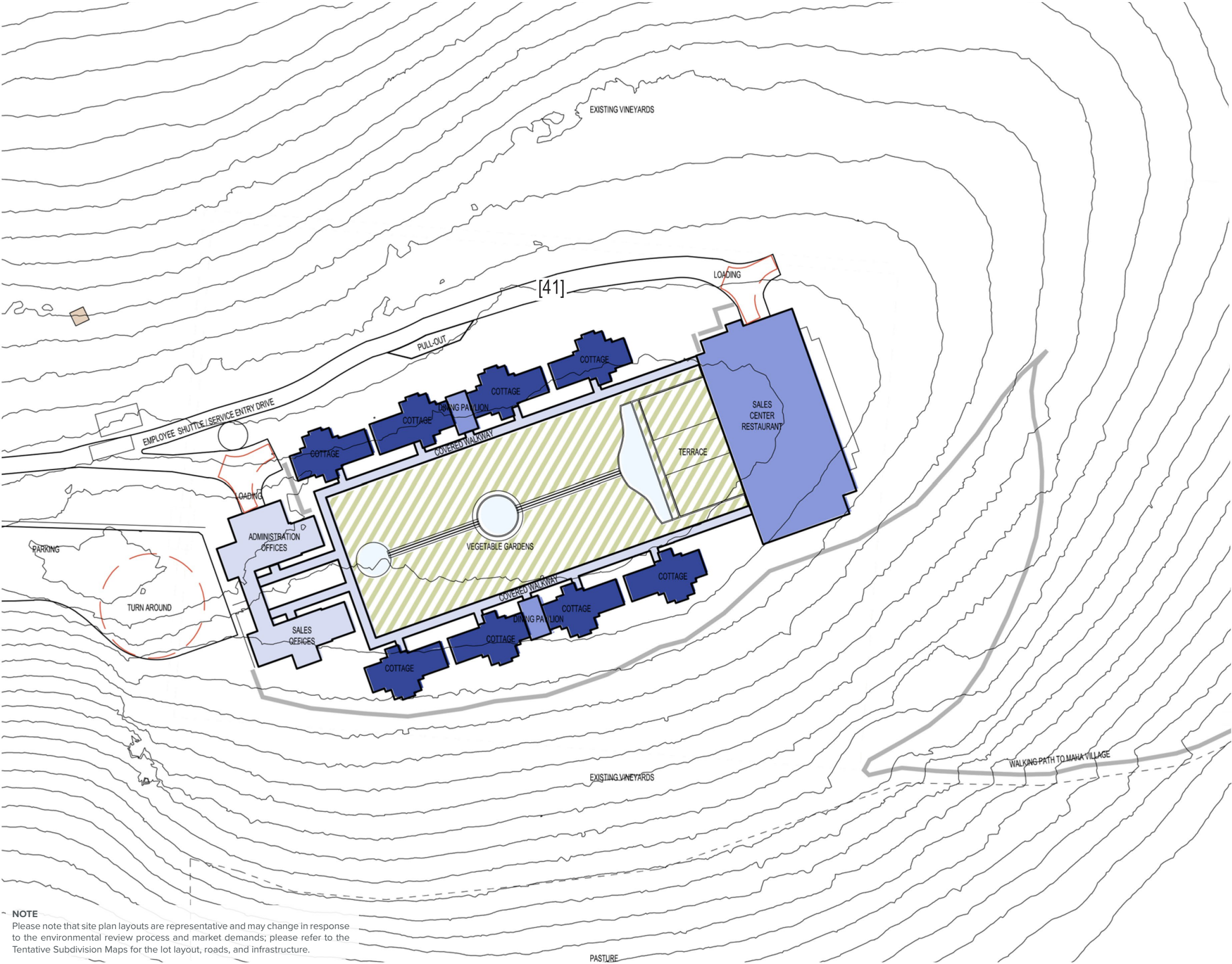


BOARDFORM CONCRETE



EXTERIOR STONE SURFACE

MAHA FARM | SALES CENTER AT THE HILLTOP LODGE [C] LAND USE FLOOR PLANS



RESORT- PRIMARY

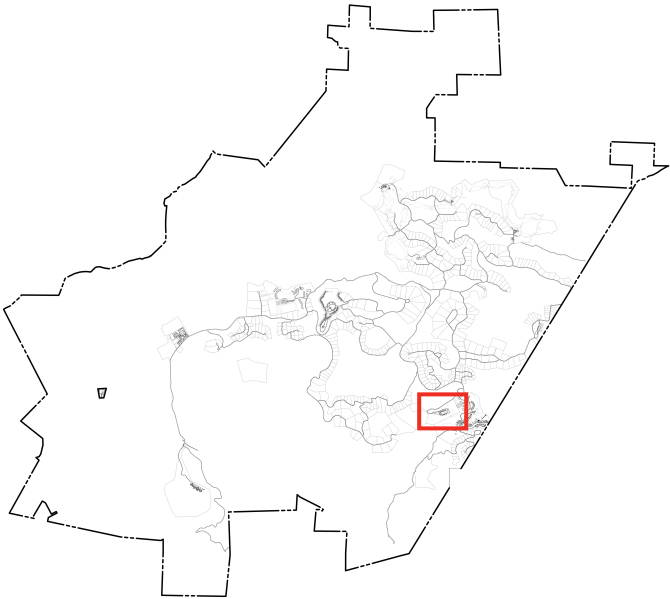
RESORT- COMMERCIAL

RESORT- ACCESSORY

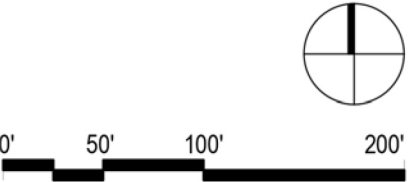
AGRICULTURE- OUTDOOR

UTILITY FACILITY

SALES CENTER AT THE HILLTOP LODGE				
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
SALES OFFICES	RESORT ACCESSORY	MANAGEMENT	4,000 SF	1,000 SF
ADMIN OFFICES MAIN	RESORT ACCESSORY	MANAGEMENT	5,000 SF	1,000 SF
ADMIN OFFICES LOWER	RESORT ACCESSORY	MANAGEMENT	3,600 SF	
DINING PAVILION	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	600 SF	200 SF
DINING PAVILION	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	600 SF	200 SF
COTTAGES	RESORT PRIMARY	HOTEL UNIT	1,725 SF X 8 = 13,800 SF	10,000 SF
RESTAURANT MAIN	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	13,000 SF	5,000 SF
RESTAURANT LOWER	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	12,500 SF	1,500 SF
COVERED WALKWAY	RESORT ACCESSORY	SUPPORTING FACILITY		9,600 SF
FUNICULAR 1	RESORT ACCESSORY	SUPPORTING FACILITY		6,500 SF
VEGETABLE GARDENS	AGRICULTURE PRIMARY	AGRICULTURE 1.2 ACRES		
GRAND TOTAL			53,100 SF	35,000 SF



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MAHA FARM | WINERY AT MAHA FARM [D] LAND USE FLOOR PLANS

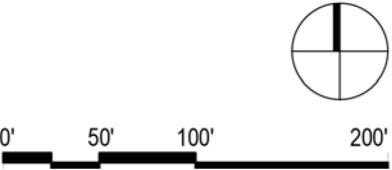
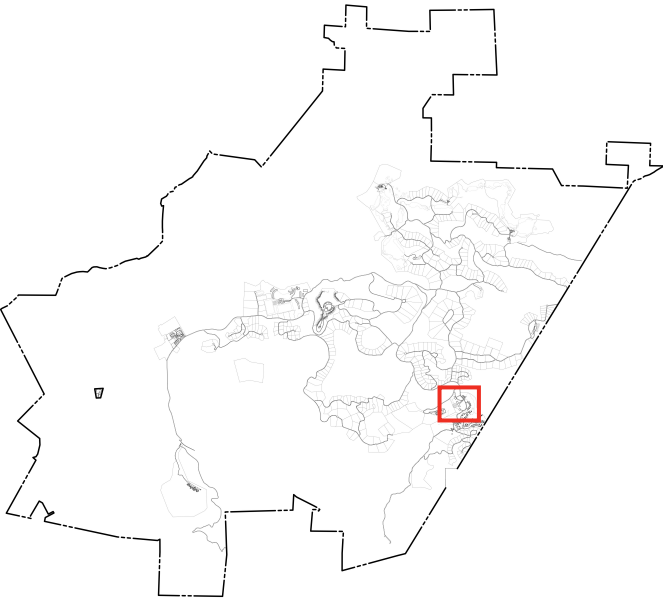


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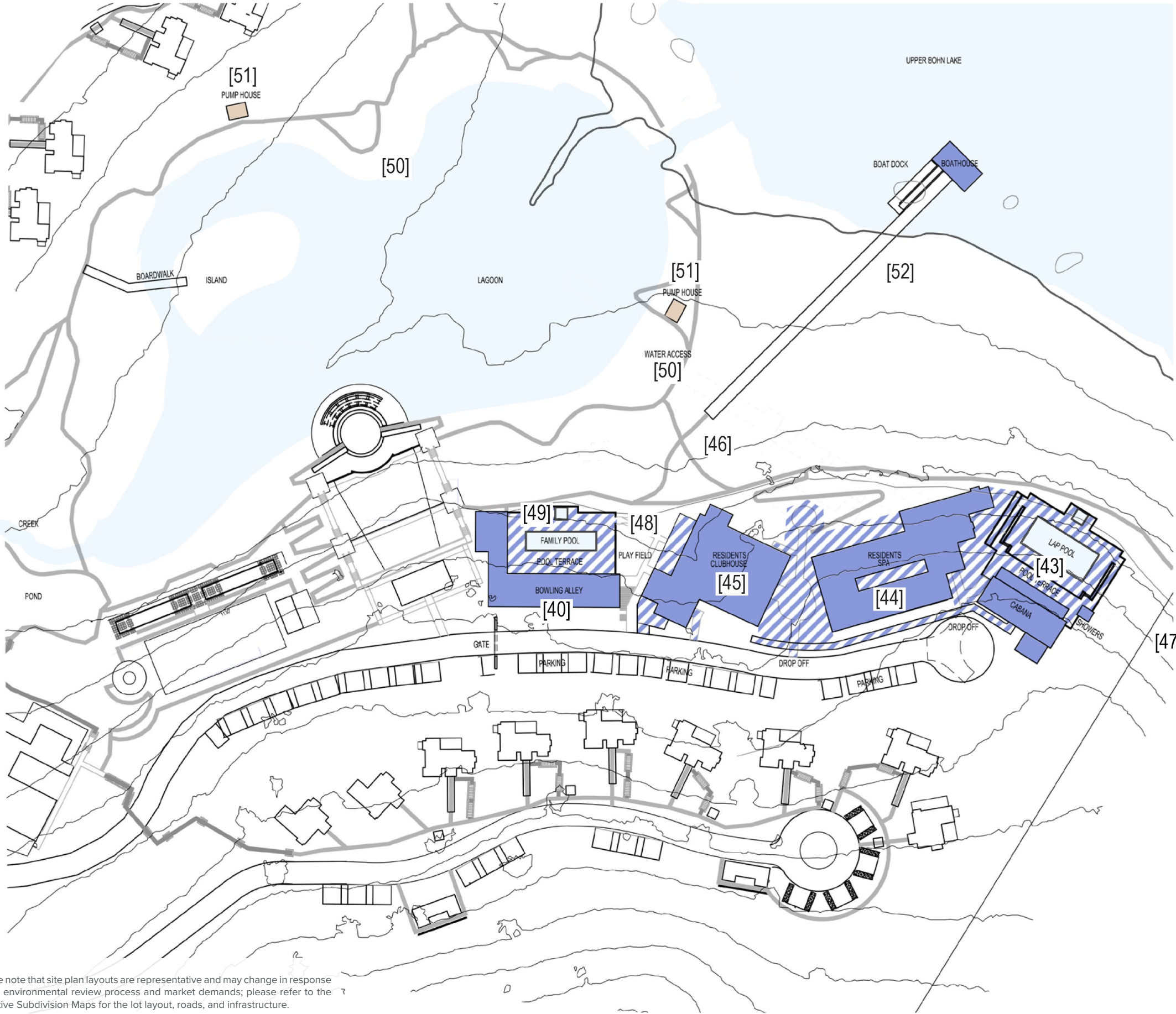
COLOR LEGEND

	AGRICULTURE- ACCESSORY			
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WINERY AT MAHA FARM				
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
WINERY 1 1ST	AGRICULTURE ACCESSORY	WINERY	20,000 SF	6,000 SF
WINERY 1 2ND	AGRICULTURE ACCESSORY	WINERY	8,000 SF	4,000 SF
WINERY 1 3RD	AGRICULTURE ACCESSORY	WINERY	3,000 SF	6,000 SF
WINERY 2	AGRICULTURE ACCESSORY	WINERY	11,000 SF	
CAVES	AGRICULTURE ACCESSORY	WINERY	50,000 SF	
MECHANICAL	AGRICULTURE ACCESSORY	WINERY	6,000 SF	
VINEYARDS	AGRICULTURE PRIMARY	AGRICULTURE		
GRAND TOTAL			98,000 SF	16,000 SF



MAHA FARM | MAHA FARM RESIDENTS CLUB LAND USE FLOOR PLANS



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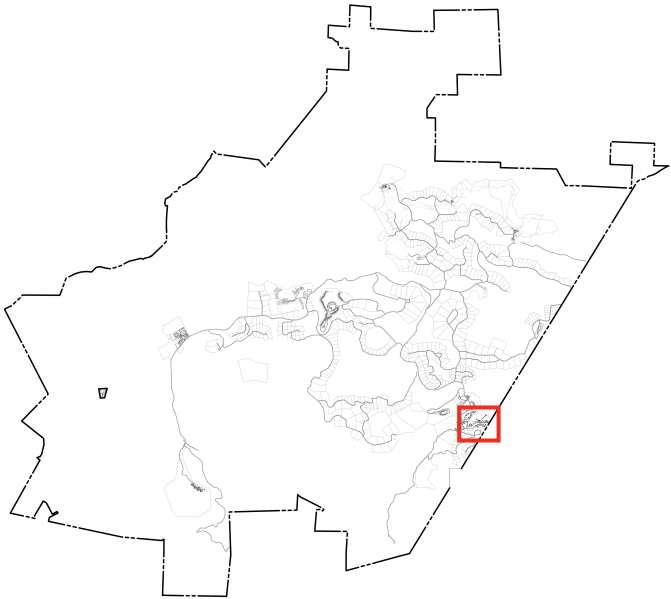
COLOR LEGEND

 RESORT - COMMERCIAL

 RESORT - COMMERCIAL OUTDOOR HARDSCAPE

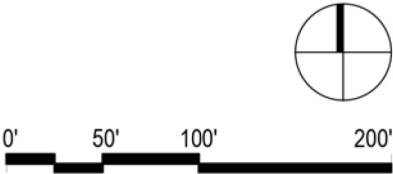
MAHA FARM RESIDENTS CLUB

BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
CABANA	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	3,500 SF	1,000 SF
LAP POOL	RESORT COMMERCIAL	OUTDOOR RECREATION		9,000 SF
SHOWERS	RESORT COMMERCIAL	OUTDOOR RECREATION	1,000 SF	
COVERED WALKWAY	RESORT COMMERCIAL	SUPPORTING		6,000 SF
RESIDENTS CLUB SPA	RESORT COMMERCIAL	INDOOR RECREATION	12,000 SF	2,000 SF
CLUBHOUSE MAIN	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	12,000 SF	6,000 SF
CLUBHOUSE LOWER	RESORT COMMERCIAL	INDOOR ENTERTAINMENT	12,000 SF	1,000 SF
BOWLING	RESORT COMMERCIAL	INDOOR RECREATION	7,000 SF	1,200 SF
FAMILY POOL	RESORT COMMERCIAL	OUTDOOR RECREATION		6,000 SF
BOATHOUSE	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	4,000 SF	
BOAT DOCK	RESORT ACCESSORY	OUTDOOR RECREATION		
WATER ACCESS	RESORT ACCESSORY	OUTDOOR RECREATION		10,000 SF
PLAY FIELD	RESORT ACCESSORY	OUTDOOR RECREATION		18,000 SF
PUMP HOUSES	UTILITY	SUPPORTING	4,000 SF	
GRAND TOTAL			65,500 SF	60,200 SF



MAHA FARM | MAHA FARM RESIDENTS CLUB LAND USE FLOOR PLANS

MAHA FARM RESIDENTS' CLUB
RESIDENTS CAN ENJOY RECREATIONAL COMMUNITY ACTIVITIES IN THE CLUBHOUSE, BOWLING ALLEY AND BOATHOUSE AT THE MAHA FARM PRIVATE RESIDENTS CLUB. THE CLUBHOUSE AND SWIMMING POOL TERRACE OVERLOOK UPPER BOHN LAKE. A PATHWAY AND BOARDWALK CREATES ACCESS FROM THE EMBANKMENT DOWN TO A FIXED ELEVATION BOATHOUSE AND FLOATING DOCKS ON THE LAKE.



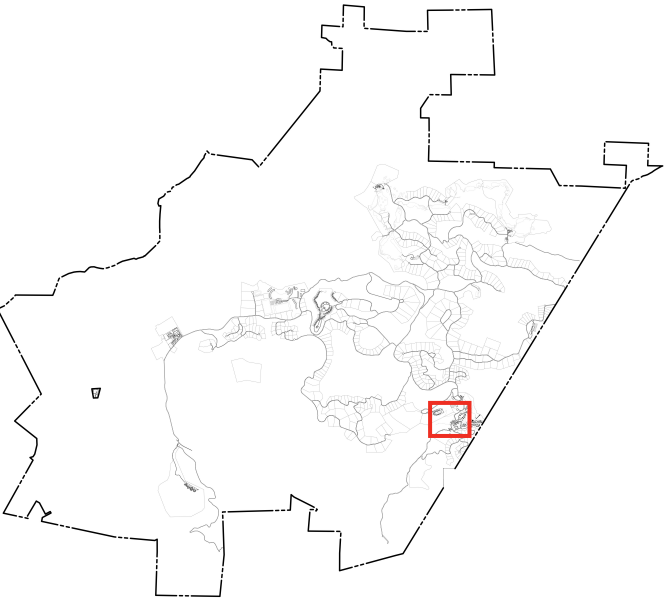
MAHA FARM | MAHA FARM SPECIAL EVENTS [E] LAND USE FLOOR PLANS



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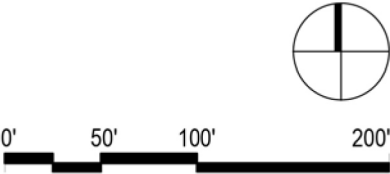
COLOR LEGEND				
	RESORT- COMMERCIAL		AGRICULTURE-OUTDOOR	
	RESORT- ACCESSORY		RESORT- OUTDOOR HARDSCAPE	

MAHA FARM SPECIAL EVENTS CENTER				
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
SPECIAL EVENTS BUILDING	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	3,000 SF	30,000 SF
SUPPORT BUILDING 1	RESORT ACCESSORY	FOOD & BEVERAGE SERVICE	1,500 SF	
SUPPORT BUILDING 2	RESORT ACCESSORY	FOOD & BEVERAGE SERVICE	1,500 SF	
SUPPORT BUILDING 3	RESORT ACCESSORY	FOOD & BEVERAGE SERVICE	500 SF	
SUPPORT BUILDING 4	RESORT ACCESSORY	FOOD & BEVERAGE SERVICE	500 SF	
SUPPORT BUILDING 5	RESORT ACCESSORY	FOOD & BEVERAGE SERVICE	1,500 SF	
GRAND TOTAL			8,500 SF	30,000 SF



MAHA FARM | MAHA FARM SPECIAL EVENTS [E] LAND USE FLOOR PLANS

MAHA FARM SPECIAL EVENTS
THE SPECIAL EVENTS CENTER [E] WILL CREATE AN AREA FOR EVENTS SUCH AS WEDDINGS AND PARTIES. THE SITE WILL FEATURE A LARGE SHADY OUTDOOR TERRACE FOR GATHERINGS. CUT FLOWERS WILL BE CULTIVATED NEARBY TO ENHANCE HABITAT FOR THREATENED BUTTERFLIES AND OTHER POLLINATORS. STORMWATER FROM CULTIVATED AREAS WILL BE APPROPRIATELY RETAINED AND TREATED. AN OLD RANCH ROAD WILL BE USED AS A WALKING TRAIN FROM THE HOTEL COTTAGES TO THE OUTDOOR EVENTS CENTER.



MAHA FARM | ESTATE WINERY LAND USE FLOOR PLANS



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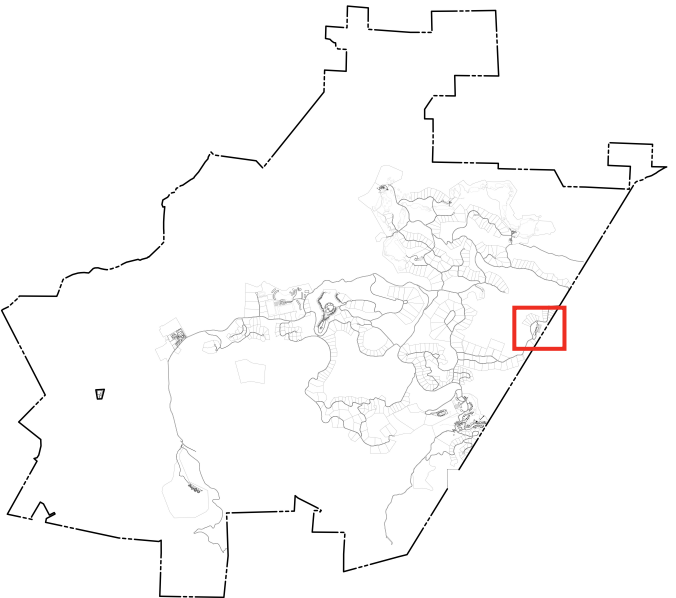
COLOR LEGEND

AGRICULTURE- ACCESSORY

UTILITY STRUCTURE

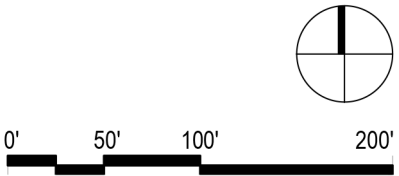
ESTATE WINERY

BUILDING NAME	GENERAL UTIE	SPECIFIC USE	INDOOR	OUTDOOR
FERMENTATION	AGRICULTURE ACCESSORY	WINERY	28,200 SF	
CAVES	AGRICULTURE ACCESSORY	WINERY	35,000 SF	
MECHANICAL	AGRICULTURE ACCESSORY	UTILITY	4,000 SF	1,800 SF
HOSPITALITY	AGRICULTURE ACCESSORY	WINERY	5,000 SF	9,000 SF
ADMINISTRATION	AGRICULTURE ACCESSORY	WINERY	5,000 SF	
GRAND TOTAL			77,200 SF	10,800 SF

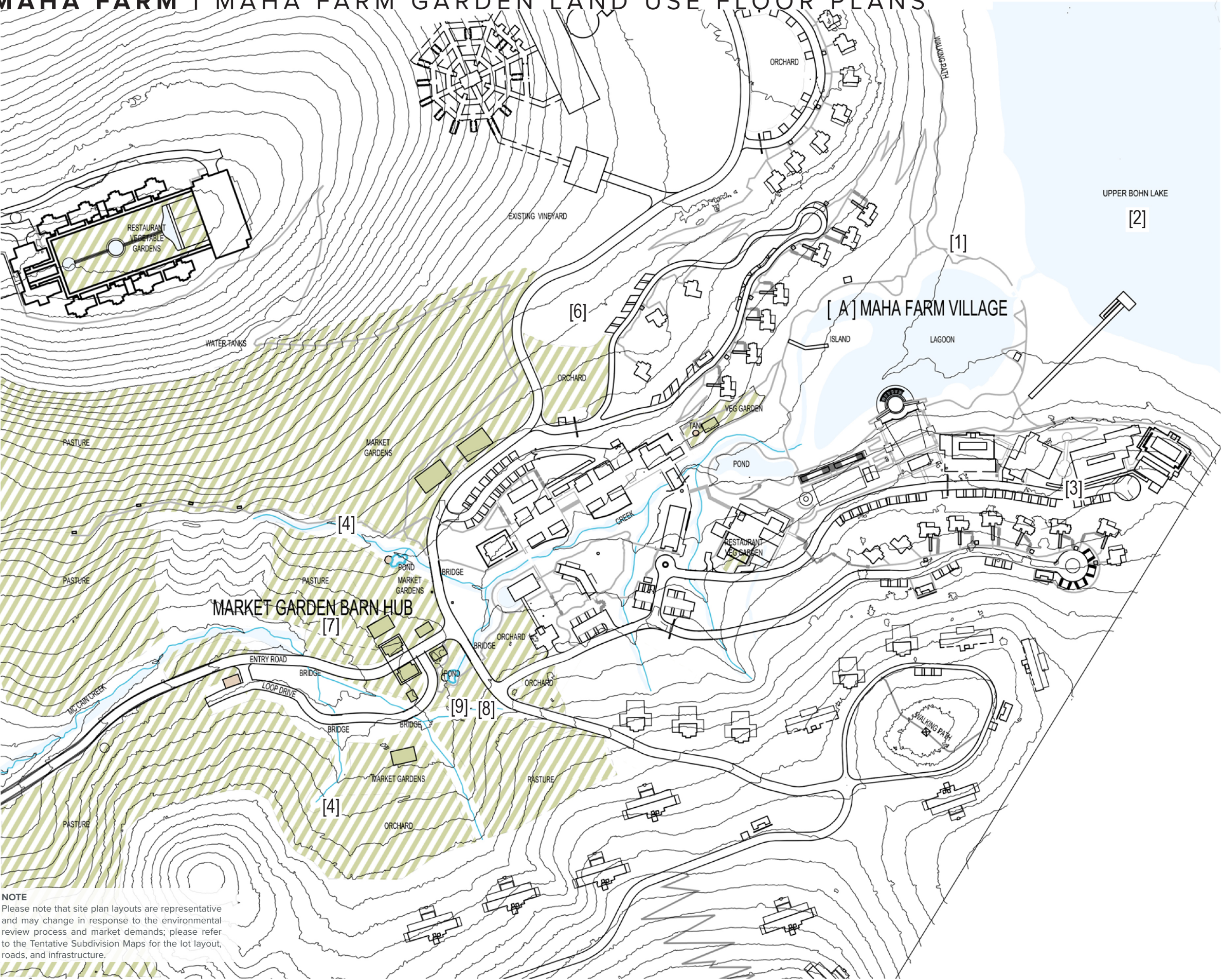


MAHA FARM | ESTATE WINERY LAND USE FLOOR PLANS

ESTATE WINERY
GUESTS CAN ENJOY THE FRUITS OF THE PRODUCTIVE VINEYARDS SURROUNDING THIS SMALL BOUTIQUE WINERY. MULTIPLE LEVELS ALLOW INDOOR AND OUTDOOR WINE TASTINGS PAIRED WITH FOOD GROWN IN THE MAHA FARM ORCHARDS AND GARDENS. FOOD AND WINE HOSPITALITY IS ALSO ENVISIONED IN ROOMS CARVED FROM THE BARREL STORAGE CAVES. A FUNICULAR ALLOWS GUESTS VISITING THE SALES CENTER AT THE HILLTOP LODGE TO EASILY ACCESS THE WINERY.



MAHA FARM | MAHA FARM GARDEN LAND USE FLOOR PLANS



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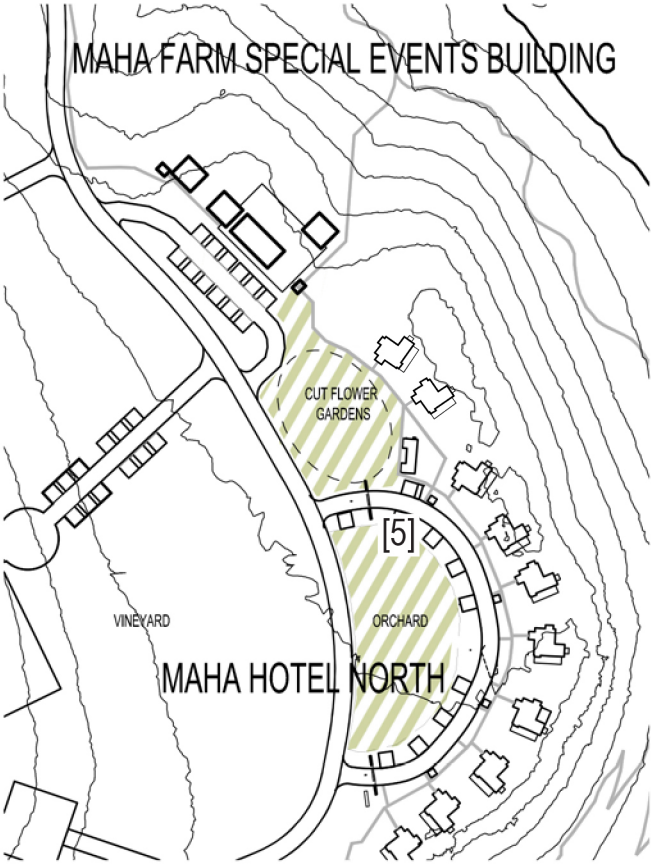
COLOR LEGEND

AGRICULTURE- OUTDOOR

AGRICULTURE- ACCESSORY

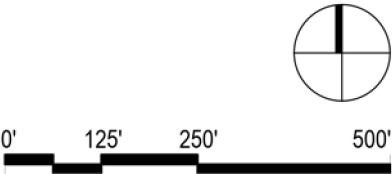
MAHA FARM VEGETABLE GARDENS & ORCHARDS

NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
MAHA RESTAURANT VEGETABLE GARDENS	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	1.5 ACRES
MARKET GARDEN BARN HUB	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	7.3 ACRES
ORCHARD	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	3.8 ACRES
ANIMAL PASTURES	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	40 ACRES
FLOWER GARDENS	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	0.8 ACRES
SALES CENTER VEGETABLE GARDENS	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	1.2 ACRES
GRAND TOTAL			000 SF	up to 54.6 ACRES



MAHA FARM | MAHA FARM SPECIAL EVENTS BUILDING

MAHA FARM GARDEN
THE FARM-TO-TABLE CONCEPT FOR THE RESTAURANTS AND HOTEL SERVICE OFFERED BY THE RESORT IS SUPPORTED BY EXTENSIVE VEGETABLE GARDENS, CULTIVATED NATIVE PLANT FORAGING AREAS AND FRUIT & NUT ORCHARDS LOCATED IN MAHA FARM. THE PRODUCTIVE GROWING AREAS ARE LOCATED IN AND AROUND THE VILLAGE, CENTERED ON THE MARKET GARDEN BARN HUB, AS WELL AS A SHOWCASE RESTAURANT GARDEN AT THE HILLTOP LODGE.

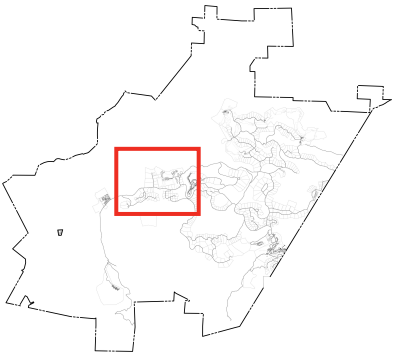




Equestrian—Figueras Design Group

Redesigning a historical use within the Guenoc Valley required a respectful and honest dialogue between the current and proposed architecture to include world class equestrian facilities and stables as well as the Lodge for social activities. The equestrian area will be centered on the element of water. The buildings could blend with the landscape through potential implementation of green roofs that imply buildings as an extension of the landscape. The natural materials of stone, concrete, and wood will create a restrained aesthetic expression.

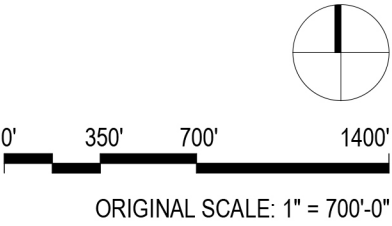
EQUESTRIAN CENTER | LAND USE CLUSTER MAP



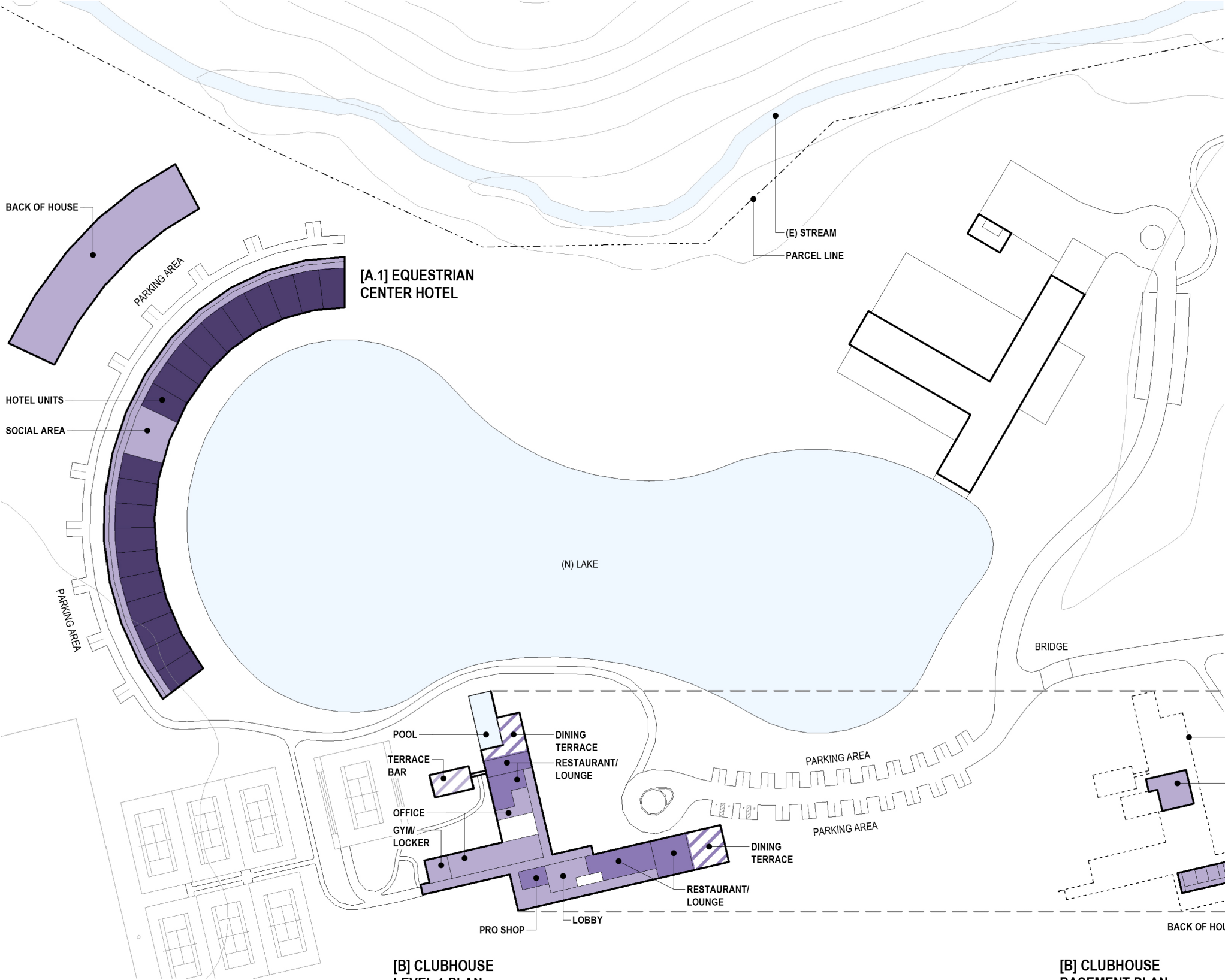
COLOR LEGEND	
	RESORT - PRIMARY
	RESORT - COMMERCIAL
	RESORT - ACCESSORY
CLUSTER USES	
50	HOTEL UNITS
67 TOTAL	RESIDENTIAL VILLAS
FACILITIES	
[A] EQUESTRIAN CENTER HOTEL	
[B] POLO CLUB HOUSE	
[C] EQUESTRIAN STABLES	
[D] PONY CAMP	
[E] INDOOR ARENA	

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Plan numbering shown on this cluster plan is intended to show quantities only, final lot numbers and designations will be shown on the Subdivision Maps for permitting and recording.



EQUESTRIAN CENTER | [B] CLUBHOUSE LAND USE FLOOR PLANS



COLOR LEGEND					
INDOOR	OUTDOOR				
		RESORT - PRIMARY			
		RESORT - COMMERCIAL			
		RESORT - ACCESSORY			

EQUESTRIAN CENTER WEST					
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR	TOTAL
[A.1] HOTEL	HOTEL UNIT	HOTEL ROOM [50] 20 UNITS X 1,590 SF	35,000 SF	0 SF	72,500 SF
	RESORT MANAGEMENT	LOBBY/CIRCULATION	11,600 SF	0 SF	
	RESORT SUPPORT	BACK OF HOUSE	22,000 SF	0 SF	
	ENTERTAINMENT	SOCIAL AREAS	3,900 SF	0 SF	
[A.1 , A.2, A.3] HOTEL TOTAL					156,700 SF

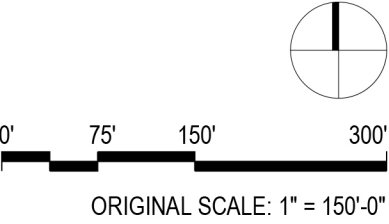
[B] CLUBHOUSE					48,500 SF
RETAIL	PRO SHOP	900 SF	0 SF		
FOOD & BEVERAGE	RESTAURANT/LOUNGE	10,600 SF	0 SF		
FOOD & BEVERAGE	DINING TERRACE	0 SF	4,700 SF		
FOOD & BEVERAGE	TERRACE BAR	0 SF	1,800 SF		
RESORT MANAGEMENT	LOBBY	10,100 SF	0 SF		
RESORT MANAGEMENT	OFFICE	4,100 SF	0 SF		
RESORT SUPPORT	BACK OF HOUSE	4,700 SF	0 SF		
RESORT SUPPORT	OFFICE	1,200 SF	0 SF		
ENTERTAINMENT	FIRE PIT	300 SF	0 SF		
ENTERTAINMENT	GAME ROOM	2,300 SF	0 SF		
RECREATION	GYM/LOCKER	1,000 SF	0 SF		
RECREATION	OUTDOOR POOL	0 SF	3,600 SF		
RECREATION	POOL DECK	0 SF	3,200 SF		
GRAND TOTAL					121,000 SF

DESCRIPTION
The Clubhouse, the heart of the equestrian Center is strategically located between the main polo field and the new projected lake. The building is conceived with two main perpendicular wings. One parallel to the central polo field and the other extending towards the lake. Including large windows with spectacular views towards the natural landscape, stunning potential planted roofs, and internal patios will enhance the experience of living in such a magnificent environment.

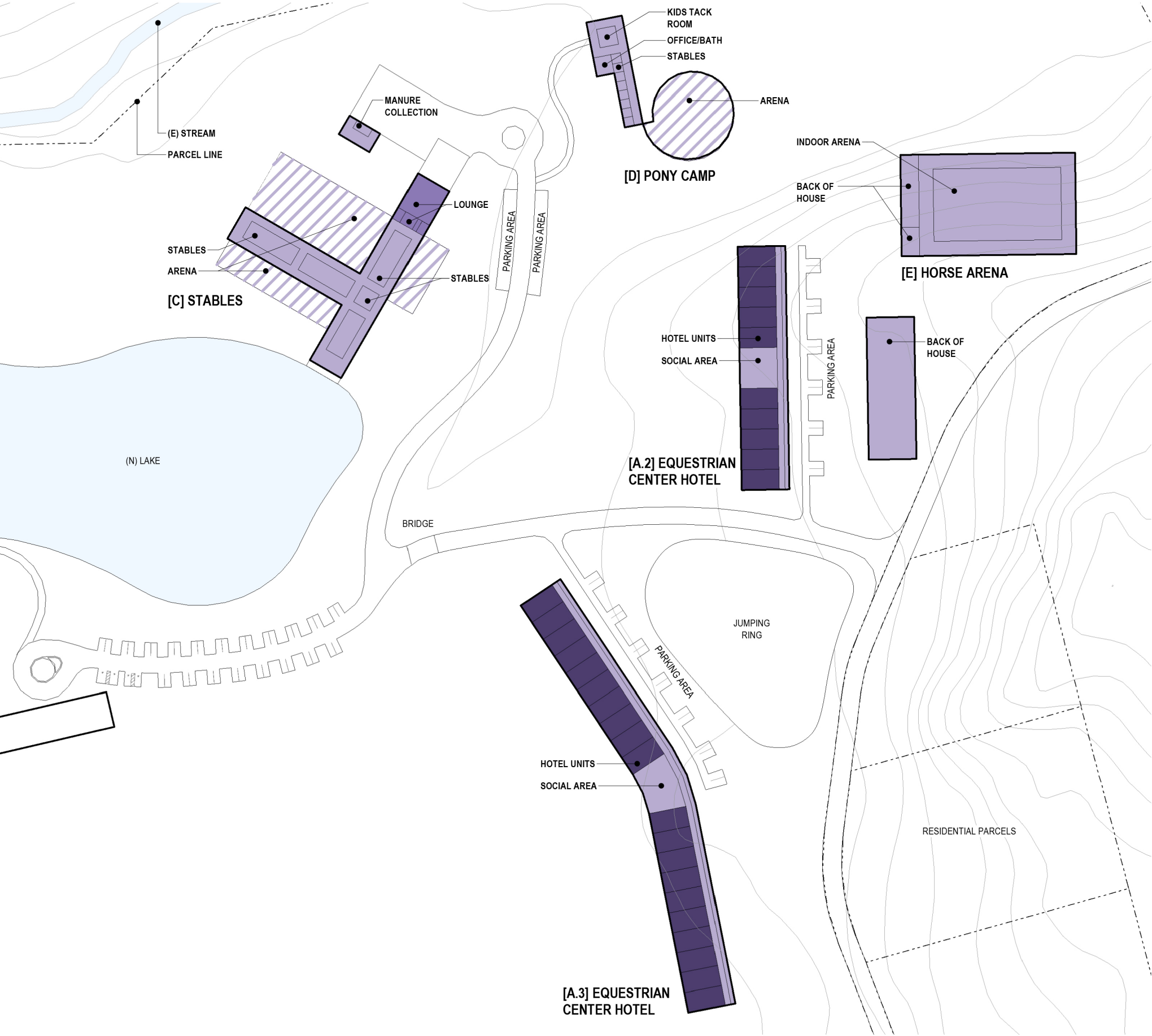
Members will enjoy drinks or lunch while watching a polo match from the restaurant and the terraces that overlook the field. They will also be able to stop at the exclusive tack shop to purchase riding apparel and equipment. Centrally located is the club's office where guest can get assistance booking a polo practice or a riding class.

After competition, polo players and riders will be able to have a drink and socialize at the bar, take a massage at the spa, or shower and change the wooden lined locker rooms. Adult members could also enjoy a garden roof terrace with a singular infinity pool and bar lounge while unwinding and watching polo games. On the north wing, families will be able to relax and gather around the swimming pool or the restaurant overlooking the lake and mountains.

NOTE
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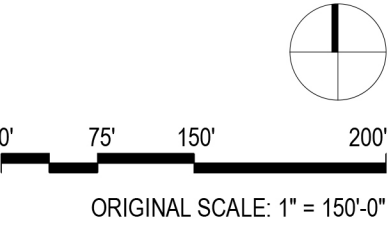
EQUESTRIAN CENTER I [C,D,E] STABLE LAND USE FLOOR PLANS



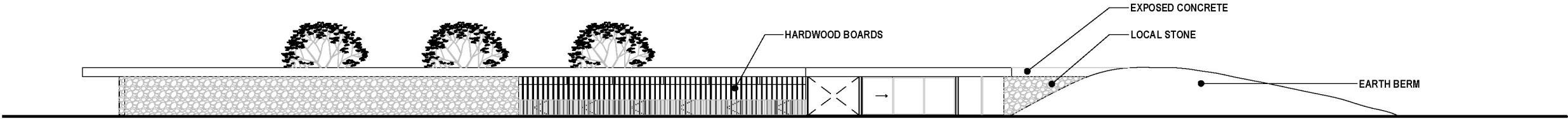
COLOR LEGEND			
INDOOR	OUTDOOR		
		RESORT - PRIMARY	
		RESORT - COMMERCIAL	
		RESORT - ACCESSORY	

EQUESTRIAN CENTER EAST					
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR	TOTAL
[A.2] HOTEL	HOTEL UNIT	HOTEL ROOM [50] 10 UNITS x 1,460 SF	16,100 SF	0 SF	38,700 SF
	RESORT MANAGEMENT	LOBBY/CIRCULATION	5,200 SF	0 SF	
	RESORT SUPPORT	BACK OF HOUSE	14,200 SF	0 SF	
	ENTERTAINMENT	SOCIAL AREAS	3,200 SF	0 SF	
[A.3] HOTEL	HOTEL UNIT	HOTEL ROOM [50] 20 UNITS x 1,460 SF	32,100 SF	0 SF	45,500 SF
	RESORT MANAGEMENT	LOBBY/CIRCULATION	9,900 SF	0 SF	
	RESORT SUPPORT	BACK OF HOUSE	0 SF	0 SF	
	ENTERTAINMENT	SOCIAL AREAS	3,500 SF	0 SF	
[A.1 , A.2, A.3] HOTEL TOTAL					156,700 SF
[C] STABLES	BACK OF HOUSE	MANURE COLLECTION	1,600 SF	0 SF	58,600 SF
	RECREATION	STABLES	23,000 SF	0 SF	
	RECREATION	ARENA	0 SF	30,100 SF	
	FOOD & BEVERAGE	LOUNGE	3,900 SF	0 SF	
[D] PONY CAMP	RESORT SUPPORT	OFFICE/BATH	700 SF	0 SF	18,700 SF
	ENTERTAINMENT	KIDS TACK ROOM	700 SF	0 SF	
	RECREATION	STABLES	4,900 SF	0 SF	
	RECREATION	ARENA	0 SF	12,400 SF	
[E] HORSE ARENA	RESORT SUPPORT	BACK OF HOUSE	3,300 SF	0 SF	33,000 SF
	RECREATION	INDOOR HORSE ARENA	29,700 SF	0 SF	
GRAND TOTAL					194,500 SF

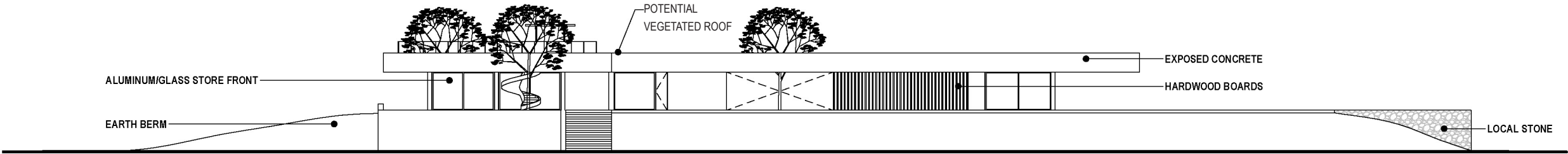
NOTE
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EQUESTRIAN CENTER | ELEVATIONS

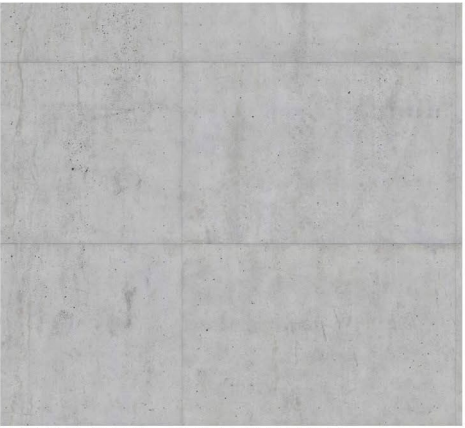


STABLES EAST ELEVATION



CLUBHOUSE EAST ELEVATION

0' 16' 32' 64'
ORIGINAL SCALE: 1/32" = 1'-0"



EXPOSED CONCRETE



HARDWOOD BOARDS



LOCAL STONE



HARDWOOD FLOORING

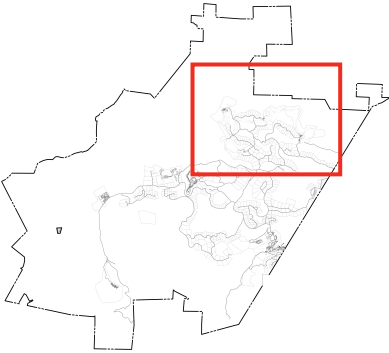
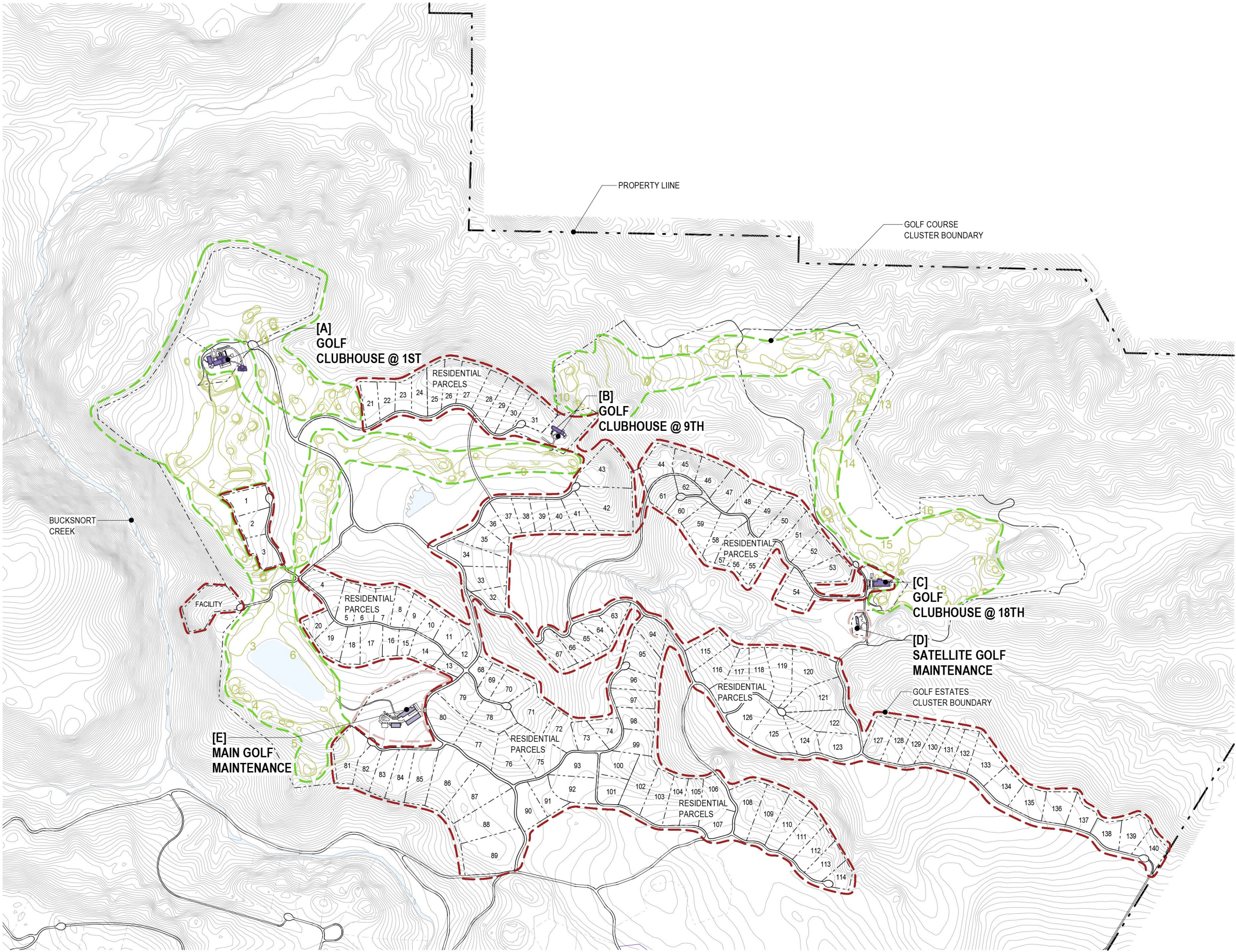


Denniston Golf Estates - Denniston International

Guests arrive at a lower level and are introduced to the landscape which they will traverse in a curated procession to the Main Lodge. Amenities such as a lounge, bar, dining room, library, and boutique occur under one roof at the Main Lodge. Derived from local Native American dwellings, the round shape allows for maximum views from its circumference and takes advantage of the resulting internal courtyard, which offers a prime location for special dinners and events.



DENNISTON GOLF ESTATES | LAND USE CLUSTER MAP



COLOR LEGEND

- RESORT - PRIMARY
- RESORT - COMMERCIAL
- RESORT - ACCESSORY

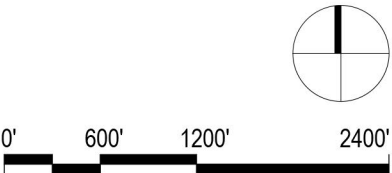
CLUSTER USES

- 140 TOTAL RESIDENTIAL VILLAS AND RESORT RESIDENTIAL UNITS. BROKEN DOWN AS FOLLOWS. FINAL LOT DESIGNATION TO BE DETERMINED AT PERMITTING.
- 7 RESORT RESIDENTIAL UNITS
 - 133 RESIDENTIAL VILLAS
- FACILITIES
- GOLF COURSE
 - [A] GOLF COURSE - 1ST CLUBHOUSE
 - [B] GOLF COURSE - 9TH CLUBHOUSE
 - [C] GOLF COURSE - 18TH CLUBHOUSE
 - [D] & [E] GOLF COURSE MAINTENANCE

NOTE

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ORIGINAL SCALE: 1" = 1200'-0"

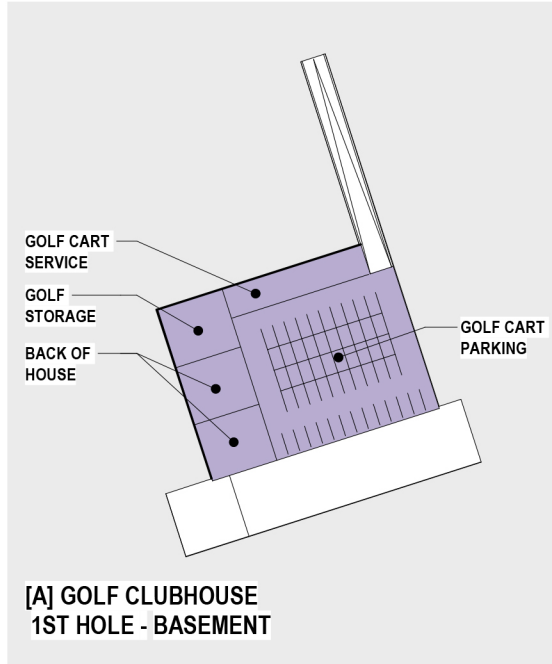
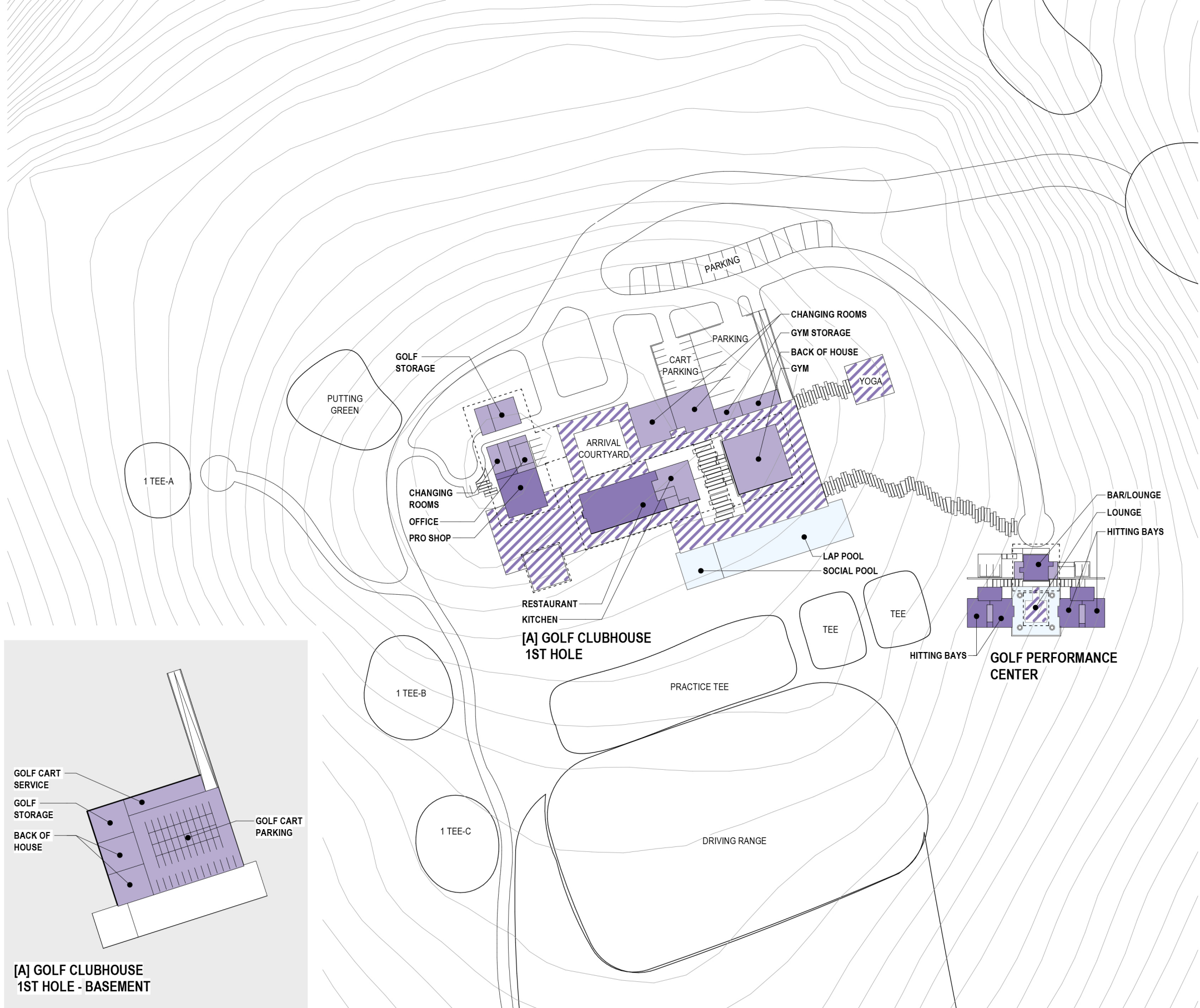
Renaissance Golf Course - Tom Doak

The design of these buildings aims to create harmony with the natural context through the implementation of materials, finishes and careful detailing that carry on the architectural language set forth by the Main Lodge. The first and 18th Golf Clubhouses integrate lounge, bar and dining areas for the use of its members. The clubhouse at the ninth hole is highlighted by sculptural landscape and integrated building form creating a unique event space with views along the cliff line.

The Golf Maintenance buildings, while housing utilitarian and practical support aspects, will reflect the homestead feel of the main back of house program.



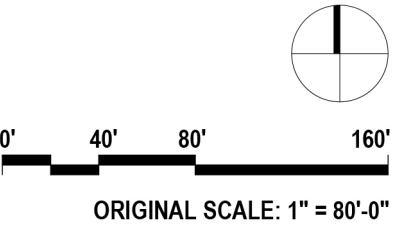
RENAISSANCE GOLF COURSE | CLUBHOUSE LAND USE FLOOR PLANS



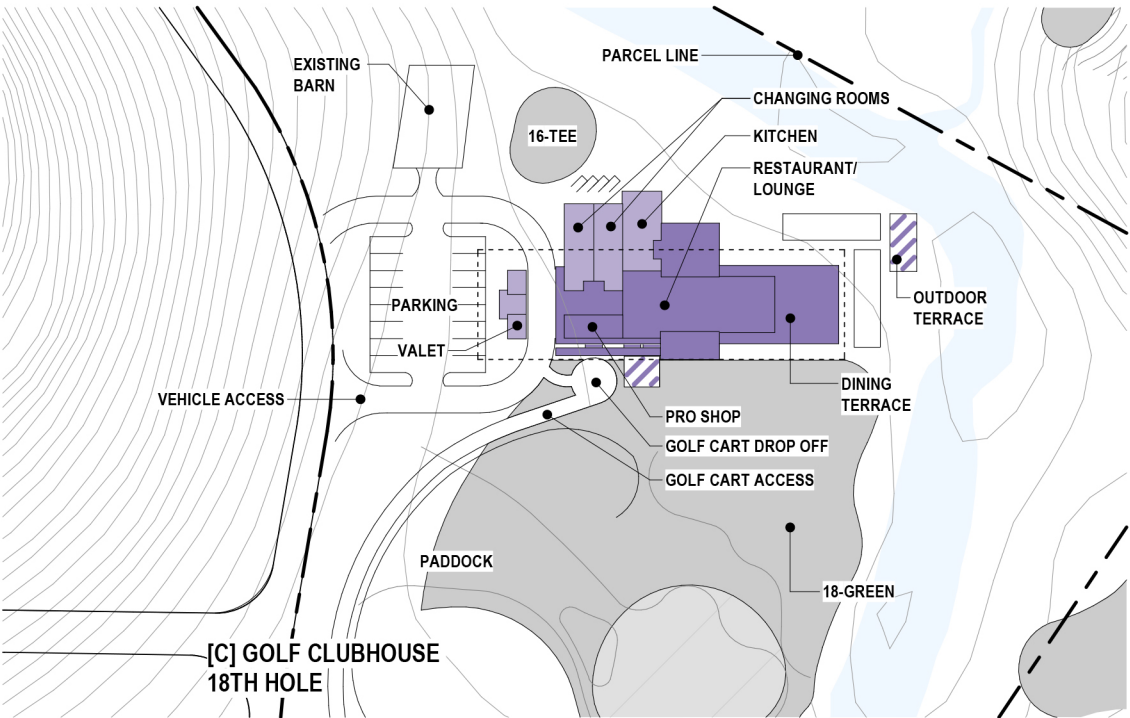
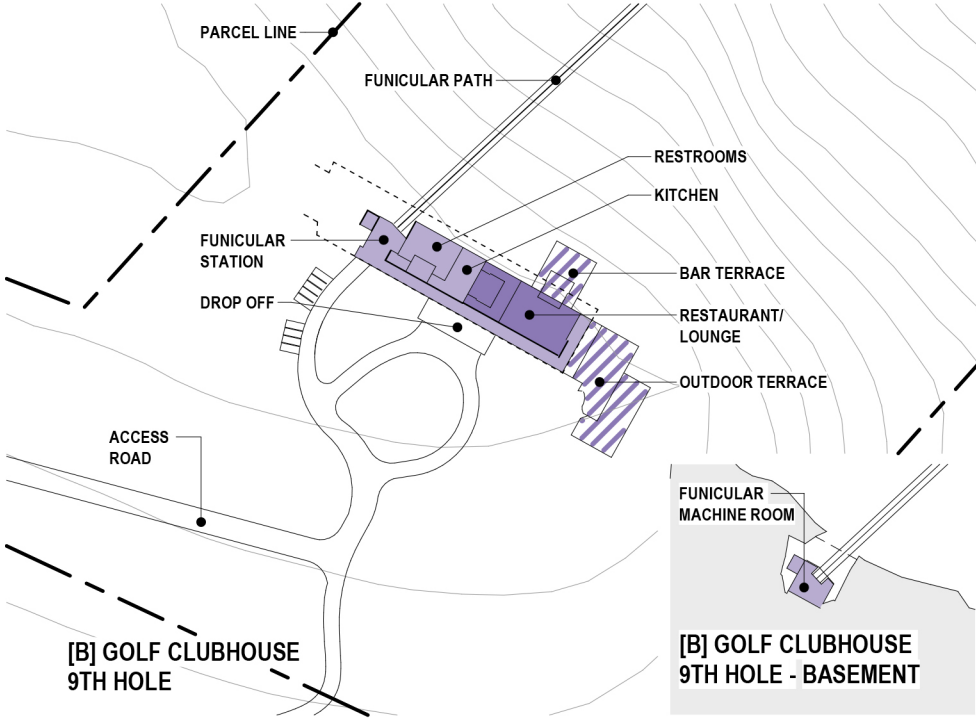
COLOR LEGEND		
INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

GOLF CLUBHOUSES					
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR	TOTAL
[A] GOLF CLUBHOUSE 1ST HOLE & PERFORMANCE CENTER					38,235 SF
GROUND LEVEL					27,429 SF
	RETAIL	PRO SHOP	1,106 SF		
	RESORT MANAGEMENT	OFFICE	319 SF	77 SF	
	FOOD & BEVERAGE	RESTAURANT/LOUNGE	1,947 SF		
	FOOD & BEVERAGE	KITCHEN	710 SF		
	RECREATION	OUTDOOR TERRACE		13,459 SF	
	RECREATION	CHANGING ROOMS	2,365 SF		
	RECREATION	GYM	1,963 SF		
	RECREATION	POOL		3,993 SF	
	RESORT SUPPORT	BACK OF HOUSE	358 SF		
	RESORT SUPPORT	GOLF STORAGE	699 SF		
	RESORT SUPPORT	GYM STORAGE	237 SF		
	RESORT SUPPORT	RESTROOMS	209 SF		
BASEMENT					7,891 SF
	RESORT SUPPORT	GOLF CART STORAGE	5,680 SF		
	RESORT SUPPORT	GOLF STORAGE	781 SF		
	RESORT SUPPORT	BACK OF HOUSE	1,430 SF		
PERFORMANCE CENTER					2,915 SF
	FOOD & BEVERAGE	RESTAURANT/LOUNGE	418 SF	352 SF	
	RECREATION	HITTING BAYS	1,837 SF		
	RESORT SUPPORT	STORAGE	220 SF		
	RESORT SUPPORT	RESTROOMS	88 SF		
GRAND TOTAL					38,235 SF

NOTE
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RENAISSANCE GOLF COURSE | CLUBHOUSE & MAINTENANCE LAND USE FLOOR PLANS



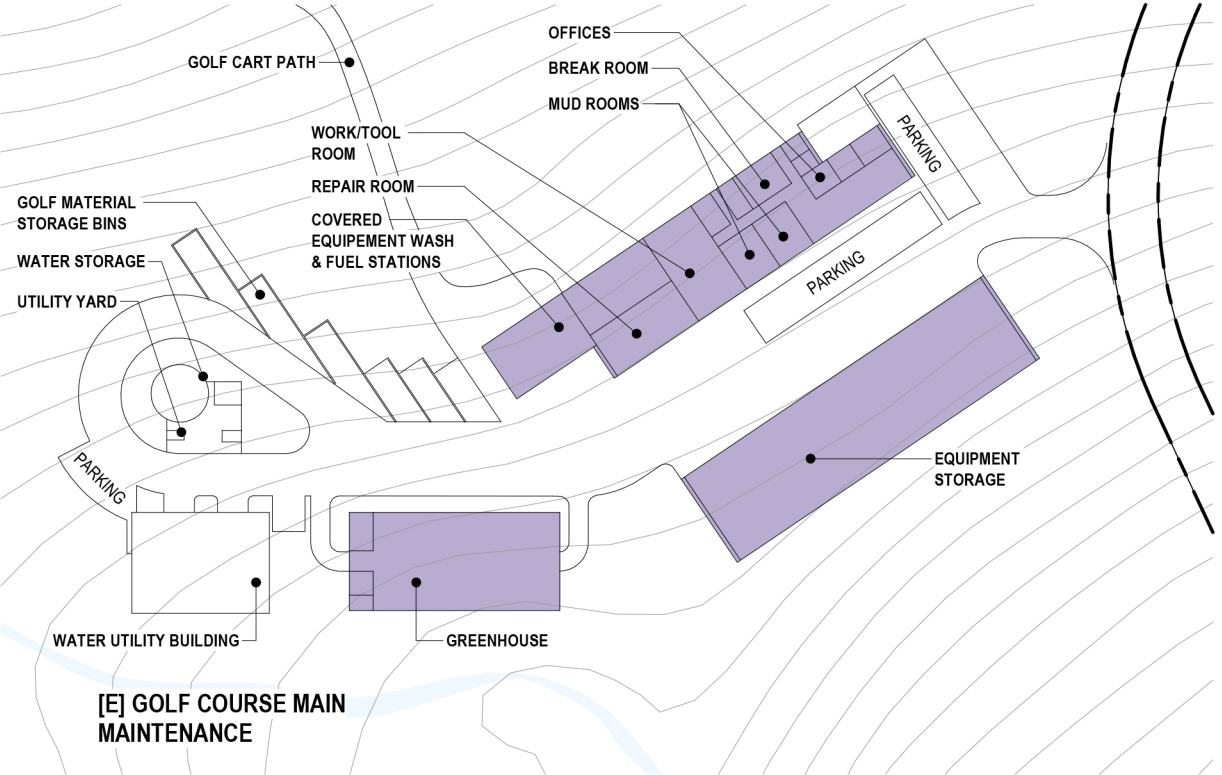
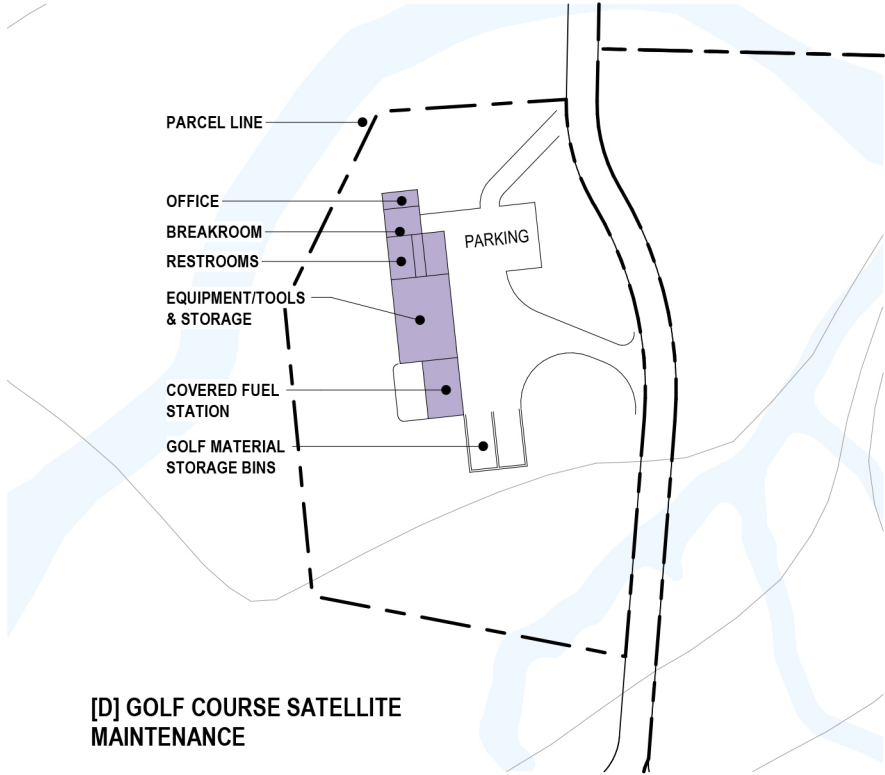
COLOR LEGEND		
INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

GOLF CLUBHOUSES					
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR	TOTAL
[B] GOLF CLUBHOUSE 9TH HOLE					
GROUND LEVEL					7,260 SF
	FOOD & BEVERAGE	RESTAURANT/LOUNGE	1,529 SF		
	FOOD & BEVERAGE	BAR TERRACE		704 SF	
	FOOD & BEVERAGE	KITCHEN	435 SF		
	RECREATION	OUTDOOR TERRACE		1,958 SF	
	RESORT SUPPORT	RESTROOMS	550 SF		
	RESORT SUPPORT	BACK OF HOUSE	270 SF	1,337 SF	
BASEMENT					479 SF
	RESORT SUPPORT	BACK OF HOUSE	479 SF		
[C] GOLF CLUBHOUSE 18TH HOLE					
RETAIL			407 SF		11,028 SF
	FOOD & BEVERAGE	RESTAURANT/LOUNGE	5,214 SF		
	FOOD & BEVERAGE	DINING TERRACE	1,848 SF		
	FOOD & BEVERAGE	KITCHEN	875 SF		
	RECREATION	OUTDOOR TERRACE		787 SF	
	RESORT SUPPORT	CHANGING ROOMS	1,447 SF		
	RESORT SUPPORT	BACK OF HOUSE	451 SF		

GRAND TOTAL	18,288 SF				
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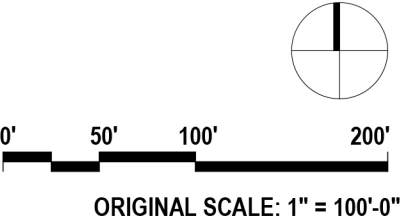
GOLF COURSE MAINTENANCE					
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR	TOTAL
[D] GOLF COURSE SATELLITE MAINTENANCE					
	RESORT MANAGEMENT	OFFICE	176 SF		3,262 SF
	RESORT MANAGEMENT	BREAKROOM	297 SF		
	RESORT SUPPORT	MUD ROOM	732 SF		
	RESORT SUPPORT	EQUIPMENT STORAGE	1,447 SF		
	RESORT SUPPORT	WASH & FUEL	611 SF		
[E] GOLF COURSE MAIN MAINTENANCE					
MAIN GOLF MAINTENANCE BUILDING					28,325 SF
	RESORT MANAGEMENT	OFFICE	3,190 SF		11,567 SF
	RESORT MANAGEMENT	BREAKROOM	517 SF		
	RESORT SUPPORT	RESTROOMS	215 SF		
	RESORT SUPPORT	MUD ROOM	1,227 SF		
	RESORT SUPPORT	WORK & REPAIR	4,631 SF		
	RESORT SUPPORT	WASH & FUEL	1,788 SF		
EQUIPMENT STORAGE BUILDING					10,610 SF
	RESORT SUPPORT	EQUIPMENT STORAGE	10,610 SF		
GREENHOUSE					6,149 SF
	RESORT SUPPORT	GREENHOUSE	5,594 SF		
	RESORT SUPPORT	BACK OF HOUSE	171 SF		
	RESORT SUPPORT	STORAGE	275 SF		
	RESORT SUPPORT	RESTROOM	110 SF		

GRAND TOTAL	31,587 SF				
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NOTE

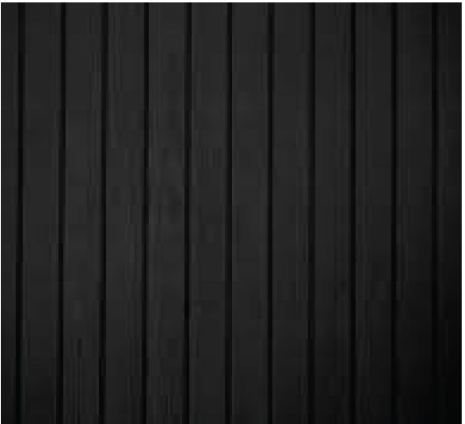
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RENAISSANCE GOLF COURSE ESTATES | ELEVATIONS



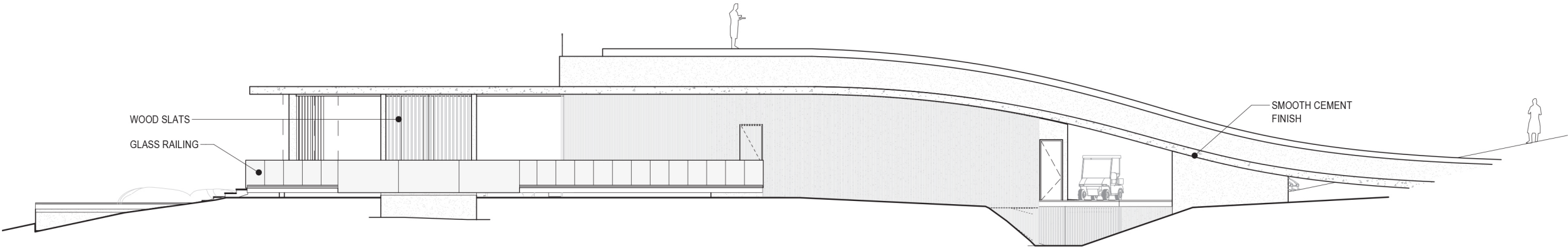
SMOOTH CEMENT FINISH



METAL ROOF



LOCAL STONE



GOLF CLUBHOUSE 9TH NORTH ELEVATION



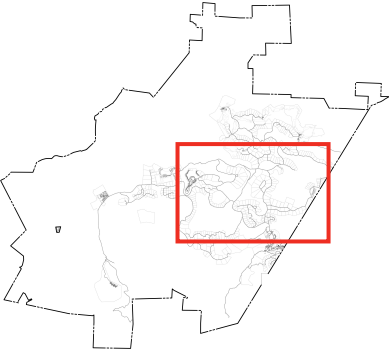
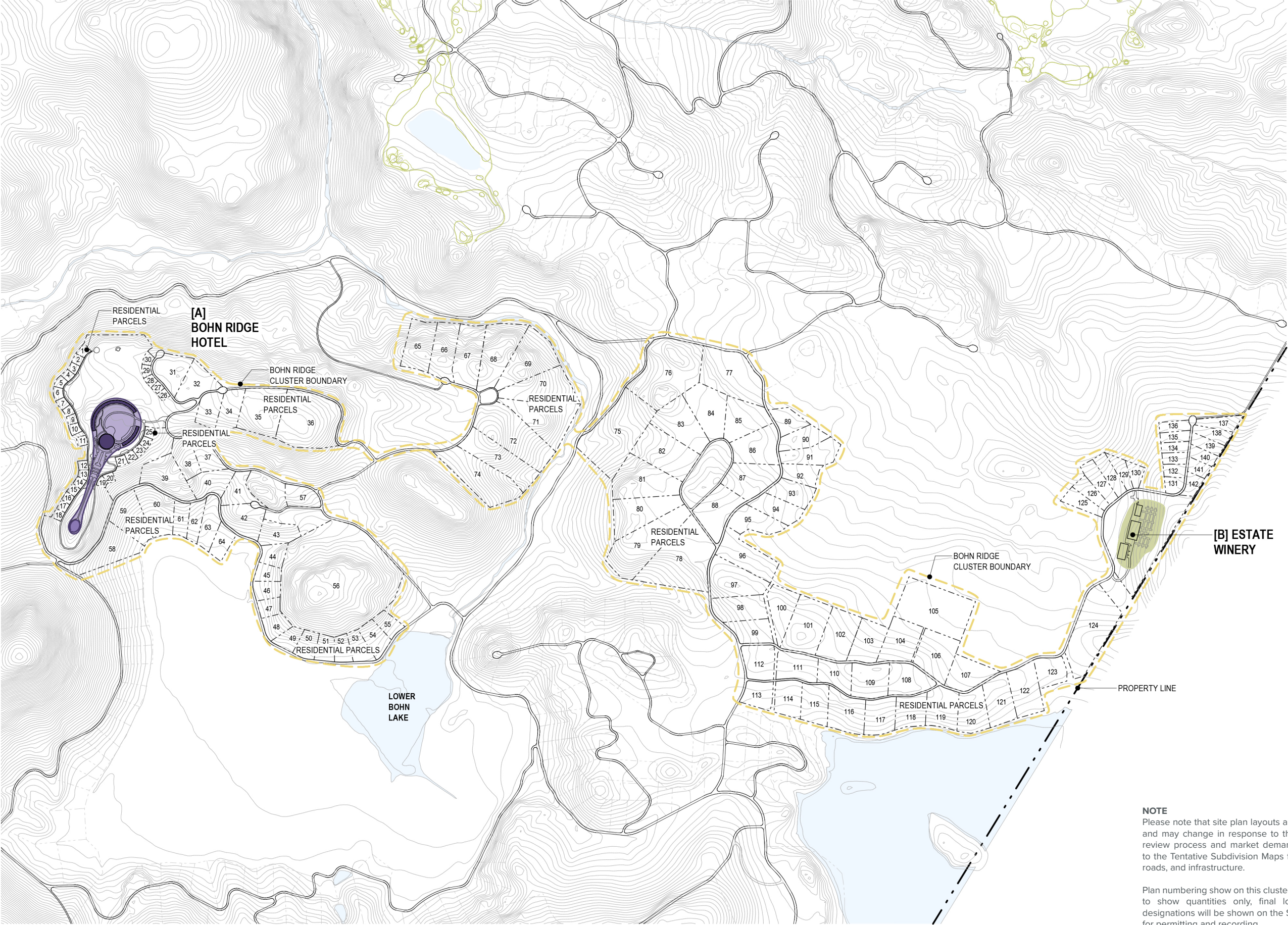
GOLF CLUBHOUSE 1ST SOUTH ELEVATION

Bohn Ridge Resort - Design Realization

Before the vast beauty of Bohn Ridge and its panoramic views, this architectural cluster adopts the simplicity of barn architecture in shapes, volumes, and the intermingled juxtaposition between indoor and outdoor living spaces. Building footprints are scaled according to the existing geological footprints, minimizing the built form in respect to the site. Low-lying residential resort structures with pitched roofs, potential planted roofs and stone paved terraces will complement the site.



BOHN RIDGE RESORT | LAND USE CLUSTER MAP



COLOR LEGEND

RESORT - PRIMARY

RESORT - COMMERCIAL

RESORT - ACCESSORY

AGRICULTURE

CLUSTER USES

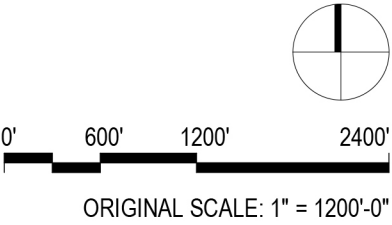
49 HOTEL UNITS

142 TOTAL RESIDENTIAL VILLAS AND RESORT RESIDENTIAL UNITS. BROKEN DOWN AS FOLLOWS. FINAL LOT DESIGNATION TO BE DETERMINED AT PERMITTING.
30 RESORT RESIDENTIAL UNITS
112 RESIDENTIAL VILLAS

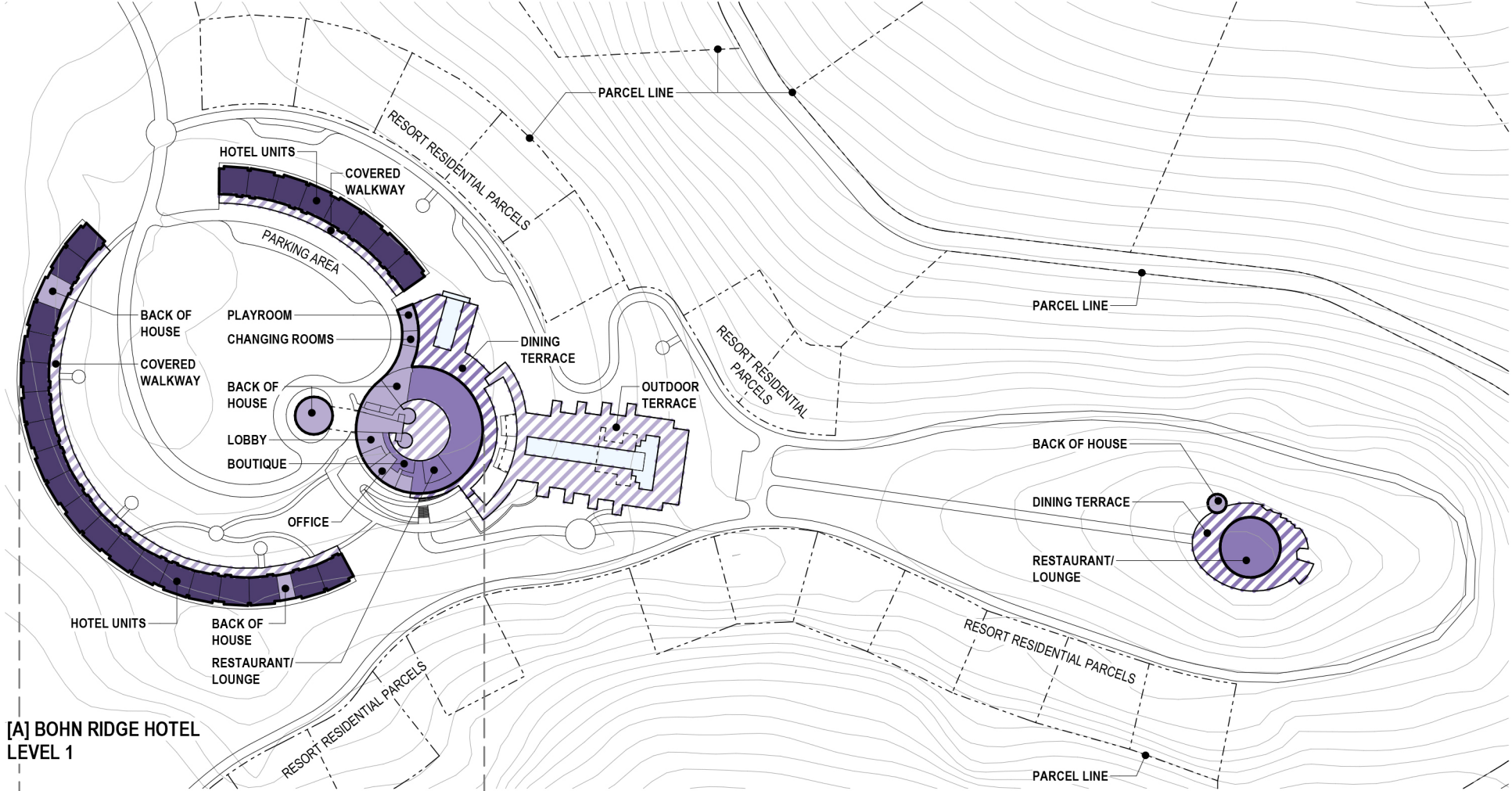
FACILITIES
[A] BOHN RIDGE HOTEL
[B] ESTATE WINERY

NOTE
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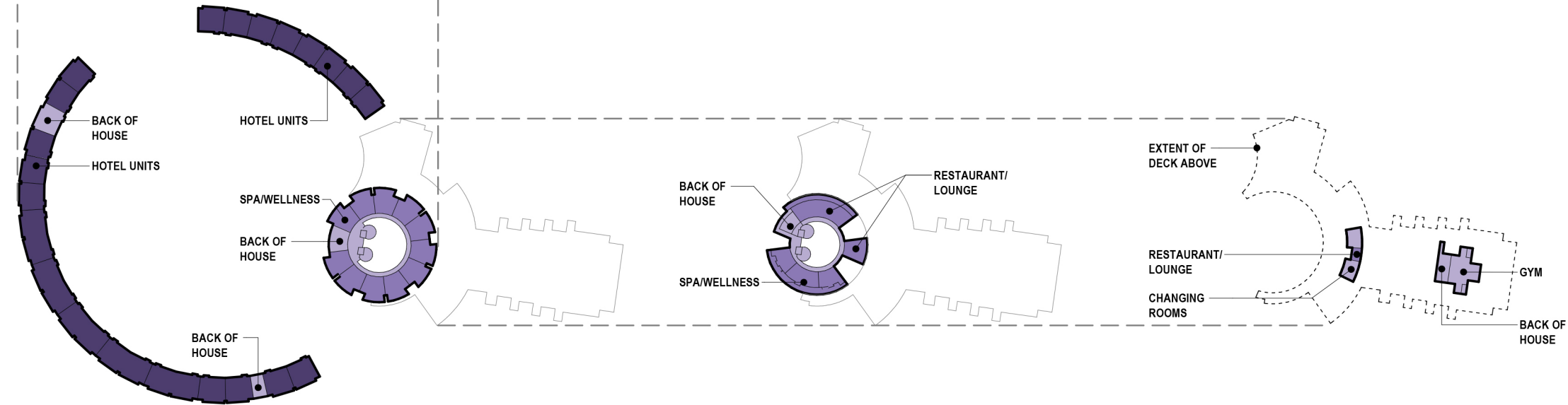
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BOHN RIDGE RESORT | LAND USE FLOOR PLANS



[A] BOHN RIDGE HOTEL
LEVEL 1



[A] BOHN RIDGE HOTEL
LEVEL 2

[A] BOHN RIDGE HOTEL
LEVEL 3

[A] BOHN RIDGE HOTEL
BASEMENT

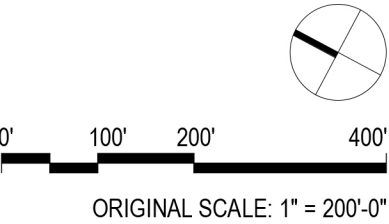
COLOR LEGEND		
INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

BOHN RIDGE					
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR	TOTAL
[A] BOHN RIDGE HOTEL					
	HOTEL UNIT	49 UNITS	84,600 SF	0 SF	
	HEALTH & BEAUTY SERVICES	SPA/ WELLNESS	18,600 SF	0 SF	
	RETAIL	BOUTIQUE	900 SF	0 SF	
	FOOD & BEVERAGE	RESTAURANT/ LOUNGE	15,300 SF	0 SF	
	FOOD & BEVERAGE	DINING TERRACE	0 SF	10,700 SF	
	RESORT MANAGEMENT	LOBBY	2,800 SF	0 SF	
	RESORT MANAGEMENT	OFFICE	1,300 SF	0 SF	
	RESORT SUPPORT	BACK OF HOUSE	21,300 SF	0 SF	
	ENTERTAINMENT	PLAYROOM	800 SF	0 SF	
	RECREATION	CHANGING ROOMS	1,900 SF	0 SF	
	RECREATION	GYM	2,300 SF	0 SF	
	RECREATION	OUTDOOR POOL	0 SF	7,900 SF	
	RECREATION	OUTDOOR TERRACE	0 SF	43,500 SF	
GRAND TOTAL					211,900 SF

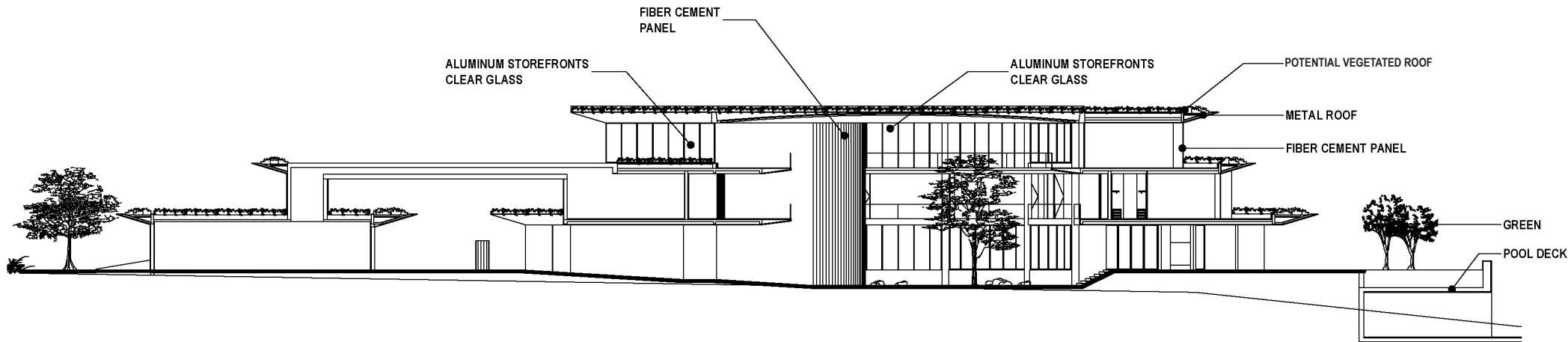
DESCRIPTION
Our approach is to blend with the site and allow the guest to experience a place where interior and exterior spaces are well integrated, either public or private.

Bohn Ridge Resort is composed of 1 and 2 bedrooms which are snuggled into a beautiful natural landscape following the levels of the terrain, located around a central element which is the core of the hotel and offers 360 degrees sweeping views. The buildings seem to grow out of the hillside in a monolithic way, emphasized by the choice of materials and colors, relating to the site. The various buildings openings onto terraces are features which best define the essence of the project, ie: allowing the guest to feel part of the nature around. This is, because of the natural beauty of the site, hills, trees, and rock formations.

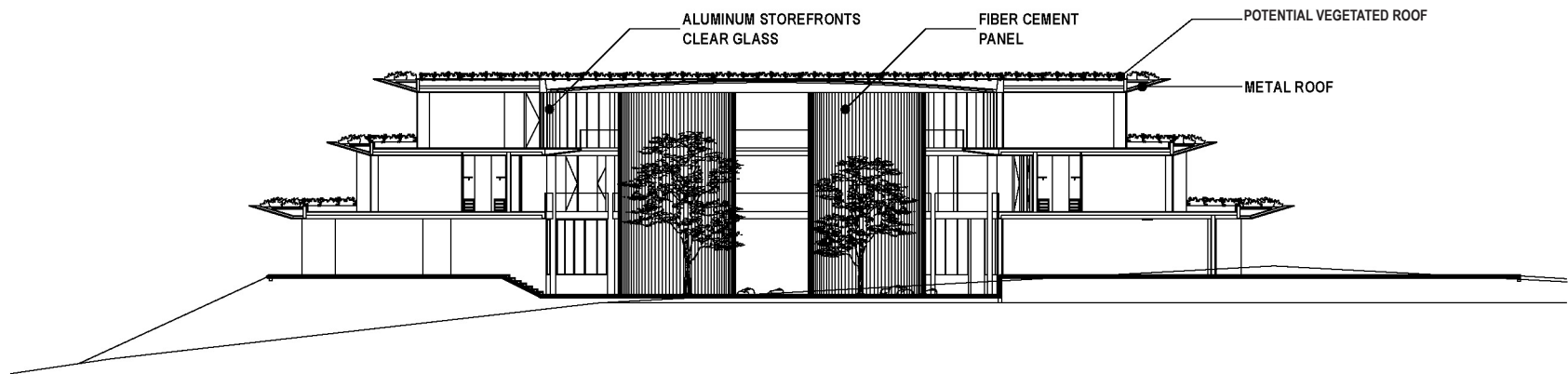
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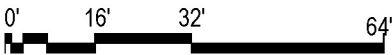
BOHN RIDGE HOTEL | ELEVATIONS



BOHN RIDGE HOTEL WEST-EAST ELEVATION



BOHN RIDGE HOTEL WEST-EAST ELEVATION



ORIGINAL SCALE: 1/32" = 1'-0"



METAL ROOF



FORMED CONCRETE



HONED STONE

Spa and Wellness Amenities

Spa and wellness amenities will be distributed throughout the development, embracing both interior and exterior spaces and offering a holistic experience. The restorative and relaxation aspects of a spa are rooted in its ability to provide a peaceful escape and rejuvenation from the demands of everyday life. Through gentle therapies like massage, hydrotherapy, aromatherapy, as well as meditative practices of sound baths, yoga and mindfulness spaces, the spa helps to release physical tension, reduce stress, and promote mental clarity. Calming environments, featuring soft lighting, natural materials, and tranquil music, create a sense of serenity that supports deep relaxation.

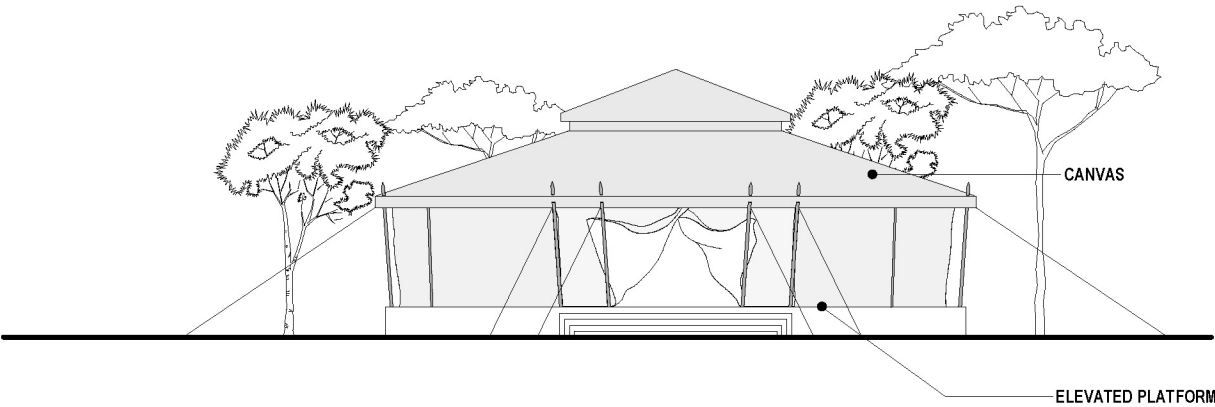


Tented Camp Area - Jan Kortland

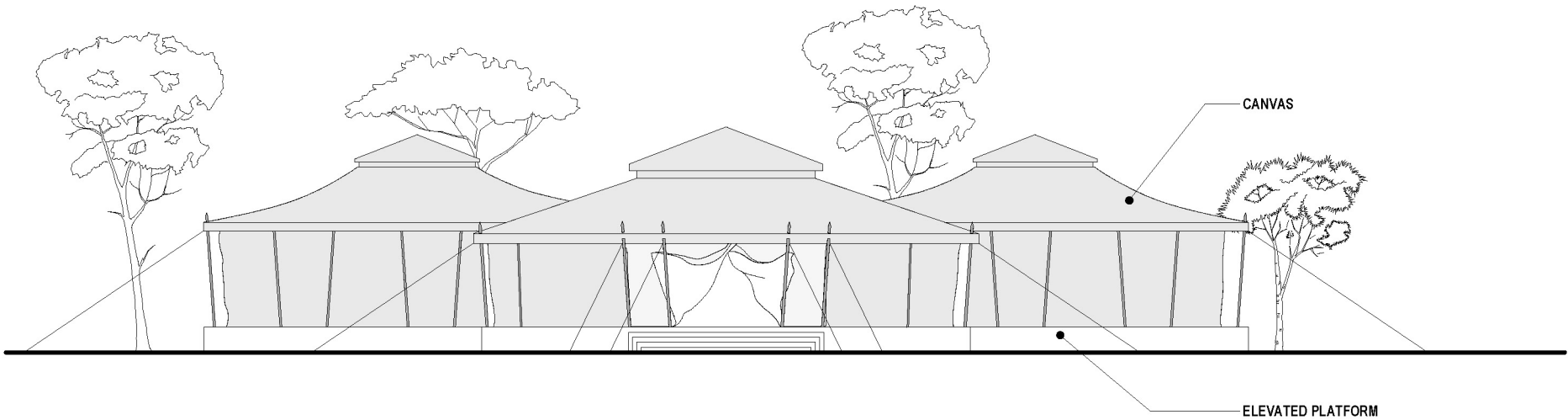
The property will potentially feature a future escape to scenic and nature-immersive locations on the property. Surrounded by the beauty of Lake County’s rolling hills and streams, the project will potentially include a future request for a series of tented campsites and limited accessory structures. These areas will offer a seasonal opportunity for a limited number of guests.



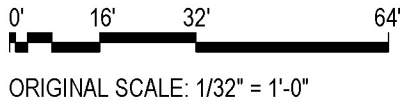
TENTED CAMP AREA | ELEVATIONS



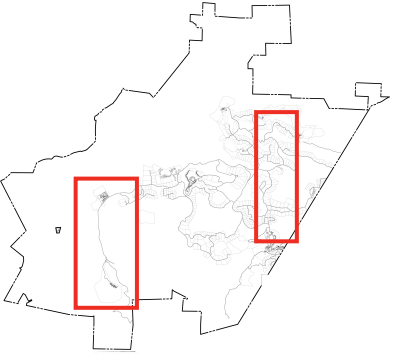
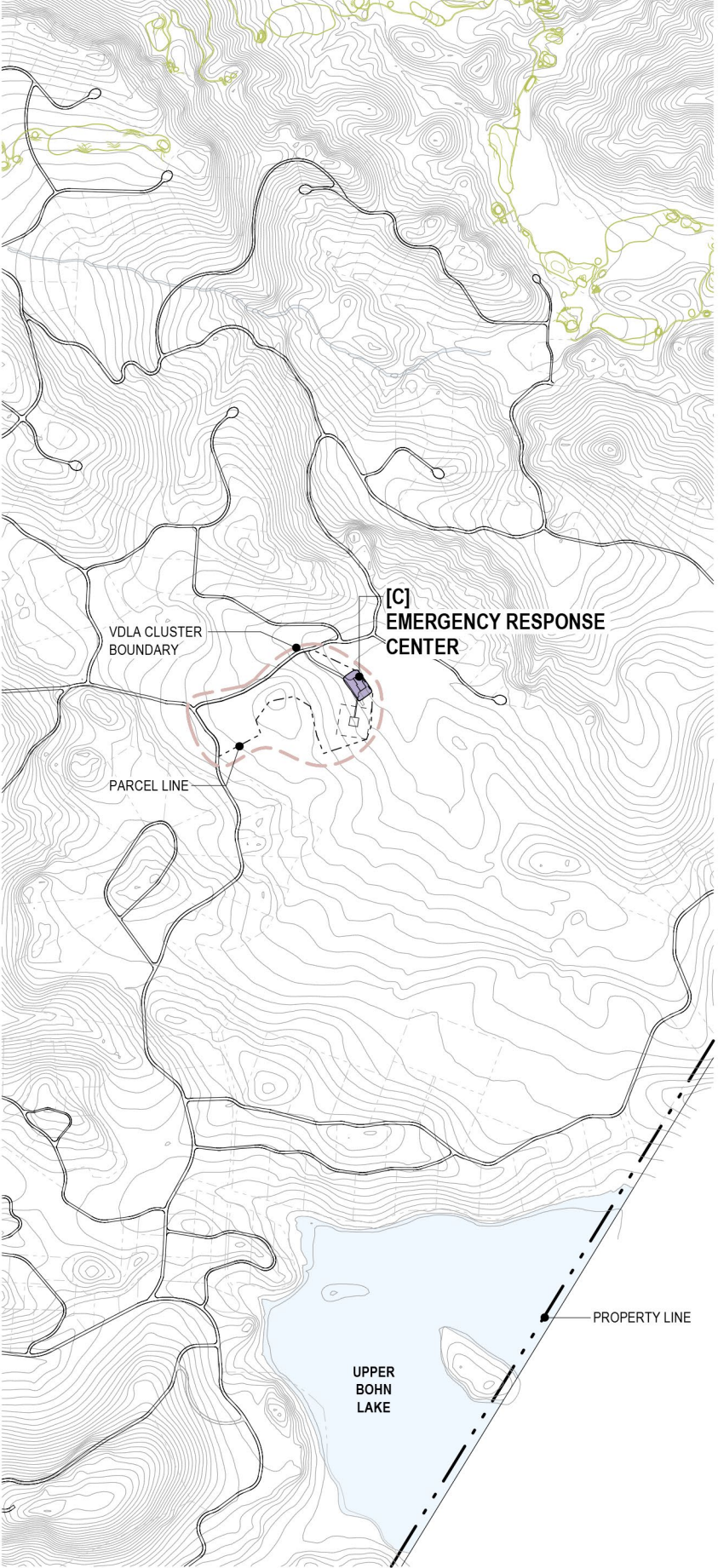
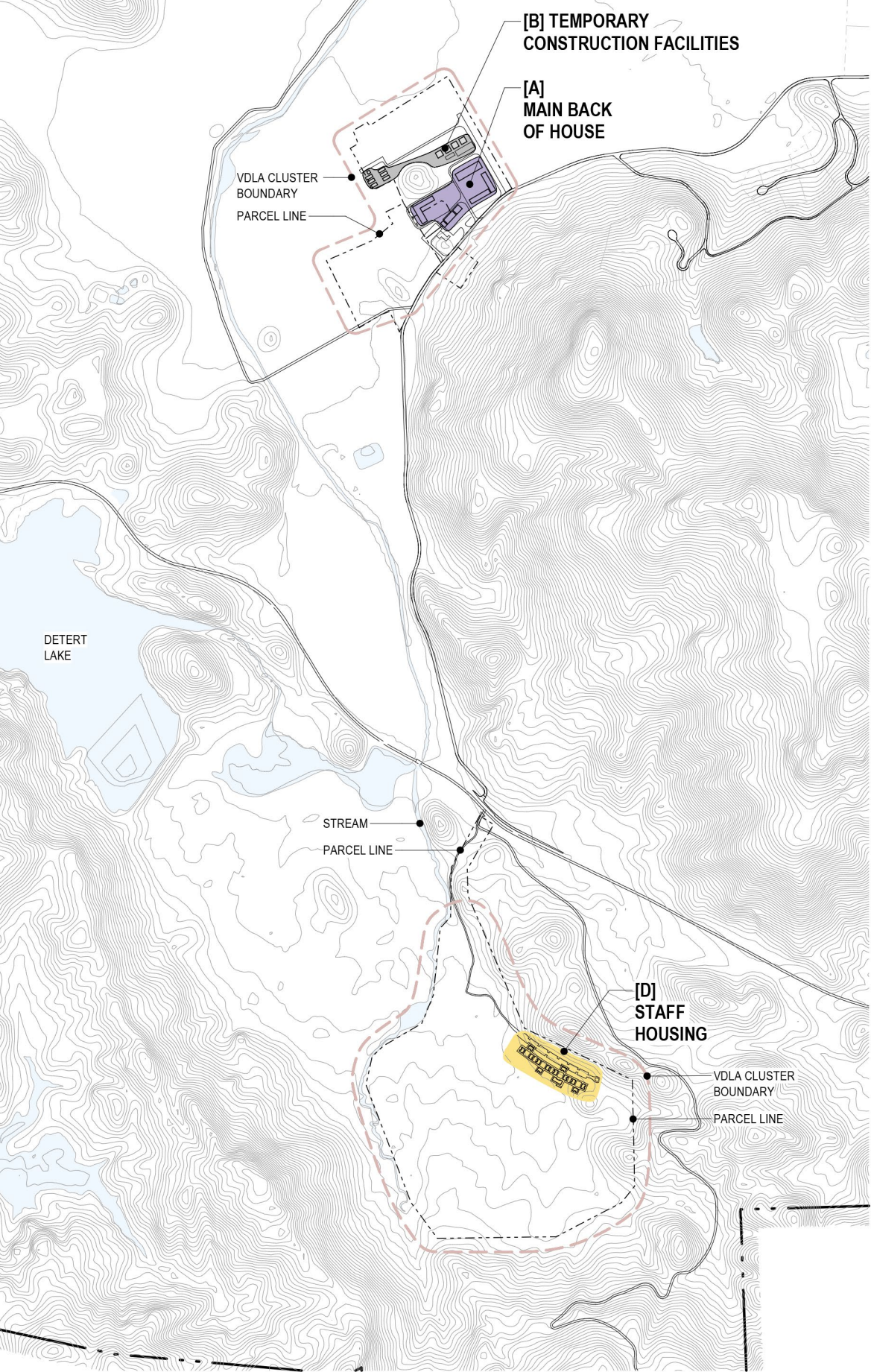
SINGLE TENT ELEVATION



DOUBLE TENT ELEVATION



SUPPORTING FACILITIES | LAND USE CLUSTER MAPS



COLOR LEGEND

RESORT - PRIMARY

RESORT - COMMERCIAL

RESORT - ACCESSORY

RESIDENTIAL - PRIMARY

CLUSTER USES

FACILITIES

[A] MAIN BACK OF HOUSE

[B] TEMPORARY CONSTRUCTION FACILITIES

[C] EMERGENCY RESPONSE CENTER

[D] STAFF HOUSING

SUPPORTING FACILITIES | Verse Design

The various hotel clusters will be supported by multiple facilities. Workforce housing is designed to be flexible depending on employee demographics. In addition, there is an opportunity for short term overnight stays for employees and guest staff. Most importantly, a strategically placed emergency response center includes a fire response center, emergency medical staff, and a helipad dedicated for emergency purposes. Lastly, for guests choosing to arrive via a float plane or helicopter there is a welcome kiosk and arrival center located conveniently accessed directly from Butts Canyon Road.

NOTE

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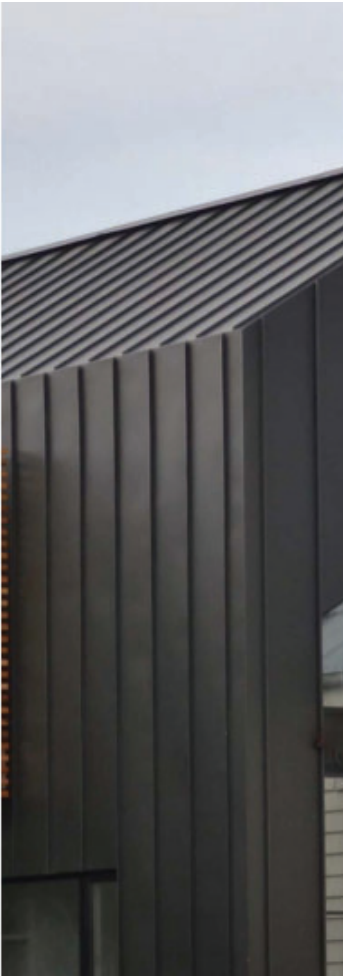
0' 9000' 18000' 36000'

ORIGINAL SCALE: 1" = 1800'-0"

Workforce Housing*

Land and housing costs continue to rise in response to wildfires, economic trends over the past decade, and in particular the demand for housing. Housing, homeownership, and renting has become more expensive throughout Northern California and within the County of Lake. The majority of housing available within the County is limited. Infill housing is a means of providing new housing stock in an area already proximate to public infrastructure. In conjunction with the resort development within Guenoc Valley, the project proposes a mixture of on-and off-site workforce housing for employees. This development will blend into the surrounding area offering ranch-style farmhouse exteriors, maintaining quality architecture, and reflecting positively the surrounding neighborhoods and the character of Lake County.

*Note: A Co-Housing Unit within the SPD area is defined as a 400 sq. foot bedroom and bathroom. Workforce housing would be designed as Co-Living Housing Structures, built in single-family style residency, with accessory dwelling units. On site, south of Butts Canyon Road, we are proposing 100 Co-Housing Units. Off-site, we are proposing workforce housing on the Middletown Housing Site, including a tentative subdivision map for 38 lots that would result in 21 Single Family Homes on 21 lots, 29 Duplex units on 15 lots, one lot for the community center, and one green space lot for a total of 50 housing units within the site.



WORKFORCE HOUSING | LAND USE FLOOR PLAN



COLOR LEGEND

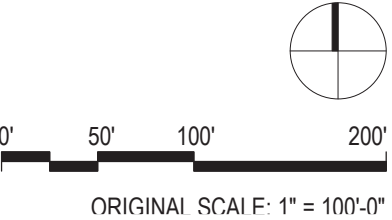
- RESIDENTIAL - PRIMARY
- RESIDENTIAL - ACCESSORY

[D] STAFF HOUSING & COMMUNITY CENTER

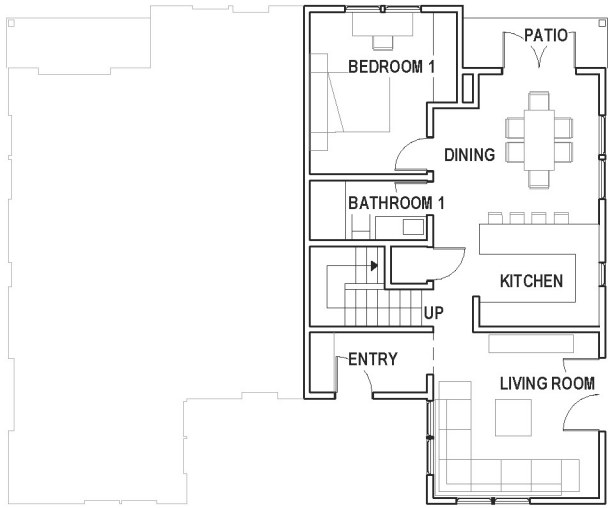
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR	TOTAL
STAFF HOUSING	RESIDENTIAL	HOUSE [25]	2,000 SF	0 SF	50,000 SF
		* CO-HOUSING UNITS [100]			
COMMUNITY CENTER					4,100 SF
	RESIDENTIAL SUPPORT	COMMUNITY CENTER	4,100 SF	0 SF	
GRAND TOTAL					54,100 SF



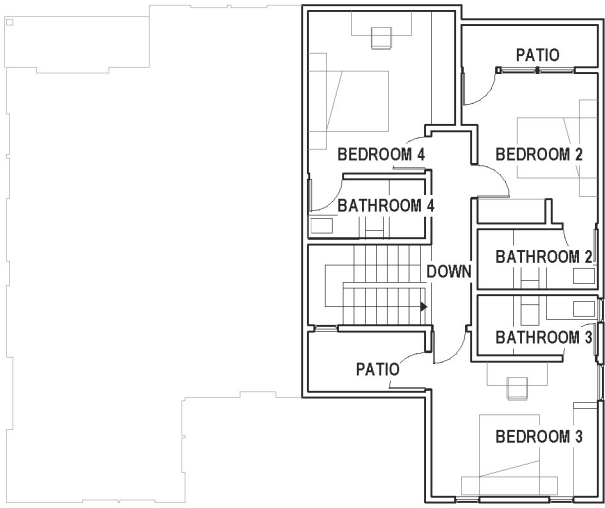
NOTE
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WORKFORCE HOUSING | TYPICAL UNIT PLAN AND ELEVATIONS



1ST FLOOR PLAN



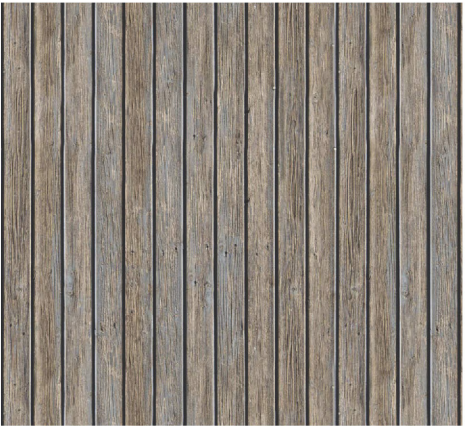
2ND FLOOR PLAN



STAFF HOUSING ELEVATION



ORIGINAL SCALE: 1/16" = 1'-0"



HARDWOOD FLOORING



COR TEN STEEL

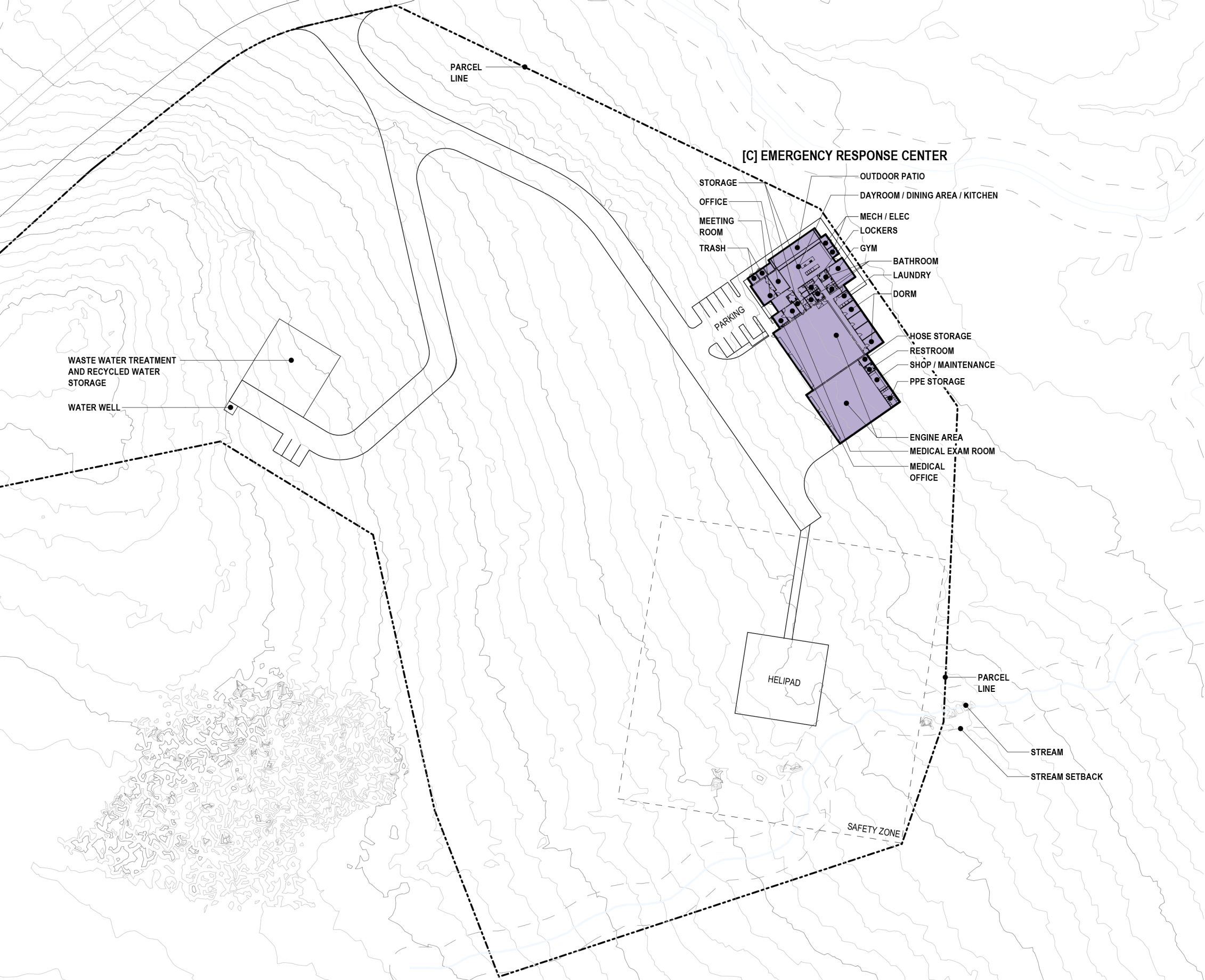


WOOD SIDING



STANDING SEAM METAL

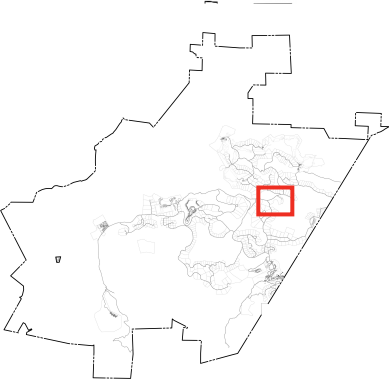
EMERGENCY RESPONSE CENTER | LAND USE FLOOR PLAN



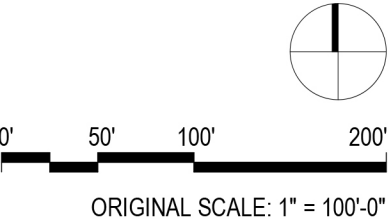
COLOR LEGEND		
INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

EMERGENCY RESPONSE CENTER					
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR	TOTAL
[C] EMERGENCY RESPONSE CENTER					
	RESORT SUPPORTING	BATHROOM	300 SF	0 SF	
	RESORT SUPPORTING	CIRCULATION	800 SF	0 SF	
	RESORT SUPPORTING	DAYROOM	2,000 SF	0 SF	
	RESORT SUPPORTING	DORM	1,000 SF	0 SF	
	RESORT SUPPORTING	ENGINE AREA	8,800 SF	0 SF	
	RESORT SUPPORTING	GYM	500 SF	0 SF	
	RESORT SUPPORTING	HOSE STORAGE	100 SF	0 SF	
	RESORT SUPPORTING	LAUNDRY	200 SF	0 SF	
	RESORT SUPPORTING	LOCKERS	200 SF	0 SF	
	RESORT SUPPORTING	MECH/ELEC	200 SF	0 SF	
	RESORT SUPPORTING	MEDICAL EXAM	200 SF	0 SF	
	RESORT SUPPORTING	MEDICAL OFFICE	200 SF	0 SF	
	RESORT MANAGEMENT	MEETING ROOM	500 SF	0 SF	
	RESORT MANAGEMENT	OFFICE	400 SF	0 SF	
	RESORT SUPPORTING	OUTDOOR PATIO	0 SF	600 SF	
	RESORT SUPPORTING	PPE STORAGE	200 SF	0 SF	
	RESORT SUPPORTING	RESTROOM	200 SF	0 SF	
	RESORT SUPPORTING	SHOP MAINT	300 SF	0 SF	
	RESORT SUPPORTING	STORAGE	200 SF	0 SF	
	RESORT SUPPORTING	TRASH	300 SF	0 SF	
GRAND TOTAL					17,200 SF

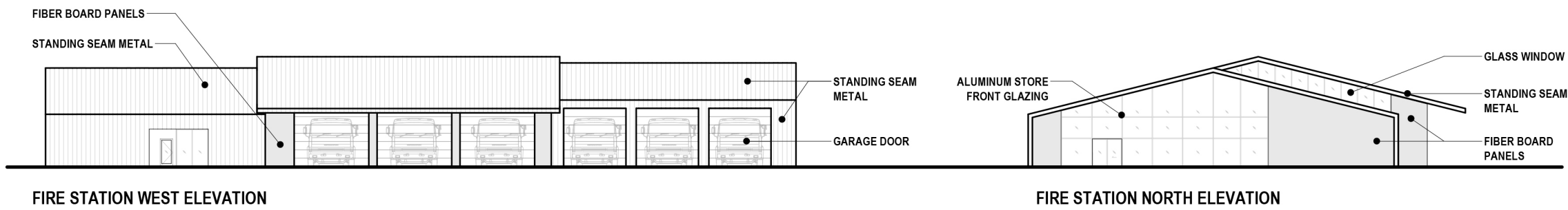
DESCRIPTION
The Emergency Response Center will continue the provincial and functional principles of the main back of house program to facilitate the practical needs of the Emergency Response Center. The material palette will be integrated with the Back of House buildings throughout the site. The fire center will include a structure to house firefighting equipment, as well as a headquarters space in the case of emergency. It will also house minor medical supplies and a helipad location for emergency services.



NOTE
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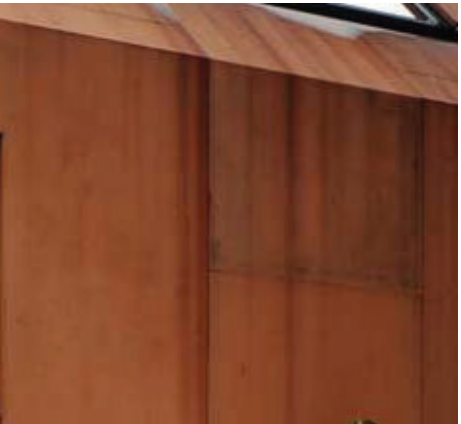
EMERGENCY RESPONSE CENTER | ELEVATIONS



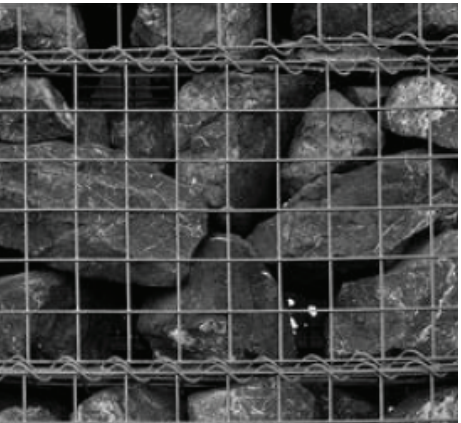
BOARD FORM CONCRETE



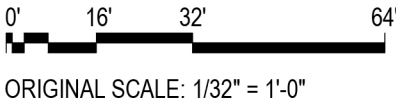
STANDING SEAM METAL



COR TEN STEEL



GABION WALL

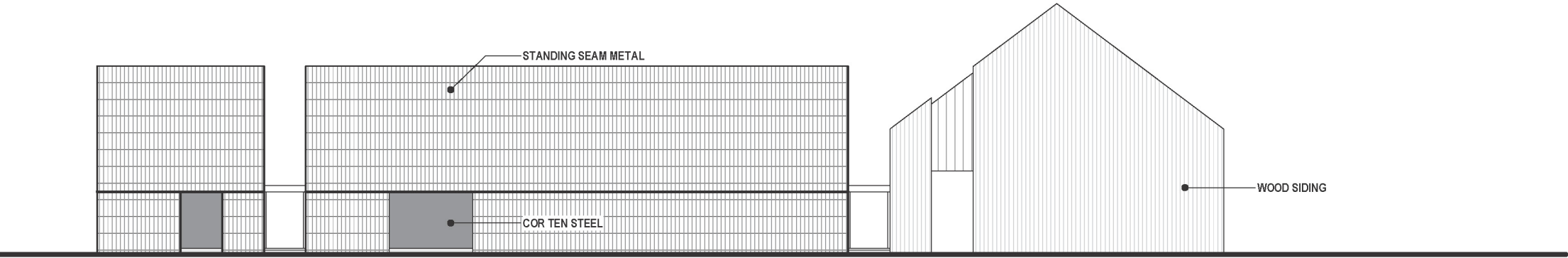




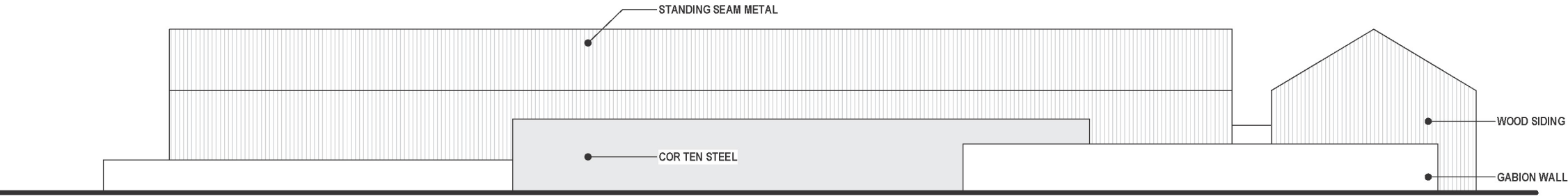
Central Back-of-House Operations | Verse Design LA

Back of House - This campus of buildings serves as the heart of operations for the development, including laundry facilities, accounting, receiving and maintenance headquarters. Back of House buildings are provincial and functional structures that integrate modest, industrial, and raw materials with strategic detailing to introduce a reverie where the agrarian meets contemporary, and the pastoral meets the pragmatic.

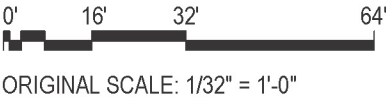
CENTRAL BACK OF HOUSE | ELEVATIONS



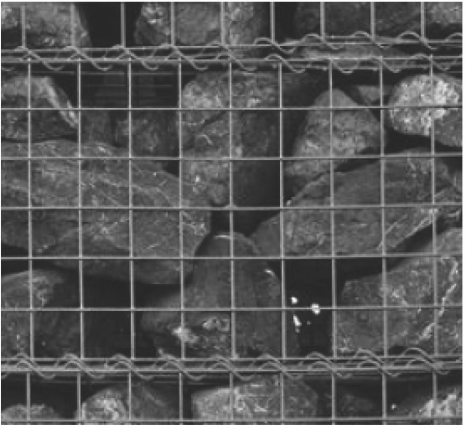
MAIN BACK OF HOUSE PUBLIC BUILDINGS SOUTH ELEVATION



MAIN BACK OF HOUSE SERVICE BUILDINGS SOUTH ELEVATION



COR TEN STEEL



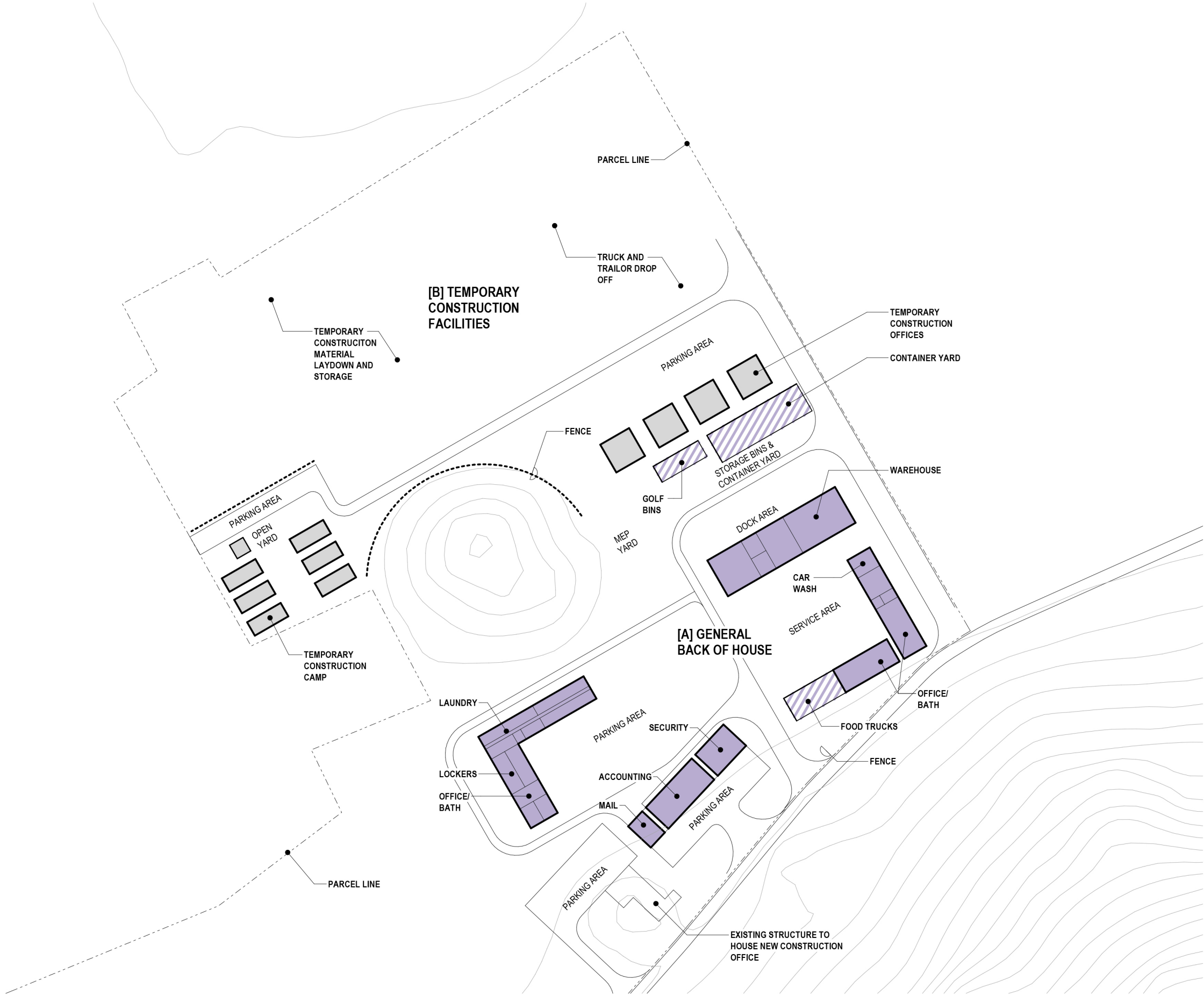
GABION WALL



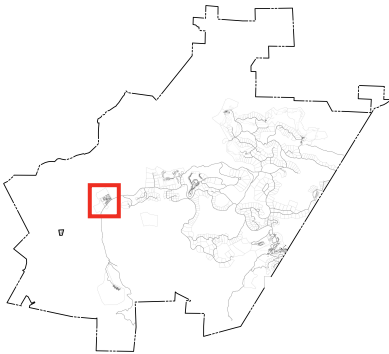
WOOD SIDING



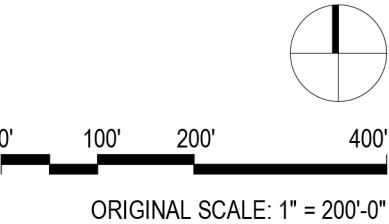
STANDING SEAM METAL



COLOR LEGEND					
INDOOR		OUTDOOR			
				RESORT - PRIMARY	
				RESORT - COMMERCIAL	
				RESORT - ACCESSORY	
				CONSTRUCTION - TEMPORARY	
CENTRAL BACK OF HOUSE					
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR	TOTAL
[A] GENERAL BACK OF HOUSE					
RESORT MANAGEMENT		OFFICE/BATH	17,600 SF	0 SF	
RESORT SUPPORTING		ACCOUNTING	8,600 SF	0 SF	
RESORT SUPPORTING		CAR WASH	6,100 SF	0 SF	
RESORT SUPPORTING		LAUNDRY	12,900 SF	0 SF	
RESORT SUPPORTING		LOCKERS	5,200 SF	0 SF	
RESORT SUPPORTING		MAIL	2,600 SF	0 SF	
RESORT SUPPORTING		SECURITY	5,300 SF	0 SF	
RESORT SUPPORTING		WAREHOUSE	25,100 SF	0 SF	
RESORT SUPPORTING		CONTAINER YARD	0 SF	13,200 SF	
RESORT SUPPORTING		FOOD TRUCKS	0 SF	6,000 SF	
RESORT SUPPORTING		GOLF BINS	0 SF	3,800 SF	
[B] TEMPORARY CONSTRUCTION FACILITIES					
	CONSTRUCTION	TEMP. CONSTR. OFFICE	17,500 SF	0 SF	
	CONSTRUCTION	TEMP. CONSTR. CAMP	15,800 SF	0 SF	
GRAND TOTAL					139,800 SF



NOTE
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Aerial Site Access - Verse Design LA

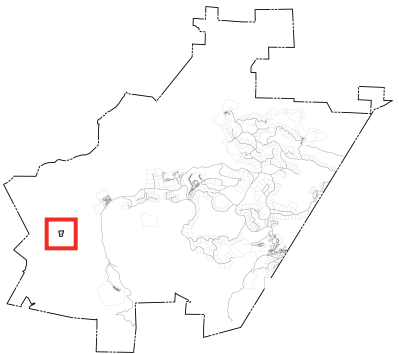
Being swept away from the bustling work life to a smooth and simple arrival on the Guenoc Valley farms reservoir, our seaplane dock, and helicopter landing zone will be available on all pre-arrivals with our dedicated staff and chauffeur whisking you to your resort and or home within a few minutes after landing.

AERIAL SITE ACCESS | USE PLAN



COLOR LEGEND		
INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

AERIAL SITE ACCESS					
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR	TOTAL
	RECEPTION FACILITY	RESORT SUPPORT	1,400 SF	0 SF	
	RECEPTION DECK	RESORT SUPPORT	0 SF	2,100 SF	
GRAND TOTAL					3,500 SF



NOTE

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ORIGINAL SCALE: 1" = 150'-0"

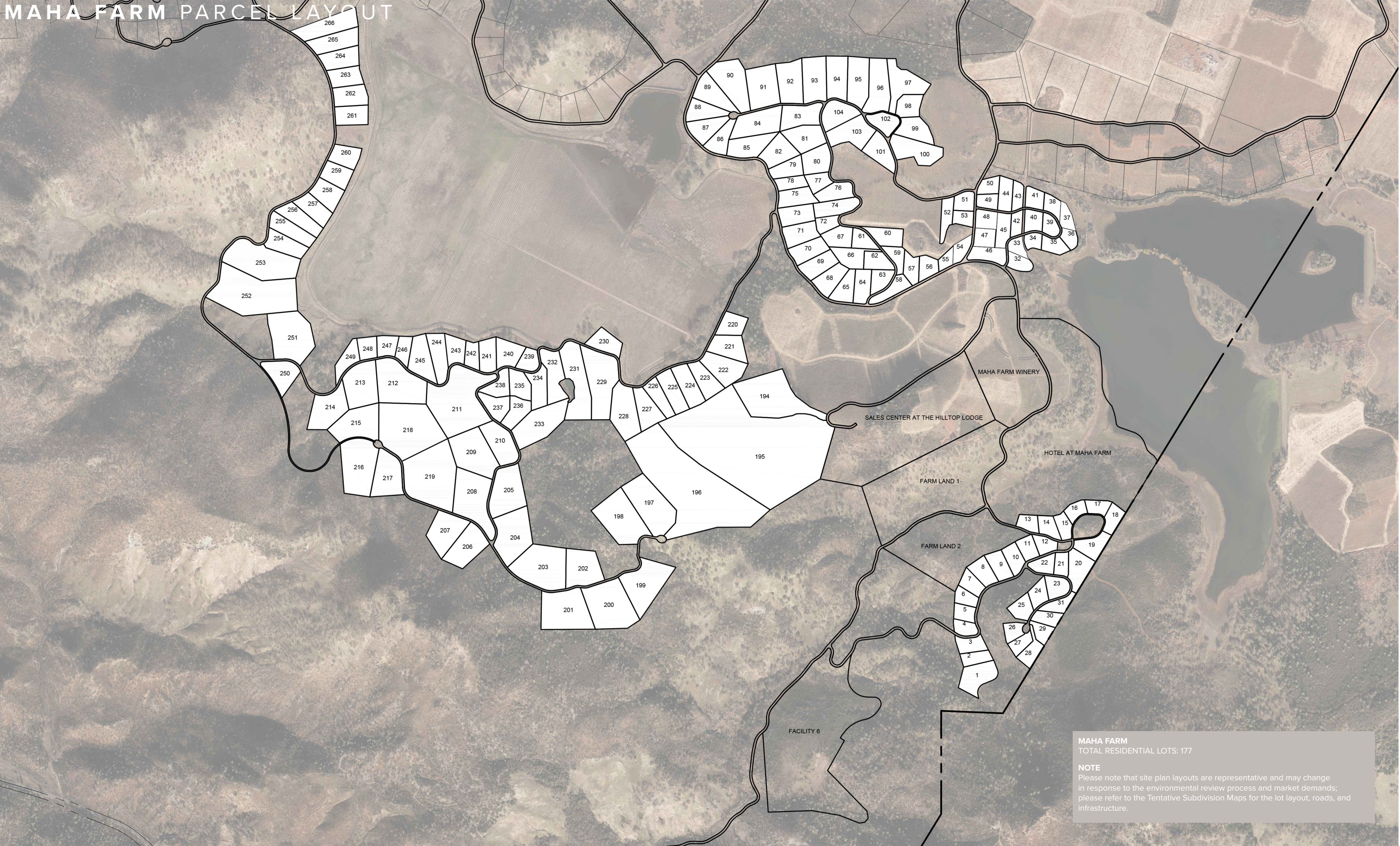
SECTION 4 SUBDIVISION PLANS

SUBDIVISION PLANS

The project proposes multiple tentative subdivision maps submitted under separate cover. The following sheets correspond to the subdivision phasing and show the lot layouts for all new parcels. Please note these plans do not include the siting of construction and the area planned for conservation or easements. These plans depict accurate road layouts and parcel configurations; more detailed site analysis is included in the tentative subdivison application.



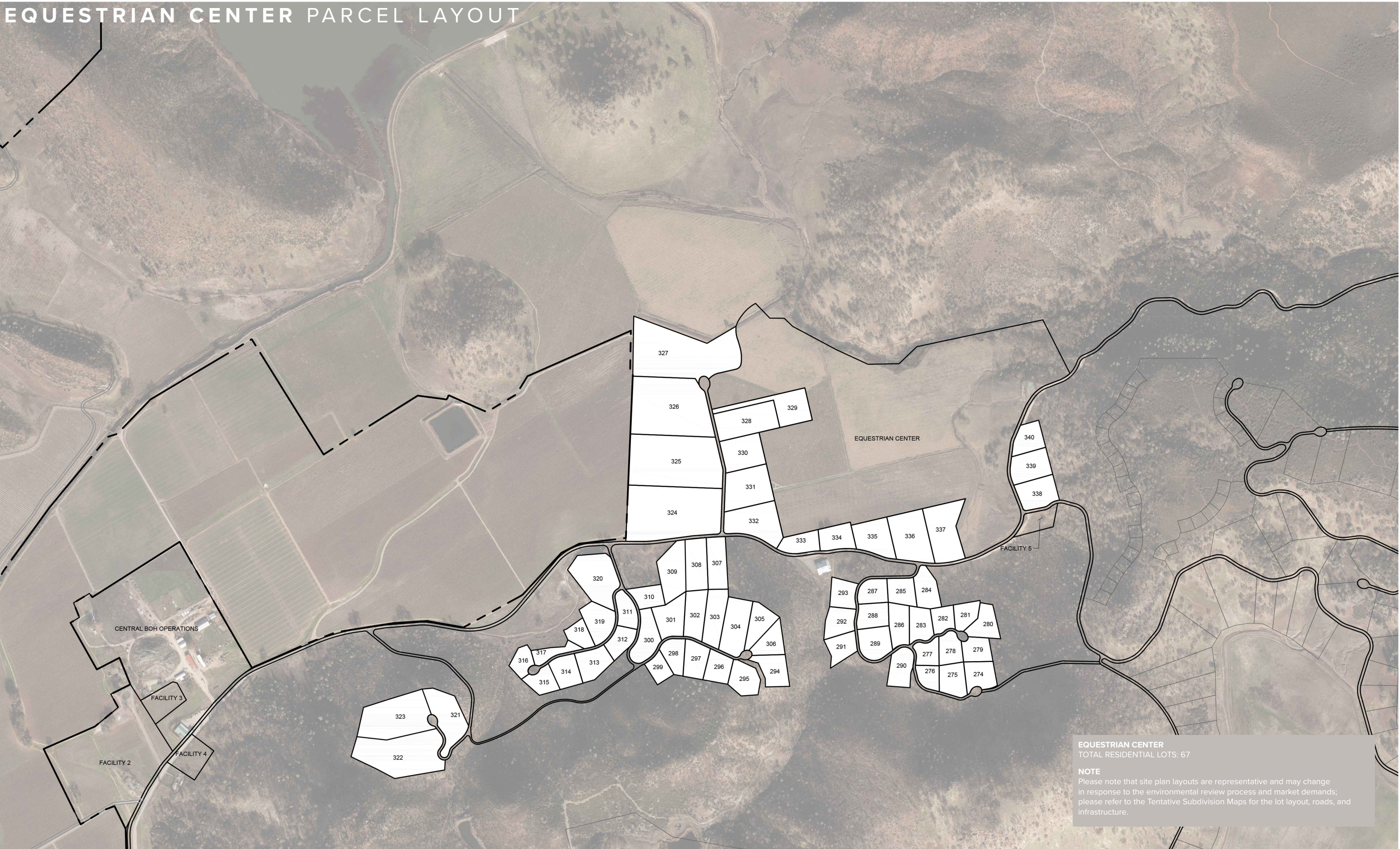
MAHA FARM PARCEL LAYOUT



MAHA FARM
TOTAL RESIDENTIAL LOTS: 177

NOTE
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EQUESTRIAN CENTER PARCEL LAYOUT



EQUESTRIAN CENTER
TOTAL RESIDENTIAL LOTS: 67

NOTE
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DENNISTON GOLF ESTATES PARCEL LAYOUT

