



SHOOTING STAR™
JACKSON HOLE



A COMMUNITY LINKED TO CONSERVATION

Jackson Hole has a long, colorful history as a frontier community surrounded by some of the most vast and spectacular natural lands on earth. Shooting Star has been sensitively designed to respect and enhance Jackson Hole's vistas, wildlife habitat, open landscapes, and traditional culture of working cattle ranches.

The story of Shooting Star is intricately tied to Jackson Hole's culture and natural setting. Carefully planned by a family that has operated one of the valley's largest working ranches for generations, Shooting Star takes its name from the West's brilliant night skies, often captured in the nocturnes of Frederic Remington and Frank Tenney Johnson.



TOP, LEFT: *The MilkyWay over the Moulton Barn.*
TOP, RIGHT: *The 15th Hole at Shooting Star.*

SHOOTING STAR (*dodecatheon pauciflorum*): the name of a rose-purple wildflower indigenous to the site that provides food for deer and elk in early spring when forage is scarce.

A TAIN ON THE WIND: "Is a lively scene at night, when the six horses of a coach smell bear or wolf and bound about in the traces."
(*new york times*, 1906)

"A Taint On The Wind"
Frederic Remington, 1906
Courtesy Sid Richardson
Collection of Western Art
Fort Worth, Texas



FRONTIER VALUES. PHILANTHROPIC VISION

Many of today's corporate resorts try to create "instant" places. In Jackson Hole, a rich history of Native Americans, trappers, outlaws, ranchers, and conservationists endures in an authentic Western community. Jackson Hole has fiercely retained its small-town Western values while evolving into a world-class resort that attracts numerous business and political leaders. Since the frontier era, many people settling in Jackson Hole have embraced and sustained these values. Supported by long-time residents and newcomers alike, organizations like the Jackson Hole Land Trust and the Community Foundation of Jackson Hole have contributed greatly to preserving local landscape and community character.

Working with some of the valley's largest cattle ranches, the Land Trust has helped preserve the entire 1,800-acre Walton Ranch and parts of the Hansen Ranch and Snake River Ranch. All told, the Land Trust has permanently protected over 21,000 acres in and around Jackson Hole. Through its support of local organizations, the Community Foundation has helped make Jackson Hole the most philanthropic community in the U.S. on a per capita basis. Out of about 20,000 residents, over 3,000 participate in the Community Foundation's annual fundraising event, which has raised more than \$67 million for local non profits in the last thirteen years.



View of the Shooting Star Golf Course, the West Gros Ventre Butte, and the Snake River Range from the Clubhouse

Clubhouse entry.



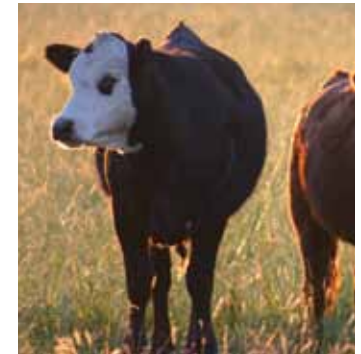
A WORKING RANCH

The Snake River Ranch was founded in 1929. Since then the ranch has grown while making conservation sales to Grand Teton National Park and preserving over 1,800 acres of land leading to Teton Village and the Park.

In 1999, this historic ranching operation was threatened when the state of Wyoming considered terminating the ranch's lease on 640 acres and re-leasing it to a third party for golf development. The family sympathized with the state's financial concerns, but believed the proposed golf course was poorly located in the middle of the ranch. The family believed that any golf course should be placed at the ranch's northern edge closer to Teton Village.

Protecting Fish Creek was another concern. Just south of Teton Village, the headwaters of Fish Creek offer some of Jackson Hole's best fly fishing. From here, the stream winds through the ranch for several miles. In the 1970s, the integrity and purity of Fish Creek was threatened. After the ranch and other downstream land-owners fought to protect Fish Creek, the state designated it a Class I trout stream.

Shooting Star was planned with mechanisms to complement Snake River Ranch as a working cattle ranch and with further enhancements to Fish Creek and its wildlife habitat.



Moving cattle on the Snake River Ranch with the Grand Teton as a backdrop.



HISTORIC ARCHITECTURE, ENDURING QUALITY

Shooting Star is a planned residential community on a spectacular site with great views of four mountain ranges, four creeks, two ponds, and five lakes. The development is limited to 100 single-family home sites, 34 hand-hewn cabins, and 48 townhouses. More than 75 percent of the home sites adjoin creeks or ponds.

The most basic concept of the master plan for Shooting Star is that people will always be attracted to quality – whether it be a Tom Fazio core golf course, the incomparable skiing and snowboarding at the Jackson Hole Mountain Resort, a Class I trout stream, or 1800 acres of open space. To ensure that this

quality endures, Shooting Star has developed architectural and landscape guidelines that allow for creative design while ensuring that each home complements the physical beauty and Western traditions of Jackson Hole.

The first phase of 18 hand hewn, three and four bedroom cabins was designed by Paul Bertelli of JLF & Associates and will be completed in the fall of 2010. JLF & Associates was founded by Jonathon Foote and is the unquestioned pioneer in the use of reclaimed materials and old-world craftsmanship. Their buildings convey a sense of history and respect for their natural environments.





GOLF THE FAZIO WAY - DESIGN WITH NATURE, AN ENVIRONMENTALLY SOUND COURSE

Snake River Ranch wanted to ensure that a golf course built on its land would not threaten Fish Creek. The family decided that the only way to achieve this was to build the course themselves under the guidance of the best planners and environmental consultants. They would also need a top golf architect to design a course providing a seamless transition from ranch lands to the south.

During extensive interviews and research, Tom Fazio's name came up – over and over again – and always at the top. After meeting Tom, walking the site, discussing his design philosophy, and sharing their passion for the ranch and Jackson Hole, the family decided that Tom was the ideal person to entrust a critical portion of their ranch lands.

No living designer has more credits on Golf Digest's list of America's 100 Greatest Golf Courses and Golfweek's collection of America's Best. More than a dozen of his designs have been chosen either first or second in the annual rankings of Best New Golf Courses since Golf Digest began publishing that list.

When first visiting the ranch, Tom was asked, "How many great holes must a course have?" Without hesitation he replied, "Eighteen. And

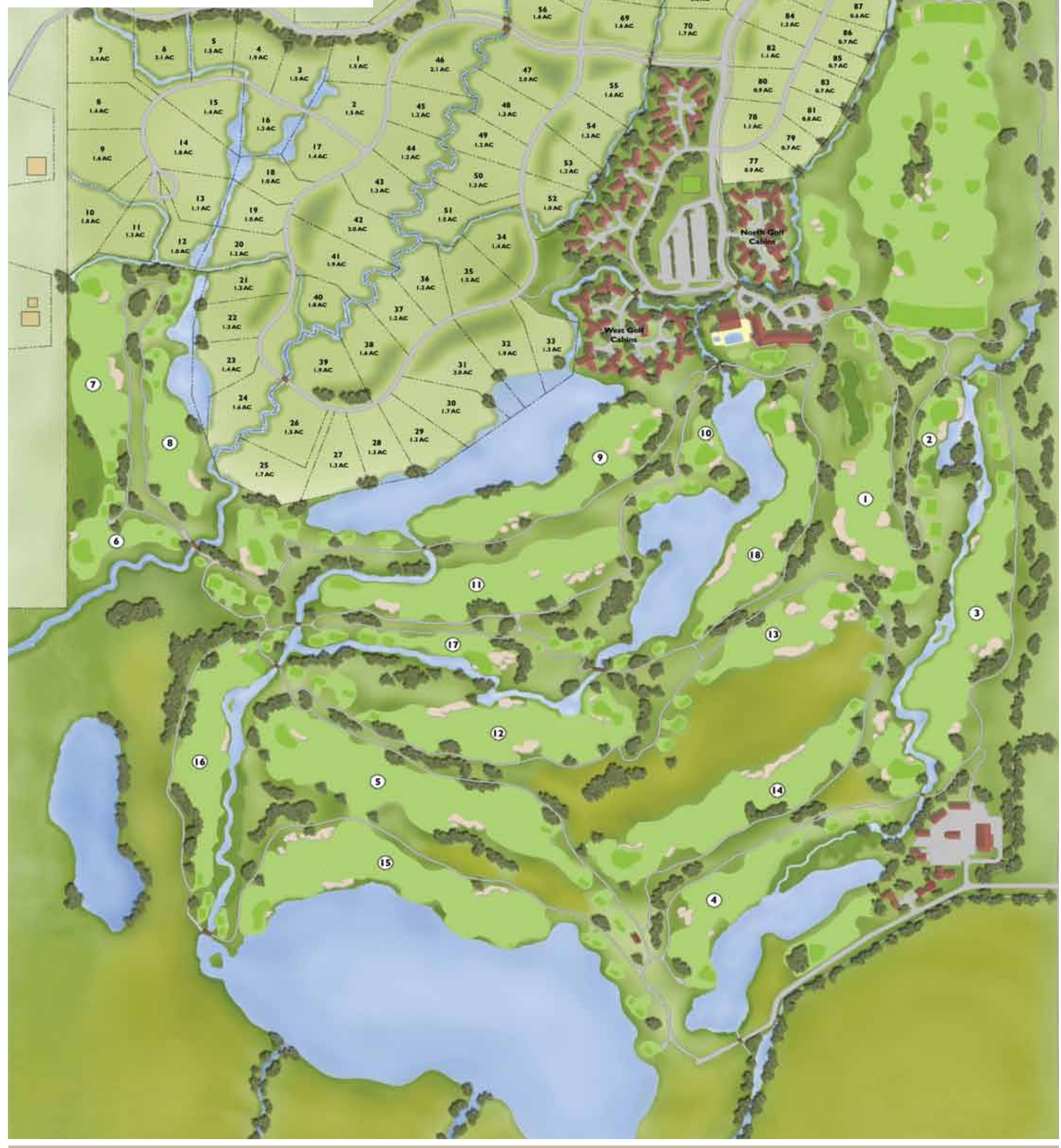
every one has to be memorable. Think of a golf course as 36 great photographs. And it all has to be there when the course opens."

According to Fazio, there are two things essential to building a world-class course – a great environment and commitment by ownership. "In Jackson Hole, we knew we had a special, unique environment, and once we got to know the Resors, we knew we had the highest level of commitment." That commitment included 254 acres of land and a budget that allowed Tom's team to move 2 million cubic yards of dirt, create 50 acres of lakes, and plant over 2,500 trees.

"We built a core golf course to protect the open space and to eliminate the intrusions of streets and homes and long walks from greens to tees," said Fazio. "Our job was to create separate, distinct, and unique golf holes that have never been done before, and I think we have succeeded. Knowing the family, we also knew it was about doing it for the long term, doing the right thing, being good neighbors. Sometimes these are just words, but here, these were facts."

TOM FAZIO

HOLE	CHAMPIONSHIP	BLACK	GOLD	BLUE	SILVER	HANDICAP	PAR
1	392	392	365	317	270	15	4
2	199	177	162	134	102	17	3
3	594	553	521	490	418	1	5
4	371	371	339	298	247	9	4
5	532	514	479	418	384	7	4
6	256	240	209	159	121	13	3
7	337	337	300	266	220	11	4
8	450	418	383	337	272	3	4
9	545	545	511	436	400	5	5
OUT	3676	3547	3269	2855	2434		36
10	186	186	165	122	106	18	3
11	548	548	508	467	445	6	5
12	481	424	389	349	316	4	4
13	335	335	314	284	213	16	4
14	523	496	449	384	352	10	4
15	644	635	594	533	414	2	5
16	372	372	353	320	291	12	4
17	266	218	189	150	123	14	3
18	519	464	442	380	339	8	4
IN	3874	3678	3403	2989	2599		36
TOTAL	7550	7225	6672	5844	5033		72



At dusk, Alpine Barn, pool, clubhouse, and fire pit.

SHOOTING STAR - FAZIO GOLF AT THE JACKSON HOLE MOUNTAIN RESORT

Rustic yet comfortable. Secluded yet convenient. With views of nothing but mountains, pastures, creeks, and lakes. The only sounds at night are rippling creeks and howling coyotes. Yet Shooting Star is next to Teton Village and just minutes from downtown Jackson restaurants and galleries.

In addition to the Tom Fazio golf course, residents and members will enjoy a year-round clubhouse that incorporates a restaurant, men's and women's locker rooms, a fitness facility, a spa, a yoga/Pilates studio and a barn for children's activities. Outside is a tension edge lap pool, a children's pool, hot tubs, and a fire pit. The clubhouse was designed by Hart Howerton – an internationally acclaimed land

planning and architectural firm known for their unique solutions to challenges presented by working in natural and historic environments.

In the winter, Shooting Star provides an alpine club with a ski concierge and shuttle to the Jackson Hole Mountain Resort. In addition, the golf course will become the valley's premier Nordic ski facility. In the summer, residents will have limitless activities to choose from: world-renowned fishing, rafting, mountain biking, hiking, climbing, ballooning, concerts, rodeos, and more.

Shooting Star is offering a limited number of golf, alpine, and social memberships.



The Alpine Barn offers ski and snowboard storage, spacious lockers with boot driers, a ski concierge, and a shuttle to take you directly to the slopes.



The Couples Suite in the Spa at Shooting Star.



The dining room with a circular fireplace and copper bar.



With the Sleeping Indian in the background, Hole 17 is a par 3 that follows the creek to a well protected green. Five strategically placed tee boxes offer challenges to players of all ability levels.

"At Shooting Star, we created drama for the golfer, while ensuring that the course fits its natural setting."

TOM FAZIO

THE VALUE OF CONSERVATION: *Unique in the Rockies, conservation practices shape real estate values in Teton County. Over 97 percent of Teton County's 4 million acres is preserved as National Park, National Forest, National Wildlife Refuge, and through conservation easements.*

View of the Clubhouse at Sunrise.

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