

THANKSGIVING POINT

AREA PLAN

In Compliance with the Resort Community Zone.

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MAY 21 2002

LEHI CITY

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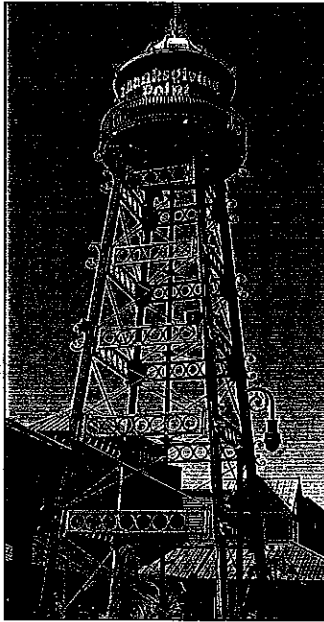


THANKSGIVING POINT

The Thanksgiving Point Resort promotes the enjoyment of nature and invites all to experience beauty, education, and peace in a fun and safe environment. It offers wholesome family activities designed to educate and beautify and provides opportunities for learning and discovery in agriculture, horticulture, paleontology, shopping, dining, food preparation, animal life, the arts, and recreation.

Thanksgiving Point, Utah's fastest growing resort destination, represents founders Alan and Karen Ashtons' dream. The sprawling attraction stretches over 750 acres just twenty minutes south of Salt Lake City in Lehi, Utah.

Already the largest resort property in the Intermountain West, Thanksgiving Point includes the longest and best public golf course in the state; a spectacular 55-acre, world-class botanical garden; multiple restaurant facilities; fun shopping venues; the largest dinosaur museum in the world; an entertaining and educational barnyard; several office buildings in a growing business park; nine conference



facilities; two garden reception areas; and a multi-purpose performance center called the Barn. Additional growth includes new retail, lodging, and entertainment facilities. In 2001, the partially developed property completed all of the requirements and received all of the approvals for a Resort Specific Plan Ordinance.

Thanksgiving Point has built a reputation for fun and educational entertainment, high-quality facilities, and family-friendly activities in a safe environment. With a goal to expand into a world-class property and become the number one tourism destination in Utah, Thanksgiving Point dreams big.

W e l c o m e t o T h a n k s g i v i n g P o i n t



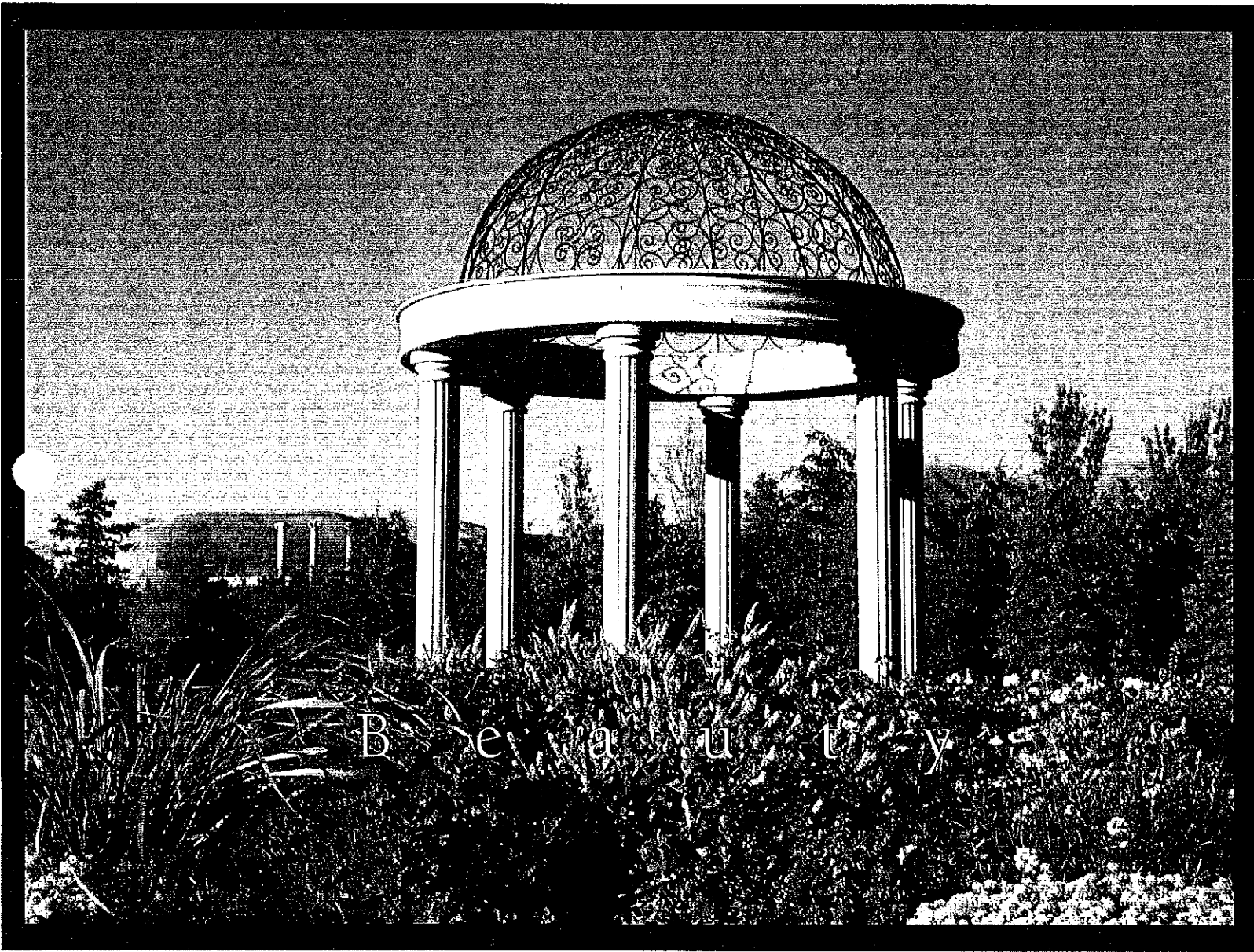
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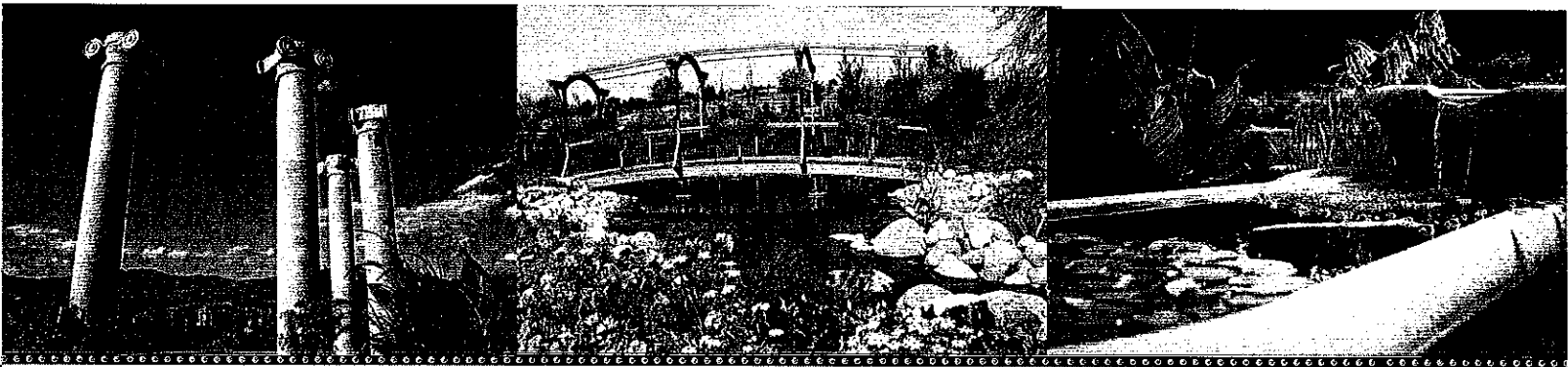


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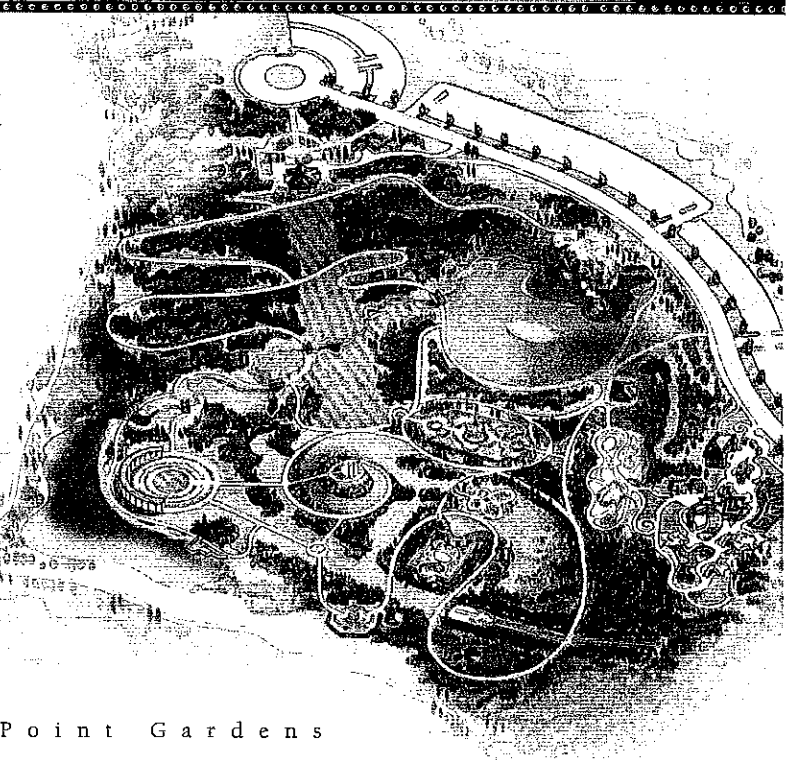
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At the heart of Thanksgiving Point are the secluded Thanksgiving Gardens. Get lost in Paradise as you wander the 55-acre garden nestled in the immaculate fairways of Thanksgiving Point's 18-hole championship golf course. Tucked away in a natural bowl created by a wide bend in the Jordan River and surrounded by thousands of trees, the Thanksgiving and Children's Discovery Gardens in Lehi, Utah sit in a peaceful valley below the majestic Lone Peak and Mount Timpanogos.

Organized into theme gardens like rooms in an estate, the Thanksgiving Gardens cradle numerous subtle surprises and countless picture-perfect vistas. Enjoy the color and whimsy of the Italian Fountains and spectacular "crashing waterfalls." Get the whole family involved in a nature trek through this valley of surprises that includes a stopover at the hidden pool behind the crumbling walls and ancient wooden doors of the imaginative Secret Garden. Wind your way through the Fragrance, Rose, Monet, and Butterfly Gardens to arrive at a giant complex of nine-man-made waterfalls. Take in the garden vista, then have a leisurely lunch at the Trellis Café and browse for mementos in the Garden Gate Gift Shop.



T h a n k s g i v i n g P o i n t G a r d e n s



MEMBER
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Competition

1997

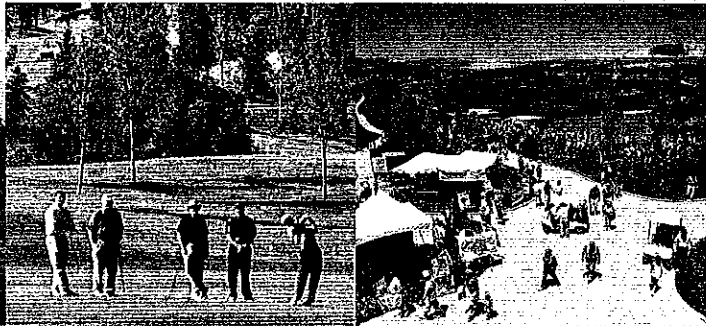
1998

6-7

Utah's premiere public golf course is also Utah's largest golf course and home to the annual Champion's Challenge. Designed by Hall-of-Fame golfer Johnny Miller, the Thanksgiving Point Golf

Club showcases the beauty and diversity of Utah landscape. The long layout wraps around the Thanksgiving Gardens and challenges players of all levels. The elegant clubhouse features the Utah Golf Hall-of-Fame, the Hall-

of-Fame Grill, and a large banquet hall. Golfers at Thanksgiving Point learn first-hand why Golf Digest ranked this course as one of the top ten new courses in the country in 1998.



T h a n k s g i v i n g P o i n t G o l f C l u b



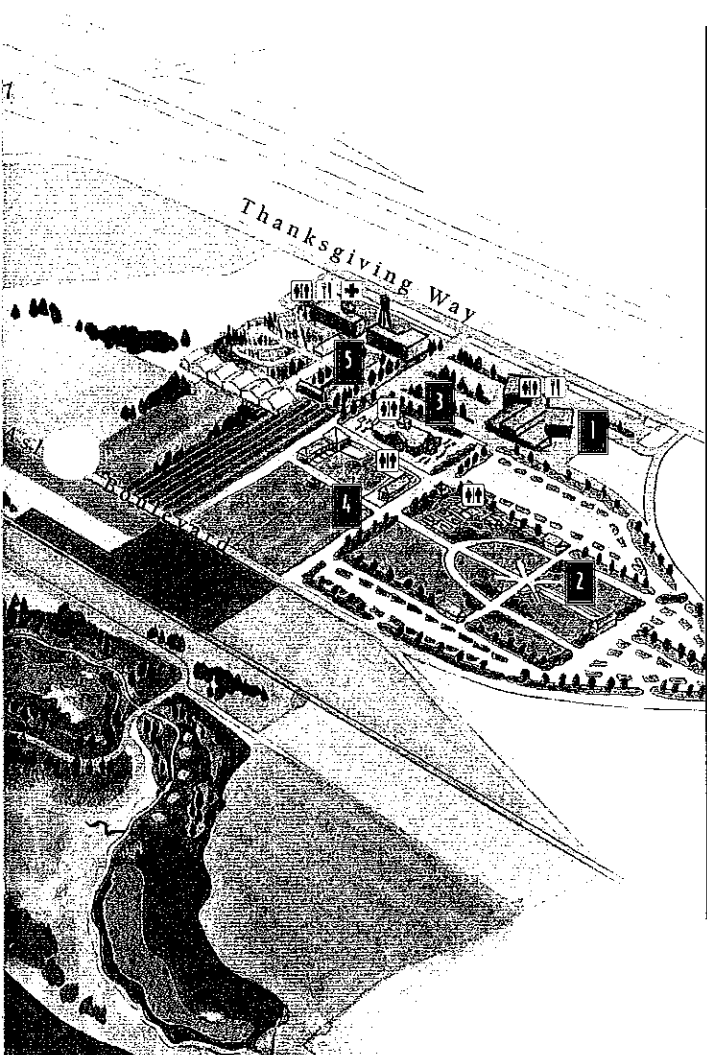
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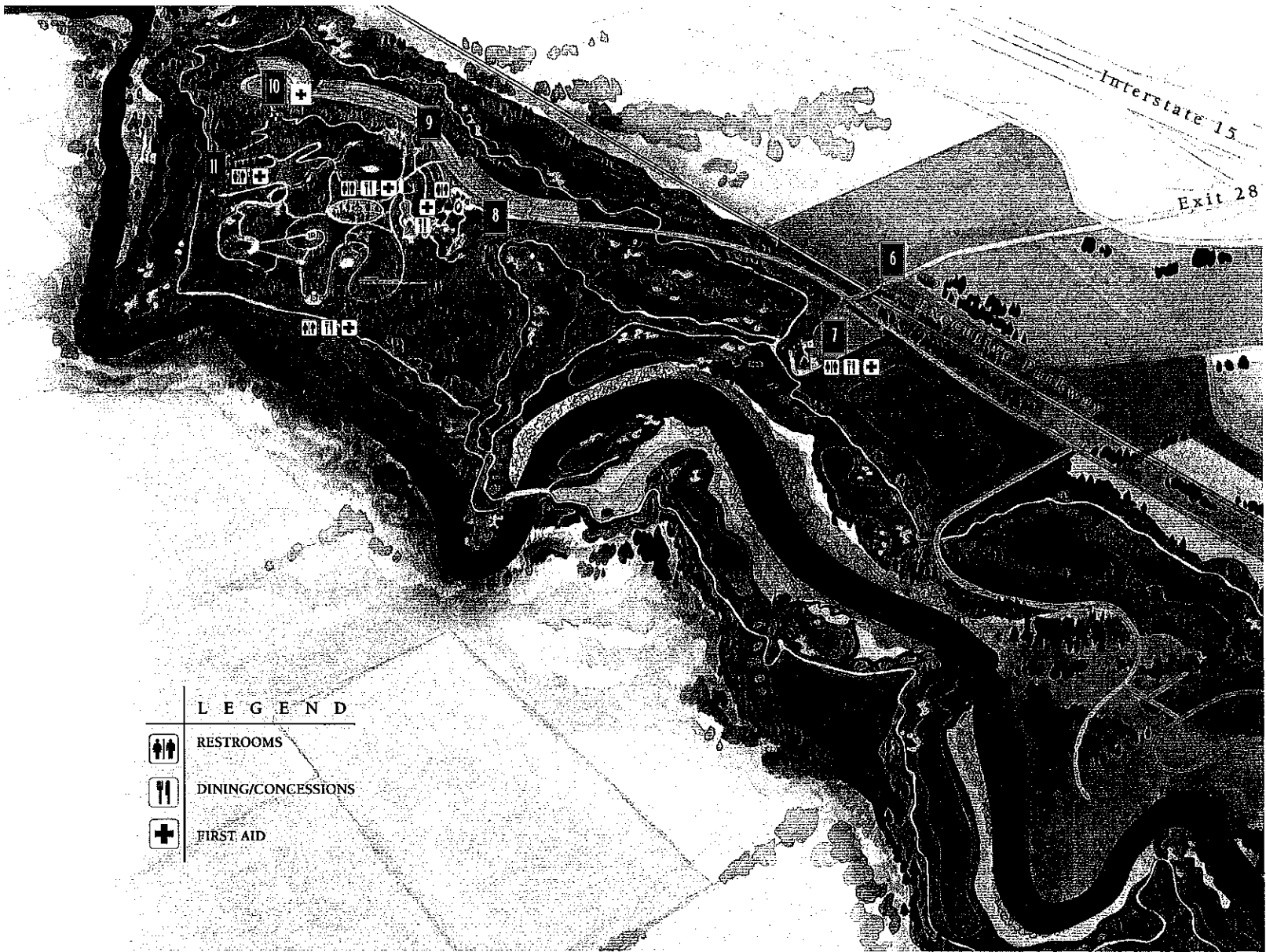
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THANKSGIVING POINT



- 1** NORTH AMERICAN MUSEUM OF ANCIENT LIFE
Museum, Expedition Cafe, Findings Gift Shop
- 2** ELECTRIC PARK FAIRGROUNDS
sport courts, open-air pavilion and gated facilities
- 3** THE BARN
seats 650 to 1,000, home of concerts, musical revues, dinner theatre and more
- 4** FARM COUNTRY ANIMAL PARK
Classes, Gift Shop, Animals, Pony Rides
- 5** THE VILLAGE AT THANKSGIVING POINT
The Village Gift Shop, Discover Utah General Store, Huckleberry's Family Restaurant, Highway 89 Deli, Chubby's Soda Fountain, Eric Dowdle Gallery, Conference Rooms and Administrative Offices.
- 6** BUSINESS PARK
- 7** THANKSGIVING POINT GOLF CLUB HOUSE
Pro Shop, Rentals, Hall of Fame Grill
- 8** CHILDREN'S DISCOVERY GARDEN
Model Trains and Noah's Ark Fountain
- 9** WATERFALL GARDEN AMPITHEATRE
seasonal concerts
- 10** GARDEN VISITOR CENTER
Trellis Cafe, Gift Shop and More
- 11** THANKSGIVING GARDENS





LEGEND



RESTROOMS



DINING/CONCESSIONS



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10 - 11

D i s c o v e r y

Already one of Utah's most visible landmarks, the North American Museum of Ancient Life is the place for interactive adventure! Thousands of fossils, over one hundred flying reptile displays, towering trees, rocky terrain and trickling streams await visitors to the main exhibit halls. We'll show you more dinosaur skeletal exhibits than any other museum on the planet - over 60 in all.

Catch a gargantuan motion picture on our 6-story Mammoth Screen Theater! You'll find

everything from natural history to scientific topics to virtual journeys around the world.

Schedule the Raptor room, overlooking the grand hall, for a reception, business meeting, or a family reunion. We'll do the catering! We'll even take you on a field trip adventure or help you create an unforgettable birthday party.

Visitors to the Discovery Room will learn all about where dinosaurs roamed the Earth, and make life-like casts of Trilobites, T-rex teeth, and Raptor claws! Dig bones like real

Paleontologists in the Quarry, then put your find together.

Don't forget to grab a chili-dog and chips for lunch at the Expedition Cafe and to visit our Findings Museum Store featuring actual fossils and artifacts as well as unique jewelry, books and educational toys.

Investigate, Participate, and Discover what Ancient Life was really like from the earliest signs to right up to present-day life forms!

N o r t h A m e r i c a n M u s e u m o f A n c i e n t L i f e



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S h o p p i n g

What would a resort be without shopping and dining? The Thanksgiving Point Village offers both in abundance. Located adjacent to Utah's busiest interstate and between the two largest

metropolitan areas, the Village attracts guests interested in an enjoyable shopping and dining experience. The Village Shops blend quality products, affordable merchandise, elegant decor, beautiful art, a relaxed atmosphere, and

world-class flair to create a truly unique and memorable outing. The Village Shops include a fun & lively Candy Shop, the Discover Utah General Store, the Village Gift Shop, Eric Dowdle's only Utah Art Gallery and much more.

T h a n k s g i v i n g P o i n t V i l l a g e



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D i n i n g

The Thanksgiving Point restaurants offer several dining experiences.

Guests can sit down to a traditional meal in Huckleberry's Family Style Restaurant, or order their favorite soup, salad, and sandwich at the Highway 89 Deli. Or if it's an afternoon snack you're after, a stop at Chubby's



Old Fashioned Soda Fountain will sooth most appetites. There are restaurants at the Golf Course and Gardens as well. The food alone is worth the trip. With so much to do and see in the Village at Thanksgiving Point, you may need to schedule a second day.

T h a n k s g i v i n g P o i n t V i l l a g e

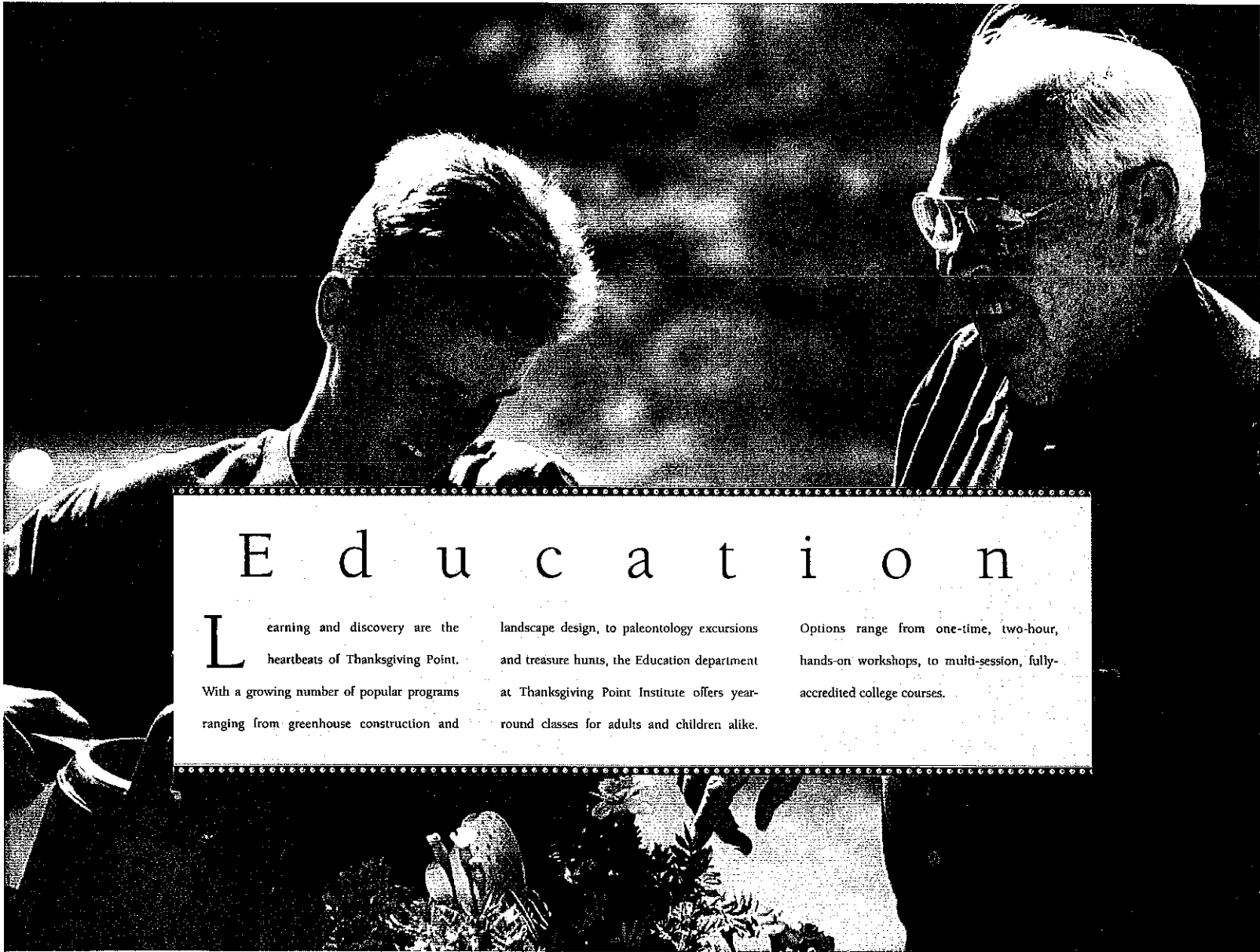


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E d u c a t i o n

Learning and discovery are the heartbeats of Thanksgiving Point. With a growing number of popular programs ranging from greenhouse construction and

landscape design, to paleontology excursions and treasure hunts, the Education department at Thanksgiving Point Institute offers year-round classes for adults and children alike.

Options range from one-time, two-hour, hands-on workshops, to multi-session, fully-accredited college courses.

A d v e n t u r e

Born of a farming and dairy heritage, Thanksgiving Point celebrates its past with a lively and entertaining country experience. A large Animal Park houses a variety of farm animals and provides opportunities for covered wagon, authentic



stagecoach, and pony rides. Farm Country is a wonderful opportunity for adults and children alike to discover what a large part animals have in our day-to-day lives - and to have great time doing it!

F a r m C o u n t r y a t T h a n k s g i v i n g P o i n t



E l e c t r i c P a r k

The Electric Park at Thanksgiving Point is the site of the annual Utah County Fair, but it is much more than a fairgrounds. The immaculately landscaped outdoor venue next to the Barn and Farm

Country has room for a variety of exciting events. With more than twelve acres of green grass, a large 800 seat pavilion, tennis, volleyball, and basketball courts, a tots lot, and abundant parking, the Electric Park hosts a

spectrum of exciting outdoor community events. In addition to the open events, the Electric Park is available to rent for private corporate outings and family gatherings. The park is gated and secure during all events.

E l e c t r i c P a r k a t T h a n k s g i v i n g P o i n t



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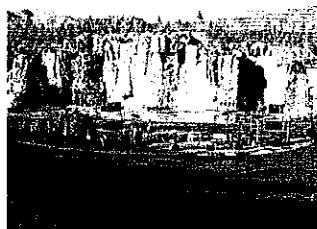
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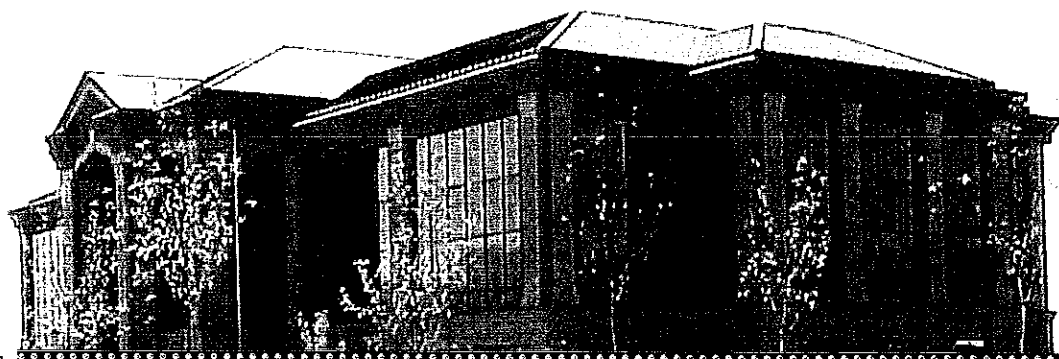
E n t e r t a i n m e n t

If you're looking for wholesome family entertainment, look no further than Thanksgiving Point's entertainment facilities. The large stage in the Barn at Thanksgiving Point plays host to concerts, pageants, musicals, dances, theater, and an assortment of good clean entertainment. The Barn can seat up to 1,000 guests and is equipped with all the latest sound, light, and climate-control technology.

If you enjoy entertainment in a more natural outdoor setting, you won't go wrong in the



beautiful new outdoor Waterfall Amphitheatre at the heart of the fragrant Thanksgiving Gardens. The Summer and Fall Concert series in the Amphitheatre draw as many as 4,000 music lovers a night from around the state for regularly scheduled evening performances. Together these two venues provide great family fun and entertainment year around.



Business Development

Throughout the resort, Thanksgiving Point encourages new business and commercial development. The resort is open to review all ideas that fit within the resort covenants, ordinances, and overall mission statement. Due to its tremendous size, Thanksgiving Point has the luxury to grow for many years to come.



The Business Park at Thanksgiving Point includes two building phases. Each phase is designed to accommodate the needs of small to large companies with varying specialities. The park is perfect for organizations that are just starting out and ideal for the established organization that has grown beyond their current accommodations.

This park has a dignified presence that allows businesses to express professionalism and quality. From the moment you enter, you will notice beautiful park-like entrances with custom monuments on wide landscaped boulevards. All properties include an area to be landscaped that will comprise at least 35% of the total property area. Buildings feature ultra efficient design & building methods for

maximum value.

In addition to business development, a portion of the resort has been set-aside and designated for commercial development from dining establishments to retail shops. Thanksgiving Point is willing to consider multiple uses of the commercial property as it fits into the overall resort plan.

T h a n k s g i v i n g P o i n t B u s i n e s s P a r k



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ARIZONA



E v e n t s & W e d d i n g s

Nestled amid the grandeur of Thanksgiving Point are several exquisite conference rooms. While the larger rooms are capable of accommodating anything from a reception to a seminar, the smaller rooms are ideal for corporate retreats and small family gatherings.

Settings include the large and elegant Garden Room with a breathtaking view of the

Thanksgiving Gardens; the classic Great Room at the Golf Course Club House featuring a wall of full-length windows and French doors that open out to a balcony; the Rose Garden with its charming hand-painted walls; the Velvet Room that gets its name from the deep green, velvet wall covering and rich wood trim; The Tropical Room with a panoramic view of the beautiful Tropical Atrium; the small and

intimate Utah room and the Water & Rose Gardens with beautiful outdoor landscaping.

Coupled with Thanksgiving Point's premier banquet and catering services, these rooms are perfect for your next event.