



Eagle Ridge MEDIA

CLIENT: Alpine Mountain Ranch & Club

TITLE: Alpine Mountain Ranch & Club A/V Presentation

DATE:

WRITER: cmack

Video		Audio
1.	<p>FADE IN: LOGO FADE OUT</p> <p>BLACK</p> <p>FADE IN: SERIES OF NATURE SHOTS (TREES, LEAVES, FLOWERS, RIVER, ELK, MOOSE, EAGLE, ETC.)</p> <p>SERIES PROGRESSES TO WIDE SHOTS AND GRAND VISTAS OF YAMPA VALLEY & MOUNTAINS</p> <p>SERIES ENDS WITH DRAMATIC SCENE (EITHER HELICOPTER SHOT OR THUNDERSTORM OVER MOUNTAINS)</p>	<p><i>SFX - NATURE UP</i></p> <p><i>(MATCH SFX TO VISUALS)</i></p> <p><i>MUSIC BEGINS UNDER SFX, THEN BECOMES MORE PROMINENT WITH SFX UNDER</i></p> <p><i>MUSIC SWELLS</i></p> <p><i>(:20)</i></p>
2.	<p>SCENIC SHOTS OF THE VALLEY</p> <p>BOB SATHE ON CAMERA</p> <p>LINDA SOBECK ON CAM</p> <p>B-ROLL VALLEY SCENICS</p> <p>JIM LARSEN ON CAM</p> <p>SCENIC/RECREATION IMAGES</p>	<p><i>MUSIC UNDER</i></p> <p>BOB SATHE BITE: (04:46:01) ...driving in from Denver we'll come down rabbit ear's pass, and what happens when you come down that pass, something called the yampa valley curse hits you before you hit the floor of the valley, and that is that you don't want to go back to where you're coming from, you want to stay here</p> <p>LINDA SOBECK BITE: (19:44) Indian lore has it that chief colero, with the ute Indians placed a curse on this valley, and it said, that if you leave this valley you will always return.</p> <p>JIM LARSEN BITE: 04:15:11 ...once you got the curse, ah, there's nothing you can do about it, it's got you and that's it, (laughs) what can I say?</p> <p><i>MUSIC UP BRIEFLY, THEN UNDER :05</i></p> <p>LINDA SOBECK BITE: (20:09) ...one time when</p>

		<p>I was leaving the valley, with my family, my husband and I both looked at each other at the base of rabbit ears pass and said 'we are going to move here'</p> <p><i>MUSIC UP, THEN UNDER :05)</i> (1:00)</p>
3.	<p>VARIOUS SCENICS OF MOUNTAIN PEAKS, OUTCROPPINGS AND ASPEN</p> <p>SHOTS OF RUSTIC FENCES, BARNs, HORSES</p> <p>SHOTS OF STRINGS IN THE MOUNTAINS, BIKING, HIKING IN WILDERNESS (PROVIDED BY STEAMBOAT)</p> <p>HOT AIR BALLOON FESTIVAL (PROVIDED BY STEAMBOAT) SHOTS OF CONSTRUCTION SHOTS OF NEW DEVELOPMENT (DETERMINED BY CLIENT) RENDERINGS OF DOWNTOWN AND MOUNTAIN BASE PLANS (FROM CLIENT – ACQUIRED FROM DEVELOPERS?)</p> <p>BOOMER COUPLE WALKING ALONG RIVER</p> <p>QUICK MONTAGE OF VARIOUS SEASONAL RECREATION SHOTS (SKIING, CROSS COUNTRY, BIKING/FISHING...) (PROVIDED BY STEAMBOAT)</p> <p>TRANSITION SHOT ON LAST LINE OF SUNRISE OR SUN THROUGH CLOUDS</p>	<p><i>MUSIC CONTINUES UNDER, BUT VERY STRONG</i></p> <p>NARRATION: PERHAPS IT'S THE ALPINE BEAUTY THAT SURROUNDS THIS FERTILE VALLEY...</p> <p>...OR ITS AUTHENTIC RANCHING ROOTS, WHERE PASSION FOR LIVING EXISTS WITHOUT POMP OR PRETENSE...AND THE SENSE OF COMMUNITY IS <u>REAL</u>.</p> <p>...OR A LIFESTYLE THAT EMBRACES THE BEST OF CULTURE AND RECREATION, WHILE PLACING A PREMIUM ON NATURE AND SERENITY...</p> <p>...OR THE THRIVING COMMUNITY AND STRONG ECONOMIC BASE</p> <p>WHATEVER THE REASON, HERE IN THE YAMPA VALLEY WE PRESERVE THOSE THINGS THAT MAKE THE AREA SPECIAL, AND THEN STRIVE TO MAKE IT EVEN BETTER...</p> <p>THE FUTURE IN THE YAMPA VALLEY IS LOOKING VERY BRIGHT INDEED...</p> <p>MUSIC UP :10 (:50)</p>
4.		<p>VERN LUNDQUIST BITE: (04:23:06) ...to me the curse is simply a spirit or a magnet, that says to</p>

	<p>VERN LUNDQUIST ON CAM</p> <p>SLOW-MO HELICOPTER SHOT FLYING LOW OVER FORESTED AREA THAT IS AMRC</p> <p>AMRC LOGO FADES ON OVER HELICOPTER SHOT</p> <p>LOGO FADES OUT</p>	<p>you and your soul, 'you will live here, you will find a way to make steamboat springs and the Yampa valley your home' and you can't ignore it, I mean it happened to me,</p> <p>NARRATION: WHEN THE YAMPA VALLEY CALLS YOU BACK... THERE'S A PLACE JUST FOR YOU...</p> <p>HIDDEN IN TWELVE HUNDRED ACRES OF PRISTINE ROCKY MOUNTAIN FOREST... AT "ALPINE MOUNTAIN RANCH AND CLUB..."</p> <p>MUSIC UP FOR :05 (:30)</p>
5.	<p>SCENIC SHOT FROM AMRC – TILTING UP FROM VALLEY FLOOR TO REVEAL FLATTOPS IN DISTANCE</p> <p>WINTER SHOT OF TOWN, WITH SKI MOUNTAIN IN BACKGROUND (PROVIDED BY STEAMBOAT)</p> <p>VARIOUS RECREATION SHOTS (PROVIDED BY STEAMBOAT)</p> <p>SERIES OF SCENIC VISTAS FROM SPECIFIC HOMESITES GRAPHIC OVER EACH HOMESITE: ALPINE MOUNTAIN RANCH & CLUB LOT #____</p>	<p>MUSIC UNDER WITH THE VAST FERTILE VALLEY BELOW, STUNNING MOUNTAIN VISTAS BEYOND, AND THE PIONEER TOWN AND SKI RESORT OF STEAMBOAT SPRINGS RIGHT NEXT DOOR... YOU'LL ALWAYS KNOW YOU'RE HOME IN THE YAMPA VALLEY.</p> <p>MUSIC UP, THEN UNDER :05</p> <p>NARRATION: HERE, YOUR HOME IS YOUR RETREAT... A LARGE, MOUNTAIN HOMESITE NESTLED AMONG TWELVE-HUNDRED FORESTED ACRES OF WILDLIFE... ... SURROUNDED BY A RICH VARIETY OF CONSERVED OPEN SPACES, CONNECTED TO NATIONAL FOREST...</p> <p>MUSIC UP :05 (:40)</p>
6.	<p>WS SKI RESORT/MOUNTAIN (PROVIDED BY STEAMBOAT)</p> <p>WINTER SHOT OF DOWNTOWN STEAMBOAT (PROVIDED BY STEAMBOAT)</p>	<p>MUSIC UNDER NARRATION: WITH A WORLD-CLASS SKI RESORT THAT ACTUALLY BORDERS THIS LAND... AND DOWNTOWN STEAMBOAT SPRINGS JUST FIVE MINUTES AWAY...</p>

	<p>MORE SHOTS FROM SITES WITH GRAPHIC OF SITE NUMBER</p> <p>HELICOPTER SHOT ALONG MOUNTAINSIDE FROM AMRC TO STEAMBOAT SKI AREA</p>	<p>...IT BECOMES CLEAR THAT ALPINE MOUNTAIN RANCH AND CLUB IS AN EXTRAORDINARY OPPORTUNITY—ONE UNHEARD OF IN A TOP-TIER RESORT COMMUNITY... AND THE LAST OF IT'S KIND HERE IN THE YAMPA VALLEY...</p> <p>(:20)</p>
7.	<p>RESIDENT #4 ON CAMERA</p> <p>SCENIC/RECREATION IMAGES TO COMPLIMENT RESIDENT #4'S STORY</p> <p>SHOTS OF CONSTRUCTION (EITHER DOWNTOWN OR AT MOUNTAIN BASE, OR BOTH)</p> <p>SHOT OF SKI LIFTS AT MOUNTAIN BASE/SIGNAGE</p> <p>SEQUENCE OF RENDERINGS OF VARIOUS DEVELOPMENT PLANS (FROM CLIENT – ACQUIRE FROM DEVELOPERS?) (NEED GRAPHIC IDENTIFIERS)</p> <p>VARIOUS CONSTRUCTION SHOTS AT AMRC (NEED GRAPHIC IDENTIFIERS OF LOCATIONS)</p>	<p>JIM #1: 04:03:36 I Think Steamboat is probably the most unique economic investment opportunity in the United States right now</p> <p>JIM BARROWS BITE: (12:43) ...we have great air service, we have um, good airports, good transportation, good communications, and a, multitude of very talented people that have chose to call steamboat home, which makes it possible to do virtually anything</p> <p>MUSIC UP :05, THEN UNDER</p> <p>NARRATION: ACTIVITY AT THE RESORT AND TOWN OF STEAMBOAT SPRINGS HAS DRAWN MUCH ATTENTION FROM INVESTORS...</p> <p>A VERY RECENT PURCHASE OF THE SKI RESORT FOR NEARLY THREE HUNDRED MILLION DOLLARS IS THE FOUNDATION OF AN ESTIMATED ONE POINT FIVE BILLION DOLLAR INVESTMENT AND DEVELOPMENT INITIATIVE... THAT'S TWELVE TIMES MORE THAN ANY OTHER PERIOD OF GROWTH IN THE RESORT'S HISTORY...THIS POINTS TO AN EXCITING AND DYNAMIC TREND OF ACTIVITY AND ACCELERATED GROWTH...</p> <p>THE PLANNED PROJECTS IN AND AROUND STEAMBOAT SPRINGS ARE ALREADY UNDERWAY. THE TIME TO INVEST <u>YOUR</u> FUTURE HERE IS <u>NOW</u>, AT <u>ALPINE MOUNTAIN RANCH AND CLUB...</u></p> <p>(1:00)</p>

8.	<p>SCENIC/RECREATION IMAGES TO COMPLIMENT RESIDENT #5'S STORY</p> <p>BOB SATHE ON CAM</p> <p>SHOTS/VISTAS OF ANOTHER HOMESITE (WITH GRAPHIC IDENTIFIER)</p> <p>RENDERING OF "THE HERMITAGE" GRAPHIC: THE HERMITAGE (AMRC LOGO)</p> <p>RENDERING OF POOL & FITNESS CENTER GRAPHIC: "POOL & FITNESS CENTER" (AMRC LOGO)</p> <p>RENDERING OF "THE BARN" GRAPHIC: THE BARN (EQUESTRIAN CENTER) (AMRC LOGO)</p> <p>RENDERING OF "THE OWNER'S LODGE" GRAPHIC: THE OWNER'S LODGE (AMRC LOGO)</p> <p>SERIES OF SHOTS OF DINING/NIGHTLIFE (PROVIDED BY STEAMBOAT SPRINGS)</p> <p>MORE NIGHTLIFE SHOTS?</p> <p>LINDA SOBECK ON CAMERA</p> <p>RECREATION SHOTS</p>	<p>MUSIC UP :05, THEN UNDER</p> <p>BOB SATHE BITE: 04:39:46(<i>VERY END OF TAKE</i>) ...it's been an investment in real estate for us, but more importantly it's been an investment in our family,</p> <p>NARRATION: <u>LIFE AT ALPINE MOUNTAIN RANCH AND CLUB IS MUCH MORE THAN WHAT YOU EXPERIENCE ON YOUR OWN UNIQUE HOMESITE...</u></p> <p>LIFE AT THE RANCH AND CLUB IS A MORNING OF QUIET CONTEMPLATION DEEP IN THE WOODS AT "THE HERMITAGE"...</p> <p>...AN AFTERNOON AT THE FULLY EQUIPPED POOL AND FITNESS CENTER...</p> <p>...AN EVENING RIDE ON HORSEBACK THAT BEGINS AT THE "THE BARN"...</p> <p>...DINNER AT THE OWNER'S LODGE—A COMMUNAL PLACE JUST FOR YOU, YOUR NEIGHBORS AND GUESTS...</p> <p>...AND A NIGHT ON THE TOWN IN STEAMBOAT SPRINGS—ARRANGED BY "HIGH TOUCH" CONCIERGE SERVICES...</p> <p>BOB SATHE BITE: (04:44:08) <i>VERY END OF TAKE</i> ... when we're entertaining friends from out of town who come from some of the bigger cities, and are used to finer dining, you don't have to take a step backwards in steamboat whatsoever the dining here is terrific...</p> <p>LINDA SOBECK BITE: (24:30)....there are so many opportunities there's just not enough time in one day, or in one lifetime, to do everything you really want to do.</p> <p>MUSIC UP :03, THEN UNDER (1:00)</p>
----	---	---

9.	<p>RENDERING OF "GUEST COTTAGES" GRAPHIC: GUEST COTTAGES (AMRC LOGO)</p> <p>SCENIC GOLFING SHOT AND/OR AERIAL OF PROXIMITY TO CATAMOUNT</p> <p>HIKING BY A RIVER (PROVIDED BY STEAMBOAT)</p> <p>TRANSITION TO VARIOUS SHOTS OF CROSS-COUNTRY SKIING, HIKING, SNOWSHOEING (PROVIDED BY STEAMBOAT)</p> <p>AERIALS OF AMRC LOCATION</p> <p>GRAPHIC, OVER AERIAL FOOTAGE: A PLACE APART. PART OF IT ALL.</p>	<p>NARRATION: YOUR GUESTS CAN GET A TASTE OF THAT SAME ALPINE EXPERIENCE, AS THEY UNWIND IN THE COMFORT OF OUR GUEST COTTAGES AND TAKE IN THE SKI MOUNTAIN VIEW.</p> <p>MUSIC UP/UNDER (:05)</p> <p>NARRATION: REWARDING ACTIVITY IS AT YOUR BECK AND CALL:</p> <p>...DIRECTLY ADJACENT IS CATAMOUNT RANCH AND GOLF CLUB, WHERE YOUR MEMBERSHIP AWAITS...</p> <p>...THERE ARE MILES OF TRAILS AND WINDING RIVERS TO SOOTHE THE SOUL...</p> <p>...AND YOUR RANCH MANAGER WILL GLADLY ARRANGE A VARIETY OF OUTDOOR EXCURSIONS FOR YOU...</p> <p>NOWHERE CAN ALL THESE AMENITIES AND FEATURES BE FOUND IN ONE PLACE— THAT IS, NOWHERE BUT ALPINE MOUNTAIN RANCH AND CLUB – IT TRULY IS "A PLACE APART" AND, "PART OF IT ALL." (:50)</p>
10.	<p>BROLL TOWN, AIRPORT...</p> <p>ARCHIVE PHOTOS OF STEAMBOAT? OR VARIOUS DOWNTOWN SHOTS</p>	<p>MUSIC UP :05, THEN UNDER</p> <p>BOB SATHE BITE: (04:50:00) while we're far away in one sense, we're very close...so we have access to everything we need and want</p> <p>NARRATION: SINCE THE 1960'S, STEAMBOAT SPRINGS AND THE YAMPA VALLEY HAVE GROWN MODESTLY TO ACCOMMODATE A CONSTANT INFLUX OF GROWTH AND INVESTMENT... BUT NOW, "SKI TOWN USA" IS RECEIVING RECORD AMOUNTS OF</p>

	<p>FOOTAGE OF CONSTRUCTION SITES</p> <p>JIM LARSEN ON CAM</p> <p>FOOTAGE OF RESORT-NEW CONSTRUCTION</p>	<p>INVESTMENT RESULTING IN DEVELOPMENT PROJECTS THAT WILL HAVE A PROFOUND POSITIVE IMPACT ON PROPERTY OWNERS THROUGHOUT THE YAMPA VALLEY.</p> <p>JIM LARSEN BITE: (04:13:07) ...you read the journal everyday, you read barron's on the weekend, and you're always trying to find the next thing, and ah, that's really what I saw here, I saw the next thing,</p>
11.	<p>VARIOUS SHOTS OF MOUNTAIN BASE/LIFTS</p> <p>SIGNAGE OF STEAMBOAT SPRINGS RESORT</p> <p>THUNDERHEAD & SKI TIME SQUARE SIGNAGE (IS THIS UGLY)</p> <p>SHOT OF SHERATON HOTEL</p> <p>DEVELOPER RENDERINGS OF WILDHORSE MEADOWS, ONE STEAMBOAT PLACE, BEAR CLAW</p> <p>DEVELOPER RENDERINGS OF VARIOUS PROJECTS</p> <p>TRANSITION TO AERIAL SHOT OF VALLEY</p> <p>VARIOUS RECREATION SHOTS (PROVIDED BY STEAMBOAT)</p> <p>DISSOLVE ON GRAPHIC: LOGO</p>	<p>NARRATION:</p> <p>VERY RECENT INVESTMENTS HAVE BEEN MADE IN STEAMBOAT SPRINGS INSTITUTIONS, SUCH AS THE PURCHASE OF THE SKI RESORT ITSELF BY <i>INTRAWEST HOLDINGS COMPANY...</i></p> <p>THUNDERHEAD AND SKI TIME SQUARE PROPERTIES PURCHASED BY CAFRITZ INTERESTS... AND THE STARWOOD PURCHASE OF THE SHERATON HOTEL AND GOLF CLUB...</p> <p>IN ADDITION, MAJOR BASE AREA ADDITIONS ARE UNDERWAY, SUCH AS ONE STEAMBOAT PLACE AND BEAR CLAW...</p> <p>IN DOWNTOWN STEAMBOAT SPRINGS, SEVERAL MAJOR PROJECTS IN THE WORKS PORTEND A BRIGHT FUTURE OF STRONG AND GROWING PROPERTY VALUES—AND MORE IMPORTANTLY, THE PRESERVATION OF THE YAMPA VALLEY WAY OF LIFE...</p> <p>THE WAY THAT BRINGS US BACK... AND PROVIDES INSPIRATION FOR A PLACE CALLED <u>ALPINE MOUNTAIN RANCH AND CLUB...</u></p> <p>(1:00)</p>
12.	<p>CONTINUE WITH RECREATION SHOTS (LOGO STAYS ON SCREEN)</p>	<p>JIM LARSEN BITE: (04:19:17) I'm very excited about the future</p> <p>JIM #1 BITE: (04:02:13) Steamboat's unique ... it prides itself in integrity, it prides itself in honesty,</p>

	<p>it's just absolutely a great community JIM #1 BITE: (04:06:45) ...one of the best investment opportunities in the United States JIM LARSEN BITE: (04:13:58) ...we are not real, real glitzy, ah but it's a great place to be LINDA SOBECK BITE: (23:41) This place is stunning... there's beauty surrounding you all the time. JIM BARROWS BITE: (05:25) ...we've managed to grow but not change. VERN LUNDQUIST BITE: (04:28:14) It's as close to perfection as I can ever think of... JIM #1 BITE: (04:03:36) ...incredible beauty LINDA SOBECK BITE: (26:30) ...it is like heaven</p> <p><i>END WITH ONE OF THESE TWO BITES:</i> VERN LUNDQUIST BITE: (04:34:25) ...you make that first right hand turn, and 3500 feet below you the valley spreads out and it just whispers to you, 'welcome back' VERN LUNDQUIST BITE: (04:36:39) (gestures), ah, this is steamboat springs</p> <p>NARRATION: SOLITUDE AMID A WILDLIFE PRESERVE...</p> <p>HIGH-TOUCH SERVICES FOR AN UNCOMPROMISED LIFESTYLE...</p> <p>RARE PROXIMITY TO THE PLACES AND ACTIVITIES THAT FIRST BROUGHT YOU HERE...</p> <p>AT THIS IMPORTANT MOMENT OF COMMUNITY GROWTH AND INVESTMENT... COME TO THE "PLACE APART... A PART OF IT ALL"...</p> <p>MUSIC UP</p> <p>MUSIC FADES UNDER NATURE SFX, THEN OUT</p> <p>NATURE SFX UP</p>
WILDLIFE SHOT	
CONCIERGE PERSON SHOT RENDERING OF POOL/FITNESS CNTR	
SERIES OF SHOTS: FISHING, SKIING, BIKING, HIKING, KAYAKING (PROVIDED BY STEAMBOAT)	
AERIAL SHOT OVER STEAMBOAT SPRINGS AND INTO THE VALLEY	
SUPER GRAPHIC OVER AERIAL: (LOGO) A PLACE APART. A PART OF IT ALL.	
MONTAGE OF MORE RECREATIONAL SHOTS, MIXED WITH SCENICS, THEN TRANSITION TO NATURE SHOTS...	

	<p>CUS OF FLOWERS, ASPEN LEAVES, WILDLIFE, SNOWBOUND STILLNESS...</p> <p>PANORAMIC VIEW OF THE VALLEY AND MOUNTAINS – INCLUDING AMRC</p> <p>DISSOLVE IN GRAPHIC: LOGO (TAGLINE?)</p> <p>FADE</p>	<p>SFX FADE OUT</p> <p>(1:00)</p>
--	--	-----------------------------------