

THE RESORT

LODGING AND RESIDENCE OVERVIEW

- 2.7+/- acre development site
- 500,000+/- square foot Four Seasons Hotel
- 141 luxury guest rooms
- 6 fractional residences sold at 1/12 interests
- 16 previously sold out whole-ownership Private Residences
- New offering of 12 whole-ownership Private Residences, Phase II

RESORT AMENITIES

- Dedicated ski concierge service at the base of Gondola One in Vail Village featuring private lockers, a cozy lounge and the best in ski and snowboard equipment
- An expansive full-service spa with 13 indoor/outdoor treatment rooms, a hair and nail salon, saunas, whirlpools, steam showers, private couples suites and relaxation garden
- State-of-the-art fitness club with movement studio
- Courtyard with private 75-foot all-season outdoor saline pool, two whirlpools, a wood-burning fireplace and pavilion
- Flame, a fine dining restaurant offering breakfast and dinner daily along with 24-hour in-room dining
- Remedy, an après ski lounge bar with outdoor terrace, two-sided fireplace, serving lunch and dinner
- Four Seasons signature Kids For All Seasons program, ages 5-12
- Children's Activity Center with childcare services
- Young Adult Center with video games, TV lounge and pool table
- Personalized, 24-hour concierge services
- Business center with private workstations, computer access, printers, high-speed internet with copy and fax facilities
- Wireless internet access
- Luxury retail boutiques
- Bell service, ski valet
- Over 8,000 square feet of flexible meeting space including a 3,500 square foot Grand Ballroom with an outdoor terrace
- Heated, underground valet parking
- Complimentary shuttle to Ski Concierge, Golden Peak and Lionshead

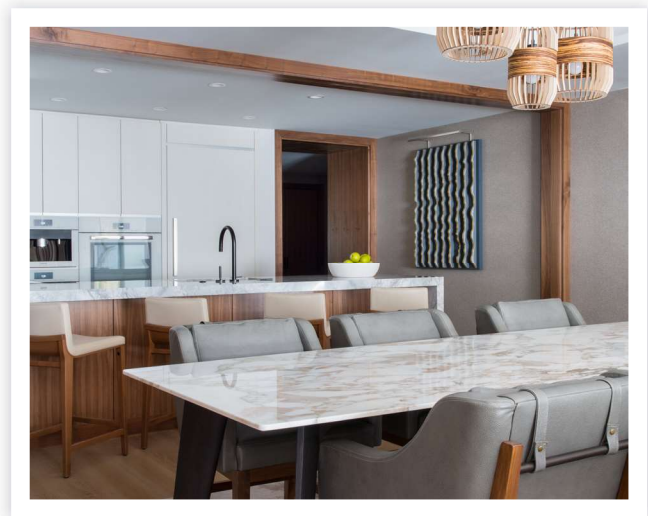
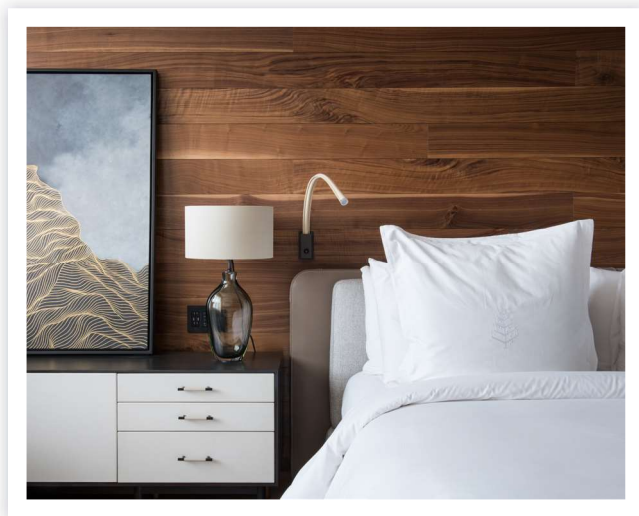
Certain services and amenities may be available subject to association dues or additional fees.

FEATURES & FINISHES

SOPHISTICATED LIVING

- Exclusive ownership in one of 12 Private Residences, individually renovated by world-class leaders in interior design
- Mountain views sweeping the Vail Valley, from Golden Peak to Vail ski mountain and west
- Gracious living spaces with private patios, balconies and heated terraces
- Gourmet kitchens with the latest in design and high-end appliances
- Custom trim packages and hardwood flooring
- Rich natural materials and organic elemental design
- Sleek fireplaces in all living areas and in some master suites
- Grand master suites with impressive closet space and large master baths
- Euro glass, heated master bath floors, double vanities, steam showers and soaking tubs
- Washer and dryer
- Unique floor plans with custom designed finishes
- Two floating parking spaces in heated garage
- Private owner's storage closet in the heated garage suitable for bikes, strollers and outdoor gear
- Access to all of the five-star services and amenities at Four Seasons Resort and Residences Vail

All materials and specifications are subject to change without notice.



SERVICES

SERVICES CURRENTLY INCLUDED IN HOA DUES

- The Resort Spa, fitness program and locker facilities
- Kids For All Seasons program, Children's Activity Center, Young Adult Center and game room
- Use of the year-round pool and outdoor whirlpools
- All food and beverage outlets including 24-hour in-room dining
- The business center
- Resort services including concierge, valet, ski concierge, guest services and front desk
- Acceptance and delivery of mail, fax correspondence and shipments
- Coordinating deliveries and storage of items in owner's residence or storage unit (*note: no COD deliveries will be accepted without specific instructions and payment by owners*)
- Daily newspaper delivery (*Wall Street Journal, USA Today and Vail Daily*)
- Front desk registration process for owners and guests of owners
- Personal storage unit in heated garage
- Two floating parking spaces with valet or self-parking
- Use of the resort car to provide transportation in the Vail Village area (*valet driven*)
- Annual exterior window cleaning
- Common area utilities
- Common area housekeeping services
- Outside resort landscaping
- Snow removal
- Fire protection services
- Regular parking garage, pool, elevator, and public area maintenance
- Property and liability insurance for building (*owners are responsible to provide separate coverage on the contents of their residence and liability insurance*)
- Personal master account for resort charges
- Security services

UTILITIES CURRENTLY INCLUDED IN HOA DUES

- Phone message services through the front desk
- Dedicated phone line as part of the hotel system for internal resort use
- High-speed internet access
- Electricity
- Water/sewer
- Trash and recycling services
- Gas service, heat and air conditioning
- Hotel cable service

À LA CARTE SERVICES

Owner is responsible for payment of all à la carte services

SPA AND FITNESS

- Private fitness training
- Spa treatments

HOUSEKEEPING/ENGINEERING

- Daily service
- Turndown service
- Rollaway bed
- Laundry, dry cleaning, and linen services
- General engineering maintenance

CONCIERGE AND VENDOR SERVICES

- Express package shipping
- Transportation services to Denver and Eagle Airports
- Child care services outside of Kids For All Seasons
- Holiday decorating – including Christmas Trees
- Secretarial services
- Automobile washing and detailing services
- Ski rentals/services from Gorsuch
- Errand runner (charged by distance)
- Special security staffing
- House plant maintenance
- Private bar stocking and restocking
- Grocery delivery

OWNER'S SEPARATE UTILITIES

- Cable/TV programming outside of hotel standard
- Phone calls other than internal hotel phone