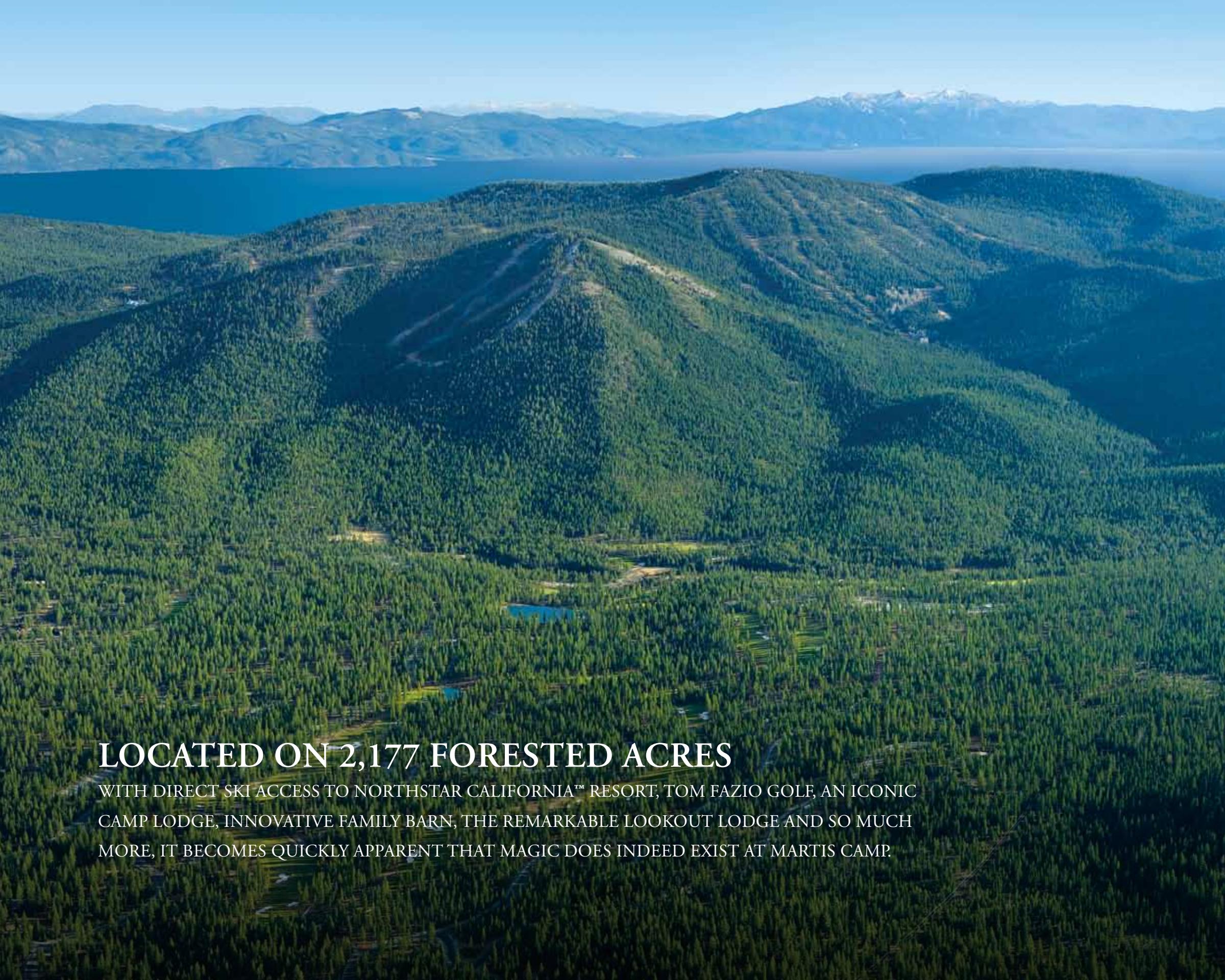


MARTIS CAMP

A FOUR-SEASON TAHOE RETREAT THAT ENGENDERS THE
DEEPEST SENSE OF GRATIFICATION AND DELIGHT



The background image is a wide-angle aerial photograph of a rugged mountain range. In the foreground, a dense forest of green coniferous trees covers a hillside. A valley opens up below, showing a mix of green forest and some yellowish-green agricultural fields or clearings. In the far distance, more mountain peaks are visible under a clear blue sky.

LOCATED ON 2,177 FORESTED ACRES

WITH DIRECT SKI ACCESS TO NORTHSTAR CALIFORNIA™ RESORT, TOM FAZIO GOLF, AN ICONIC CAMP LODGE, INNOVATIVE FAMILY BARN, THE REMARKABLE LOOKOUT LODGE AND SO MUCH MORE, IT BECOMES QUICKLY APPARENT THAT MAGIC DOES INDEED EXIST AT MARTIS CAMP.



STANDING HIGH ABOVE THE REST

Our owners love Martis Camp because they never have to choose between summer and winter... recreation and relaxation. All year long, engaging activities abound in a community that's as convenient as it is sophisticated, and as exquisite as it is fun.

Perhaps that's why Barron's named Martis Camp *THE BEST PLACE TO OWN A SECOND HOME IN TAHOE*.

Discover for yourself how the best of times makes Martis Camp the best of places.



TAHOE'S QUINTESSENTIAL FOUR-SEASON RETREAT





NOWHERE ELSE ON THE WEST COAST CAN A PRIVATE, LUXURY COMMUNITY BE SO EASILY ACCESSED AND SO THOROUGHLY ENJOYED—IN EVERY SEASON.

Summer presents boundless outdoor pursuits like golf on the Tom Fazio course, outings on the 20+ mile Community Trail system, soaking up the sun at our Family Barn swimming venue, a morning at the Tennis Pavilion, or a delightful evening at an outdoor summer concert at the amphitheater. Winter is a time to enjoy our one-of-a-kind private ski access to Northstar California™, snowshoeing or Nordic skiing on the groomed Community Trails, or relaxing with your favorite read at the Lost Library. Whatever the season, Martis Camp makes it easy to create memories in the pursuit of *things* you love alongside the ones you love.



TOM FAZIO CHAMPIONSHIP GOLF EXPERIENCE





HOLE

10



TWO-TIME US OPEN CHAMPION LEE JANZEN SAID: “NEEDLESS TO SAY, TOM FAZIO HAS DESIGNED SOME PRETTY AMAZING COURSES IN HIS CAREER, BUT AFTER PLAYING THE MARTIS CAMP COURSE, I THINK THIS IS WITHOUT A DOUBT THE BEST FAZIO COURSE THAT I’VE EVER PLAYED.”

We’re honored that the accolades don’t stop there. *Golf Digest* ranked it the *Third Best New Private Course* in the country in 2009; *Forbes* named it among the *12 Best Private Golf Communities in America*; and the United States Golf Association selected Martis Camp as the host course of the 2013 U.S. Junior Amateur Championship.

“I WOULDN’T BE SURPRISED IF PEOPLE SAY IT’S
AS GOOD AS ANY COURSE I’VE EVER DESIGNED.”

— *Tom Fazio*



HOLE
10



HOLE
9

FAZIO SEAMLESSLY BLENDED THE MARTIS CAMP COURSE INTO THE HIGH SIERRA LANDSCAPE, masterfully adapting every hole to the natural lay of the land. This meticulous design allows golfers to fully embrace the area's diverse natural beauty, from dramatic mountain views to meandering forested streams.

With a professional caddy staff to enhance your experience, few courses in the Mountain West are as playable, beautiful and utterly enjoyable as the Tom Fazio course at Martis Camp.



HOLE
4

HOLE
10



HOLE
18



HOLE
9



THE FAZIO GOLF EXPERIENCE—like every other Martis Camp amenity—is strongly supported by a proactive, professional staff who continuously strives to ensure members have the opportunity to reap the maximum benefit from the offerings. A few such golf course examples include:

GET GOLF READY: Equips brand new players with everything they need to pick up the game.

LADIES CLINICS: Instruction from the club pros focusing on key aspects of the game.

DEMO DAYS: Reps from golf's leading manufacturers demo the latest and greatest golf equipment.

ONE-DAY GOLF CLINICS: This clinic covers everything from fitness to short game and driving to psychology, with ample time for on-course application.

KIDS CAMPS: Certified junior instructors provide fun learning environments for players age 6+.

BENEFIT TOURNAMENTS: Membership play in various events benefiting local charities.

WINTERTIME INDOOR INSTRUCTION: The Martis Camp pro shop offers the latest in digital swing simulation, available to all members all year long.

Whatever your need or level of play, Martis Camp's golf team is at members' disposal to ensure the best golf experience anywhere.



HOLE
18



PRIVATE HOME-TO-HILL SKI ACCESS TRANSFORMS THE WINTER EXPERIENCE

Nowhere else in California can families enjoy virtually trouble-free access to a ski resort, much less to the state's premier resort—Vail Resorts' Northstar California™. Only at Martis Camp can you find an "inside the gates" direct ski connection that eliminates traffic, lift lines and lugging gear. Up here, catch a private shuttle from your home to Lookout Lodge, where your boots and skis await. From the Lodge, walk a few steps to the *Martis Camp Express*, a high-speed quad lift affording virtually effortless access to the mountain, where you can be among the first to cut fresh tracks in new morning powder.





“TAHOE’S MARTIS CAMP OFFERS THE BEST OF BOTH WORLDS, GOLF AND SKIING.”

– Forbes

LOOKOUT LODGE: WHERE CONVENIENCE & LUXURY HAVE FORMED A MORE PERFECT UNION





WHETHER YOU'RE A SKI ENTHUSIAST OR A RECREATIONAL NOVICE, YOU'LL INSTANTLY APPRECIATE THE CONVENIENCE AND LUXURY OF MARTIS CAMP'S DIRECT SKI CONNECTION.

Anchoring this completely unique offering is Lookout Lodge—an 8,000 square-foot private lodge, complete with a Ready Room to store skis, boards and boots. Simply call ahead to have yours waxed, warmed and ready. A cozy fireplace, dining area and bar create the ideal ambiance inside the Lodge, while breakfast, lunch and warming après-ski fare is also served outside on the Lodge's expansive southern terraces, providing a perfect view of Lookout Mountain. Whatever your pleasure, Lookout Lodge helps make every winter day an unforgettable, worry-free day at Martis Camp.







THE CAMP LODGE: RELAXED MOUNTAIN ELEGANCE



It's no secret that Martis Camp places a huge priority on kid-centric family time. From the Family Barn to the Putting Park, children are a big part of everything we do. Nevertheless, distinctive sophistication is profoundly present at Martis Camp, and nowhere else is this more apparent than the iconic Camp Lodge. Whether the occasion calls for exquisite dining with incomparable mountain views, a state-of-the-art spa treatment, a workout in the fitness studio or lap pool, or simply connecting with friends in the locker room grill—the Camp Lodge is a respite in grandeur—your place to relax, invigorate, and deeply enjoy the luxuries you've worked so hard to earn.



“CLUBHOUSE OF THE YEAR: THE AMAZING
MARTIS CAMP.”

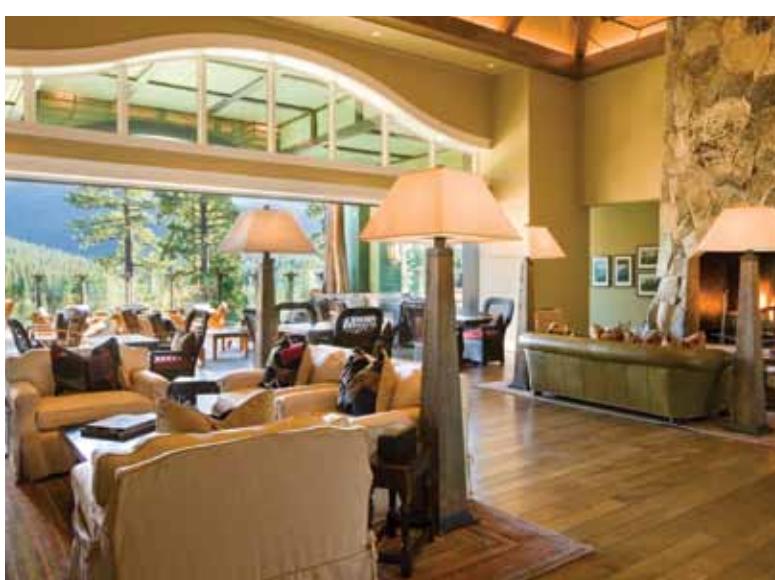
— *Golf Inc.*

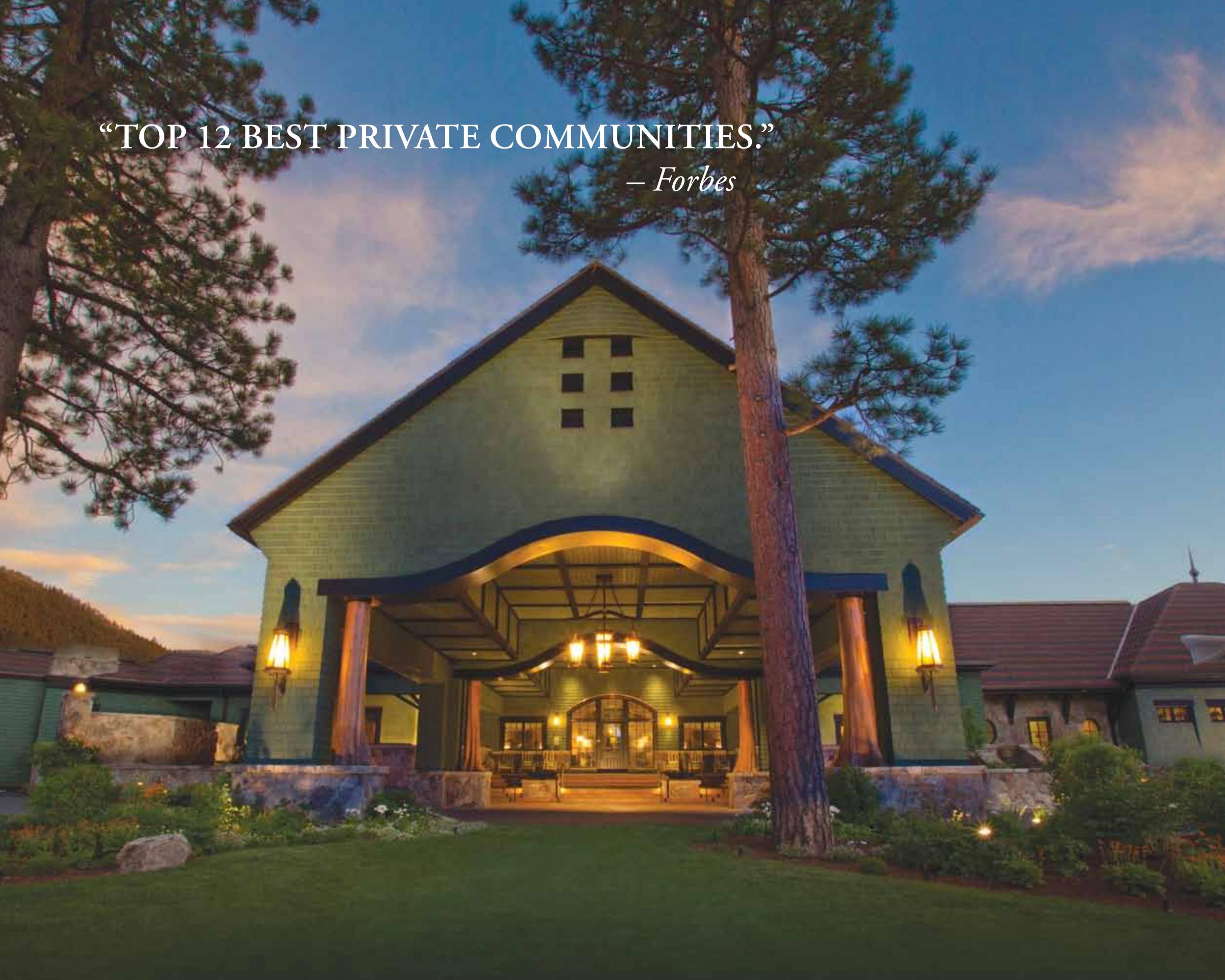


UNCOMMON BEAUTY, COVETED SERENITY

With architectural magnificence harkening to the grand old lodges of the West, the 50,000 square-foot Camp Lodge is an extraordinary place of uncommon beauty and thoughtful luxury. Situated atop a dramatic seventy-foot promontory overlooking the 18th green, views from the Lodge are inspiring in every season. Boasting sliding walls for warm summer days and gracious terraces that epitomize relaxation and beauty, the Camp Lodge intuitively engenders a sense of calm and appreciation for nature's incredible surrounding spectacle. Virtually every area—even the stately locker rooms—provide amazing mountain views, making the Camp Lodge an escape for the ages.







“TOP 12 BEST PRIVATE COMMUNITIES.”

– Forbes

THE FAMILY BARN: RECREATION'S PINNACLE





WHERE UTTER DELIGHT CREATES INDELIBLE MEMORIES

Martis Camp's Family Barn is far and away one of the most perfect ideas ever formulated—at least for those who value memorable times, great fun, and rewarding recreation. It's been said that nothing marks a child's heart quite like playful laughter, and in no other luxury community will you find one amazing facility that's so ideally conducive to just that: time well spent on memorable fun. With a kid-friendly bowling alley, old-fashioned soda fountain, high-tech movie theater, indoor basketball court and an incredibly cool art loft, the Family Barn is all about connecting with those who matter most.





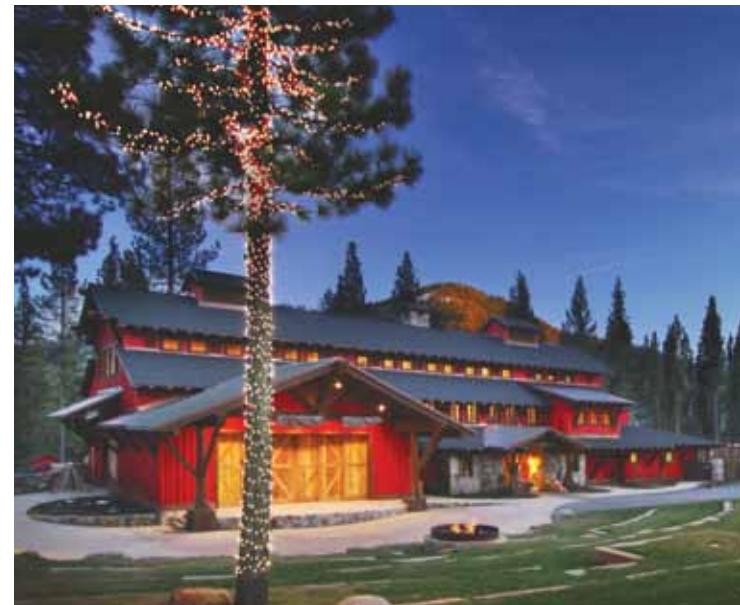


EXPERIENCE MARTIS CAMP'S FAMILY BARN AND NEVER AGAIN WONDER IF TAHOE IS MERELY A BEAUTIFUL PLACE TO SNOW SKI AND WATER SKI.

The Family Barn's breathtaking, stream-fed fishing lake, summer swimming venue (complete with hot tubs, locker rooms, and great food) will keep your family fully entertained for hours.

An outdoor amphitheater hosts fabulous summer concerts, and a fire pit area creates the ideal setting for autumn evenings.

It's quickly apparent that the Family Barn is an absolute kid Nirvana—but it's pretty remarkable for moms, dads and grandparents too. Whether you want to spend an afternoon connecting with your crew, or entrust them to the care of engaging staff while you escape for a round of golf or a much-needed massage, there's no place else in Tahoe that boasts an amenity quite as thoughtful as the Family Barn.



THE BEST PLACE TO OWN A SECOND
HOME IN TAHOE.

– Barron's



THE HOMES OF MARTIS CAMP: THE EXPRESSIONS OF REWARD

For all the grandeur of Martis Camp's amenities, the homes of the families who've chosen to build their legacy here may be the most impressive facet of this one-of-a-kind mountain community.

As home after home is constructed—bringing definition, personality and dimension to Martis Camp—yesterday's grand vision is quickly growing into today's magnificent reality.





MARTIS CAMP: BUILDING MORE THAN HOUSES

Whether rustic, contemporary or somewhere in between, the diverse architecture of Martis Camp is defining this one-of-a-kind Tahoe community with elegant mountain living that's thoughtful, forward-thinking and creatively reflective of the High Sierra landscape and the historic Martis Valley in which it lies.

From contemporary barrel roofs that mimic the rolling landscape, to reclaimed trestle-wood that bespeaks Tahoe's sturdy history, the profound architecture of Martis Camp is as integral to the character of this extraordinary community as the timeless land that beckons its residents.







MARTIS CAMP'S PARKS: APPRECIATIVE OF NATURE'S WONDERS... INTENTIONAL ABOUT FAMILIES ENJOYMENT



For most luxury communities, championship golf, a 2,177-acre national park-like setting and a direct, private connection to a world class ski resort would be enough—not to mention an iconic lodge and imaginative Family Barn.

For Martis Camp, it wasn't.

The developers of this one-of-a-kind private retreat strategically created a series of parks throughout the community that are reflective of the members' diverse interests and bound by their collective esteem for memorable recreation and vibrant health in spectacular natural settings.

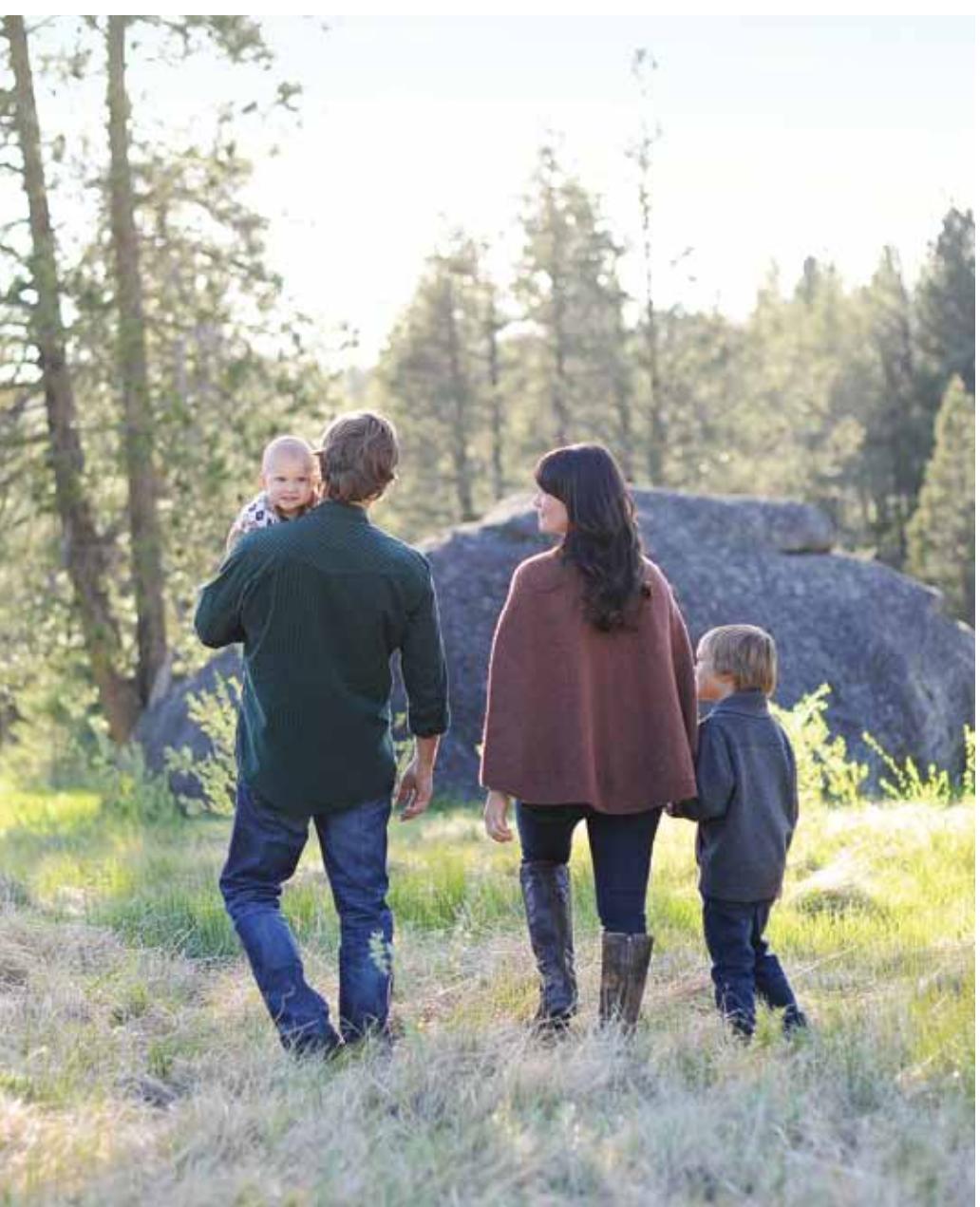
These parks include:

Park Pavilion with covered grill, croquet and bocce ball and outdoor basketball courts | Sporting Fields | Lost Library

18-hole Putting Park | 20+ miles of Community Trails

Tennis Pavilion







CLUB PROGRAMMING & FOLK SCHOOL: MAXIMIZING MARTIS CAMP DAY IN AND DAY OUT

It's easy to assume that a community with so much natural beauty and so many inspiring amenities would leave it at that—but this is not the case at Martis Camp. Our Club Ambassadors are incredibly strategic in providing year-round programming that creates meaningful opportunities to get the most out of this amazing mountain escape.



A PERFECT EXAMPLE OF THIS DEDICATION TO PROGRAMMING EXCELLENCE IS THE FOLK SCHOOL, which provides engaging activities steeped in history, simplicity and creativity. With highly qualified instructors from across the country, the Folk School offers classes from jewelry making to fly fishing and photography to wood carving—embracing the mantra *Living To Learn*.

While it's impossible to capture the full breadth of creative club programming at Martis Camp, suffice to say that a virtually endless list of camps, classes, outings and events allows members to soak in every ounce of life. From kids soap-making classes to summer concerts, and from movie nights at the Barn to adult tennis socials, the fun never ends at Martis Camp.



MARK TWAIN ONCE SAID OF TAHOE, “IT IS THE FAIREST PICTURE THE WHOLE EARTH AFFORDS, THE AIR THE ANGELS BREATHE,” AND THERE IS NO SUPERIOR PLACE TO FULLY EXPERIENCE THIS THAN MARTIS CAMP.

— *Haute Living*



WHILE MARTIS CAMP OFFERS AN ABUNDANCE OF RECREATION inside the community's gates, residents of a Tahoe community clearly need easy-access to Lake Tahoe itself. That's why our 35' private Formula Cruiser is at a nearby marina for the exclusive enjoyment of Martis Camp members. Whether you want to spend a couple of hours touring Emerald Bay or a full day on the world's most scenic lake with chef-catered fare—Martis Camp makes experiencing the wonders of Lake Tahoe as simple for Martis Camp members as picking up the phone and grabbing the sunscreen.





TRUCKEE: A SALUTE TO YESTERYEAR AND A CELEBRATION OF TODAY

While Lake Tahoe is easily accessible from Martis Camp, so is the heart of historic downtown Truckee—a quaint California mountain town that's emerging as a treasure trove of culture, boutique shops and great restaurants. For the outdoor enthusiast, Truckee is literally a world-renowned destination, with some of the best fly-fishing, hiking and mountain biking in the Western U.S.

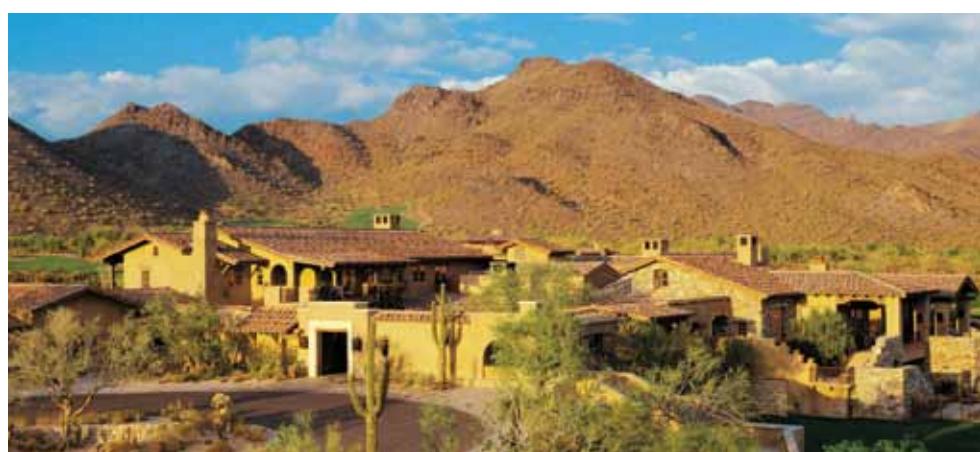


DECades of Excellence: Producing Profound Distinction at Martis Camp

Martis Camp is the collaborative effort of DMB and Highlands Management Group – two names are synonymous with stability and accomplishment in the development of premier private communities. Leveraging their experience and resources has resulted in the completion of a 2,177-acre community with some \$100 million in thoughtful amenities—providing a generationaly sustainable community that allows families to create a surpassing four-season mountain experience at Martis Camp. The evidence of Martis Camp's success has been proven year after year since its 2006 opening through steady and consistent sales. Today, Martis Camp has become a mature community of limited opportunity—yet one that will always be defined by its visionary planning, responsible development and unwavering commitment to provide its families with the most memorable of legacy lifestyles.

Informing the creation of Martis Camp is a long and distinguished list of previous successes from these two developers, individually and corporately. From their partnership, Tahoe's Lahontan and Flagstaff's Forest Highlands are just a couple of examples. Individually, DMB's heralded communities include DC Ranch and Silverleaf in Scottsdale, Arizona; Santaluz in Rancho Santa Fe, California; and Glenwild in Park City, Utah. Highlands Management Group's resume includes Desert Highlands in Scottsdale, Arizona; The Highlands at Breckenridge in Breckenridge, Colorado; and Mira Vista in Fort Worth, Texas.

DMB/Highlands Group: understanding that ownership is stewardship.



“MARTIS CAMP: FOR THOSE IN SEARCH OF
A QUINTESSENTIAL LAID-BACK CALIFORNIA
MOUNTAIN LIFESTYLE.”

– About.com



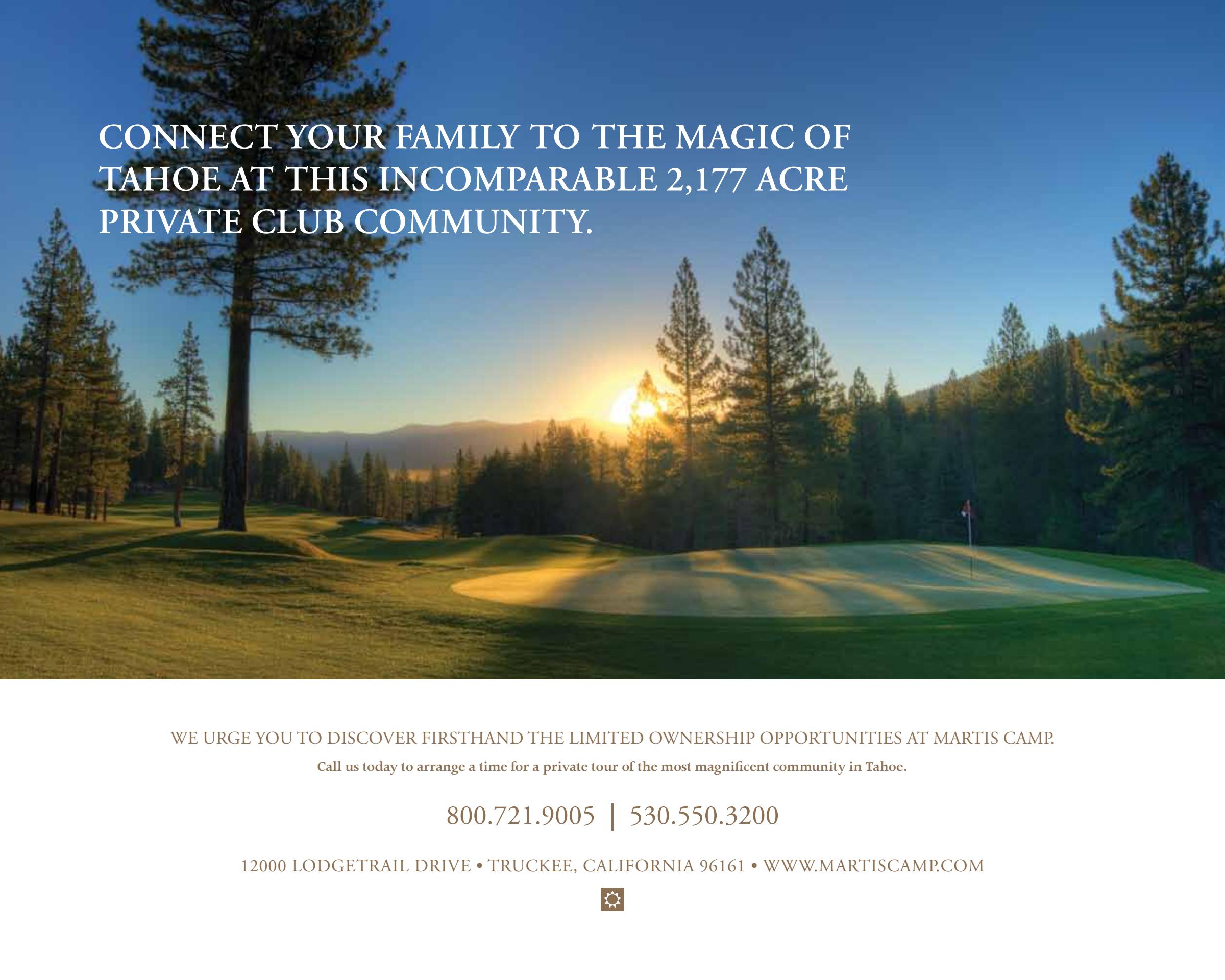


AT THE END OF THE DAY, IT'S EASY TO SEE WHY A PUBLICATION AS DISTINGUISHED AS *BARRON'S* SAYS MARTIS CAMP IS TAHOE'S BEST OF THE BEST.

They're simply pointing out what's so obvious to the hundreds of families who've already come to Martis Camp: there's nothing else close in Tahoe that provides so much so easily.

For that reason, Martis Camp has continued on a steady trajectory of growth—a finite path where today's opportunities are tomorrow's legacies for a limited number of families. It's our hope that you'll be one of those families who chooses to write their story at Martis Camp.





CONNECT YOUR FAMILY TO THE MAGIC OF
TAHOE AT THIS INCOMPARABLE 2,177 ACRE
PRIVATE CLUB COMMUNITY.

WE URGE YOU TO DISCOVER FIRSTHAND THE LIMITED OWNERSHIP OPPORTUNITIES AT MARTIS CAMP.

Call us today to arrange a time for a private tour of the most magnificent community in Tahoe.

800.721.9005 | 530.550.3200

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