



Scale: 1" = 6,000'

Alpine Terrain above Developable Land

RESORT BASE VILLAGE

A land area of 12,000 acres, privately owned, spans a mountain landscape from alpine snow terrain to valley foothills. A resort plan proposes year round recreation (high elevations to lakeside) and a range of communities - from resort center to mountain neighborhoods.

An established resort (including 2002 Olympic venues) operated with only large based lodges but no bed base. A new generation of ownership initiated a comprehensive business plan for a full recreational community.

VILLAGE PROGRAM

Gailey Ranch Partnership

Base Village Program:

240 acres

5 Neighborhoods

- Detached Residences (190)
- Attached Residences (370)
- Hotel Rooms (315)
- Retail: 20,000 sf; Restaurant: 12,000 sf
- Office: 20,000 sf; Commercial: 35,000 sf
- Resort Services: 15,000 sf

Village Ski Front

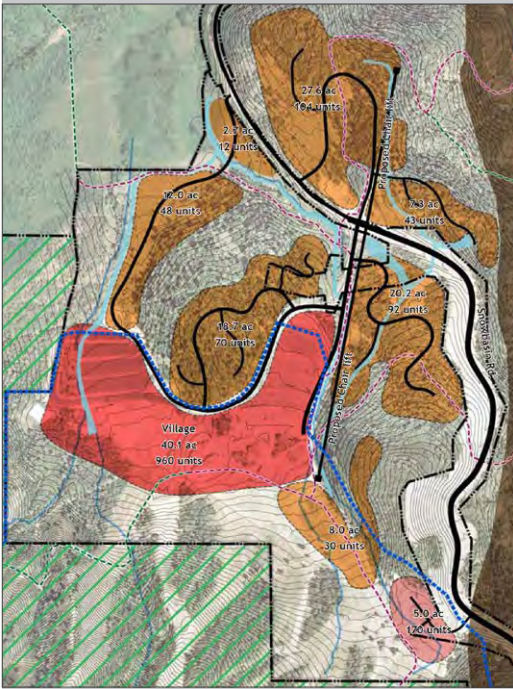


RESORT NEIGHBORHOOD

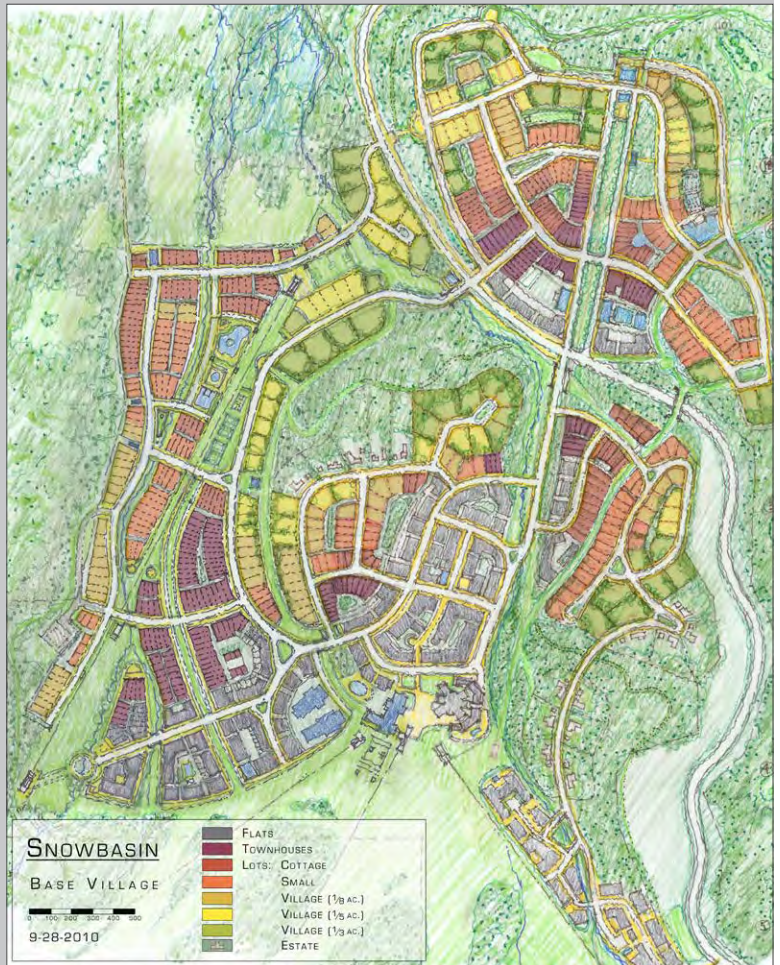
Greenfield Setting - Rural Context

12,362 Acre Site

SNOWBASIN VILLAGE PLANS



Village Diagram



Base Village Plan



AREA B PROGRAM

Gailey Ranch Partnership

- 150 Acres
- Two Neighborhoods
- Mixed Use Space 8,000 sf
- 1,500 Dwellings
- 100 Lodging Units

