



ALPINE MOUNTAIN RANCH & CLUB

Alpine Mountain Ranch & Club is a 1,216-acre land preservation community located on the southern border of Steamboat Springs, Colorado and five minutes from town and the ski area. There are 63 homesites with generous building envelopes. 900-acres are dedicated to wildlife preserve and open space.

Alpine Mountain Ranch & Club embraces a diverse topography with an 800-foot elevation gain from west to east. This incline provides excellent views of the ski area, Emerald Mountain, the south valley and Flat Tops. The Priest Creek, Walton Creek and Pine Springs Gulch riparian corridors traverse the property.

The main entry is located off Highway 40. High quality paved and private roads run throughout the development. Homes are served by a community water system and each will have its own septic system. Electric and phone service is available to the lot lines through buried cables. Home satellite systems will provide TV and high speed Internet. Homes will have their own buried propane gas tanks.

Ranch Amenities include an Owners' Lodge, Hermitage (a private backcountry retreat), concierge services, a fishing lake with dock, over 5-miles of trails for hiking, horseback riding and mountain biking, equestrian facilities and guest cabin.

Comprehensive design guidelines will require high-quality architecture that relies on natural materials. Strict landscaping guidelines will also be in place to protect and preserve the integrity of the land.

REAL ESTATE BROKER BUYER REGISTRATION

Date of Submittal _____

Client/Buyer Name _____

Address _____

Phone _____ Email _____

Comments _____

Referring Broker/Associate

Agent _____

Address _____

Phone _____ Email _____

Employing Broker _____

Date of Acceptance _____ AMRC Authorized _____

Comments _____

BROKER REGISTRATION AND PROTECTION POLICY

Alpine Mountain Ranch & Club (AMRC) and its general partner Steamboat Alpine Development LLC (SADL) are committed to a high-quality, high-touch program of work including close working relationships with the real estate brokerage community. AMRC believes that its success is dependent on a successful and continuing relationship of trust and confidence between AMRC and brokers. The following procedures and policy shall govern the conduct of AMRC, employees and officers of SADL and the respective brokers and sales associates of brokers.

AMRC, through its general partner, SADL, shall maintain a high-quality sales staff to support the project, at its expense; and shall not share in or split any commissions with third-party brokers who may procure prospective buyers for homesites at the AMRC development.

Unless otherwise agreed in writing only, or in the event of periodic incentive programs, AMRC shall pay the procuring broker Six percent (6%) times the gross amount of the lot or lots acquired by buyer of any lot or lots within the AMRC development project.

Procuring broker status shall be achieved in the following manner:

- a) The prospective buyer shall be introduced to AMRC by the broker or sales associate of broker. Such introduction shall be either by conference call involving and including the prospect, the broker or sales associate and the authorized representative of AMRC, or
- b) The prospective buyer shall be brought to the development sales office on-site by broker or sales associate, and/or
- c) The prospective buyer provides sufficient information of self, including name, address of primary residence and contact information; and further shall acknowledge the registering broker as the procuring agent for the transaction, and
- d) The broker or sales associate shall register in writing, the prospective buyer with AMRC.

AMRC shall protect the registering broker with respect to any sale, which may occur by execution of a Purchase and Sale Agreement between AMRC and prospective buyer. The period of protection shall be six months from the date of registration; and broker, in consideration of said protection covenant, shall keep AMRC fully informed of all communications with the prospective buyer that pertain to the sale of AMRC homesites.

The registration protection period may be extended by mutual agreement for up to two 90-day periods using the same or similar registration procedures including the acknowledgement by the prospective buyer that the broker shall represent the buyer as procuring broker as above.

In the event two brokers should ever claim to have been the procuring broker for the same buyer, giving rise to a disagreement or claim against AMRC, the broker who has been designated by the buyer in the Purchase and Sale Agreement shall be determined the procuring broker, and shall be paid a commission. In consideration, the procuring broker who has received the commission shall indemnify AMRC.