

The West's Next Great Private Club



MAJESTIC. INVIGORATING. BEGUILING.

6,000 ACRES OF PERFECT COLORADO bring a new chapter to the allure of the West.

Not far from Telluride, Cornerstone is a private golf club and community featuring a Greg Norman-designed golf course and 20+ acre practice facility, Clubhouse, personalized concierge services and over 20 miles of trails - all part of a decidedly different perspective on what "frontier life" can be. Bring your children, your horses, your golf clubs...

Follow in the footsteps of the original Homesteaders and stake your claim.



Obtain the Property Report required by Federal Law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. Information described herein on Cornerstone Club amenities, and the Cornerstone community is based on current development plans and subject to change without notice. Access to Cornerstone Club amenities requires membership, which is offered by invitation only and for purchase independently from a Cornerstone Homestead.

A NEW FRONTIER

The name Cornerstone was inspired by the discovery on-site of some original Homesteader property markers-- distinctly formed rock piles known as "cornerstones." Today, we are home to modern-day pioneers creating a new community.



Located on southwestern Colorado's Uncompahgre Plateau, this was once a hunting ground of the Utes. A hundred years ago, Homesteaders led a stream of farming and ranching families who sought the abundant life here. Just 18 miles from Montrose and 45 miles from Telluride, Cornerstone with its sweeping landscape and dramatic views is once again a place where generations can come together to relax, renew and rejoice.

THE HOMESTEADS

Cornerstone Homestead choices are as vast as the vistas. A total of 412 Homesteads are planned, ranging from 1/4 acre in an intimate resort village to 100 acre ranches. Views include the golf course, open meadows, aspen and pine forests, the West Elks, the Cimarron Ridge, the San Juan Mountains, even the La Sal Mountains in Utah.



THE AMENITIES

The private Cornerstone Club brings a new level of luxury and personal service to the region. Membership provides access to amenities including the Greg Norman-designed golf course and the Mountain Club in Mountain Village above Telluride. The Clubhouse features the Village Mercantile, a casual grill and Outfitters Desk. Camp Cornerstone offers activities on-site and on the road for every member of the family. The proposed Cornerstone Lodge will be home to fine dining, spa and fitness facilities, a swimming pool and plenty of social space.



PIONEER HOSPITALITY

The underpinning for Cornerstone Club is our broad service offering and thoughtful delivery which we call Pioneer Hospitality.

Services include classic concierge, in-home catering, home preparation and care, vacation or travel planning and more.

ENVIRONMENTAL STEWARDSHIP

A key element of the Cornerstone community planning is the creation of a Wildlife Management Plan designed to promote a safe and healthy environment for a broad suite of native species.

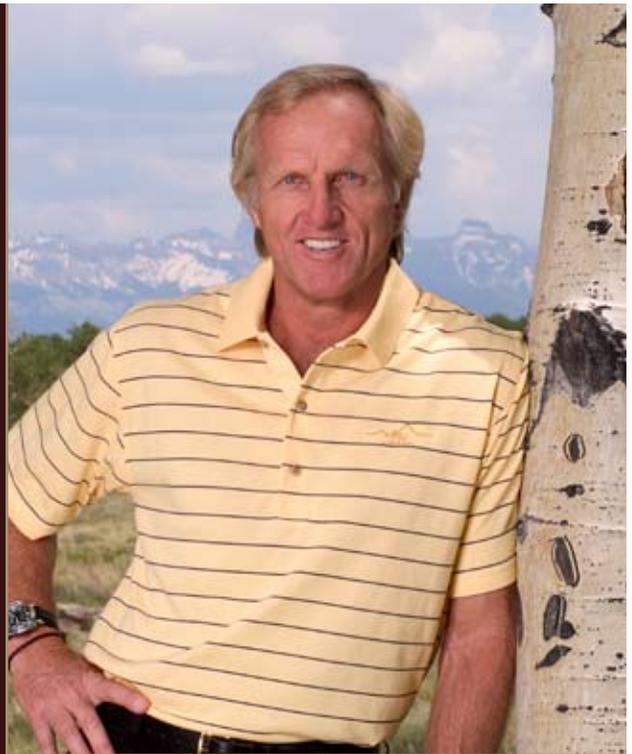
CHAMPIONSHIP GOLF

During this visit in 2008 to dedicate the course, Greg Norman said, "I can make this comment right here and now...this is by far the best mountain golf course in the world. It's easy to throw around accolades and statements like that, but I've played a lot of great golf courses. When you come and see the end result here at Cornerstone, it's truly a dream come true."

This magnificent golf course opened for play in summer 2007 and has received numerous accolades...including being named in January 2009 as the #1 Best New Private Course in the U.S. by Golf Magazine and ranked as one of the Top 25 Golf Communities by Travel + Leisure Golf.

CORNERSTONE AWAITS

The triumphant completion of a championship golf course, a stunning new Clubhouse, miles of infrastructure and an array of superb amenities and personal services for Members has set a new standard for quality in southwestern Colorado. These notable endorsements provide a seal of approval for Cornerstone and stand as a shining monument to the vision, commitment and financial stability of Hunt Realty Investments. Whether your choice is a custom home or the land to create your own legacy, the true private club and western community so long awaited is finally here.



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CORNERSTONE
COLORADO

A Hunt Realty Development

This brochure, and the information and materials contained herein, is intended to provide general information about the proposed plans of Cornerstone Montrose LLC. Facilities, improvements, and plans described or depicted herein are conceptual only, subject to government approvals and market factors, and subject to change without notice. Nothing in these materials obligates Cornerstone Montrose LLC or any other entity to build any facilities, improvements, features or amenities depicted by Artists' renderings or otherwise described herein, and there is no guarantee that any illustrated or described proposed future development will be implemented. Neither this brochure, nor the information and materials described herein, nor any communication made or given in connection with any of the foregoing, may be deemed to constitute any representation or warranty or may otherwise be relied upon by any person or entity.

This is not intended to be an offer to sell nor a solicitation of offers to buy real estate by residents of HI, ID, OR or SC, or any other jurisdiction where prohibited by law. The Property is registered with HUD and the Massachusetts Board of Registration of Real Estate Brokers and Salesmen. The address of HUD is 451 Seventh Street, S.W., Room 9146, Washington DC 20410 and the address of the Board is 239 Causeway Street, Fifth Floor, Boston, MA 02114. This offer is made pursuant to New York State Department of Law's simplified procedure for Homeowners Associations with a DeMinimis Cooperative Interest (CPS-7). The CPS-7 application (File No. H006-0005) and related documents may be obtained from the sponsor. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED OR QUALIFIED THIS OFFERING. © February 2009



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