

Homestead National

Golf and Country Club

A JACK NICKLAUS SIGNATURE GOLF COURSE

Homestead Resort Properties, LLC I

P.O. Box 2267

Palmer, Alaska 99645

Phone: (907) 227-7997

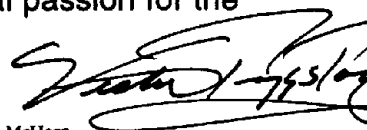
FAX: (907) 746-7700

Victor W. Trygstad, President

I am very pleased to announce that Homestead Resort Properties, LLC I has signed a contract with the Nicklaus Design firm for a *Jack Nicklaus Signature* golf course at the forthcoming *Homestead National Golf and Country Club*. *Homestead National* will be Alaska's first, member owned, 18 hole golf club. Surrounded by lovely wooded homesites, *Homestead National Golf and Country Club* will be among the lowest density residential golf course settings in America. The value commitments of Homestead Resort Properties, the golf course design genius of Jack Nicklaus, and the lovely features of Mother Nature on *Homestead National's* land will combine to bring a truly world class residential golf and country club facility to the Mat Su Valley and the Greater Anchorage area.

The *Homestead National* site location is on the beautiful, sheltered north side of the Knik River Valley five miles east of Palmer, and 45 minutes from downtown Anchorage....45 minutes from the heart of Anchorage, yet nestled in a valley seemingly far away from the city...where mountains, glaciers, wildlife, and "quiet you can hear" envelop the senses.

Homestead National Golf and Country Club, and the surrounding residential community, will be developed by Homestead Resort Properties in harmony with Alaska's scenic wilderness environment, through a commitment to innovative planning and responsible land stewardship. While the character of the land will change, my commitment is to make the developed land no less beautiful. With this in mind, I have asked Jack Nicklaus to express his deep, personal passion for the wilderness in the design of the *Homestead National Golf Course*.



*Homestead National
Golf and Country Club*

FACT SHEET

- Description:** A Member owned, non-profit Golf Course and Country Club, with a surrounding private residential planned community.
- Development Company:** Homestead Resort Properties, LLC I, an Alaska company.
- Golf Course Design:** *Jack Nicklaus Signature* by Nicklaus Design.
- Master Planning:** Robert Lamb Hart (pending) and Nicklaus Design.
- Location:** The beautiful sheltered north side of the Knik River Valley five miles east of Palmer, Alaska, and 45 minutes from downtown Anchorage.
- Unique Land Features:** Variations in topography essential for an exceptional golf course; a crystal clear lake; more than a mile of winding stream frontage; forest land; wetland habitat; and gorgeous, panoramic mountain and glacier views throughout.
- Homesites:** 285 single family and townhouse homesites surrounding the "Jack Nicklaus Signature" *Homestead National Golf Course*, creating one of the lowest density private residential golf course communities in America..
- Homesite Prices:** \$90,000-\$150,000 initial pricing, including Full Membership in *Homestead National Golf and Country Club*.
- Grand Opening:** Spring 2000
- Membership:** 395 Alaska Memberships
40 National Member Affiliates
- Membership Fees:** Fully secured. *Signature Membership Equity Certificates* fees to be announced.

Golf Club Amenities:

- *Homestead National's "Jack Nicklaus Signature" Golf Course*
- Extensive Practice Facilities
- Caddie and golf cart playing options
- *Homestead National's Clubhouse hand crafted in oak timber frame*
- Dining and social facilities
- Members' only *Jack Nicklaus Room*
- Expansive men's and ladies' locker rooms
- Fitness Center
- Tennis courts
- Equestrian and cross country ski trails

Developer:

Homestead Resort Properties, LLC I
Victor W. Trygstad, President
P.O. Box 2267 4201 Tudor Centre Dr., Suite 310
Palmer, Alaska 99645 Anchorage, Ak. 99508
FAX: (907) 746-7700 FAX: (907) 563-4506
Ph: (907) 227-7997 Ph: (907) 227-7997

*Attorney and Counsel
for HRP, LLC I:*

John H. Tindall
510 L Street, Suite 500
Anchorage, Alaska 99501
Phone: (907) 278-8533 FAX: (907) 278-8536

Golf Course Design:

Golden Bear International, Inc.
Timothy P. Kenny, Director of Design Marketing
11780 U.S. Highway # 1
North Palm Beach, Florida 33408
Phone: (561) 626-3900 FAX: (561) 626-4104

Land Planning:

Robert Lamb Hart (pending)
David Howerton, Senior Managing Partner
243 California Street
San Francisco, Ca. 94111
Phone: (415) 986-4260

Club Management:

Golden Bear Club Services, Inc.. (pending)

Club Membership Is Not An Investment

Homestead National Golf and Country Club is offering Memberships exclusively for the purpose of permitting members to obtain the recreational and social privileges and benefits of Club Membership. The Club is organized as a nonprofit corporation and does not anticipate distribution of gains, profits, or dividends to any Members.

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MEMBERSHIP & FEES

Membership in *Homestead National Golf and Country Club* is a transferable, equity ownership interest acquired by the Member in a public, non-profit club, subject to the Rules and Regulations of the Club. (Number of Memberships indicated in parentheses.)

Signature Membership: (50).....	To Be Announced
Full Membership: (100).....	TBA
Full Membership with HNGCC homesite purchase: (235).....	TBA
Corporate Membership: (10).....	TBA
National Member Affiliate: (40).....	TBA
Social Affiliate: (50) (non-equity, non-transferable).....	TBA

MEMBERSHIP PRIVILEGES AND BENEFITS

SIGNATURE MEMBERSHIP

1. *Signature Membership Fee* held in escrow and released to the Development Company upon the issuance of a Promissory Note, in the full amount of the Signature Membership Fee, secured by a Performance First Deed of Trust on the land designated for the development of the *Homestead National Golf and Country Club*, or when a performance bond, letter of credit, or similar security agreement has been provided to ensure full refundability.
2. Annual Member Dues paid by Development Company for the first year of golf course play.
3. Ten complimentary greens fees for accompanied guests per year.
4. Priority Member use of the Homestead Equestrian Center, including indoor heated riding arena and boarding stables.
5. All HNGCC *Full Member Privileges and Benefits*.

FULL MEMBERSHIP

1. The *Homestead National Golf Course*, designed by Jack Nicklaus
No greens fees
2. Driving range and practice facilities
 - No charge
3. Golf Club Professional
4. The *Homestead National Clubhouse*
 - Beautiful exposed beam, hand crafted timber frame architecture
 - Dining and social facilities
 - The *Jack Nicklaus Room* for Members only
 - Expansive men's and ladies' locker rooms
 - Fitness center
5. Pro shop
6. Golf cart and caddie playing options
7. Membership in the *Jack Nicklaus International Golf Club* with playing privileges at JNIGC Member Golf Courses worldwide.
8. *Homestead National Golf and Country Club MEMBERCARD* charge privileges
9. Tennis Courts
10. Priority public use of the Homestead Equestrian Center, including indoor heated riding arena and boarding stables.
11. Equestrian and cross country ski trails

CORPORATE MEMBER

1. All Full Member Privileges and Benefits, except #1.
2. Sixty rounds of golf per annum used at the discretion and designation of the Corporate Member.
 - No greens fees

SOCIAL AFFILIATE

1. *Homestead National Clubhouse* with *MEMBERCARD* privileges.
2. Equestrian and cross country ski trails

MEMBER AND AFFILIATE ANNUAL DUES

Signature Member.....	To be announced
Full Member.....	To be announced
Member plus family.....	To be announced
Social Affiliate.....	To be announced

Petition To The Mat-Su Borough Assembly

In Support Of The Sale Of Mat-Su Borough Land Into Private Ownership;

In Support Of Economic Growth In The Mat-Su Borough To Create New Jobs, For A Broader Tax Base, and To Help Pay For Schools and Necessary Public Services.

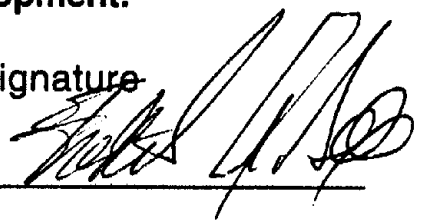
We are **Residents** of the **Mat-Su Borough** who want the Borough Assembly, at the scheduled 6 pm public hearings on July 14 & 15, 1997, to approve the sale of 320 acres of undeveloped Borough land east of Palmer to Homestead Resort Properties LLC I, a locally owned Alaskan Company, for the fair market price to be determined by Borough approved appraiser(s). The sale of the 320 acres, together with the company's privately owned land, will enable the development of a Jack Nicklaus designed, 18 hole golf course (for which Homestead Resort Properties has a signed contract with Nicklaus Design), a golf clubhouse, an equestrian facility with indoor and outdoor riding arenas, and a residential subdivision surrounding the golf course. The 320 acres owned by the Borough generate no tax revenues and no jobs. As privately owned land developed by Homestead Resort Properties, the 320 acres will generate more than \$300,000 per year in Borough property taxes. The entire Golf Course Development will create more than sixty million dollars in jobs and contracts long term. **We ask the Mat-Su Borough Assembly to approve the sale of public land and support private development.**

Name (print)

Address

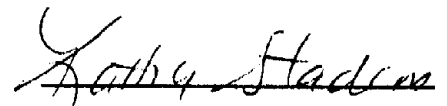
Signature

1 FREDERICK SELL 9615 SERPENO



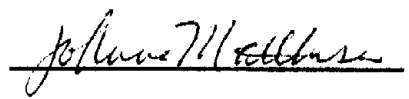
phone: _____

2 Kathy Staden PO Box 1767



phone: _____

3 JOHANNA MATTHESEN 5005 LOK CT
99654



Phone: 376-3762

ATTEND THE BOROUGH ASSEMBLY MEETING MONDAY JULY 14, 97 AT 6 PM AND HEAR THE DIRECTOR OF NICKLAUS DESIGN SPEAK.