

- ALPINE GREENS 729 -

242 EAST GOLF COURSE DRIVE



Views of Lone Peak & Hole 9

Sitting at approximately 7,500 feet in elevation, Alpine Greens 729 is the ideal homesite for your future Montana residence. Looking out over Hole 9 of the famous Tom Weiskopf-designed Golf Course, this .95 acres parcel offers pristine views of Lone Peak, Pioneer Mountain, and the Spanish Peaks. Furthermore, the gentle slope and spacious building envelope of Alpine Greens 729 will create the ideal building site for you future custom mountain residence.



Views of Pioneer Mountain

FEATURES

.95 acres

Approximately 7,500 feet elevation

Views of Pioneer Mountain, Lone Peak, and the Spanish Peaks

Looking over Hole 9 of the Tom Weiskopf-designed golf course

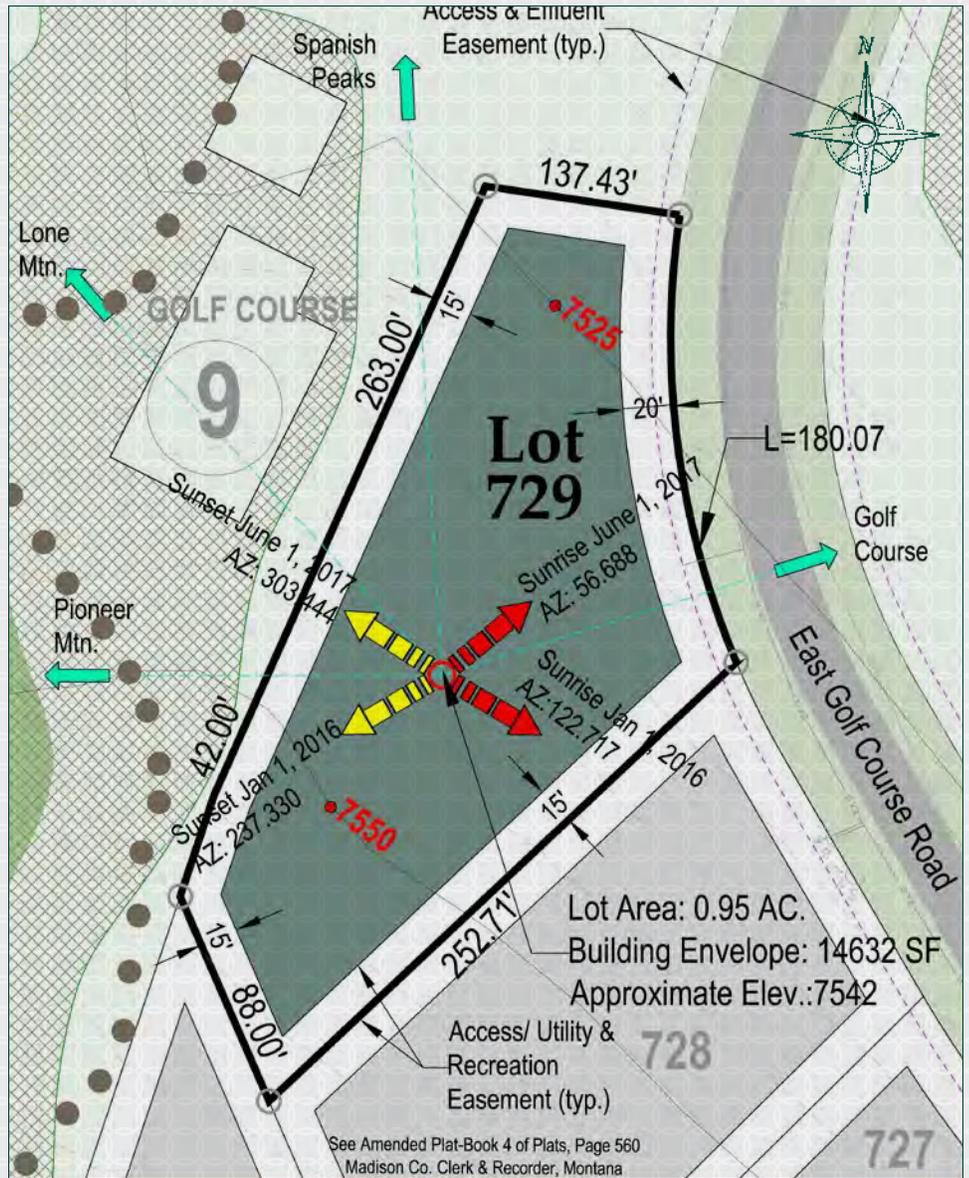
Quick and convenient access to the new YC Clubhouse



YELLOWSTONE CLUB

LEGEND

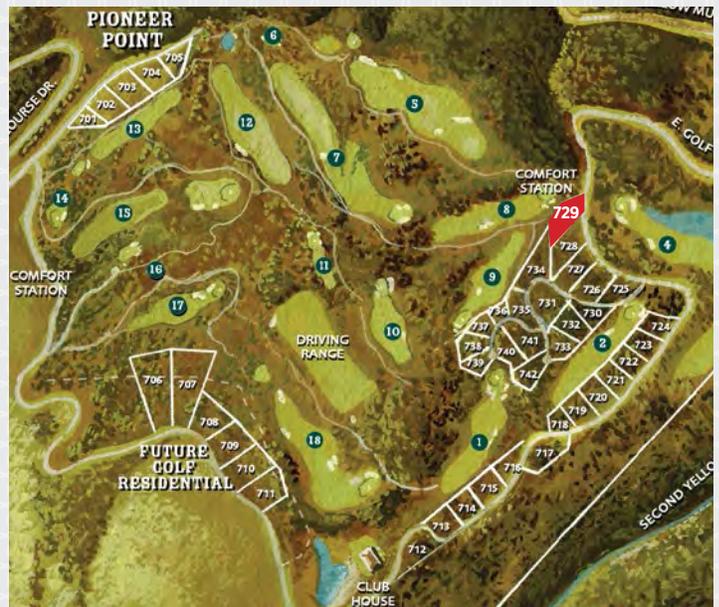
- LOT LINES
- MOUNTAIN VIEW DIRECTION
- CONTOURS=5' 'X'-SPOT ELEVATION, WITH ELEVATION AS DESIGNATED
- BUILDING ENVELOPE
- ACCESS/ UTILITY & RECREATION EASEMENT
- WETLAND AREAS (APPROXIMATE LOCATION)
- ROAD & 60' RIGHT-OF-WAY
- EMERGENCY ACCESS
- 30' RIGHT-OF-WAY
- EXISTING WATER MAIN WITH VALVE AND HYDRANT
- EXISTING SANITARY SEWER MAIN WITH CLEAN OUT
- CART PATH
- SUNRISE DIRECTION
- SUNSET DIRECTION
- 60' WIDE RIGHT-OF-WAY ROAD EASEMENT
- OPEN SPACE



EASEMENTS

In addition to the easements shown, all lots are subject to the following access, utility, and recreations easements:

- 20' along lot lines fronting access easements unless noted
- 15' along side and rear lot lines unless noted



Directional view arrows and notations are approximate and are only to provide a general indication of the direction toward a view. Developer reserves the right to make changes without notice. This document is for schematic purposes only and is subject to change without notice. These materials and the features and amenities described herein are based upon current development plans, which are subject to change without notice. Obtain the property report required by applicable government authorities before signing anything. No governmental agency has judged the merits or value, if any, of this property. This material shall not constitute and offer to sell in any state where prior registration is required. The purchase of a home or homesite does not include membership in Yellowstone Club, or any right to use the private club facilities. Ownership of a home/homesite includes an obligation to pay assessments to a property owner's association. Photographs are representational of the approximate views from the community.

The Alpine Greens lots are adjacent to the Yellowstone Club golf course and are subject to the unintentional entry of golf balls on to these properties. One should investigate fully the property and its relationship to the golf course as it relates to potential golf ball intrusion and determine for themselves to the degree that errant golf balls might have on the property. Buyer acknowledges and agrees that neither the seller, the affiliates of the seller, YC Realty, LLC and its agents, nor any other representative of the Yellowstone Club or its related affiliates have made any warranties or representations upon which Buyer has relied concerning the issue of errant golf balls entering the property, this will be Buyer's sole determination. Buyers of Pioneer Point lots acknowledge and understand that living adjacent to a golf course brings with it certain particular activities and non-natural noise and smells to include, but not be limited to lawn mowers, gas powered carts, sprinkler systems, golfer's voices, use of fertilizer, use of treated water, grounds keeper activity at all times of the day, tournament play, music, etc.