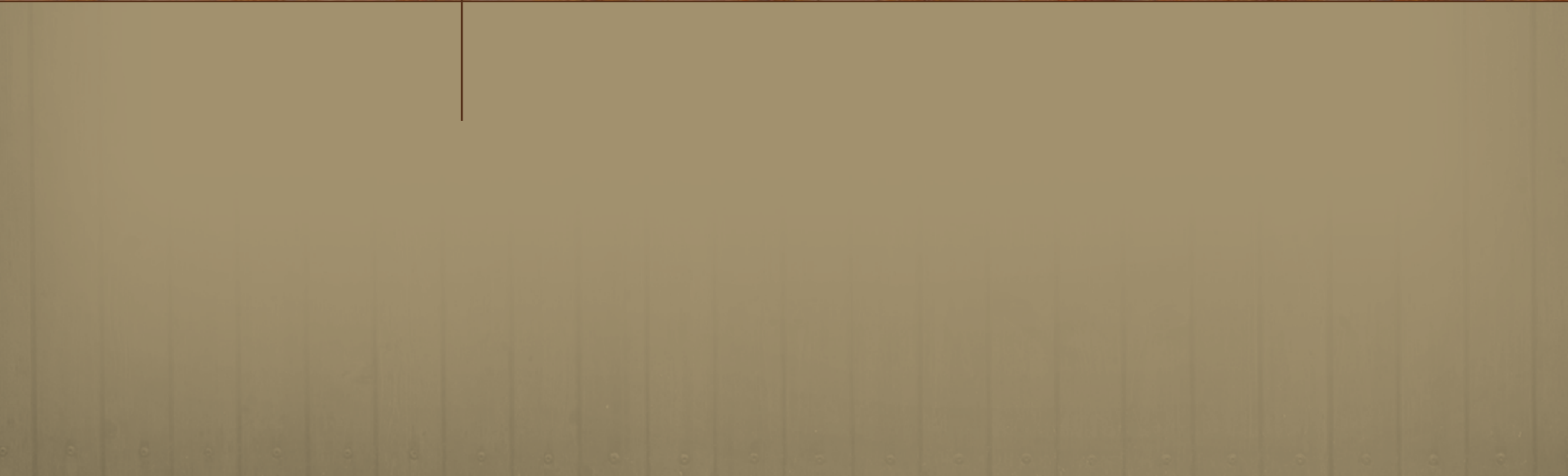




BIG SKY

TOWN CENTER

M O N T A N A



Key Development Advantages Of The Town Center:

- All Zoning and entitlement approvals have been secured in advance, ensuring that development will be able to move forward in a short, predictable time frame.
- Town Center site has a strategic central location with important connections to adjacent commercial and residential uses, and it serves as the gateway to Big Sky Resort (the core development in Big Sky), Moonlight Basin, the Yellowstone Club, and Spanish Peaks Resort. All of the major resorts are on privately owned land.
- An “All-Beverage” beer, wine and liquor license is available from the state of Montana for only \$600.00.
- The Town Center is being developed by the Simkins, a native Bozeman family that has owned the Town Center land for nearly 40 years.
- Numerous forms of partnership available with the Master Developer.
- The site offers minimal clearing, excavation, and staging costs, thus translating to greater profit and lower commercial rents.
- A county transportation district operates the Big Sky bus system at no charge and is responsible for the movement of visitors to and from the ski areas.
- Town Center is leading this emerging year-round resort market by fulfilling the demand for shopping, lodging, entertainment, dining, service business, offices, and is contributing to the identity of this charming resort community.



Elevation 6000 Condominiums

The 165-Acre planned unit development has approval for the following:

Retail/Commercial/Office	335,118 sq. ft.
Public/Quasi-/Public	36,078 sq. ft.
Hotel Lodging	150 Rooms
Multi-family	398 Units
Single Family	93 Homes

Base Camp to Yellowstone

The resort of Big Sky is a young community built on world-class recreational activities and a respect for nature. Like a village piazza, the Big Sky Town Center is the natural gathering place of the area, where everyone comes together.

BIG SKY TOWN CENTER M O N T A N A



photo credit: Matt Arkins

*The Town Center is the "Downtown"
and heartbeat of this community...*



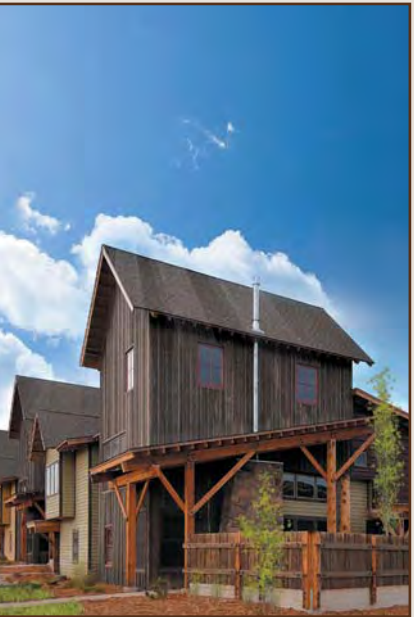
Market Place Building



photo credit: Matt Arkins



The 165-acre walking village is surrounded by spectacular 11,000 foot snow-capped peaks. Although the slopes look close enough to touch, they're a few thousand feet above the shops and homes, which provides a milder climate with mountain access just minutes away.



The casual pace of the Town Center, and all of Big Sky, is set by its residents and visitors. Here you'll never feel rushed, and with the variety of shops and services, the Town Center provides the "Downtown" of this alpine community...a central place bordered by flower filled meadows and dramatic peaks.

The Town Center is nestled in the heart of Big Sky, southwest Montana's hub of world-famous recreation and nature, just fifteen miles from Yellowstone National Park. As a relatively young Rocky Mountain four-season resort area, Big Sky uniquely blends all of the amenities you need, yet still retains the free spirit, authenticity, and emotion that comes from a community still being discovered everyday, from points around the world.



Photos at left: Kim Lohss, proud owner of The Root - in The Market Place Building
Essentia Condominiums
Old Faithful geyser in Yellowstone National Park
Photo at right: Lower Falls, Yellowstone National Park





When the snow falls, welcome to the Biggest Skiing in America. Big Sky Resort and Moonlight Basin combine to offer 4,350 vertical feet of chutes, bowls and groomers with an average annual snowfall of over 400 inches, 24 lifts, 220 mapped trails, runs as long as 6 miles, and some of the shortest lift lines in the nation. Only a stone's throw away from the Town Center, you will find perfectly groomed cross country skiing trails, snowshoeing and sleigh ride adventures, and extensive snowmobile trails in and around Yellowstone National Park.

The exploring is only limited by how much energy you have. From the Arnold Palmer designed golf course, to the private Jack Nicklaus Signature Course just up the road, Big Sky's public and private courses remain uncrowded with unparalleled beauty. Fly-fishing on blue ribbon trout streams like the Gallatin, the Yellowstone, and the Madison yield trout hatched high in the Yellowstone ecosystem. World-class mountain biking, hiking, white water rafting, bird watching, horseback riding – every possible alpine pursuit you desire is here. And with the human community being small, the wildlife communities thrive. Around every bend in the road, there's always an opportunity to see elk, deer, grizzly bear, black bear, moose, big horn heep, bald eagles, and more.

Big Sky is the place to live out a casual alpine lifestyle, and the Big Sky Town Center is the center of it all. As an emerging village, it's still affordable, offers simple convenience and pure peace of mind. Whether you walk around the corner for a quart of milk, or meet the kids down at the ice skating rink, you'll feel like you've stepped back in time to a place where life feels simple and easy.

Elevation 6000 Condominiums



Just three miles from U.S. Highway 191, on the primary road into Big Sky, the Town Center is the true hub of the area, where all roads and trails lead.

Where all roads lead...

Big Sky Town Center: Principles of Sustainable Design

WALKABILITY

- 10-minute walk between home and work.
- Pedestrian friendly street design (buildings close to street; porches, windows & doors; tree-lined streets; on street parking; garages in rear lane; narrow, slow speed streets).
- Benefits of Slightly Narrower, Slow Speed Streets:
 - Neighborhood livability
 - Reduced traffic flows
 - Efficient use of urban land
 - Less impervious surface – less stormwater runoff
 - Less heat build up
 - Sized to meet actual traffic needs
 - Place emphasis on the pedestrian, not the vehicle



Solar powered beacons on street signs.

QUALITY OF LIFE

- Taken together these add up to a high quality of life well worth living, and create places that enrich, uplift, and inspire the human spirit.

Right: Big Sky Farmers Market held at Fire Pit Park in Town Center during the summer months.



Below, left: Corvette rally held at Town Center in the spring of 2008. Will Genge photo.

Below, right: Local resident enjoying Ousel Falls, easily accessed by trails from Town Center. Kene Sperry photo.



CONNECTIVITY

- Interconnected street grid network disperses traffic & eases walking.
- A hierarchy of narrow streets, boulevards, and alleys.
- High quality pedestrian network and public realm makes walking pleasurable.

SUSTAINABILITY

- Minimal environmental impact of development and its operations.
- Eco-friendly technologies, respect for ecology and value of natural systems.
- Energy efficiency.
- Less use of fossil fuels.
- More local production.
- More walking, reduced dependence on automobiles.

QUALITY ARCHITECTURE & URBAN DESIGN

- Emphasis on beauty, aesthetics, human comfort, and creating a sense of place; Special placement of civic uses and sites within community. Human scale architecture & beautiful surroundings reward the human spirit.



MIXED-USE & DIVERSITY

- A mix of shops, offices, apartments, and homes on site. Mixed-use within neighborhoods, within blocks, and within buildings.
- Diversity of people - of ages, income levels, etc.



TRADITIONAL NEIGHBORHOOD STRUCTURE

- Discernable center and edge.
- Public space at center.
- Importance of quality public realm; public open space designed as civic art.
- Contains a range of uses and densities within 10-minute walk.
- Transect planning: Highest densities at Town enter; progressively less dense towards the edge.

MIXED HOUSING

- A range of types, sizes and prices in closer proximity



SMART TRANSPORTATION

- Pedestrian-friendly design that encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation.
- Transit-oriented to encourage use of public transportation.
- Minimal environmental impact on outlying pristine habitat.



INCREASED DENSITY

- More buildings, residences, shops, and services closer together for ease of walking, reducing sprawl, to enable a more efficient use of services and preservation of natural resources, and to create a more convenient, enjoyable place to live.



BIG SKY
TOWN CENTER
M O N T A N A



photo credit: Matt Arkins

The Market Place Building



photo credit: Karl Neumann

Big Sky Town Center entrance with Lone Peak in the background.

At the center of it all...



Lone Peak
11,166 ft.

MADISON VALLEY

Spanish Peaks

YELLOWSTONE CLUB

BIG SKY RESORT
BASE AREA

MOONLIGHT BASIN
RANCH

MOUNTAIN VILLAGE

SPANISH
PEAKS
RESORT

SPUR ROAD

LONE
MOUNTAIN
RANCH

Lee Metcalf
Wilderness

DUSEL FALLS ROAD

TOWN
CENTER
(165 AC)

ARNOLD PALMER
GOLF COURSE

BIG EZ
LODGE

MICHENER CREEK

MEADOW VILLAGE

SPUR ROAD



BEAVER CREEK ROAD

Entrance to Big Sky

GALLATIN CANYON
U.S. HIGHWAY 191

GALLATIN RIVER

to Bozeman (45 mi.)

to West Yellowstone (48 mi.)
& Yellowstone National Park (15 mi.)

bigskytowncenter.com

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JAMES NIEMES



photo credit: Matt Arkins



photo credit: Will Genge



photo credit: Matt Arkins



photo credit: Matt Arkins

Clockwise from top: Hungry Moose Market and Deli, Corvette Rally at Choppers Grub and Pub 2008, The Goode Place, Grizzly Outfitters, RJS Tower Building and The Market Place Building.

*Extraordinary
Natural Amenities...*



photo credit: Matt Arkins

The Goode Place

"Moving to the Town Center has brought us significantly more foot traffic. We feel this is definitely the place to be now and even more so in the future."

- Ken Lancey, co-owner Grizzly Outfitters

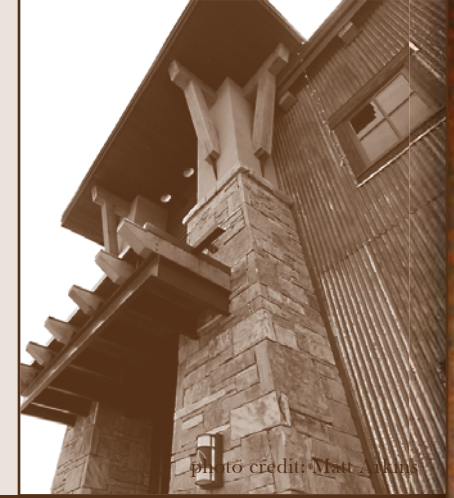
Adriane Sperry enjoys the remarkable Ousel Falls located in the Gallatin National Forest, a refreshing 15 minute walk on trails originating in the Town Center.



The Big Sky Farmers Market features over 100 vendors, weekly during the summer.



Where Big Sky Comes Together



BIG SKY
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Because the Town Center has incorporated the best from other world-class resorts like Whistler B.C., Park City, Utah, and Vail, Colorado, the Town Center will help transform Big Sky into a leader in the resort market by exceeding what exists in comparable communities. The Town Center is now about 20% complete, so now is the time to contact us for the latest information on exciting new investment, development, and business opportunities available.

For more information please contact the Big Sky Town Center at 406.586.9629, email us at info@bigskytowncenter.com, or visit us on the web at bigskytowncenter.com.

Free Spirit, Authenticity, Emotion...





BIG SKY

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Below: Lone Peak Place Building
and Choppers Grub and Pub
Right: Essentia Condominiums



photo credit: 45° North



photo credit: Matt Arkins



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