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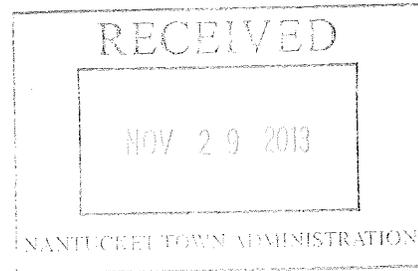
RICHARD P. BEAUDETTE

LORI D'ELIA

November 29, 2013

HAND DELIVERY

Bruce Miller, Chairman
Nantucket County Commissioners
Town and County Building
Broad Street
Nantucket, Massachusetts 02554



RE: Sankaty Head Golf Club/Baxter Road Extension

Dear Chairman Miller and Members of the County Commissioners:

This letter will serve to confirm that I represent the Sankaty Head Golf and Beach Club, Inc. ("Sankaty") and will memorialize Sankaty's formal objection to the proposed County taking of Sankaty's land by eminent domain for the construction of a road described as Baxter Road Extension as shown on a Plan titled "Preliminary Working Plan, Town of Nantucket, County of Nantucket, 40 Foot Easement," Dated October 16, 2013, Revised October 29, 2013, Prepared by ACKME Survey LLC for the Construction of a Road and for all Roadway Purposes, Including But Not Limited to the Installation of Utilities." The grounds for Sankaty's objection are the taking of Sankaty property is unnecessary, do not meet the requirements for a taking as set forth in M.G.L. Chapters 79 and 82, and Sankaty has offered the County a feasible and less expensive alternative which

will provide alternative, practical access to Baxter Road and underground utility services to Baxter Road residents.

Enclosed for your review and acceptance is a draft Option Agreement which grants to the County an option to acquire voluntary access easements over and under the properties of Sankaty, the S.J. Nominee Trust, the S.C. Nominee Trust and the Ryan Nantucket Realty Trust from Sankaty Road to Baxter Road for the construction of a roadway and for the installation of underground utilities for the residents of Baxter Road in the event that existing Baxter Road is rendered impassable. These voluntary easements also include a parking area on Sankaty land for access to the lighthouse and driveway/utility services over and under Sankaty land for the benefit of the properties located at 112, 114, 116 and 118 Baxter Road. This proposed Option Agreement provides the Town and County with a feasible, timely and cost-effective solution to the Baxter Road problem and will avoid contentious litigation and the likelihood that the County will have to pay a large land damage award to Sankaty.

Also enclosed for your review is report that establishes the severe and negative economic, safety, physical and logistical consequences the construction of the proposed access road shown as "Easement Area B" on the County Taking plan will have on the Sankaty Golf Course. This report has been prepared by Golf Property Analysts, a nationally renowned golf course appraisal and consulting firm. Construction of this access road will require the relocation and reconstruction of the fifth hole, sixth hole, seventh hole and eighth hole with an estimated cost in excess of \$3,500,000. The estimated costs to construct the

“Easement B” route along Sankaty’s fifth hole are double the costs to construct the voluntary access easement route (“Easement “A”) and the damage to the Nantucket community caused by contentious land damage litigation between Sankaty and the County will be incalculable.

Sankaty has always been a good neighbor to the people of Nantucket. Sankaty sponsors the annual Sam Sylvia Boys and Girls Club Pro Am Golf Tournament, the Nantucket Cottage Hospital Golf Tournament, provides a winter golf membership to Nantucket residents and happily permits the Nantucket High School Golf teams to practice and play on its golf course. Sankaty has worked hard with its Sconset neighbors to offer the Town and County viable alternative access to Baxter Road with voluntary easements as outlined in the enclosed Option Agreement. For these reasons, Sankaty asks the County Commissioners to accept the Option Agreement and reject and abandon the proposed taking of Sankaty land by eminent domain.

Sincerely,



Enc.

Glenn Wood, Esq.
Sarah F. Alger, Esq.
George Pucci, Esq.
Daniel Bailey, Esq.
Whitney A. Gifford, Esq.
Andrew Vorce, Nantucket Director of Planning
Eugene Goodwillie, Jr., President, Sankaty Head Golf Club

OPTION AGREEMENT

This AGREEMENT ("Agreement") is made as of this ____ day of December, 2013, by and among the Town of Nantucket by and through its Board of Selectmen as duly appointed, 16 Broad Street, Nantucket, Massachusetts 02554, the County of Nantucket by and through its County Commissioners as duly appointed and having an address of 16 Broad Street, Nantucket, Massachusetts 02554, Sankaty Head Golf Course, Inc., a duly organized Massachusetts corporation having a mailing address of Post Office Box 292, Siasconset, Massachusetts 02554 (the "Club"), as the owner of that certain parcel of land located in Nantucket, Nantucket County, Massachusetts, now known and numbered as 125 Sankaty Road, Siasconset, being Lot 5A on Land Court Plan 9548-C, by virtue of Certificate of Title No.1308 at Nantucket Registry District (the "Club Land"), Patrick T. Ryan, as Trustee of Ryan Nantucket Realty Trust under Declaration of Trust dated February 6, 2008, registered with Nantucket Registry District as Document No. 123082, of 686 Hale Street, Beverly, Massachusetts 01915 (the "Ryan Trust"), as the owner of those three certain parcels of land, together with the buildings thereon, located in Nantucket, Nantucket County, Massachusetts, now known and numbered as 110 Baxter Road, Siasconset, being Lot A on Land Court Plan No. 9448-A at Nantucket Registry District, Lot 23 on Plan No. 3 of the Division of Heirs of William J. Flagg, recorded with Nantucket Deeds in Plan Book 6, Page 16, and Lot E on plan recorded with Nantucket Deeds as Plan 54-E, by virtue of deed dated February 6, 2008, recorded with Nantucket Deeds in Book 1125, Page 130, registered as Document No. 123081 at the Nantucket Registry District (the "Ryan Land"), Whitney A. Gifford, Trustee of the S.J. Nominee Trust under Declaration of Trust dated September 28, 1998, recorded with the Nantucket Registry of Deeds in Book 598, Page 172, of (c/o Carol Cronin) 19

Mayo Avenue, Annapolis, Maryland 21403 (the "SJ Trust"), as the owner of a certain parcel of land, together with the buildings thereon, located in Nantucket, Nantucket County, Massachusetts, now known and numbered as 117 Sankaty Road, Siasconset, shown as Lot 23 on L.C. Plan No. 9548-D by virtue of deed dated September 28, 1998, recorded with the Nantucket Registry of Deeds in Book 598, Page 178 and Certificate of Title No. 18,649 at the Nantucket Registry District for the Land Court, (the "SJ Trust Land") and, Whitney A. Gifford, Trustee of the S.C. Nominee Trust under Declaration of Trust dated September 7, 1999, recorded with the Nantucket Registry of Deeds in Book 647, Page 184, of (c/o John A. Judy) 119 Evergreen Avenue, Elmhurst, Illinois 60126 (the "SC Trust"), as the owner of a certain parcel of land, together with the buildings thereon, located in Nantucket, Nantucket County, Massachusetts, now known and numbered as 108 Baxter Road, Siasconset, Lot 24 on Plan No. 3 of the Division of Heirs of William J. Flagg, recorded with Nantucket Deeds in Plan Book 6, Page 16, by virtue of deed dated September 7, 1999, recorded with Nantucket Deeds in Book 647, Page 191, (the "SC Trust Land") .

WITNESSETH:

WHEREAS, Baxter Road is threatened by severe coastal erosion, and as a result, the Town and County of Nantucket (collectively, the "Town") is investigating possible alternative means of access to the properties along Baxter Road in the event Baxter Road becomes impassable, and the Town is proposing to make takings by Eminent Domain to provide such alternate access. The parties hereto acknowledge that a Petition has been sent to the County Commissioners to acquire, by purchase, gift eminent domain or otherwise easement interests in land of the Club as depicted on the attached "Petition to the County Commissioners of the County of Nantucket Relative to Baxter Road Extension.";

WHEREAS, the Club wishes to present to the Town, an alternative access route that does not include a taking of Club Land to the west of the Existing Baxter Road, near its fifth green as shown on the attached "Access Easement Concept, by Blackwell & Assoc., Inc., dated October 23, 2013) (the "Alternative Access");

WHEREAS, the parties subject to the proposed Alternative Access, the Club, the Ryan Trust, the SJ Trust and the SC Trust have agreed to provide easements to the Town to effectuate such Alternative Access and in doing so, retain various consultants, attorneys, surveyors and engineers to prepare and present plans and easements for such Alternate Access to the Town; and

WHEREAS, the Club, the Ryan Trust, the S J Trust and the S C Trust, subject to the terms and conditions of this Agreement, agrees to give the Town an Option to acquire the easements over their land as depicted on the attached Plan upon the breach of Baxter Road if, at the time, Alternative Access has not been laid out and easements acquired by the County Commissioners.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The Club, the Ryan Trust, the S J Trust and the S C Trust agree to give the Town an Option that upon the breach of Baxter Road, if the alternative Access is not laid out and easements acquired, the Club, the Ryan Trust, the S J Trust and the S C Trust will, within fourteen (14) days of written notice from the Town, offer the Town the voluntary grant of an easement as depicted on the attached Plan in favor of the Town.

2. The Town shall pay to the Club, the Ryan Trust, the S J Trust and the S C Trust \$_____ for the Option.

3. A breach of Baxter Road shall consist of a natural event whereby the road becomes impassable and an imminent danger to residents thereof as determined in writing by Dave Fronzuto, Director of Nantucket Emergency Management.

4. The Town will work cooperatively with the Club, the Ryan Trust, the SJ Trust and the SC Trust to acquire easements in favor of the Town and lay out as a public road the Alternative Access, and the Town shall make such changes to the Zoning Bylaw of Nantucket such that the SR-1 Zone abutting the S J Trust Land and the S C Trust Land shall be extended to include those parcels of land shown on Nantucket Assessor's Map 48, Parcels 27, 28, 38.1 and 47.1 currently zoned Limited Use General-3 ("LUG-3").

5. During the term of this Option Agreement, the Town agrees to not pursue the attached Petition and abandons the Town's efforts to take by eminent domain the Club Land near its fifth green.

6. Once the Alternative Access is laid out and easements have been acquired and recorded, with all appeal periods expired, the Town will formally vote to terminate and abandon the attached Petition. Such termination and abandonment shall be memorialized by a vote of the Nantucket County Commissioners, and/or other legally required action by the Town.

7. The execution of this Agreement by the signature of any party electronically transmitted as a facsimile or scan shall have the same force and validity as an original signature.

8. If any provision or condition of this Agreement shall be determined invalid or unenforceable by a court of competent jurisdiction, the remaining provisions and conditions shall remain in full force and effect and shall be valid and enforceable to the fullest extent permitted by law.

9. This Agreement is to be construed as a Massachusetts contract, is to take effect as

a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors, and assigns, and may be canceled, modified, or amended only by a written instrument executed by both parties hereto.

[THIS SPACE INTENTIONALLY BLANK, SIGNATURE PAGES TO FOLLOW]

Executed as sealed instrument, this ____ day of _____, 2013.

Town of Nantucket by and through its Board
of Selectmen

By: _____
Rick Atherton, Chairman

By: _____
Bob DeCosta, Vice Chairman

By: _____
Bruce Miller

By: _____
Matt Fee

By: _____
Tobias Glidden

[THIS SPACE INTENTIONALLY BLANK, SIGNATURE PAGE TO FOLLOW]

Executed as sealed instrument, this ___ day of _____, 2013.

County of Nantucket by and through its
County Commissioners

By: _____
Rick Atherton, Chairman

By: _____
Bob DeCosta, Vice Chairman

By: _____
Bruce Miller

By: _____
Matt Fee

By: _____
Tobias Glidden

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Executed as sealed instrument, this ____ day of _____, 2013.

Sankaty Head Golf Course, Inc.,

By: _____
Eugene W. Goodwillie, Jr., President

[THIS SPACE INTENTIONALLY BLANK, SIGNATURE PAGE TO FOLLOW]

Executed as sealed instrument, this ___ day of _____, 2013.

Ryan Nantucket Realty Trust, .

By: _____
Patrick T. Ryan, as Trustee

[THIS SPACE INTENTIONALLY BLANK, SIGNATURE PAGE TO FOLLOW]

Executed as sealed instrument, this ___ day of _____, 2013.

S.J. Nominee Trust

By: _____
Whitney A. Gifford, Trustee of the S.J.
Nominee Trust

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Executed as sealed instrument, this ___ day of _____, 2013.

S.C. Nominee Trust

By: _____
Whitney A. Gifford, Trustee of the S.C.
Nominee Trust

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**ACCESS EASEMENT
CONCEPT PLAN
NOVEMBER 20, 2013
BLACKWELL & ASSOC., Inc.**

**10-FOOT WIDE
PEDESTRIAN
EASEMENT**

**30-FOOT WIDE
ACCESS & UTILITY
EASEMENT
WITH 10' SINGLE
LANE DRIVEWAY
WITH TURNOUTS**

**PROPOSED 20-FOOT WIDE
ACCESS EASEMENT**

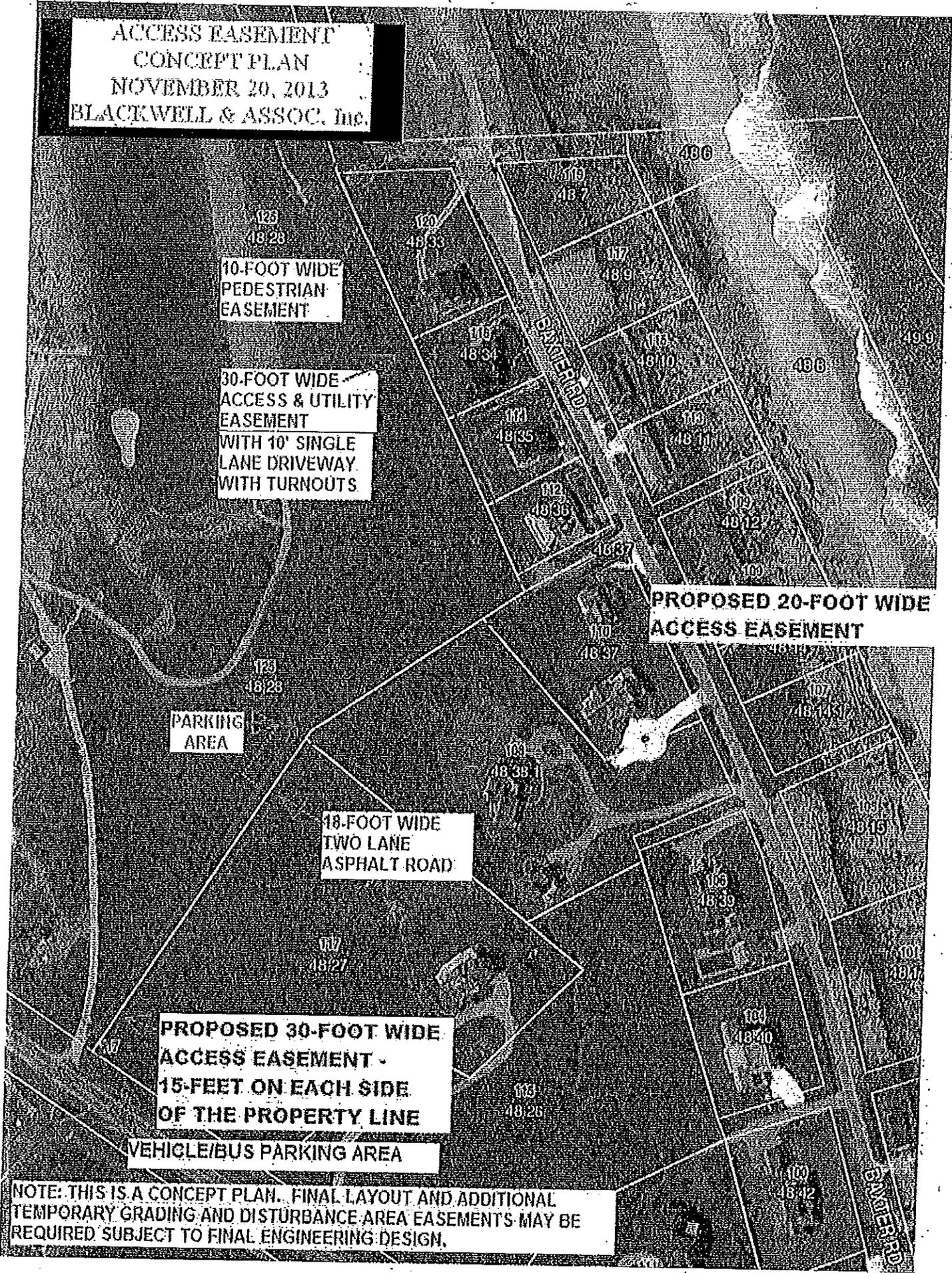
**PARKING
AREA**

**18-FOOT WIDE
TWO LANE
ASPHALT ROAD**

**PROPOSED 30-FOOT WIDE
ACCESS EASEMENT -
15-FEET ON EACH SIDE
OF THE PROPERTY LINE**

VEHICLE/BUS PARKING AREA

**NOTE: THIS IS A CONCEPT PLAN. FINAL LAYOUT AND ADDITIONAL
TEMPORARY GRADING AND DISTURBANCE AREA EASEMENTS MAY BE
REQUIRED SUBJECT TO FINAL ENGINEERING DESIGN.**



Date: November 27, 2013

To: Glenn Wood, Esq., Kevin Dale, Esq., Sankaty Head GC

Cc: File 2130035

From: Laurence A. Hirsh, CRE, MAI, SGA, FRICS & Bradley S. Klein, Ph.D.

RE: Sankaty Head Golf Club

On November 13, 2013, Bradley Klein and Laurence A. Hirsh visited Sankaty Head Golf Club (SHGC) for the purpose of evaluating the potential impact of the proposed road behind the 5th green and adjacent to the left (east) side of the 5th fairway. Klein returned on November 20, 2013, to take further measurements.

As a result of our investigation, we believe that such a road configuration would have significant consequences



for the golf club and for golf-related visits to Nantucket. Furthermore, it is



possible that with the additional risk environment that would be created, there could be a devastating financial risk if an accident were to occur, which we believe is quite possible.

The par-4 5th hole of Sankaty Head GC is an iconic landform – legendary throughout the Cape and Islands region for its beauty, natural shaping and photogenic quality. As such, it is the most recognizable single golf hole in the Cape and Islands region. It is also the brand or “signature” for the most highly rated golf courses in the region by Golfweek Magazine. And it is a brand and iconic image for the golf trade in the whole region. So it not only the signature hole of a widely regarded golf course but it is also a marker, a brand, for golf and outdoor recreation generally, for Nantucket as a whole. As such, any tinkering or deterioration in its form or function would have serious consequences for the health of the club and for golf throughout the region.

The purpose of this analysis is to determine the physical, logistical, safety and economic impacts of the proposed access road, Easement Area “B” Loop Road, terminal to the end of Baxter Road. It is acknowledged that erosion of the coastal bank (bluff) on the eastern shore of Nantucket adjacent to the beach is causing an ever increasing danger to the road accessing the Sankaty Head Lighthouse – a structure that is currently situated on club property, having been relocated in October 2007. The Town seeks to preserve access and has proposed the construction of a road traversing the area behind the 5th green and turning north along the east (left) side of the 5th fairway. Also critical is access to homes on Baxter Road, in addition to access to the lighthouse.

The proposed path and the road needed to traverse that path would have a significant negative safety impact on pedestrian, bicycle, automobile and bus traffic and vehicular, bringing users of the path into direct contact with the line of fire of typically wayward golf shots played from Sankaty Head’s 5th hole.

Sankaty Head Golf Club is a legendary links-style golf course, regularly regarded among the “top-100 classic golf courses in the U.S. by Golfweek magazine. For a 90-year old course, its design is very forward thinking in terms of expanse, preservation of native vegetation, and the ease and flow of its sequence of holes. The most iconic and recognizable hole on the golf course is the par-4 5th hole, named “Light A’port,” 423 yards downhill and running due south along a fairway that tumbles towards the green and to the right, with a



beautiful, semi-punchbowl green that sits in a natural low area. It is the hole closest to the ocean and to the lighthouse. In fact, it is the hole on the entire island of Nantucket that sits closest to the water. It is the only hole on the course with direct and unobstructed water views of the Atlantic Ocean.

A proposed taking of a parcel of land along the lower left side of the 5th hole by the Town of Nantucket for purposes of Baxter Road Extension would have not only endanger public safety; it would also have a significant negative impact upon the operation of the golf club. While municipal planning to this point is vague as to details, any such road based on the concept presented so far, as built out would danger public safety. Moreover, any efforts made to mitigate the threat to public safety would have a crippling effect on the golf operations of the club.

There is an assumed risk among golfers about the dangers inherent in a game played with a hard ball traveling at over 100 miles per hour, often along unexpected paths and from unseen or unusual launch points. Golfers by self-selection of their presence on the golf course tend to be aware of such potential risks. Moreover, it's the job of professional golf course designers and consultants to understand proper safety margins and to reduce as much as possible the likelihood of wayward shots coming into contact with peripheral buildings, structures or unsuspecting people. Thus far Sankaty Head's 5th hole functions well within basic safety margins. The proposed land taking, road extension and likely build out of the new paved surface ("Bracken Plan") would alter that, needlessly endangering public safety in the process.

To be sure, there is no absolute formula or magic number guaranteeing safety in golf. But there are reasonable standards widely used in the golf industry, for creating an envelope for the game to proceed within – to the exclusion of other, non-golf activity, whether home sites, traffic, or pedestrians. In the late 1970s the influential Urban Land Institute issued design guidelines for golf courses calling for 150-foot setbacks from fairway centerlines to perimeter structures and activity. That would entail a safety corridor of 300 feet across in the main drive zone. But back then good amateurs drove the ball 225 yards and the average drive on the PGA Tour was 257 yards (as first officially measured in 1981). Architects used 250-yards as a "turn point" for doglegs and for assumptions about landing areas. Today, due to significant advancements in



equipment (golf balls and clubs) and swing mechanics (instruction, fitness), the average drive on the PGA Tour is 290 yards. Architects now use 300 yards as their turn points. Many good amateur golfers drive the ball 270 yards while many mid-handicap amateurs playing from the middle tees drive the ball 230 yards.

Moreover, the original ULI proposal was static, not giving due consideration to local factors such as wind, elevation changes or the topography of approach shots – all of which, when properly evaluated, suggest the need for greater flexibility as to safety corridors. In short, the 300-foot margin was a starting point, though a rigid one – and it has since long been bypassed.

Today, leading safety advocates define the margin in terms of angles and probabilities – and in terms of wider envelopes than the URL did. The Royal & Ancient Golf Society of St. Andrews, the association that administers golf outside the U.S. and Mexico, argues for a safety margin that starts with a 14-degree vector off centerline and includes both sides – right and left of that ideal line. At a distance of 270-yards off the tee, that would mean a safety envelope about 400-feet across. And the R&A calculates that only 90-percent of all shots would fall within that, meaning that 10-percent of shots would fall outside.

The leading American expert on course safety, course designer Michael J. Hurdzan, Ph.D., argues for a 15-degree vector, and advises that even with that more expansive safety envelope (420-feet across at 270-yards), “only” 92 percent of shots would fall within it, meaning 8-percent falling outside. That’s why he also recommends an additional set back on either side of 50-feet for fixed structures such as houses or apartments from the line.

For a course such as Sankaty Head that registers roughly 16,000 rounds a year, statistical probability would indicate a likelihood of 1,280 wayward drives landing outside the indicated safety envelope, or 640-shots per side (left and right).

In the following illustration we illustrate 15-degree vectors off centerline for drives traveling 230 yards from the regular (“white”) tees and 270-yard drives from the back (“black”) tees. We also indicate a standard approach shot into the green from 180-yards out and measure an ideal safety envelope as measured from the centerline. The problem, as will become evident, is that while tee shots are played from relatively fixed positions (i.e. teeing grounds), second shots



approaching the green are played from all over, including left and right, so that what might look like a simple safety envelope is in fact more complicated and less predictable than for tee shots. What also needs to be pointed out is what might have been an acceptable standard of safety envelope 35 or 75 yards ago is no longer acceptable. That's why most golf course architects today are looking for closer to 400-450 feet across the fairway center line – 200 to 225 from the middle.



Sankaty Head GC, Hole # 5 (with vectors)

When mapped out for both drives and likely second shots, we can measure what would be a reasonable envelope for play – including the likelihood of wayward shots. The lighthouse itself is now closer to the line of golf safety when it was moved in October 2007, to a point that brings it within 144 feet of the center line and well within reach of shots pulled left. But the main area of concern here is that the proposed road extension down towards the 5th green, in the area to the left (east) of the approach zone, occupies a high impact area with considerable risk of wayward shots.

The setting for this iconic golf hole suggests why a single engineering model does not exhaustively cover consideration of safety. Even with the 15-degree angle of play and a 400-foot distance across the center line in the main drive zone, several factors compound the safety issues along the left side from



tee to green and make it more likely to receive wayward shots. For one thing, the tee-to-green drop, of some 40 feet in elevation, makes golf balls fly longer than at ground level, adding distance to the equation. Then there is the prevailing wind, on average out of the southwest at 14 miles per hour, for ten months out of the year, including February through October, thus covering the golf season (data as per www.windfinder.com). The effect is to steer the ball left, a factor made all the more considerable because of the appearance of the ridge when viewed from the tee, which slopes from left-to-right. While the majority of golfers (95 percent of American players) are right handed and tend to play with a left-to-right bias on tee shots, that factor is mitigated to an extent given the slope of the ground and the prevailing wind. In short, the left side is more heavily the scene of play, including wayward shots, than would normally be the case. Moreover, there is a standard tendency even for right handed golfers who fade the ball on tee shots to hit their second shots (iron shots) left under pressure, as the tendency is to get strong and quick, with the right hand taking over, thus causing missed iron shots to go farther left than a normal or well-struck iron shot.

The area left of the 5th fairway is largely covered by a 10-12-foot high canopy of scrub oaks – about all the tree coverage the soil and climate will allow for. Such tree coverage is scant and does not knock down wayward shots or provide much coverage along the perimeter. So it is no surprise that in the course of a 20-minute search along the area 60-140 yards short left of the green, in the area of scrub oaks lining both side of the old walking trail, we found four old golf balls, ranging from 105 to 150-feet off center line, at the margin or beyond of a standard safety envelope.





More revealing was that in a subsequent hour-long search of the scrub oak covered area short and left of the center of the green, Klein found 16 golf balls, almost all of them of recent vintage and of high quality (Titleist, Callaway) that suggests they were played by proficient golfers – and yet these 16 golf balls all fell in an area 160 to 183 feet left of green center – thus well outside what might seem to be a standard safety envelope. And if, as would be necessary to develop that proposed Easement “B” into a formal road bed for traffic and the scrub oak were removed so that the road was actually built out, that protective layer would be gone and the resulting road bed would become well within the path of wayward golf shots.

And if, as anticipated, the road were engineered in such a way as to negotiate the slope with a turning radius adequate to accommodate motor vehicles, the impact would be far more intrusive – on the golf course proper and on safety for road users. See the illustration below, indicating the plan developed by engineer Don Bracken (i.e. “Bracken Plan”) showing how a road built to meet what the town has suggested would dramatically impose itself upon Sankaty Head’s 5th hole and severely compromise public safety. The road itself would be directly in the normal flight path of second shots and frequently subjected to bombardment. There would also be considerable structural intrusion upon the flow of golf traffic (carts and walking golfers) as well as significant drainage diversion that could only be mitigated through costly renovation work – all while destroying the integrity of the golf hole and ruining the reputation of the island’s iconic landmark. The resulting impact on golf operations, the club’s performance and the tourism trade generally would be devastating.



Construction of such a road (i.e. “the Bracken Plan”) would have a major structural impact on the 5th hole. The considerable earth moving needed and imported fill, and the resulting mounding would destroy exiting drainage patterns and threaten the hole with considerable run-off that could only be partially offset through extensive – and expensive – drainage work, on the order of \$100,000, or more though in any case any underground drainage inlets would not be able to handle the onrush of surface water from a modest rain event. The hole would be subject to recurrent sogginess if not outright flooding.

As for the considerable safety exposure to users of the road, any such moves made to reduce exposure would be inadequate, costly, and introduce a whole new cycle of consequences. It might seem possible to mitigate the increased risks of such a road – though only at exorbitant cost, with no assurance of success, and in ways that would unacceptable to the public while creating a succession of problems that would make things worse all around.

Netting is possible to intercept wayward shots along the endangered left side. The exact configuration would have to be engineered in the field. It is not a simple matter to align a safety intercept for projectiles flying 60-100 feet in the air. At a minimum the net would have to be 80 feet high, mounted on poles 90-95 feet high, and run for 25 to 100 yards along the left side. Estimates for such



netting start at a minimum of \$40,000 and could run as high as \$125,000. However, the poles would be unsightly, likely in violation of Nantucket zoning and historic codes, and there would be significant interference with wildlife, especially bird flight. Reportedly, the subject area is a mapped habitat for the Northern Harrier, a low flying, native Hawk species. This is according to the Massachusetts Natural Heritage and Endangered Species Program. And there would be no guarantee that the nets would successfully catch all wayward shots; such measures catch a high percentage, but inevitably, some shots get over, around or through. In any case, such a structure would be an eyesore for the community and a blight on the club's reputation on aesthetic grounds. It is quite rare to find such structures located on Top-100 courses and always negatively impacts their ranking.

It might even seem feasible to propose picking up the 5th hole and moving it westward, out of the way of the new road. Estimated costs of this would start at \$1 million for fairway regrading, new tees, bunker and green, plus displacement of the irrigation line. However, that would have a calamitous impact on adjoining holes – a domino effect on the golf envelopes occupied by the adjoining 6th, 7th and 8th holes, all of which would also have to be moved, at a cost of about \$500,000 for the 6th hole and another \$1 million each for holes 7 and 8 -- in the process completely compromising safety, destroying the heritage

of the golf course design, to the significant decay of the club's reputation and, ultimately, economic performance as a classic gem



and as a viable entity. The result, after all, would be to turn the front nine of Sankaty Head GC into a dangerous cross-fire zone – not a sustainable entity.



There is also the matter of increased liability. Economically, the impact from the proposed road could come from increased liability risk, increased insurance cost and the cost to the club of trying to mitigate that risk. Thus, there could be additional capital expenditures to prevent potential accidents and additional operating costs relating to annual insurance premiums.

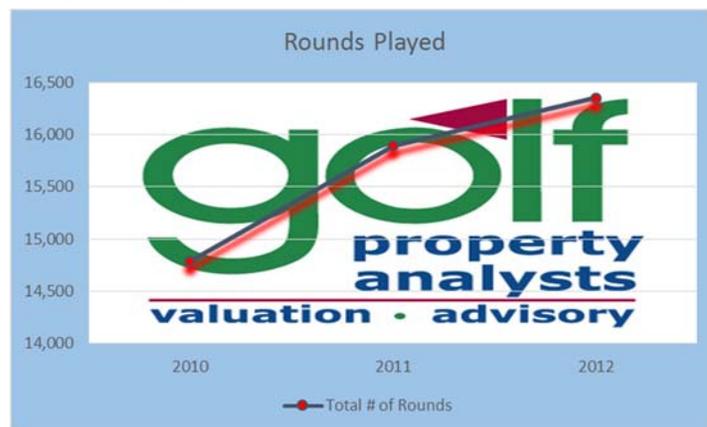
SHGC is a private, upscale golf club with 550 members, of which 150 are social members of the club. Entrance fees are \$50,000 and annual dues are \$6,400 for golf members and \$3,400 for social members. The club is a member-owned, non-equity club governed by a board of directors.

The club maintains a hefty waiting list for prospective members of approximately 250, which is quite uncommon in the present private club environment. The club charges \$100 for a golf guest fee and \$25 for an 18-hole cart fee.

During the last 3 years (2010-2012) annual rounds of golf at the club were as follows:

Course Activity			
	2012	2011	2010
Total # of Rounds	16,350	15,895	14,786
Total # of Cart Rounds	N/A	N/A	N/A
% of Member Rounds	9,514	9,066	8,287
% of Guest Rounds	6,536	6,829	6,500

As demonstrated by the adjacent graph, rounds played have increased during recent seasons by more than 10%, indicating that the potential danger may be increasing each year.





Facilities include an 18-hole golf course designed by Eugene Armstrong and opened in 1923, a clubhouse, and maintenance facility, camp facility for caddies and lodging facilities for employees. There is also a beach club which was not observed by Golf Property Analysts (GPA). There is reportedly 250± acres of land, which is zoned LUG-3 (Limited Use General - 3) by the Town of Nantucket. The property is served by municipal water, has private sewer, bottled (private) gas service and public electric and telephone.

A summary of the facility is below:

Facility Summary – Sankaty Head Golf Club			
Facility Type:	PR	Year Opened:	1923
No. Holes:	18	Architect:	Eugene Armstrong
Course Design:	Links	Course Layout:	Core
Practice Range:	Yes	Green Construction:	Native Soil, Push Up
Practice Green:	Yes	Grassing:	
Putting Green:	Yes	Tees:	Bent/Poa Annua & Fescue
Amenities:		Greens:	Bent/Poa Annua
Clubhouse:	6,000 (est.) SF	Fairways:	Bent/Poa Annua & Fescue
Pro Shop:	Yes	Roughs:	Fescue & Ryegrass
Dining Room:	Yes	Additional Facilities:	Caddie camp, lodging facilities for staff (50), beach club
Locker Rooms:	Yes	Cart Paths:	Yes
Snack Bar:	Yes @ Beach	Path Coverage:	<25%
Fitness Center:	No	Path Material:	Gravel
Swimming:	Yes	Path Condition:	Good
Tennis:	Yes 4		
Maintenance Bldg:	3,200 SF		
Cart Storage:	Yes		

The club has consistently produced between \$5.4 million and \$5.6 million in annual revenues from 2009 through 2012, and is considered to be a healthy club. Total annual real estate taxes were \$57,355.48. The club was established and golf course opened for play in 1923. The club has been recognized for its caddie camp program as well as its golf course, which has been ranked 85th by



Golfweek Magazine among America's "Classic" Courses. The course measures 6,711 yards from the back tees and plays to a par of 72. The course rating is 72.7 and the slope is 127. A scorecard is included herein.

The course, considered a links style course, is generally in good to excellent condition. Holes 2 through 8 generally loop clockwise around the portion of the site situated on the northeast side of Polpis Road and Holes 1 and 9 through 18 for 2 loops, one clockwise (10 through 15) and one counter clockwise (16 through 18) on the southwest side of Polpis Road.

The golf course is maintained by a full-time crew of 9 and 15 additional seasonal employees based on the following schedule:

Turf & Mowing Schedule					
	Greens	Tees	Fairways	Roughs	Bunkers
# of:	20	43	18		70
Size (acreage)	Unknown				
Type of grassing	Bent/Poa Annuua	Combination - Specify Combination - Specify Combination - Specify			Bent/Poa/Fescue
Frequency	Daily	3/week	3/week	2/week	Daily
Equipment used	Walk Behind Mowers	Riding Greens Mowers	Lightweight 5 Gang Fairway Unit	Rotary Mowers	Hand Rake - Metal

The 2013 maintenance expenditures are summarized below:

Maintenance Budget			
2013 Annual Budget?	\$1.1 million	Equipment Budget:	\$120,000
Labor budget:	\$650,000	Water Costs (if any)	NONE
Chemicals budget:	\$50,000		



generally acknowledged as the course's "signature" hole, and the golf experience in general.



Conclusion

In conclusion, as previously stated, we have very serious concerns about the danger posed to public safety by the proposed extension of Baxter Road via the Easement Area "B" loop road. We also believe that such a road configuration would have significant consequences for the golf club and for golf-related visits to Nantucket. Furthermore, it is possible that with the additional risk environment that would be created, there could be a devastating financial risk if an accident were to occur, which we believe is quite possible.



LAURENCE A. HIRSH, CRE, MAI, SGA, FRICS

EXPERIENCE

Appraisal and Consulting Experience has involved most types of real estate, including commercial, industrial, single and multi-family residential and many special purpose properties. Major areas of concentration have been retail, office, distribution and lodging properties with a specialty in the valuation and analysis of golf course properties. Additional experience has been developed in the area of recreational properties, development consulting analysis and appraisal review. Geographic areas served include 45 US states, the Caribbean and Canada. **Completed over 2,500 golf property assignments.** Clients include financial institutions, law firms, accounting firms, clubs, individuals and corporations. Has been president of Hirsh Valuation Group or its predecessors since 1980 and employed in the real estate appraisal profession since 1978. Finalist for Central Pennsylvania "Entrepreneur of the Year" award for 1992 in Real Estate Category. Additional real estate investment and development experience is outlined below.

Laurence A. Hirsh, CRE, MAI, SGA, FRICS is the president of Golf Property Analysts and a member of the following organizations:

Memberships

- Counselors of Real Estate (CRE)
- Appraisal Institute (MAI)
- Royal Institute of Chartered Surveyors (FRICS)
- Society of Golf Appraisers (SGA) – President, 1992 ‘93
- National Golf Foundation
- Golf Course Superintendents Association
- Natl. Golf Course Owners Association
- National Club Association
- Urban Land Institute
- Golf Digest "100 Greatest" Panel – 1993-2004
- Golfweek "America's Best" Course Rating Panelist, 2004 – pres.
- USGA Green Section Committee – 1998 - 2001

- **Developer of Wren Dale GC, first private golf club in Harrisburg, PA in 40+ years, designed by Hurdzan-Fry and built by Landscapes Unlimited**
- **Centre Square Office Building.** 15,000 SF office building, Lemoyne, Pennsylvania
- **Prospect Plaza Shopping Center.** 18,000 SF strip shopping center in York, Pennsylvania
- **Cherry Lane II.** Historic Rehab of 7,000 SF office/retail project in York, Pennsylvania
- **Blue Mountain Place.** 5.25 acres, development plan & land flip
- **Prospect Common Office Center.** 10,000 SF office near Columbia, Pennsylvania
- **Oakview Office Campus.** three-building 36,000 SF office in suburban Harrisburg, Pennsylvania
- **Northwood Office Center** 4,000± SF office condominium in suburban Harrisburg, Pennsylvania

Certified in the following states:

PA, FL, GA, SC, NY, MD, MI, VA, OH, NJ, AZ (Also temp. in NC, TX)

Licensed Broker in PA, MD, VA, NY, DE, FL – Responsible for sale of over \$100 million in golf property sales transactions, including:

Blue Mountain GC, PA
Fairfax National GC, VA
Diamond Run GC, PA
Stone Harbor GC, NJ
Pebble Creek GC, SC
Greystone GC, TN
Augustine GC, VA
Broad Run GC, PA
Hollow Brook GC, NY

Links at Challedon, MD
Bear Creek GC, MD
River Downs GC, MD
Springwood GC, PA
Whitetail GC, PA
Tattersall GC, PA
Blue Heron Pines GC, NJ
Madison Green GC, FL
Running Deer GC, NJ

Olde Stonewall GC (PA)

LAURENCE A. HIRSH, CRE, MAI, SGA, FRICS, QUALIFICATIONS, (continued)

Continuing Education

Buying or Leasing a Golf Facility (PGA of America)
Golf Course Design & Construction (PGA of America)
for International Research
Eminent Domain (ALI/ABA)
"Leisure Time in the year 2005" - (CRE)
Conservation Easement Cert. Program, offered by Appraisal Institute, September, 2009

Golf Course Real Estate Development (Crittenden)
Golf Course Development & Financing - Institute
Forum on Public Golf (Golf Course News)
"Winning RE Tax Assessment Cases" (PBI)
100+ hrs. from Society of Golf Appraisers (SGA)

Many additional courses and seminars attended, offered by Appraisal Institute, Society of Golf Appraisers, ULI, NCGOA and others

Publications

ASGCA "By Design" - "How Golf Supports its Communities", Winter 2010-2011
NGCOA – How to Buy and Sell a Golf Course (appraisal and market analysis chapters (2009)
American Bankruptcy Institute (ABI) Journal – "Restructuring Golf Courses & Country Clubs"
Club Director (NCA) - "Membership Success, It's all about Value" (March/April, 2009)
Journal of Property Tax Assessment & Administration - "Private Club Memberships, Real Property or Personal Property", 2008
Club Managers Association of America – Management Series – "The True Cost of Renovations" (2008)
My PhillyGolfer.com - 2010, "Want to Grow the Game?"
The Board Room, 10-99, "Long Range Planning"
Urban Land, 8-99, "The Value of Signature Architects"
Golf Market Today, 2-95, "Seven Ways to Add Value to Your Golf Course"
The Appraisal Journal, 4-94, "Private Equity Country Club Communities - Issues & Answers"
Carolina Business, 4-94, "What Are Golf Courses Worth?"

New England Real Estate Journal, 3-25-94, "Golf Course Values Depend on I.G.P."
San Diego Business Journal, 4-94, "Wall Street hits ace with golf investments"
Golf Course News, March, 1994, "Tis the Season for Tax Tips"
Club Director, November, 1993, "What Is Your Club Worth and Why Should You Know?"
Park/Grounds Management, Nov., 1993, "Consider a Golf Course as a Revenue Producer"
Public Management, June, 1993, "Par for the Course"
American City & County, April, 1993, "Golf Courses Offer Cash Flow Alternatives"
Pennsylvania Township News, January, 1993, "Well Planned Golf Course Can Be Excellent Revenue Opportunity for Townships"
The Appraisal Journal, January, '91, Golf Courses: Valuation & Evaluation
Editorial Review Board for **Golf Courses & Country Clubs: A Guide to Appraisal, Market Analysis, Development and Financing**
Co-Author for Urban Land Institute Book – **Residential Golf Community Development**

Lecturer/Teacher

Golf Course Superintendents Assn. of America, 2-25-95, 2-96,
Pennsylvania Golf Course Owners Association, April 21, 1994, and 10-03 and 02-09
Crittenden Conferences on Golf Development, multiple sites and dates
University of Florida, Rho Epsilon, April 4, 1991.
Natl. Assn. State Tax Court Judges Conference, Harvard Law School, 9-26-91
CLE – Legal Education, Naples, FL, 4-04, 4-05, 3-06
NE Assessors, Assn, Fairfax, VA – 5-02

PGA of America, several seminars, incl. 2-08, 2-09 and 2-10.
American Society of Golf Course Architects (ASGCA) – May, 2009, Seattle WA
University of Wisconsin, Real Estate Club, February 6, 1992.
National Golf Course Owners Assn., Several dates and topics, incl. 2-08, 2-10 & 2-11
CMAA (Club Managers) World Conference 2011, Phila Chapter, 2010
MD Assessors Assn., Baltimore, MD, 9-01
Golfweek Magazine, Williamsburg, VA – 11-02 and

Golf Association of Philadelphia - Presidents Meeting, March, 2011
Pennsylvania Assessors Association - Golf Course Valuation, 5-97
New Jersey Association of Assessors - Golf Course Valuation Seminar, 3-10-97, 10-03
Urban Land Institute – Residential Golf Communities, '98, '00, 3-03, 11-03, 4-04, 4-06 11-03
West Penn Golf Assn. – Numerous times/Topics

Qualified as expert witness in Pennsylvania, New Jersey, Massachusetts, Florida, Virginia and New York.

EDUCATION

Pennsylvania State University, B.A. 1978

Representative Assignments

Abacoa Golf Club	FL	Bosque Canyon Ranch	TX
Abbey Golf Links	RI	Boston Golf Club	MA
Airport GC & Mentel Memorial GC	OH	Boston Mills Ski Resort	OH
Allegheny Country Club	PA	Boulder Creek Golf Club	OH
Alpharetta Country Club	GA	Boulder Pointe Golf Club & Banquet Center	MI
Alsatian Golf Club	TX	Brae Burn Country Club	NY
Amelia Island Resort	FL	Brandt Distributors Property	PA
Anthem Golf & Country Club	AZ	Brandywine Country Club	OH
Applecross Country Club	PA	Briarwood Golf Club	LA
Applewood Golf Course	CO	Brick Landing Golf & Country Club	NC
Army Navy Country Club	VA	Bristol Harbor Golf Course & Marina	NY
Arrowhead Golf Club	CO	Bristow Manor Golf Club	VA
Arrowhead Golf Club	PA	Brookfield Country Club	GA
Ashbrooke Golf Course	NJ	Brookside Country Club	PA
Attitash Resort	NH	Bucks County Country Club	PA
Augustine Golf Club	VA	Bulle Rock Golf Club	MD
Back Creek Golf Course	DE	Bulls Bay Golf Club	SC
Baiting Hollow Club	NY	Bulls Bridge Golf Club	CT
Baker Hill Golf Club	NH	Bullseye Country Club	XX
Balcones Country Club	TX	Bunker Hill Golf Course	NJ
Bald Head Island Club	NC	Burnt Pine Golf Club	FL
Ballen Isles Country Club	FL	Butter Valley Golf Port	PA
Ballentrae Country Club	FL	Cambelback Ski Area & Cambelback Water Park	PA
Bandon Dunes Golf Resort	OR	Camillus Country Club	NY
Bartram Trail Golf Club	GA	Camino Del Mar Country Club	FL
Battleground Country Club	NJ	Canyon Club	NY
Bayonne Golf Club	NJ	Cape Neddick Country Club	ME
Bayou Barriere Golf Club	LA	Carolina National Golf Club	NC
Bayside Resort Golf Club	DE	Carroll Valley Resort	PA
Beachview Golf Club & Bay Beach Golf Club	FL	Carter Plantation Golf Course	LA
Beacon Hill Golf Club	VA	Cascades of Texas	TX
Bear Brook Golf Club	NJ	Casperkill Country Club	NY
Beaver Brook Golf Course	NJ	Castlewoods Golf Club	MS
Bedford Springs Golf Course	PA	Caves Valley Golf Club	MD
Beechwwods Golf Course	PA	Cedar Crest Square	PA
Bella Vista Golf Club	PA	Century Country Club	NY
Bensalem Country Club	PA	Chandler Park Golf Course	MI
Bent Creek Country Club	PA	Charles T. Myers Golf Course	NC
Bent Tree Golf Club	OH	Charlotte Country Club	NC
Bergen Hills Country Club	NJ	Chartwell Country Club	MD
Berkleigh Country Club	PA	Cherokee Valley Golf Club	SC
Bethany Dunes Golf Course	DE	Cherry Creek Golf Club	PA
Bildarth on the Guadeloupe Golf Club	TX	Cherry Creek Golf Club	NY
Birdsfoot Golf Course	PA	Chesapeake Hills Golf Course	MD
Birkdale Country Club	VA	Chester Valley Golf Club	PA
Bishop's Bay Country Club	WI	Chisel Creek Golf Course	PA
Bison Run Golf Course	NY	Cimarrone Golf Club	FL
Bittersweet Golf Club	IL	Cleghorn Plantation Golf & Country Club	NC
Black Bear Golf Club	WI	Cliff Park Inn Lodge and Golf Course	PA
Black Hawk Golf Course	IL	Club At Pelican Bay	FL
Black Oak Golf Club, LLC	NJ	Cobblestone Creek Country Club	NY
Blackhawk Golf Club	TX	Colbert Hills Golf Club	KS
Blackhawk Golf Course	PA	Coldwater Springs Golf Course	AZ
Blackledge Country Club	CT	Colleton River Plantation Club	SC
Blackthorne Country Club & Blackthorne Estates, Inc.	PA	Collins Hill Golf Club	GA
Blackwolf Run Golf Club	WI	Collins Park Golf Course	OH
Bloomington Golfer's Club	FL	Colonial Country Club	TN
Blue Bell Country Club	PA	Colts Neck Golf Club	NJ
Blue Heron Pines Golf Club	NJ	Columbia Country Club	MO
Blue Mountain Golf Club	PA	Cool Creek Golf Club	PA
Blue Mt. View Golf Course	PA	Cool Springs Golf Course	WV
Blue Ridge Shadows Golf Club	VA	Copper Mill Golf Club	LA
Blue Rock Country Club	CA	Cotton Ranch Golf Club	CO
Bolder Hill Golf & Country Club	RI	Country Club of Castle Pines	CO
Bon Air Golf Course	PA	Country Club of Hershey & South Course	PA
Bonaventure Golf Club	FL	Country Club of Maryland	MD
Bonita Bay East and Bonita Bay West	FL	Country Club of Meadowlakes	TX
		Country Club of Meadville	PA

Representative Assignments

Country Club of York	PA	Frog Hollow Golf Club	DE
Crescent Golf Course	NC	Fyre Lake West Golf Club	IL
Crescent Pointe Golf Club	SC	Galen Hall Golf Club	PA
Cross Creek Golf Club	MD	Galloping Hills Golf Course	NJ
Cross Pines Ranch	TX	Gardiner's Bay Country Club	NY
Crossgates Golf Course	PA	Garrisons Lake Golf Course	DE
Crotched Mountain Ski Resort	NH	Gaylord Springs Golf Links	TN
Crystal Lake Golf Course	MN	Geneva Farms Golf Course	MD
Cumberland Cove Golf Course	XX	Geneva National Golf Club	WI
Cypress Creek Country Club	FL	Germantown Country Club	TN
Cypress Point Country Club		Gettysvue Country Club	TN
Honey Bee Golf Club	VA	Glen Arven Country Club	GA
Dallas National Golf Club	TX	Glendale Golf Course	IL
Dataw Island Club	SC	Glenlakes Golf Club	AL
Daufuskie Island Club & Resort	SC	Glenwoodie Golf Course	IL
David L. Baker Memorial Golf Course	CA	Golden Eagle Country Club	FL
Deer Creek at Meadow Ranch	CO	Golden Oaks Country Club	PA
Deer Creek Golf Club	KS	Golden Pheasant Country Club	NJ
Deer Point Golf Course	PA	Golf at The Bridge	NY
Deer Run Golf Club	PA	Golf Club at Cape Cod	MA
Deer Valley Golf Course	PA	Golf Club at Felicita	PA
Deerfield Country Club	DE	Golf Club of New England	NH
Delray Country Club	FL	Golf Club of Oklahoma	OK
Detwiler Golf Course	OH	Golf Club of West Virginia	WV
Diamond Hill Golf & Country Club	FL	Golf Club, Front Royal	XX
Diamond Run Golf Club	PA	Goodwin Golf Course	CT
Dominion Valley Country Club		Grand Blanc Country Club	MI
Regency at Dominion	VA	Grande Oaks Golf Club	FL
Downingtown Country Club	PA	Great Bear Golf Club	PA
DuBois Country Club	PA	Great Gorge Country Club	NJ
Due Process Golf Club	NJ	Great Bay Country Club	NJ
Dunes West Golf Club	SC	Green Hills Golf Course	PA
Dutchess Golf & Country Club	NY	Greencastle Greens Golf Club	PA
Eagle Brook Country Club	IL	Greystone Golf Club	TN
Eagle Lake Golf Club	NJ	Grossinger's Resort & Golf Course	NY
Eagle Oaks Golf & Country Club	NJ	Gunpowder Golf Course	MD
Eagle Pines/Shore Oaks Golf Club	NJ	Hampton Hills Golf & Country Club	NY
Eagle's Landing Country Club	GA	Hampton Island	GA
Eagle's Pointe Golf Club	SC	Hampton Village Golf Club	GA
East Orange Golf Course	NJ	Harborage Yacht Club	FL
Eastwood Golf Club	FL	Harrisburg North Golf Resort	PA
Echo Valley Country Club & Development	IA	Hartefeld National Golf Club	PA
Elmridge GC, Pequot GC, Norwich Golf Club	CT	Hawk Lake GC & Honey Run GC	PA
Emerson Golf Club & Valley Brook Golf Club	NJ	Haworth Country Club	NJ
Equinox Golf Club	XX	Hawthorns Golf and Country Club	IN
Evergreen Golf Club	PA	Heartland Golf Club	CA
Fairfax National Golf Club	VA	Heatherwoode Golf Club	OH
Fairway Golf Center	NJ	Hedingham Golf Club	NC
Falcon Ridge Golf Club	TN	Heidleberg Country Club	PA
Feather Sound Country Club	FL	Hercules Country Club	DE
Felicita Resort and Lands	PA	Heritage Country Club	PA
Fenway Golf Club	NY	Heritage Creek Golf Club	PA
Ferncroft Country Club	MA	Heritage Golf Course	NJ
Fiddlers Creek Golf Club	FL	Hermitage Golf Course	TN
Fiddler's Elbow Country Club	NJ	Hershey Golf Club	PA
Fieldstone Golf Club	DE	Hidden Creek Country Club	VA
Fine Distributing Center	FL	Hidden Creek Golf Club	FL
Flatbush Golf Course	PA	Hidden Valley Ski Area	MO
Fleming Island Plantation Golf Course	FL	Hidden Valley Four Seasons Resort	PA
Forest Park Golf Course	MO	High Point Golf Course	NJ
Forrest Crossing Golf Course	TN	Highland Park	IL
Forsgate Country Club	NJ	Highlands Golf & Supper Club	KS
Four Seasons Golf Course	PA	Highlands Golfers' Club	VA
Four Streams Golf Club	MD	Hiland Golf Course	NY
Fowler's Mill Golf Course	OH	Hilltop Golf Course	MI
Fox Fire Golf Club (proposed)	PA	Holiday Hills GC	MO
Fox Ridge Golf Club	IA	Holliday Hills	PA
Freezeland Resort - Proposed	VA	Hollow Creek Golf Club	MD
French Creek Golf Club	PA	Hollow Creek Golf Course	MD
Fresh Meadow Golf Club	IL	Honey Run Golf Club	PA

Representative Assignments

Host Farm Resort Golf Course	PA	Manor Resort/Poplar Hills Golf Course	VA
Hudson National Golf Club	NY	Mansion Ridge, The Golf Club at	NY
Hunt Valley Golf Club	MD	Maryland National Golf Club	MD
Hunters Run Country Club	FL	Mason Dixon Country Club	PA
Huntsville Golf Club	PA	Mason-Dixon Golf Course	PA
Ibis Golf & Country Club	FL	Matheson Greens	MI
Imperial Golf Club	FL	McGregor Links Country Club	NY
Indian Lakes Country Club	IL	Meadowbrook Country Club	OK
Indigo Lakes Golf Club	FL	Meadowink Golf Course	PA
Inniscrone Golf Club	PA	Meadowlakes Country Club	TX
Inverrary Country Club	FL	Meadowlands Country Club	PA
Iron Valley Golf Club	PA	Meadowlands Golf Club	NC
Ironwood Golf Club	NY	Meadowlark Golf Course	CA
Island's End Country Club	NY	Metedeconk National Golf Club	NJ
Isleworth Golf & Country Club	FL	Micke Grove Golf Links	CA
Ivy Hills Country Club	OH	Mid South Golf Club	NC
Jackson Valley National Golf Club	NJ	Mid-Atlantic Golf Course at Broad Run	VA
Jones Creek Golf Club	GA	Middle Island Country Club	NY
Keney Golf Course	CT	Middleburg Country Club	VA
Keswick Club	VA	Mid-South Golf Club	NC
Kingsbarns Golf Links	UK	Mill Creek Golf Club	IL
Kirkwood National Golf Club	MS	Mill Creek Golf Club	NY
Kiskiack Golf Club	VA	Mission Hills Country Club	IL
Kissimmee Oaks Golf Club	FL	Mission Inn Golf & Tennis Resort	FL
Kittanning Country Club	PA	Mississippi National Golf Club	MS
Kohala Preserve	HI	Mizner Country Club	FL
Kona Country Club	HI	Moccasin Run Golf Course	PA
Lago Vista Club & Resort	TX	Montclair Golf, Tennis & Swim Club	VA
Lake Arbor Golf Club	MD	Morelands Golf Links	VA
Lake Breeze Golf Course	WI	Mount Snow Grand Summit Hotel	VT
Lake Hills Golf Club	IN	Mountain Branch Golf Club	MD
Lake Jovita Golf Club	FL	Mountain Creek Ski Area	NJ
Lake of Isles Golf Course	CT	Mountain Ranch Golf Club	AR
Lake Powell Residential Golf Community	FL	Mountain Valley Golf Course	PA
Lake Toxaway Golf Club	NC	Mt. Snow Resort	VT
Lake View Country Club	PA	Musket Ridge Golf Club	MD
Lakes of Arlington	TX	Mystic Creek Golf Club	MI
Lakeview Country Club & Development	PA	Nashboro Golf Club	TN
Lakewood Ranch Golf & Country Club	FL	Natural Bridge Golf Club	VA
Lanier Golf Club	GA	Naval Surface Weapons Center Golf Course	MD
Las Vegas Golf Club	NV	New Holland Woodlands	PA
Latrobe Country Club	PA	New Jersey National Golf Club	NJ
Lebanon Valley Golf Course	PA	North Hills Country Club	PA
Legend of the Lakes	MI	North River Club of Beaufort, NC	NC
Legends Golf Club		Northampton Valley Country Club	PA
Heritage Golf Club		Northshore Country Club	TX
Oyster Bay Golf Club	SC & NC	Oak Grove Golf Club site	IL
Lehigh Country Club	PA	Oak Harbor Golf Club	LA
Lemon Bay Golf Club	FL	Oak Terrace Country Club	XX
Liberty Forge Golf Course	PA	Oakhurst Country Club	OH
Lighthouse Sound Golf Course	MD	Oakhurst Links	WV
Limerick Golf Club	PA	Ocean Ridge Plantation	NC
Lincoln Oaks Golf Course	IL	Oceanview Golf Course	VA
Links at Gettysburg	PA	Odessa National Golf Club	DE
Little Creek Par 3 Golf Course	PA	Old Corkscrew Golf Club	FL
Little Elk Horn Creek - G.C.	KY	Old Natchez Country Club	TN
Little Mill Country Club	NJ	Old Silo Golf Course	KY
Loch Raven Golf Club	MD	Old South Country Club	MD
Locust Hill Golf Club	WV	Olde Homestead Gold Club	PA
Long Island National Golf Club	NY	Olde Stonewall Golf Club	PA
Lost Lake Golf Club	FL	Olympia Hills Golf Course	TX
Lulu Country Club	PA	Ottawa Park Golf Course	OH
MacArthur Golf Club	FL	Over Lake Golf Course & Land Dev.	PA
Macoby Run Golf Course	PA	P.B. Dye Club at Urbana	PA
Mad River Mountain Ski Area	OH	Paa Ko Ridge Golf Club	NM
Mainland Golf Course	PA	Painted Desert Golf Club	NV
Majestic Oaks Golf Course	MN	Palm Desert Country Club	CA
Majestic Ridge Golf Courses	PA	Palm-Aire Country Club	FL
Manchester Country Club	VT	Palmer Park Golf Course	MI
Manhattan Woods Golf Club	NY		

Representative Assignments

Paoli Peaks Ski Area	IN	Royal Oaks Golf Course	PA
Par Line Golf Course	PA	Royal Ottawa Golf Club	CA
Park Hill Golf Course	CO	Royal Poinciana Golf Club	FL
Pascack Brook Golf Course	NJ	Royce Brook Golf Club	NJ
Paxtuxent Greens GC	XX	Ruffled Feathers Golf Club	IL
Pebble Creek Club	SC	Running Deer Golf Club	NJ
Peconic Bay Golf, LLC (Long Island National GC)	NY	Saddlebred Golf Club	WV
Pelican's Nest Golf Club	FL	Sand Creek Country Club	IN
Penn Forest Inn & Country Club	PA	Sandy Ridge Golf Course	NJ
Pete Dye Golf Club	WV	Sapphire Mountain Golf Club	NC
PGA Golf Club	FL	Saratoga National Golf Club	NY
PGA Village San Antonio	TX	Savannah Quarters Country Club	GA
Pikewood National Golf Club	WV	Scenic Hills Country Club	FL
Philadelphia Country Club	PA	Schuykill Country Club	PA
Philmont Country Club	PA	Scotland Run Golf Club	NJ
Pilgrim's Oak Golf Course	PA	Sea Trail Plantation Golf Club	NC
Pine Barrens Golf Club	NJ	Serenoa Golf Club	FL
Pine Creek Golf Course	TN	Shackamaxon Golf & Country Club	NJ
Pine Needles, Inc.	NC	Shadow Isle Golf Club	NJ
Pinery Country Club	CO	Shadow Wood Country Club	FL
Plantation Golf Club	NC	Shalimar Pointe Golf & Country Club	FL
Pleasant Valley Golfers Club	VA	Shandin Hills Golf Course	CA
Pleasant View Retirement Community	PA	Sharks Tooth Golf Club	FL
Pocono Manor Golf Club	PA	Shawnee Inn & Golf Resort	PA
Polo Trace Golf Club & Cypress Creek Golf Club	FL	Shelter Harbor Golf Club	RI
Port LaBelle Inn & Oxbow Golf Course	FL	Shenandoah Valley Golf Course	VA
Port Royal Golf Resort	SC	Sherbrooke Golf & Country Club	FL
Potomac Ridge Golf Club	MD	Shipyards Golf Resort	SC
Poxabogue Golf Course	NY	Silver Springs Golf Club	PA
Presidential Golf Course & Hill Crest Country Club	FL	Silverhorn Golf Club	OK
Prince William County Golf Course	VA	Skipack Golf Course	PA
Quail Creek C.C.	FL	Skyview Golf Club	NJ
Quicksilver Golf Club	PA	Sleepy Hollow Country Club	NY
Rackham Golf Course	MI	Smoky Mountain Golf Club	NC
Radnor Valley Country Club	PA	Snow Creek Ski Area	MO
Rancocas Golf Club	NJ	Somerset Golf Club	VA
Raspberry Plains Golf Course	VA	South Hills Golf Club	PA
Reading Country Club	PA	South Riding Golfers Club	VA
Red Eagle Golf Club	NM	Spring Brook Country Club	NJ
Regent's Glen Country Club	PA	Spring Creek Golf Club	PA
Renaissance Park Golf Course	NC	Spring Lake Golf Club	NY
Reston National Golf Club	VA	Spring Meadow Farm Golf Club	IN
Reunion Resort and Club	FL	Springwood Golf Club	PA
Revolution Park Golf Course	NC	St. Annes Golf Club	DE
Reynolds Park Golf Course	NC	St. Ives Golf Club	MI
Richland Country Club	TN	St. James Bay	FL
Rich Valley Golf Club	PA	St. Peters Golf Course	MO
Ridgeview Country Club	PA	State College Elks Club	PA
Ridgeway Country Club	TN	Sterling Country Club	MA
Ritz Carlton Golf Club	FL	Stonebridge Country Club	LA
Ritz Carlton Golf Club & Spa	VA	Stonebridge Golf Club	TN
River Crest Country Club	PA	Stonebridge Golf Club of New Orleans	LA
River Downs Golfer's Club	MD	Stonehedge Country Club	PA
River Forest Country Club	PA	Stonehenge Golf Club	TN
River Islands Golf Club	TN	Stonewall Golf Club	VA
River Oaks Golf Club	NY	Stonewall Golf Club (Links Course)	PA
River Oaks Golf Plantation	SC	Sugarloaf Golf Club	PA
River Vale Country Club	NJ	Summit Country Club	KY
River Winds Country Club	NJ	Suncrest Golf Course	PA
Riverfront Golf Club	VA	Sunnybreeze Palms Golf Course	FL
River's Bend Golf Club	VA	Swan Point Yacht & Country Club	MD
Riverwinds Golf Course	NJ	Swansea Country Club	MA
Riverwood Golf Club	NC	Taberna Country Club	NC
Robert Trent Jones Golf Club	VA	Talamore Golf Club at Oak Terrace	PA
Rouge Park Golf Course	MI	Tall Oaks at Reston, LLC	VA
Royal American Golf Links	OH	Tallgrass Country Club	KS
Royal Oak Country Club	OH	Tallwood County Club	CT
		Tamarack Golf Club	IL
		Tamarack Golf Club	ID

Representative Assignments

Tanglewood Country Club	OH	TPC of Virginia Beach	VA
Tanglewood Golf Course	PA	TPC Piper Glen	NC
Tattersall Golf Club	PA	TPC Prestancia	FL
Temple Hills Country Club	TN	Treasure Lake Golf Club	XX
Tennessee National Golf Club	TN	Treyburn Country Club	NC
Tesoro Golf Club	FL	Trillium Links	NC
The 1809 Club	GA	Trout Brook Golf & Country Club	NJ
The Apawamis Club	NY	Trump National Golf Club Bedminster	PA
The Bala Golf Club	PA	Tudor Hall Village Golf Course	MD
The Bay Club at Mattapoissett	MA	Turnberry Isle Yacht Club	FL
The Beach Club	MD	Turtle Creek Golf Course	NJ
The Bear's Club	FL	Twin Pines Golf Course	IA
The Bedford Springs Golf Club	PA	Twining Valley Golf Club	PA
The Belfrey Golf Course	NY	Twisted Dune Golf Club	NJ
The Blue Shark Golf Club at South Ocean	Bahamas	Uniontown Country Club	PA
The Bog Golf Club	WI	University of Connecticut Golf Club	CT
The Bridges Community	PA	Valley Brook Golf Club & Emerson Golf Club	NJ
The Club at Cordillera	CO	Vellano Country Club	CA
The Club at Nevillewood	PA	Victoria National Golf Club	IN
The Club at North Creek	MS	Village Green Golf Club	PA
The Cotton Ranch Club	CO	Virginia National Golf Club	VA
The Course at Westland	FL	Virginia Oaks Golf Club	VA
The Deerwood Country Club	FL	Vista Royale Golf Club	FL
The Dominion Club at Wyndham	VA	Waccabuc Country Club	NY
The Dunes at Palm Beach (Emerald Dunes) Golf Club	FL	Walden Country Club	MD
The Easton Club	MD	Watertown Country Club	WI
The Golf Professionals Club	SC	Westchester Country Club	NY
The Governors Club	TN	Westfields Golf Club	VA
The Great Outdoors Golf Club	FL	Weston Hills Country Club	FL
The Inverness Country Club	AL	Westover Golf & Country Club	PA
The Lawrenceville School Golf Course	NJ	Westwinds Golf & Country Club	MD
The Legends Golf Club	SC	Whispering Woods Golf Club	PA
The Links at Gettysburg	PA	Whistling Straits Golf Club	WI
The Links Golf Course	IN	White Hawk Golf Club	OK
The P.B. Dye Club at Urbana	PA	Whitetail Golf Course	PA
The Pines Golf Course at Paa-Ko	NM	Whitetail Ski Area	PA
The Plantation at Leesburg	FL	Wildcat Mountain Ski	NH
The Ranch Golf Club	MA	Williamsburg National Golf Course	VA
The Ridge at Back Brook	NJ	Willow Creek Golf Club	SC
The Stonyridge	OH	Willow Creek Golf Course	IA
The University Club	LA	Willow Ridge Country Club	NY
The Virginian Club	XX	Windermere Country Club	FL
The Woodlands	MI	Windtree Golf Club	TN
The Woodmere Club	NY	Windyke Country Club	TN
Thistle Golf Club	NC	Winged Foot Golf Club	NY
Thorncreek Golf Course	CO	Wintergreen Resort & Country Club	VA
Three Little Bakers Golf Club	DE	Wolf Hills Golf Course	KY
Tiger Point Golf Club	FL	Woodcrest Country Club	NJ
TPC of Heron Bay	FL	Woodmont Country Club	FL
TPC of Tampa Bay	FL	Woodmoor Pines Golf & Country Club	CO
TPC of Eagle Trace	FL	Worthington Manor Golf Club	MD
TPC at Wakefield Plantation	NC	Wren Dale Golf Club	PA
TPC of Michigan	MI	Wyncote Golf Club	PA
		Wyndemere Country Club	FL

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Education:

B.A. SUNY-Binghamton, 1976
Ph.D. University of Massachusetts at Amherst, 1984 (Political Science)

Retired in 1999 after teaching 14 years at St. Lawrence University (N.Y.), Trinity College (Conn.), Clark University (Ma)

Current Occupation

Architecture editor, Golfweek, 1988-
Columnist, feature writer, photographer, and director, "Golfweek's Best:" Golfweek's National Golf Course Rating System
Design consultant on golf course architecture, development and restoration, sole proprietor of Divot Designs, LLC
Founding editor, Superintendent News, 1999-2007

Publications:

Building Sebonack: Classic Golf by Jack Nicklaus and Tom Doak (Melville, N.Y.: Duck Pond Press, 2006)

Rough Meditations exp., paperback edn. (Hoboken, N.J.: Wiley Publishers, 2006)
-first published in 1997
-collection of golf essays about parenting, caddying, design and travel

Desert Forest Golf Club: The First 40 Years (Carefree, Ariz.: Desert Forest Golf Club, 2004)

A Walk in the Park: Golfweek Presents America's Best Classic and Modern Golf Courses (Champaign, Ill.: Sports Publishing LLC, 2004)
- editor and principal writer

Discovering Donald Ross: The Architect and his Golf Courses (Chelsea, Mich.: Sleeping Bear Press, 2001)
- winner, USGA International Book Award, 2001

Have written over 1,200 feature articles on course architecture, resort travel, golf course development, golf history and the media for Golf Digest, Golfweek, Golf and Travel, Financial Times of Canada, Links, USGA Golf Journal, Golf for Women, Citibank's America's Best Resorts, New York Times, New York Times Book Review, Sports Illustrated, SwissAir Gazette, Diversion, Sports Business Journal

Strategic Studies and World Order: the Global Politics of Deterrence (Cambridge University Press, 1994)

Have written some two dozen scholarly essays on international politics and strategic studies for academic journals and edited books in the U.S., Great Britain, and Germany

Other Experiences:

PGA Tour caddie during summers, 1976-1986; inducted, Professional Caddie Hall of Fame (Jan. 2007)

Golf course photographer: published in Golfweek, Golf Illustrated, Links, Golf for Women, New York Times

Contributing Editor, wrote "Modern Classics" series in Links Magazine, 1994-97

Golf acquisitions editor, Clock Tower Press, 2002-2004

Regular op-ed page columnist and book reviewer, Hartford Courant

Held visiting academic research appointments at Free University of Berlin (1985), Australian National University Graduate School of Pacific Studies (1989), Harvard University Center for International Affairs (1989-91)

Frequent lecturer on golf course architecture, maintenance and the industry, at various national and regional trade meetings, for CEU credit-bearing courses

Frequent Lecturer at Golf Industry Meetings:

American Society of Golf Course Architects
Arizona Golf Association
Asian-Pacific Golf Conference, Singapore
A.W. Tillinghast Society
California Golf Course Superintendents Association
Carolinas Golf Course Superintendents Association
Connecticut Association of Golf Course Superintendents
Connecticut State Golf Association
Empire State (N.Y.) Turfgrass Association
William Flynn Society
GolfClubAtlas.Com Annual Winter Meeting
Golf Course Builders Association of America
Golf Course Superintendents Association of America
Golf & Travel Magazine Business Forum
Greater Cincinnati Golf Course Superintendents Association
Heart of America Golf Course Superintendents Association
Idaho Golf Course Superintendents Association
Illinois Turfgrass Foundation
International Association of Golf Administrators
International Network of Golf
Long Island Golf Association
Maine State Golf Association Caddie Fund
Maryland State Golf Association
Metropolitan (N.Y.) Golf Association
Metropolitan (N.Y.) Golf Course Superintendents Association
Minnesota Turfgrass Foundation

Missouri Valley Turfgrass Association
New England Regional Turf Conference
New Hampshire Golf Course Superintendents Association
New Jersey Golf Course Superintendents Association
New Jersey State Golf Association
Northeast Golf Course Superintendents Association
Northern California PGA Annual Meeting
Peaks & Prairies Golf Course Superintendents Association
Philadelphia Association of Golf Course Superintendents
Seth Raynor Society
Superintendent News/Golfweek Conference on Course Renovation and Restoration
Tennessee Turfgrass Association
United States Golf Association, Annual Meeting
United States Golf Association Green Section
University of Connecticut, Department of Plant and Soil Sciences

Topics include:

- Architecture and the media
- A whole new ball game: golf and the economy today
- Best and worst of golf course design
- Bunkers: a strategic history
- Donald Ross and the classical tradition of golf course design
- Golf: a great game but a lousy business
- Greens: theory and method of design and performance
- How superintendents need to do more with less
- Lessons from a municipal project
- Once a caddie: lessons from a lifetime of looping
- Superintendents, the media and effective communications
- The golf course ratings game
- The place of trees on a golf course

Awards

1971-1975 Long Island Caddie Scholarship Fund Award Winner

1997 Bacardi Award for Environmental Reporting, Society of Professional Journalists (as part of a 3-person team for special issue of Golfweek, Nov. 26, 1996).

2001 USGA International Book Award for Discovering Donald Ross

2006 Golf Writers Association of America annual writing award for best magazine column:
"When "love" hurts," Golfweek, Aug. 6, 2005.

2007 Inductee, International Caddie Hall of Fame

Golf Course Design Consultancy: Client List (inc. restorations)

Amanyara Resort, Turks & Caicos Island, British West Indies
Barrington Hills CC, Barrington Hills, Ill.
Barton Hills Country Club, Ann Arbor, Mich. (D. Ross)
Bellevue Biltmore GC, Clearwater, Fla. (D. Ross)
Bensalem Township Country Club, Bensalem, Pa.
Beverly CC, Chicago, Ill. (D. Ross)

Birmingham CC, Detroit, Mich. (T. Bendelow)
Blue Heron Pines, East & West Courses, Galloway Township, NJ
Boston GC, Hingham, Mass.
Brookside CC, Canton, Ohio (D. Ross)
California Golf Club of San Francisco, South San Francisco, Cal. (V. Macan, A. MacKenzie)
Carolina GC, Charlotte, N.C. (D. Ross)
Cedar Rapids CC, Cedar Rapids, Iowa (D. Ross)
Chateau Montebello GC, Montebello, Quebec (S. Thompson)
Coral Creek Club, Placidia, Fla.
Desert Forest GC, Carefree, Ariz. (R. Lawrence)
Detroit GC, Detroit, Mich. (D. Ross)
Donald Ross Memorial GC – 36 holes, Edinburgh, Scotland
Engineers GC, Roslyn, N.Y. (H. Strong)
Evanston GC, Skokie, Ill. (D. Ross)
Fancourt Resort and Estates, George, South Africa
Fiddlers Creek GC, Naples, Fla.
Forsyth CC, Winston-Salem, N.C. (D. Ross)
Hawthorns G&CC, Fishers, Ind.
Hyde Park G&CC, Cincinnati, Ohio (D. Ross)
Kennett Square G&CC, Kennett Square, Pa. (D. Ross)
Lake Shore CC, Glencoe, Ill. (T. Bendelow, D. Ross)
Lane Creek GC, Watkinville, Ga.
Links at Union Vale, Poughkeepsie, N.Y.
Lookout Mountain GC, Lookout Mountain, Ga. (S. Raynor)
Mahogany Run GC, St. Thomas, U.S. Virgin Islands
Maketewah CC, Cincinnati, Ohio (T. Bendelow, D. Ross)
Manoir Richelieu Resort and GC, Le Malbie, Quebec (H. Strong)
Minot CC, Minot, N.D.. (T. Vardon)
Monterey Peninsula Country Club, Pebble Beach, Cal.
Muskegon CC, Muskegon, Mich.
New Haven CC, Hamden, Conn.
Northland CC, Duluth, Minn. (D. Ross)
Northmoor CC, Highland Park, Ill. (D. Ross)
Ocean Course at Kiawah Island, S.C.
Old Macdonald, Bandon, Ore.
Oyster Harbor GC, Cape Cod, Ma. (D. Ross)
Peninsula G&CC, San Mateo, Calif. (D. Ross)
Pine Needles Resort, Southern Pines, N.C. (D. Ross)
Pistol Creek GC, Middletown, Conn., with J. Gentile
Pocono Manor Resort, Pocono Manor, Pa.
Poppy Hills Golf Club, Pebble Beach, Cal.
Rackham Municipal Golf Course, Huntington Woods, Mi.
Ridgewood CC, Paramus, N.J.
Quaker Ridge GC, Scarsdale, N.Y.
Scioto CC, Columbus, Ohio (D. Ross)
Sedgefield CC, Greensboro, N.C. (D. Ross)
Shuttle Meadow CC, Kensington, Conn. (W. Park Jr.)
Souris Valley GC, Minot, N.D.
Southampton GC, Southampton, N.Y. (S. Raynor)
Sunnehanna CC, Johnstown, Pa. (A.W Tillinghast)
Sterling GC, Sterling, Mass.
Tokatee GC, Blue River, Ore.
Tumble Brook CC, Bloomfield, Conn.
Valle Vista Country Club, Kingman, Az.
Vesper CC, Lowell, Ma. (D. Ross)

Vineyard GC, Martha's Vineyard, Mass.
Wallingford CC, Wallingford, Conn.
Wigwam Resort & Country Club, Phoenix, Az.
Whitinsville GC, Whitinsville, Ma. (D. Ross)
Wild Pines GC, Pocono Manor, Pa.
Wintonbury Hills GC, Bloomfield, Conn., with Pete Dye and Tim Liddy
Yale Farms GC, Norfolk/North Canaan, Conn.

Affiliations:

Golf Writers Association of America
Golf Course Superintendents Association of America, affiliate member
Metropolitan (New York) Golf Course Superintendents Association
Donald Ross Society (executive board member, 1995-2003)
Metropolitan (New York) Golf Writers Association
Shivas Irons Society
James Braid Society
A.W. Tillinghast Society
Professional Tour Caddies Association (1983-1993)

Member:

The Orchards Golf Club, South Hadley, Mass. (hon.)
Royal Dornoch Golf Club, Dornoch, Scotland
Desert Forest Golf Club, Carefree, Ariz. (hon.)

Service:

Municipal Golf Course Management Committee, Bloomfield, Conn. (appointed by town council)
World Golf Hall of Fame Ballot and Nomination Review Committee
USGA Architecture Archive Committee