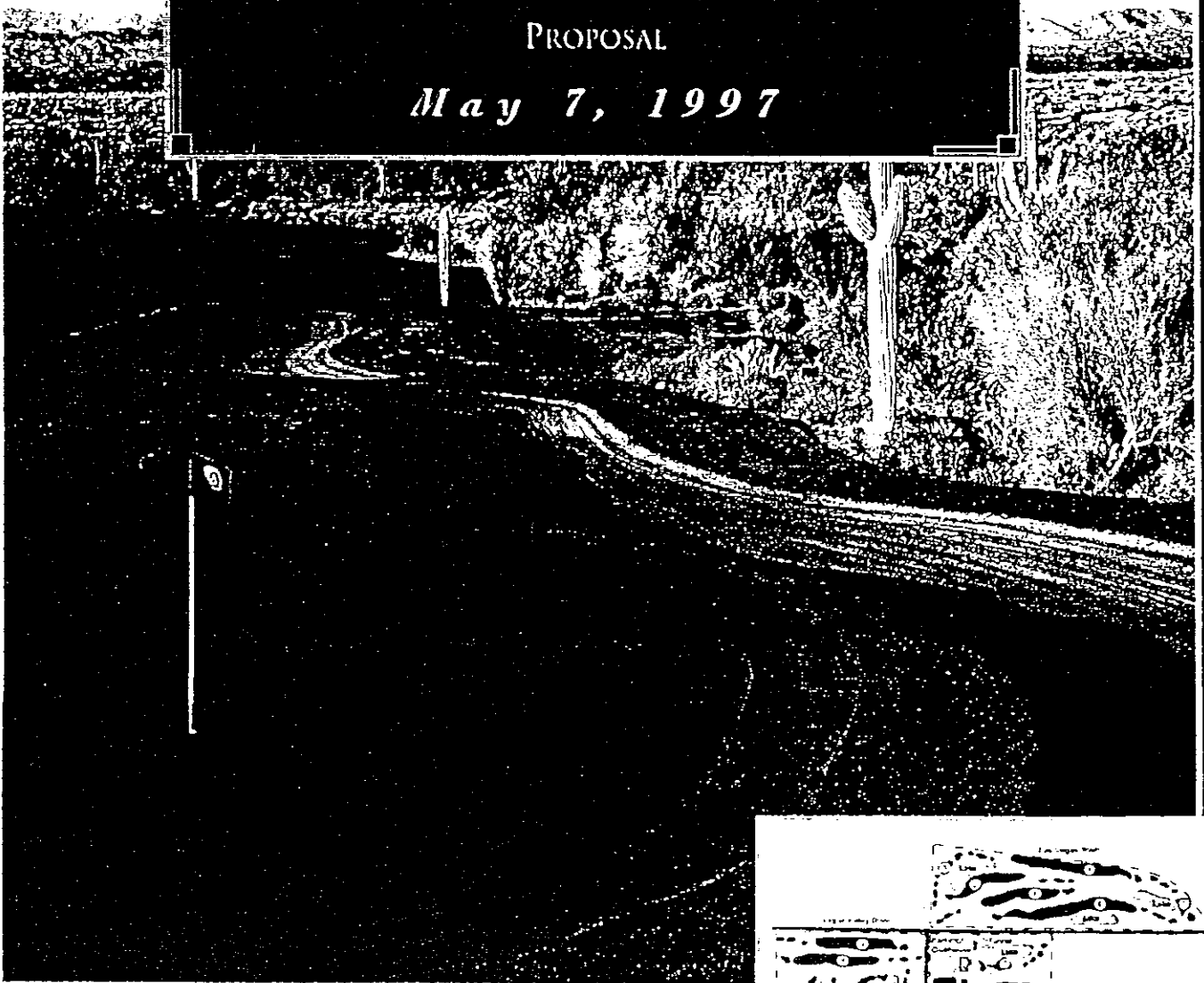


Vegas Valley / Stephanie GOLF COURSE

AMERICAN GOLF CORPORATION

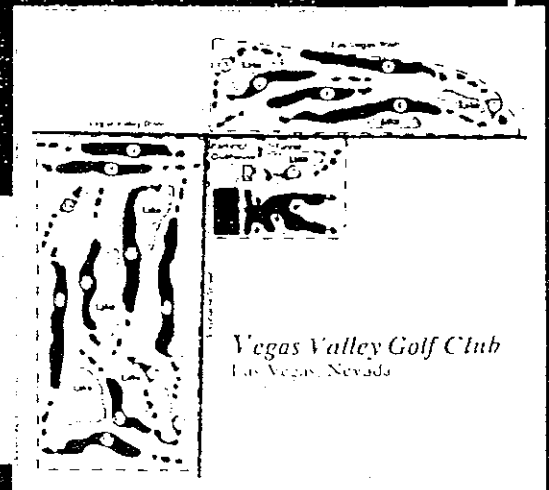
PROPOSAL

May 7, 1997



VEGAS VALLEY / STEPHANIE SITE
GOLF COURSE
MAY, 1999

VEGAS VALLEY / STEPHANIE SITE
GOLF COURSE
MAY, 1997



Vegas Valley Golf Club
Las Vegas, Nevada

Development Proposal

◆ Development Concept

AGC's preliminary study of the Vegas Valley / Stephanie site indicates the best and highest use of the site as a golf course would be to build a championship length, high-end daily fee golf course which would appeal to the transient golfer (including both business and leisure visitors to Las Vegas), as well as to local golfers. AGC believes it would be beneficial to either brand the course with a name architect or as a signature course.

AGC would reach its target customer of business and leisure transient golfers through marketing programs including our Interlinks program, Premier Tournament Play program, hotel and leisure industry contacts, CVB contacts, rack cards and networking with other AGC or Golf Enterprises, Inc. (and AGC affiliate company) courses in Las Vegas. When we have excess demand at our other courses, we will shift it to the new Vegas Valley / Stephanie site golf course. We will reach local residents through promotions and advertising in local papers and direct marketing.

As to the course itself, AGC proposes to build a links-style course which would be beneficial for a number of reasons: 1) Las Vegas has no other links-style courses, so the Vegas Valley / Stephanie course would be readily distinguished from the competition - a distinct advantage; 2) a links-style course will afford a more open feel consistent with the City's desire to promote open space; and 3) a links-style course is more "environmentally correct" - it allows more wetlands areas, uses less water for irrigation, and will incorporate more native, drought-resistant plants and grasses.



The course would be 6,500 to 6,800 yards in length with continuous concrete cart paths. Cart paths will have curbs at tees and greens, around the staging area near the clubhouse and at the parking lot. Water, mounding and bunkers would contribute not only to the challenge and strategy of the game but also to course esthetics and safety.

*Desert Dunes Golf Club
a links-style course
Desert Hot Springs, CA*



- **Night Lighting**

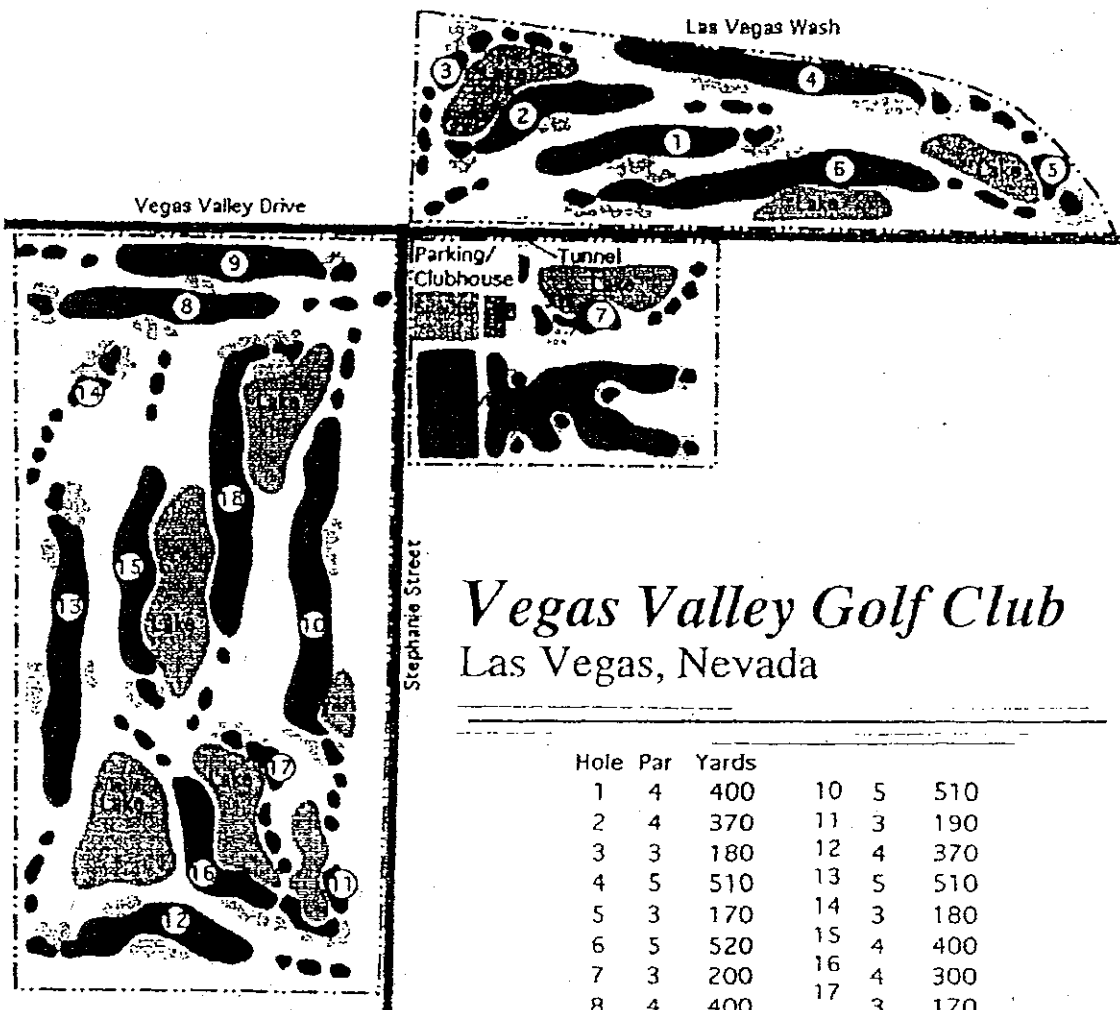
AGC proposes to light the driving range and to lay conduit and wiring for lighting the golf course, however we would do a much more detailed study of lighting the golf course before making a decision to pursue this option. In addition to the cost of the lighting itself, pro shop and food and beverage area staffing issues would have to be considered. AGC operates five night lighted course in Southern California (D. L. Baker, Lake Forest, Dominguez, Heartwell and Westchester) and night golf has proved popular up to a point. We believe that in Las Vegas, especially in the summer heat and considering the 24-hour nature of the gaming industry, this might be a very attractive consideration. We also believe the issue of light pollution will be a factor in the decision because of the adjacent residential areas.

- **Environmental Issues, Audubon Certification**

AGC is a big fan of and very active participant in the Audubon Sanctuary program for golf courses. We have dozens of courses enrolled in the program, dozens more working toward certification, and several that have already achieved certified status. We believe the links-style course we propose to build on the Vegas Valley / Stephanie site is most compatible with this program in that it preserves more indigenous plant and animal habitats and will incorporate more native, drought-tolerant grasses than a conventional-style course. Links-style courses, by their very nature, tend to be more open, have more wetlands area and minimize use of irrigation water.

Because the golf course site is in an area where the water table is high, we will exercise a high degree of care in the use of fertilizers and pesticides. It is our policy to employ a program of safe, effective and limited prescription use of pesticides and fertilizers - we do not ever "spray by the book." We will design and manage a unique program of turfgrass and landscape culture specifically for the Vegas Valley / Stephanie site with the goal of building and maintaining a healthy plant community based on indigenous species. When agrochemical intervention is required, we will tailor a program specifically for the issue and the site. In addition, we will use (as is our practice at every course we maintain) only environmentally responsible (and often more expensive) agrochemical products including biologically released organic and synthetic-organic fertilizers to eliminate the risk of catastrophic release, run-off and leaching through the rootzone of the turf. This type of program has proved effective at eliminating any detectable chemical presence in aquifers as shallow as three feet under the surface, as is the case at our Applewood Golf Course in Golden, Colorado, which sits on the aquifer that is the source of water for Coors beer. This water is monitored frequently and even the most rigorous testing has failed to detect any chemicals from the golf course. Applewood is a Certified member of the Audubon program for golf courses.





Vegas Valley Golf Club

Las Vegas, Nevada

Hole	Par	Yards			
1	4	400	10	5	510
2	4	370	11	3	190
3	3	180	12	4	370
4	5	510	13	5	510
5	3	170	14	3	180
6	5	520	15	4	400
7	3	200	16	4	300
8	4	400	17	3	170
9	4	390	18	5	510
Out	35	3140	In	5	510
			Tot	36	3140
				71	6280

LINKS CONTRACT TIME LINE

PREDICATE TO "COMMENCEMENT DATE" --- EXPECTED BY DECEMBER 1997

Title insurance provided by City
Environmental assessment report delivered to City by Developer
Developer's financing approved by City
Zoning approved by County

WITHIN 90 DAYS OF COMMENCEMENT DATE

Construction plans must be delivered to Real Estate manager
Plans must conform to original proposal

WITHIN 120 DAYS OF COMMENCEMENT DATE

Final plans to be ready --- Reviewed by City and approved by City Manager

WITHIN 180 DAYS OF FINAL PLAN APPROVAL

Construction to begin.

15 DAYS PRIOR TO START OF CONSTRUCTION

Performance 'bond' to be posted by Developer in the form of cash or letter of credit for full cost of construction

CONSTRUCTION SCHEDULE

90 Days to clear and grub
120 Days to complete grading
300 Days to complete electrical and sprinklers
420 Days to complete maintenance compound and clubhouse foundation
450 Days to frame and complete rough plumbing and electrical on clubhouse
520 Days to complete clubhouse and landscaping
550 Days to open