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The Ranch Star

COLORADO SPRINGS, CO

INAUGURAL ISSUE – SEPTEMBER 2007



We're
OPEN!

Our inaugural village Northtree, is ready to go with:

- 20 fully furnished and landscaped model homes
- All-original home designs from 4 Guest Builders
- A K-8 public charter school
- Tree-lined streets and welcoming front porches
- Parks, trails, a pool and a community center already in place



INSIDE:

NORTHTREE OVERVIEW

A SNEAK PEEK AT THE HOMES

RANCH HISTORY 101

A NEW CHAPTER

Begins.

If Banning Lewis Ranch were a book, its theme would be innovation and commitment to doing something truly special. And while its first chapter would be all about world-renowned cattle, the overall theme would reappear in the chapters to come. We've been inspired by the history of this amazing place. And we thought that the best way to continue this heritage was to craft a community that helps set a new standard. For architecture. For beautiful, creative outdoor spaces. For neighborhood design that actually encourages more neighborliness. For how much a community can do to simplify, balance and enrich people's everyday lives.

We invite you to become part of the Banning Lewis Ranch story.

We believe that what lies ahead will be truly remarkable.

-The Banning Lewis Ranch Team



THE START OF SOMETHING...

Small

Big can be good — especially if you're a Hereford who needs to graze 18 hours a day. But we two-legged types tend to thrive in more intimate settings. Places with the warmth and easy livability of a small town. Places where people have the chance every day to get to know each other just a little bit better.

That's the unique premise behind Banning Lewis Ranch — to create a new community that offers a deep sense of, well, community. So our vision for this beautiful setting is a collection of intimate villages, each planned to have its own school, community center, and parks.

The overall plan also includes shops, restaurants and offices to enhance that highly connected, small-town feel.

And speaking of connections, we're planning a network of trails that will link everything together. In fact, there's a trail or pasillo designed or planned within a block or two of every home in Northtree, our first village. These scenic footpaths will make it easy for people to get out of their cars and into each other's company as they walk to school or jog over to the Ranch House together.

About half the homes in Northtree are planned to have front porches — another powerful people magnet. In case you've forgotten, here's how they work: When a neighbor walks by, you wave and say hello from your porch. A conversation starts. Maybe another neighbor joins in and before you know it, you've got yourself a classic, spontaneous, small-town get-together.

And the porches are just one element of the timeless home styles you'll find here, styles such as Colorado Traditional, Western Regional Farmhouse, Prairie and Craftsman among others. Then there are our community buildings, like the Ranch House and the public K-8 charter school, which also have the West's friendly, approachable flavor and a scale that feels more human, less institutional.

Don't get us wrong. We like big when it comes to things like Pike's Peak (which looks magnificent from the Ranch). Or parks and open spaces (just a few steps from your front door). But at the neighborhood level we are very, very big fans of small ... as in tight-knit, walkable and friendly.



CORNER STONE VALUES

Before picking up a hammer (or even a mechanical pencil), we established a set of guiding principles for the creation of Banning Lewis Ranch. Then, these broad values led us to some specific and truly special ideas for improving everyday life here. These are our seven cornerstone values.

TRADITION

NATURE

BALANCE

KNOWLEDGE

DISCOVERY

CULTURE

PROGRESS

Learn more
at BanningLewisRanch.com.

Every acre TELLS A STORY.

A BRIEF HISTORY OF BANNING LEWIS RANCH.

You'd think that Ruth Banning, a Phi Beta Kappa graduate of Wellesley College, would have pursued a career more along the lines of, oh, maybe writing poetry or teaching. But she and husband Raymond Lewis not only got into the rough-and-tumble world of cattle ranching, they raised it to a fine art.

In 1922, just a year after marrying Raymond, Ruth bought ten prize-winning Hereford cattle to add to the purebred Herefords from the Lewis family's ranch in Fowler, Colorado. Apparently the cattle business captured her imagination, because two years later Ruth sold her family's ice and coal business to devote more time to ranching.

With their ranching operation growing, Ruth and Raymond moved from the old Banning Ranch property south of Colorado Springs to a stretch of land on the east side of town. To keep up with their expanding business, they eventually acquired

more than 30,000 acres. And their cattle, known as the Colorado Domino Type Herefords, became known as some of the finest examples of the breed.

Ruth and Raymond Lewis were not only cutting-edge cattle breeders; they helped blaze a trail to more sustainable land-use practices. The Banning-Lewis Ranches had one of the most progressive soil conservation programs in the US and in 1948 won the Colorado Soil Conservation program award.

Dig into Banning-Lewis history, and what you discover is a deep devotion to learning, to invention and to making things better for a whole community — both the Hereford cattle breeding community and the Colorado Springs community. And we're working to emulate their commitment and vision in everything we do.



HOMES

with enough

FLAVOR TO GO AROUND.



DID YOU KNOW?

that Colorado Springs Utilities' water ranked in the top five in a nationwide taste test at a recent U.S. Conference of Mayors' meeting? Cheers!

Each Guest Builder has created all-new home designs for Northtree. In fact, each village is planned to have its own unique collections of homes. So as the community grows, it will become a colorful mosaic of individual neighborhoods. And with this full range of home styles, Banning Lewis Ranch should have something for just about every taste. Initial collections pricing expected from the low \$200,000s to the low \$300,000s.



The Ashford Collection
by John Laing Homes



The Cherrydale Collection
by Todays Homes



The Hawthorn Collection
by Capital Pacific Homes



The Mapleton Collection
by Classic Homes



The Pinery Collection
by Capital Pacific Homes

Architectural style and character reminiscent of long-established neighborhoods, with interiors designed for today's lifestyle: free-flowing spaces, luxurious master baths and all kinds of thoughtful details.

4 floor plans 5 exterior styles
1,560 – 2,100 finished sq. ft.
910 – 1,620 basement sq. ft.
2 - 3 bedrooms 2 - 3 bathrooms
2 & 3 car garages

Homes designed with Coloradans in mind. Big front porches and street scenes so inviting, they're sure to inspire neighborhood get-togethers and informal chats in the front yard.

4 floor plans 4 exterior styles
1,180 – 1,530 finished sq. ft.
600 – 1,130 basement sq. ft.
3 bedrooms 2 - 3 bathrooms
2 car garages

Homes situated alongside Founders Walk Park with timeless designs, inviting outdoor spaces, and some with mountain views. Add even more living space with a variety of finished basement options.

4 floor plans 4 exterior styles
1,190 – 1,698 finished sq. ft.
530 – 1,220 basement sq. ft.
1 - 6 bedrooms 2 - 3 bathrooms
2 car garages

Energy Star-rated homes designed to reflect Colorado Springs' rich cultural heritage. Comfortable front porches, garages set back from the street and full basements with lots of finishing options.

4 floor plans 6 exterior styles
1,400 – 1,800 finished sq. ft.
775 – 1,400 basement sq. ft.
2 - 3 bedrooms 2 - 2.5 bathrooms
2 & 3 car garages

Generous living spaces for growing families. Large master bedrooms. Open family rooms with central media centers perfect for entertaining. And plenty of options for personalization.

4 floor plans 4 exterior styles
1,660 – 1,940 finished sq. ft.
600 – 1,930 basement sq. ft.
2 - 5 bedrooms 2 - 3 bathrooms
2 car garages



RANCH HOUSE

THE HEART OF THE VILLAGE.

For now, it's the go-to place for information about Banning Lewis Ranch. But soon, it will also be where residents go to meet up, work out, have fun, or just sit next to an outdoor fire pit and contemplate the universe. Inside the Ranch House are facilities where you can exercise and eventually hold a club meeting or host a party. And outside? A Junior Olympic swimming pool, a kids splash play area, covered veranda lounge and poolside fire pit. Then just beyond the Ranch House are tennis courts and an adventure play area. All situated within an easy walk or bike ride from your front door.



NEIGHBORHOOD SCHOOL

BANNING LEWIS RANCH ACADEMY.

Having schools close to home makes life a lot easier and builds a sense of community. That's why we're planning for each village in Banning Lewis Ranch to have its own school. In fact, the first thing we helped to build here was a public, K-8 charter school, Banning Lewis Ranch Academy. And — true to the spirit of the neighborhood — it even has a cozy fireplace that kids can gather around.

HAPPY TRAILS

AND OTHER HAPPY THINGS.



A whopping fifty acres of parks, trails and open spaces are planned to keep a smile on your sun-kissed face. The four-tier park system includes:

FIRST TIER
NORTHTREE PARK — The Central Park of Northtree. Nine acres of big grassy areas, "adventure play" features, sports fields and tennis courts — perfect for picnics and mixed doubles matches.

SECOND TIER
NEIGHBORHOOD PARKS — Medium-size parks, including:

- Sandy Park, named for an innovative play feature that uses water and, you guessed it, sand.
- Founders Walk, a meandering walkway where you'll find the names of the founding Northtree homeowners.

- Pioneer Park, future site of tall, native grasses and happy trail walkers.
- Climbers Park, with boulders that give climbers of all ages a challenge and a multi-sports court for those impromptu pick-up games.
- Cottonwood Preserve, a natural green space with a long hiking trail.

THIRD TIER
POCKET PARKS — Small, right-next-door parks.

FOURTH TIER
TRAILS AND PASILLOS — The walkable network that connects everything together.

WHAT'S LIFE

Without FIBER OPTICS?

In this day and age, fiber optic cables can be just as important as footpaths in connecting with friends . . . and the world.

The technology is called fiber-to-the-home, FTTH. And it's basically a connection that's so fast, it opens up all kinds of possibilities for information and entertainment services to your home.

Every home in Banning Lewis Ranch is planned to have a fiber optic connection. And we'll be using all this

connectedness to strengthen the Banning Lewis Ranch community and enhance the lives of residents.

We're also planning to implement a residents-only website where you might find lists of neighborhood babysitters, tutors, piano teachers and snow-shovellers. You might also use it to organize or join a book club. Put together a block party. Or just meet new people.

As for service providers, you'll be happy

to know that we have negotiated a bulk service agreement with Falcon Broadband, a local independent broadband company. Every home will be charged the highly discounted price of just \$42.50 a month for both television and Internet services as a part of the District Operating Fee. Stay tuned, so to speak, for details.

We're also adding a wireless network in Northtree so you can check email or surf the web at the park or pool.



DID YOU KNOW?

that Colorado Springs was named as one of the five best small cities for relocating families by Primacy, the international relocation consulting firm? And your furbearing family members may be happy to know that it was named as the #1 Best City for Dogs by *Men's Health* magazine.

YOUR HANDY GUIDE TO LOCAL SERVICES

HEALTHCARE

- St. Francis Medical – Opening Summer 2008 – www.penrosestfrancis.org
- Penrose Community Hospital – www.penrosestfrancis.org
- Penrose Hospital – www.penrosestfrancis.org
- Memorial Hospital Central – www.memorialhealthsystem.com
- Memorial Hospital North – www.memorialhealthsystem.com
- Colorado Springs Children's Hospital – www.mhchildren.com

UTILITIES

- Gas - Colorado Springs Utilities - www.csu.org
- Electricity - Colorado Springs Utilities - www.csu.org
- Water - Colorado Springs Utilities - www.csu.org
- Phone - www.falconbroadband.net or www.qwest.com
- Cable TV Service - Falcon Broadband is included as part of your District Operating fee - www.falconbroadband.net
- Internet Service - Falcon Broadband is included as part of your District Operating fee - www.falconbroadband.net

ELEMENTARY SCHOOLS

- K-8 Banning Lewis Ranch Academy - www.blacademy.org
- Ridgeview K-5 Elementary School - www.d49.org
- Stetson K-5 Elementary School - www.d49.org
- Springs Ranch Elementary School - www.d49.org

MIDDLE SCHOOLS

- K-8 Banning Lewis Ranch Academy - www.blacademy.org
- Skyview Middle School - Grades 6-8 - www.d49.org
- Falcon Middle School - Grades 7-8 - www.d49.org
- Horizon Middle School - Grades 6-8 - www.d49.org

HIGH SCHOOLS

- Vista Ridge High School - Opening August 2008 - www.d49.org
- Sand Creek High School- Grades 9-12 - www.d49.org
- Falcon High School - Grades 9-12 - www.d49.org

COLLEGES

- Pikes Peak Community College - www.ppcc.com
- University of Colorado at Colorado Springs - www.uccs.edu
- The Colorado College - www.coloradocollege.edu
- Additional colleges in Colorado Springs are Nazarene Bible College, Colorado School of Professional Psychology, Fuller Theological Seminary, National American University and Colorado Christian University.

SHOPPING

- First and Main Town Center - www.firstandmaintowncenter.com
- Shops at Briargate - www.thepromenadeshopsatbriargate.com

GROCERY STORES

- King Soopers - at Stetson Hills and Powers Road (less than 3 miles)
- Target Super Store - at Carefree and Powers Road (less than 4.5 miles)

Better roads ARE (LITERALLY) ON THE WAY.

For travelers to and from Banning Lewis Ranch, good things are coming down the pike.

FIRST

Woodmen Road is being widened.

SECOND

A major expansion is planned for Marksheffel Road, the western boundary for much of Banning Lewis Ranch. One segment of Marksheffel, between U.S. 24 and Constitution Avenue, has already been widened to a four-lane, divided road.



BANNING LEWIS RANCHSM

When you're here, you'll know it.SM

NORTHTREE RANCH HOUSE & WELCOME CENTER

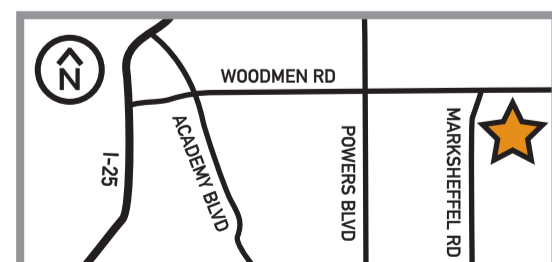
hours: mon-sat 10am-6pm, sun 12pm-6pm (Subject to seasonal changes.)

tel: (719) 522-2432

fax: (719) 522-2433

6885 Vista del Pico Boulevard Colorado Springs, CO 80927

Join our interest list and learn more at BanningLewisRanch.com



Take Woodmen Road east past Powers Boulevard to Marksheffel Road, turn south and follow the signs to the Northtree Ranch House & Welcome Center.

Banning Lewis Ranch Management Company, LLC is the master developer of Banning Lewis Ranch, not a homebuilder. The consumer should look to the homebuilders for more information regarding homes. These materials and the features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. No guarantee is made that the features, amenities and facilities depicted by Artists' renderings or otherwise described herein will be provided, or, if provided, will be of the same type, size or nature as depicted or described.

