

BEAVER CREEK LODGE

FREQUENTLY ASKED QUESTIONS

WHAT IS THE KESSLER COLLECTION HOTEL GROUP?

The hotel, restaurant and market at the Beaver Creek Lodge were acquired and renovated by the Kessler Collection hotel group, which is an association of hotels and properties owned and operated by Richard C. Kessler affiliated entities, each with its own unique atmosphere:

- Orlando, FL - The Celebration Hotel, The Castle, and The Grand Bohemian, named one of the Top 500 Hotels in the World;
- Delray Beach, FL – The Sundry House;
- St. Augustine, FL - The historic Casa Monica Hotel;
- Savannah, GA - Mansion on Forsyth Park;
- Taos, NM– El Monte Sagrado; and
- Beaver Creek, CO - Beaver Creek Lodge.

The Kessler Collection has been developed with care and selective style. Each hotel offers distinctively memorable guest experiences from turn-of-the century period furnishings, to an on-site spa and cooking school. Every setting reflects a signature aesthetic sense that seamlessly integrates architecture, interiors, art, music, food and gracious service. For more information on the Kessler Collection properties, please visit www.kesslercollection.com.

HOW WILL THE HOTEL OPERATOR ENHANCE THE HOTEL WITH SERVICE AND STYLE?

Richard C. Kessler, President and CEO of the Kessler Collection group of hotels and Enterprise Hotels of Colorado, Inc. (“EHOC”), the current on-site property manager and hotel operator of the Beaver Creek Lodge, envisioned the opportunity to create a unique asset in one of North America’s premier resort destinations. With more than 34 years in the hospitality business, his expertise in building and renovating assets to create a high-end, boutique hotel experience is his forte. The renovation and repositioning of the hotel condominiums at Beaver Creek Lodge have benefited from an experienced development and design team. Under the direction of Mr. Kessler, the mountain chic style of Beaver Creek Lodge’s nature theme brings a bold new look to Beaver Creek through the use of rich materials and colors, unique art, and soothing music. The experienced and talented operating team of EHOC as on-site property manager will ensure that the owner and guest experience receives the personal service and attention indicative of other Kessler Collection properties.

 RICHARD C. KESSLER

BEAVER CREEK LODGE

WHAT ARE THE FEATURES OF THE NEW BEAVER CREEK LODGE?

The Lodge will feature several conveniences and amenities for an owner to make your vacation time enjoyable and carefree:

- Overnight ski storage/ski valet conveniently located on the second floor
- Storage area located on the ground floor for items such as golf clubs, skis, fishing gear, etc.¹
- Fitness facility with cardio machines and free weights
- Indoor/outdoor pool, hot tub, steam room, and sauna
- 24-hour front desk
- Valet parking service²

ARE THERE ASSOCIATION DUES?

All owners of condominiums at the Beaver Creek Lodge are obligated to pay assessments to meet common expenses imposed by the Association which are assessed to and allocated among the owners as set forth in the Declaration of Covenants, Conditions and Restrictions for the Beaver Creek Lodge Condominiums (the "Declaration").

IS THERE A RESERVE FUND?

Per section XXI of the Declaration, there is a reserve fund for working capital (typical of a condominium development).

CAN I JOIN THE BEAVER CREEK CLUB?

Yes, subject to approval of application.

WHAT IS THE RANGE OF PURCHASE PRICES FOR THE HOTEL CONDOMINIUMS?

\$395,000 to \$590,000

¹ Beaver Creek Lodge Condominium Association (the "Association") will make a storage area available to an owner at no extra charge.

² Valet parking will be complimentary for owners during the initial 21 days of their occupancy each year.

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BEAVER CREEK LODGE

HOW CAN I FINANCE THIS PROPERTY?

There are several local lenders familiar with this property. Please ask your real estate broker for information.

IS THIS A TIMESHARE?

No.

DO ANY HOTEL CONDOMINIUMS CONNECT?

Yes.

WHAT ARE THE RESTAURANT FACILITIES?

The Beaver Creek Lodge offers two food and beverage options, which will be operated by EHOc as part of the Kessler Collection: Rocks Modern Grill and Rocks On The Run. Rocks Modern Grill is located on the second floor of the Beaver Creek Lodge and features a casual, upscale dining experience suitable for the entire family. A modern interpretation of a classic grill, the restaurant specializes in food that is straightforward and cooked to order, with an extensive and international boutique wine collection. The restaurant is open three meals a day plus room service.

Rocks On The Run, also on the second floor, is adjacent to the pedestrian bridge. This gourmet market features Starbucks coffee, and the best in specialty hot and cold drinks, fresh sandwiches and panini, salads, fresh-baked pastries, and gourmet food items to go. Sundries and other specialty retail items will also be available for one-stop shopping.

IS THERE ROOM SERVICE?

Yes, room service is available, and detailed menus are provided in each hotel condominium.

DOES THE BEAVER CREEK LODGE HAVE INTERNET ACCESS?

Yes, wireless, high-speed Internet access is available throughout the hotel.

IS THERE A BUSINESS SERVICES AREA?

Yes, there is a self-service business center on the second floor for owner and guest use.

 Kessler

BEAVER CREEK LODGE

WHAT ARE SOME OF THE IN-ROOM AMENITIES?

The hotel condominiums feature luxury amenities for a more convenient and relaxing environment:

- Refrigerator, sink, granite countertop, microwave, dishes, and flatware
- Gas fireplace
- Air conditioning and heating with humidification
- Gilchrist and Soames bath amenities
- Robes and slippers
- Pillow-top mattress
- Two TV's (one 27" LCD TV with DVD in bedroom)
- Cordless telephone
- Wireless Internet access
- Bose® Wave® radio/CD

ARE THERE ANY DEED RESTRICTIONS ON MY OCCUPANCY?

Owners may use their hotel condominium up to 60 days per year (specifically, 30 days during November-June, 30 days during July-October) without an occupancy charge, except for incidental hotel charges incurred or authorized by an owner or its guests, such as telephone, food and beverage expenses. The hotel condominium must also be available for public occupancy a minimum of 300 days per year. An owner may rent its hotel condominium to facilitate compliance.

ARE THERE HOUSEKEEPING SERVICES? WHAT ARE THE HOUSEKEEPING FEES?

Cleaning services for your hotel condominium and related fees will be as agreed upon with your rental management company, if any.

IS KESSLER COLLECTION (EHOC) MY ONLY CHOICE FOR RENTAL MANAGEMENT SERVICES?

No. EHOC has been engaged by the Association to perform property management services on behalf of the Association. Ownership of a hotel condominium may include the opportunity to enter into a rental arrangement with the rental management company of owner's choice. Information on rental management services provided by EHOC is available from the on-site EHOC representative and hotel general manager, Simon Chen. He can be reached at (970) 845-9800 or simon.chen@beavercreeklodge.net.

The logo for Kessler Collection, featuring the name "Kessler" in a stylized script font, with "A COLLECTION" in a smaller, sans-serif font below it.