

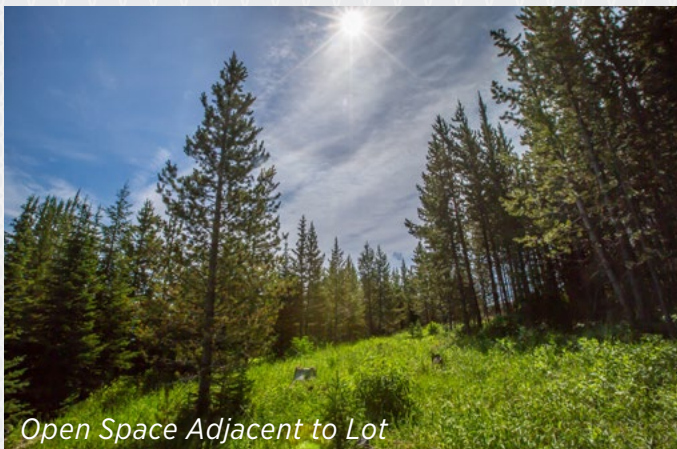
- ALPINE GREENS 735 -

6 MULLIGAN ROAD



Hole 9, Pioneer Mountain and Lone Peak

Alpine Greens 735, located at 6 Mulligan Road, provides an idyllic backdrop for a home with unparalleled views, privacy, and golf course access. Situated between open space to the southeast and Hole 9 of YC's Tom Weiskopf-designed golf course to the northwest, the .79 acre lot's location ensures privacy coupled with prime access to the golf Clubhouse and activities. From Alpine Greens 735, homeowners will revel in expansive mountain vistas including those of the Spanish Peaks, Lone Peak, and Pioneer Mountain. A golfer's dream, the location of Alpine Greens 735 is also ideal for those seeking access to Yellowstone Club's thousands of acres of private skiing and base area amenities, all of which members can access via a short drive.



Open Space Adjacent to Lot

FEATURES

.79 acre lot

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

Located adjacent to Hole 9 on YC's Tom Weiskopf-designed golf course

Immediate access to YC's Clubhouse

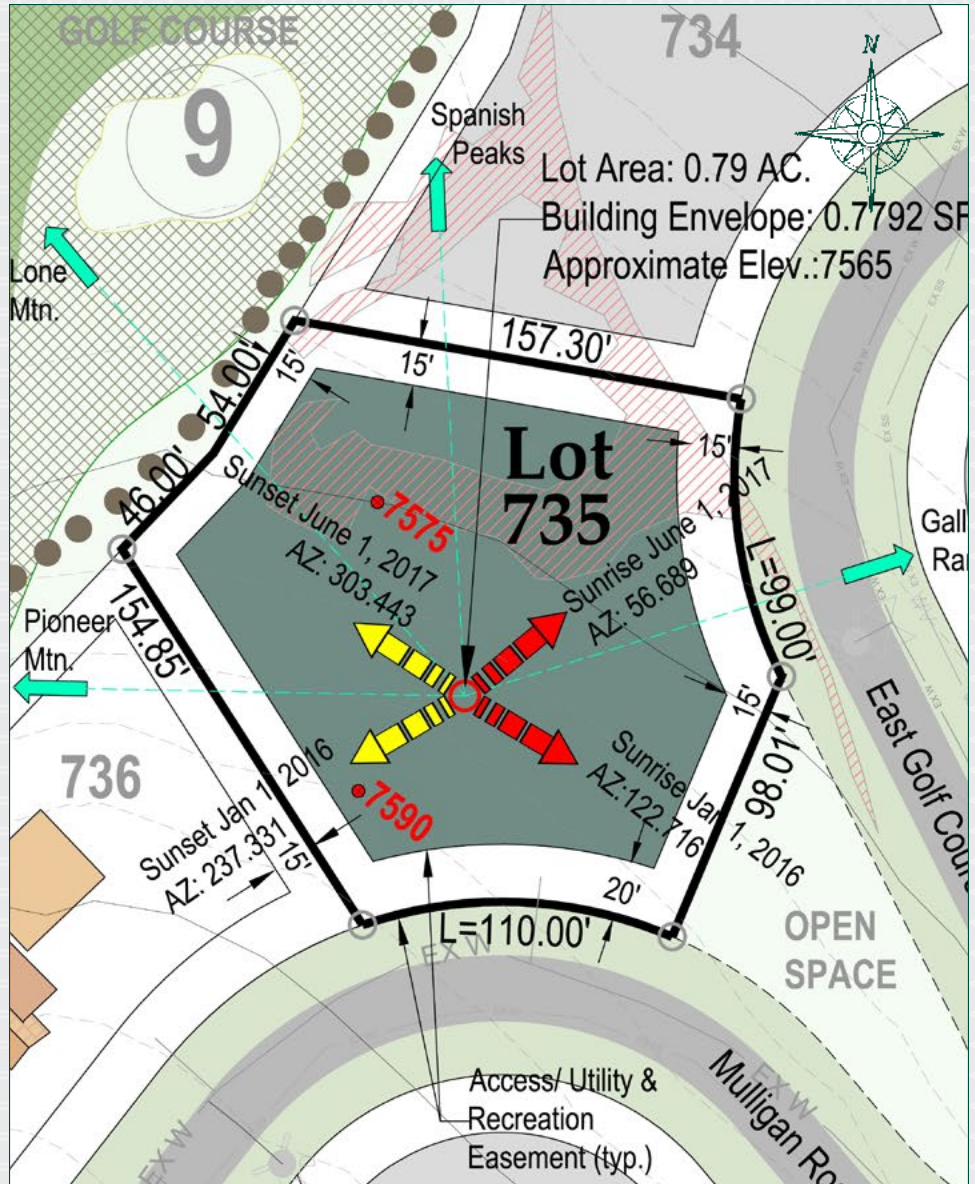
Base area amenities and skiing accessible via a short drive



YELLOWSTONE CLUB

LEGEND

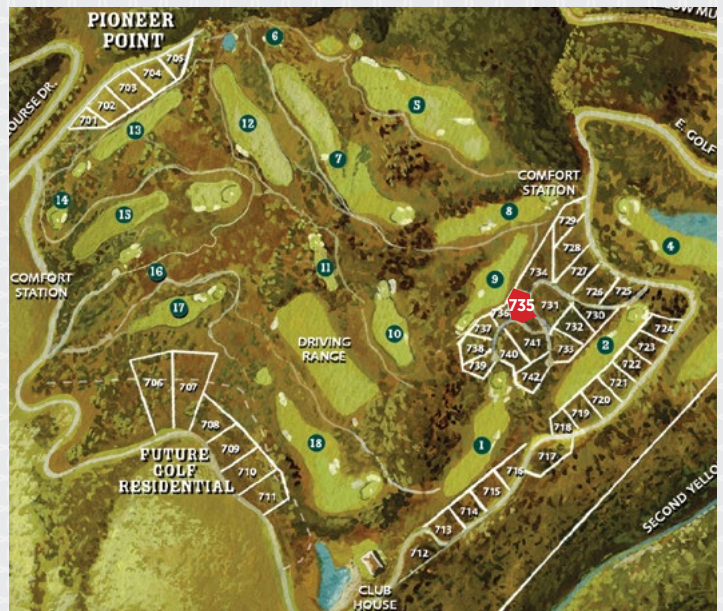
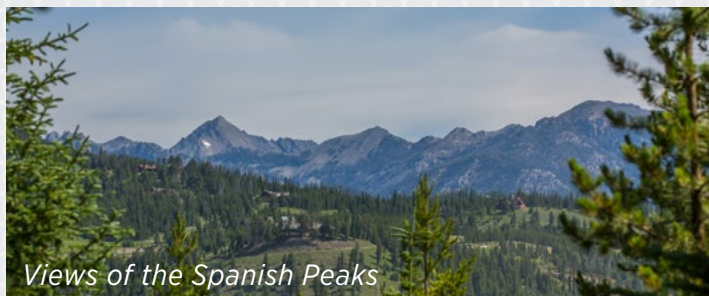
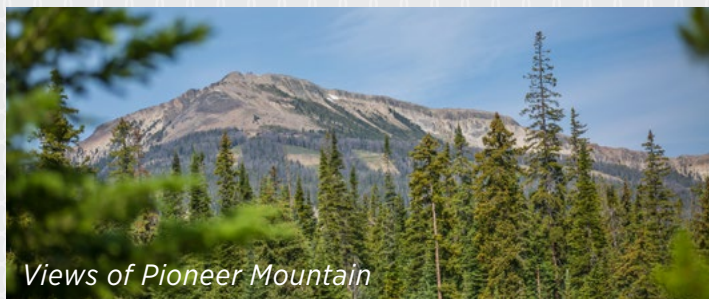
- LOT LINES
- MOUNTAIN VIEW DIRECTION
- CONTOURS=5' 'X'-SPOT ELEVATION, WITH ELEVATION AS DESIGNATED
- BUILDING ENVELOPE
- ACCESS/ UTILITY & RECREATION EASEMENT
- WETLAND AREAS (APPROXIMATE LOCATION)
- ROAD & 60' RIGHT-OF-WAY
- EMERGENCY ACCESS
- 30' RIGHT-OF-WAY
- EXISTING WATER MAIN WITH VALVE AND 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.