

Resort Real Estate Plan

RESORT MASTER PLAN

A immense land area of 13,000 acres, privately owned, encompasses all aspects of mountain landscape from the high alpine snow terrain down to the agricultural valley floor. A resort development plan proposes a combination of year round recreation (within all elevations) and the development of a range of community types - from a small resort town at the valley to mountain villages to alpine enclaves.

The ski terrain exceeds 4,300 feet of elevation, the available lands for high quality golf can absorb three (or more) courses, and a variety of mountain sports are incorporated within and between the developed centers. The vehicular access for the public is restricted to the River Village, with arrival at the mountain locations provided by funicular to the North Landing.

MASTER PLAN PROGRAM

Gailey Ranch Partnership

Base Village, Valley Floor:

- Detached Residences (500); Attached Residences (600)
- Hotel Rooms (650)
- Retail: 200,000 sf; Restaurant: 40,000 sf
- Office: 170,000 sf; Commercial: 125,000 sf
- Resort Services: 20,000 sf

Mountain Settings:

- Detached Residences (400); Attached Residences (800)
- Hotel Rooms (800)
- Retail: 60,000 sf; Restaurant: 30,000 sf
- Resort Services: 50,000 sf

Alpine Terrain above Developable Land



VILLAGE CENTER

Greenfield Setting - Rural Context

8,500 Acre Site

VILLAGE CENTER SITE PLANS



River Village West Site Plan & Site Photograph

Scale: 1" = 1,000'

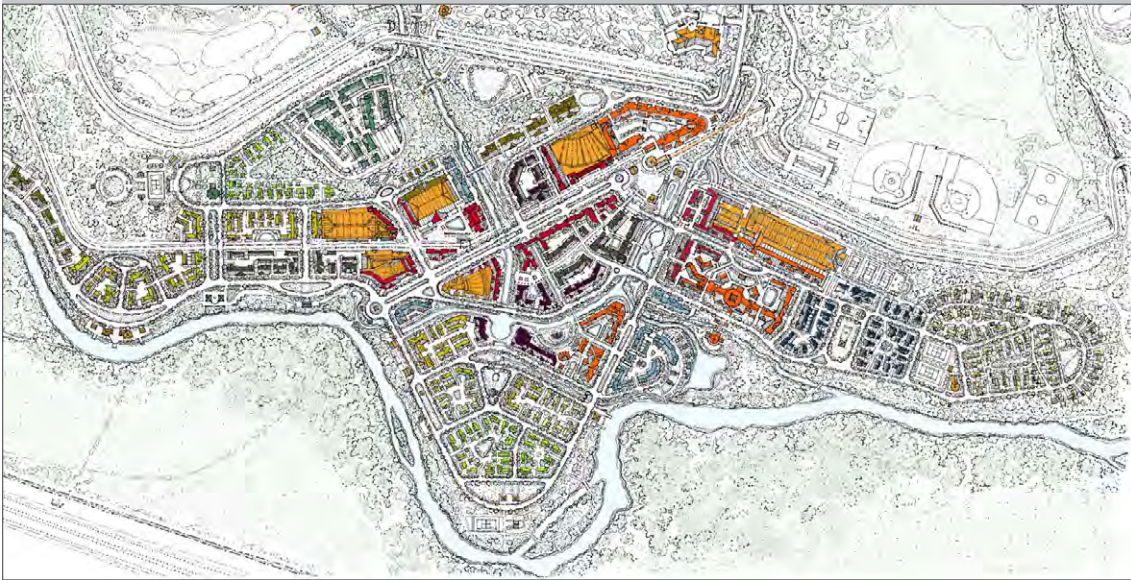


River Village East Site Plan & Site Photograph

Scale: 1" = 800'







VILLAGE CENTER PROGRAM PLANS



Scale: 1" = 1,000'

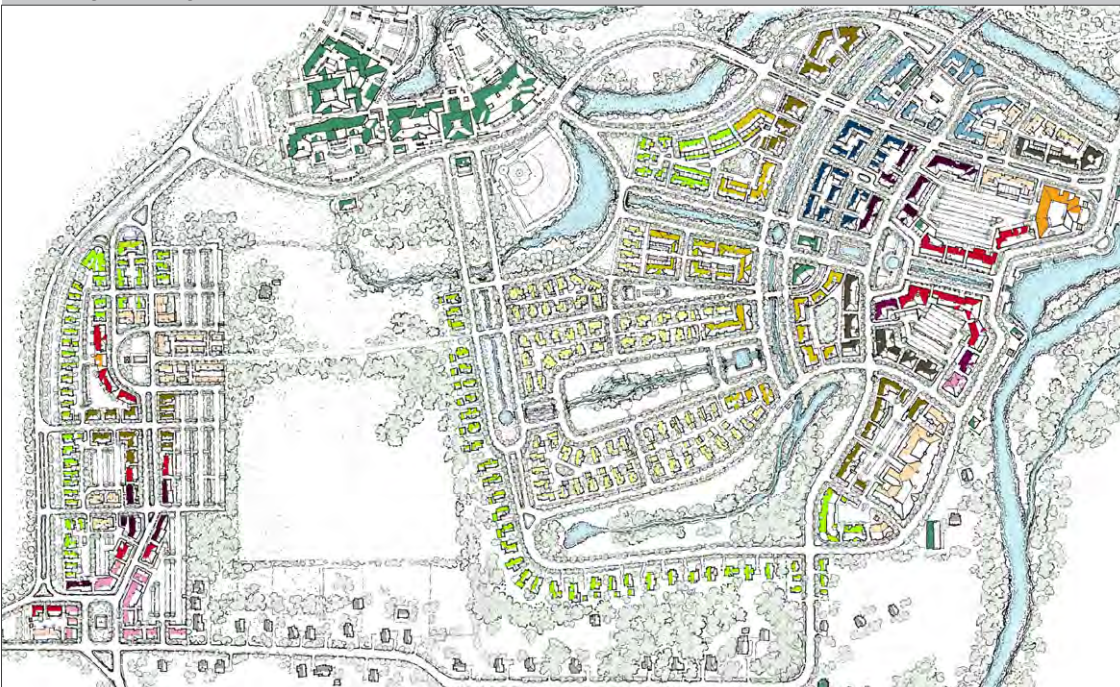
River Village West Program Plan

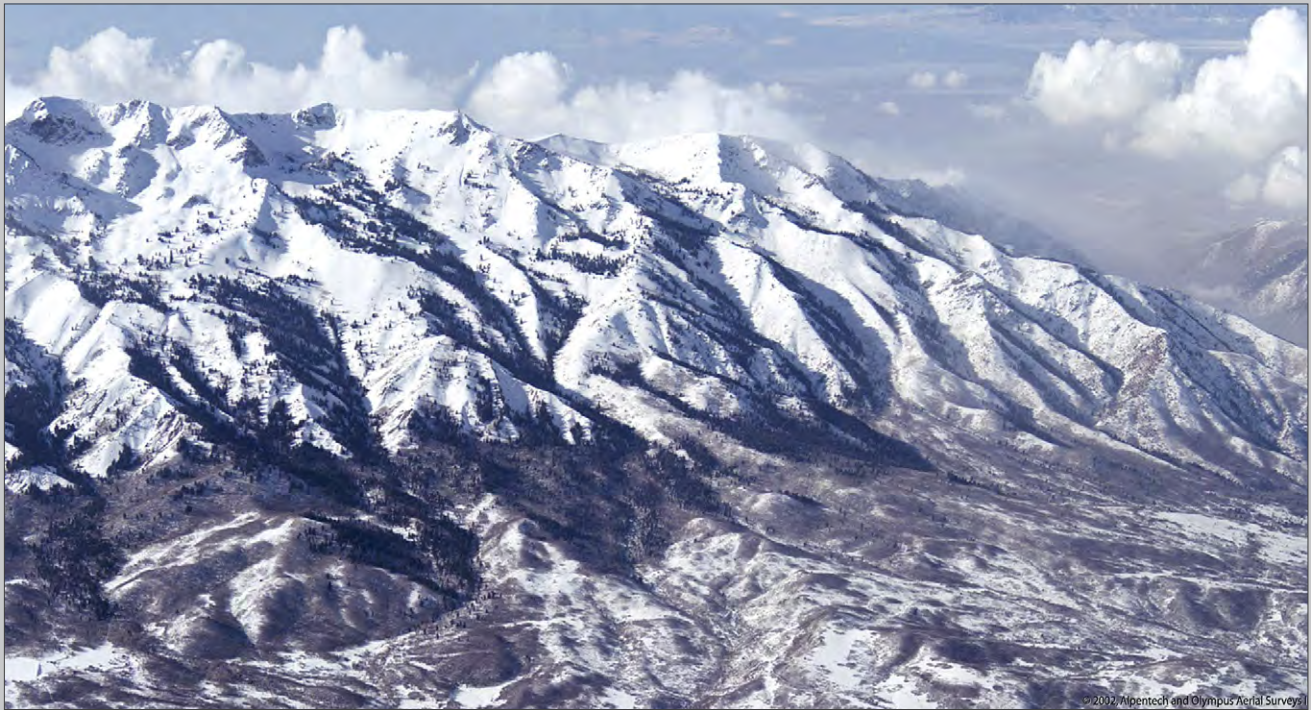
PROGRAM TYPE

- | | |
|---|---|
|  Recreation & Entertainment |  Residential (By Use) |
|  Public / Civic / Cultural |  Active Adult |
|  Commercial / Service |  Time Share - Resort Guest - Special Use |
|  Mixed Use: Office - Retail |  Live - Work |
|  Mixed Use: Residential - Retail |  Affordable - Employee |
|  Retail and Small Workshop |  Residence / Attached |
|  Lodging |  Residence / Detached |
| |  Residence / (TDR) |

River Village East Program Plan

Scale: 1" = 800'





© 2002, Mipentech and Olympus Aerial Surveys
Aerial Photo, Looking Northwest

NEIGHBORHOOD MASTER PLANS

The great expanse of the wooded benches within the Wilderness Resort land area easily accommodates several upland villages and neighborhoods adjacent to the skiing, golf, and water recreation areas - without compromising the natural beauty of the untouched landscape.

The diverse development locations take their identity from the sports activity most integral to their location, and from the degree of privacy (i.e., their removal from public access) as determined by their location. Each location has a dramatically different sense of the landscape, views, and microclimate.

MASTER PLAN PROGRAM

Gailey Ranch Partnership

Mountain Settings:

- Detached Residences (400)
- Attached Residences (800)
- Hotel Rooms (800)
- Retail: 60,000 sf; Restaurants: 30,000 sf
- Resort Services: 50,000 sf

Scale: 1" = 1000'

Thurston Base Site Plan

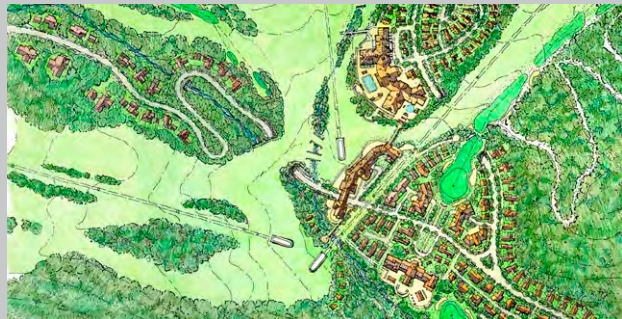


MID-MOUNTAIN NEIGHBORHOODS

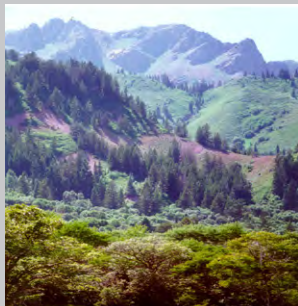


1 Lakes Region Photograph & Site Plan

Scale: 1" = 1000'



2 Dalton Hollow Photograph & Site Plan

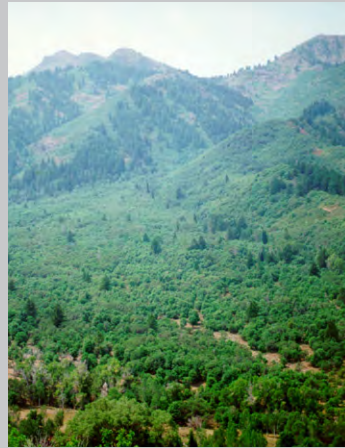


3 Bohman Meadow Photograph & Site Plan

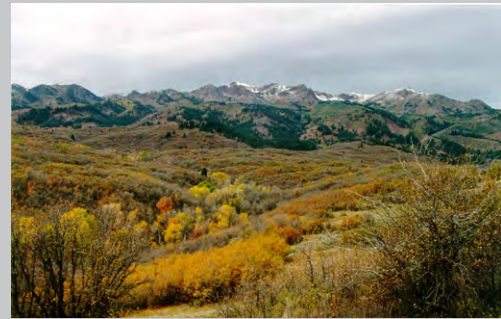
PHOTOGRAPHS & SITE PLANS



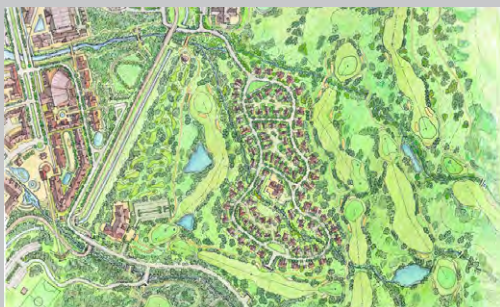
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North Landing Photograph & Site Plan 4



The Saddle Photograph & Site Plan 5



Hidden Creeks Photograph & Site Plan 6