



VICEROY | RESORTS & RESIDENCES
SNOWMASS



VICEROY SNOWMASS. LIVE HAPPILY EVER APRÈS.

At Viceroy Snowmass, mountain living glows with modern spirit. Here in the heart of Base Village, the sophistication and sense of place that distinguish Viceroy destinations from California to the Caribbean perfectly blend with the Colorado high country.

Ski, board, bike or stroll in or out of your projected LEED* Silver certified Viceroy residence, created to shelter couples and connect family and friends.

Within a lodge by Colorado's preeminent firm OZ Architecture, with interiors by acclaimed designer Jean-Michel Gathy of Denniston International Architects and Planners, and a slopeside après destination by renowned tastemaker Kelly Wearstler, Viceroy Snowmass reveals unexpected Rocky Mountain details at every turn.

Savor the hotel's imaginative dining and lounging, Ute-inspired wellness spa, all-season pool bar and café, and many more pleasures and privileges. At Viceroy, all around Snowmass, and beyond: this is effortless ownership, happily ever après.

VICEROY SNOWMASS EXTERIOR – ENTRANCE VIEW





VICEROY SNOWMASS LOBBY LOUNGE

Artist Representation copyright Denniston International Architects & Planners 2007



VICEROY SNOWMASS LOBBY BAR

Artist Representation copyright Denniston International Architects & Planners 2007





VICEROY RESIDENCE HIGHLIGHTS

THE RESIDENCES

- Granite tile floors in entries, kitchens, select dining rooms, bathrooms and hallways
- Custom carpets in living rooms, bedrooms, and select dining rooms
- Energy-efficient windows up to 6 feet in select units
- Light oak entry door with Salto cardkey locking system
- Light oak interior passage doors with contemporary hardware
- Textured designer wallpaper
- Bosch stacked washer/dryers in one-bedroom and larger units and in select studio units; Asko combination washer/dryers in select units
- Personal safes
- Zoned heating and air conditioning

THE KITCHENS

- Polished black granite counters with under-cabinet lighting
- Stainless steel sinks with designer faucets
- Sub-Zero undercounter refrigerators in studio residences
- U-Line undercounter refrigerators in select residences
- Sub-Zero stainless steel integrated refrigerator/freezers in one- to four-bedroom residences
- Wolf two-burner electric cooktops in studio and one-bedroom units
- Viking stainless steel microwaves (over range)
- Wolf four-burner cooktops in two- to four-bedroom residences
- Wolf built-in ovens in two- to four-bedroom residences
- Bosch dishwashers
- DeLonghi ten-cup coffee makers

THE LIVING ROOMS

- Gas fireplaces with glass fronts and custom granite surrounds
- 37"–42" high-definition flat-screen TVs with DVD players and on-demand programming
- Custom-designed furnishings
- Custom-designed blackout draperies
- Dual-line telephones with multi-button keypads and voicemail

THE MASTER, GUEST AND SECONDARY BEDROOMS

- Luxurious 14½" pillow-top mattresses
- Oak bed platforms with drawers, leather headboard, and reading lamps
- 100% Egyptian cotton bed linens
- Feather duvets, comforters and pillows
- Fireplaces with glass fronts and natural stone surrounds in select residences
- Oak and oak-trimmed closets with wet-weather clothes-drying areas
- 37"–42" high-definition flat-screen televisions with DVD players and on-demand programming
- Bedside digital audio player docks with clock radios
- Custom oak bedside tables and floor lamps

THE MASTER AND GUEST BATHROOMS

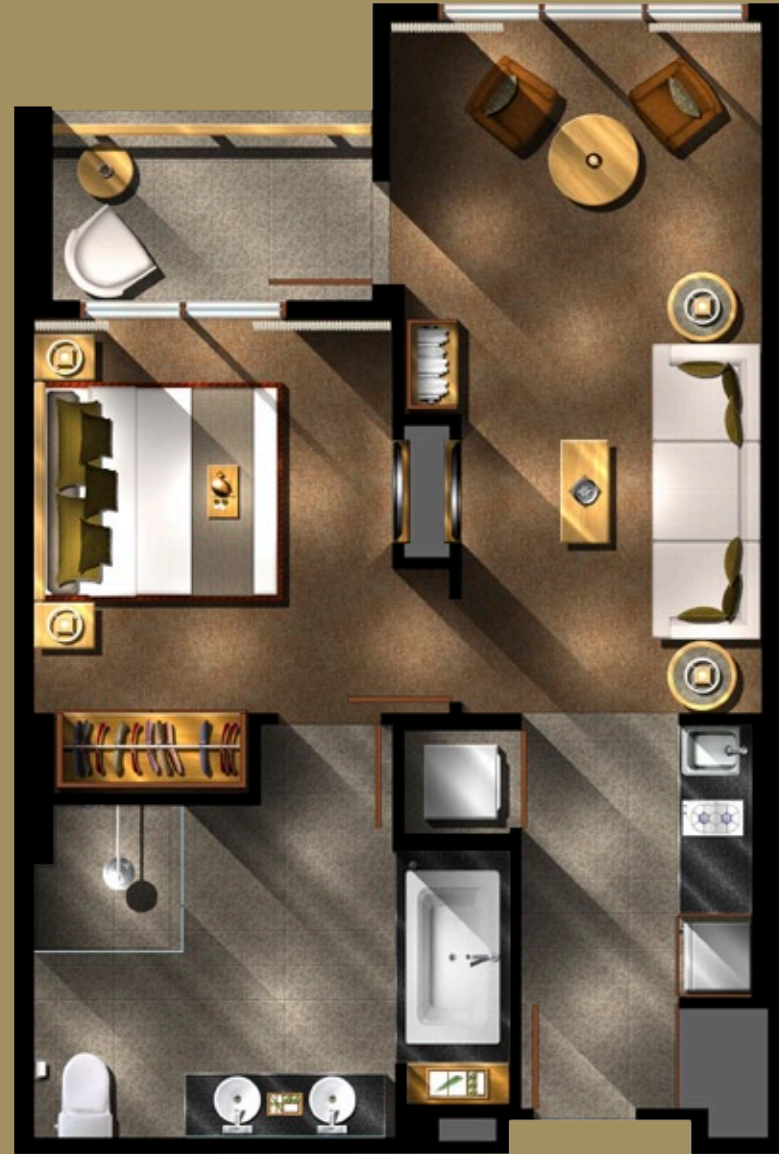
- Oak vanities with polished granite counters
- Kohler sinks and custom faucets
- Toto dual-flush toilets in most units and Kohler toilets in select units
- Toto soaking tubs in most studio units
- Kohler tubs in one-bedroom and larger units and in select studio units
- Glass and glass tile shower surrounds
- Custom decorative lighting at vanities
- Finely crafted oak-framed mirrors

THE PRIVATE SUNDECKS

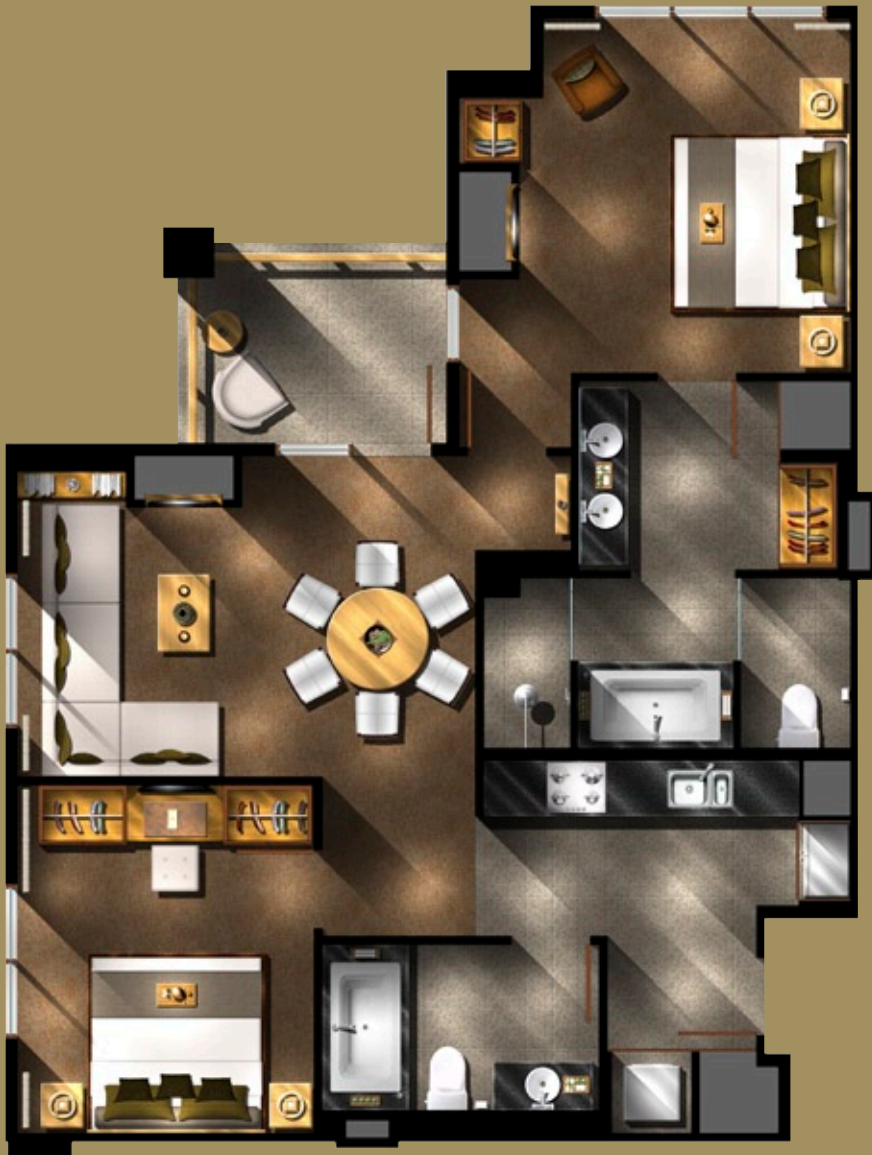
- Views stretching up the slopes, down valley and across Base Village
- Personal outdoor spaces from 44 to over 280 square feet
- Lounge chairs and side tables



STUDIO RESIDENCE



ONE BEDROOM, ONE BATH RESIDENCE



TWO BEDROOM, TWO BATH RESIDENCE



THREE BEDROOM, THREE BATH RESIDENCE

VICEROY RESORT SERVICES*

LIFESTYLE

- Doormen
- Security
- Concierge
- Switchboard for call screening, messages, voicemail and wake-up calls
- Bellman/porter service
- Owner storage
- Luggage hold
- Valet parking
- Airport transfers
- Chauffeured luxury car and limousine service
- Snowmass Village shuttle
- Full-time landscaping staff for exterior common areas, courtyards, pools and pathways
- Pest control and refuse services
- Residence oversight, supervision, administration, management and care
- Life and fire safety, including sprinkler system
- Signing privileges and direct billing for all Viceroy services
- Preferred pricing at Kor Hotel Group's online shopping collection
- Fitness room

RESIDENTIAL

- In-residence dining
- Personal chef services and in-residence catering available through Viceroy signature restaurant
- Sommelier consulting services through exclusive local wine boutique
- Grocery shopping and in-residence refrigerator stocking
- Personal shopping and purchase delivery services for clothing, groceries, pharmacies, local wares and restaurant take-out
- Twice-daily housekeeping
- Laundry, dry cleaning and pressing services
- Shoeshine and repair services
- Professional childcare services
- In-residence child safety amenities and appointments, including cribs, bassinets, window and cabinet safety latches, electrical outlet covers, and other equipment
- Dog walking, pet grooming and pet sitting services

RECREATION

- Slopeside swimming pool and pool café with outdoor barbeque
- Swimming pool services and amenities, including loungers, umbrellas, towels, magazines, water and full-time on-site attendants
- Ute-inspired wellness spa
- Ski valet
- Sports instruction and equipment rental, including skiing, snowboarding, tennis, golf, fishing, equestrian and water sports

BUSINESS AND EVENTS

- Conference planning, videoconference technology, and meeting room rental
- Business resources, including printing and document preparation and audio/visual needs
- Event and menu planning by Viceroy catering professionals
- Check cashing, currency conversion and exchange
- Travel planning services
- Messenger service
- Multi-lingual translation services
- Notary public
- Postage, package receipt, local and international shipping

TECHNOLOGY AND COMMUNICATIONS

- High-speed wireless Internet access throughout all interior common areas and residences
- Technology rentals, including wireless laptops, personal audio players, facsimile machines, mobile phones, and audio-visual equipment
- Technical support for computers, audio-visual and telecommunications equipment
- DVD, videogame and music rental and delivery
- Local and long-distance telephone service

* Additional service charges may apply.

All finishes and appliances are subject to change. Improvements and recreational amenities described herein are based on current development plans which are subject to change.

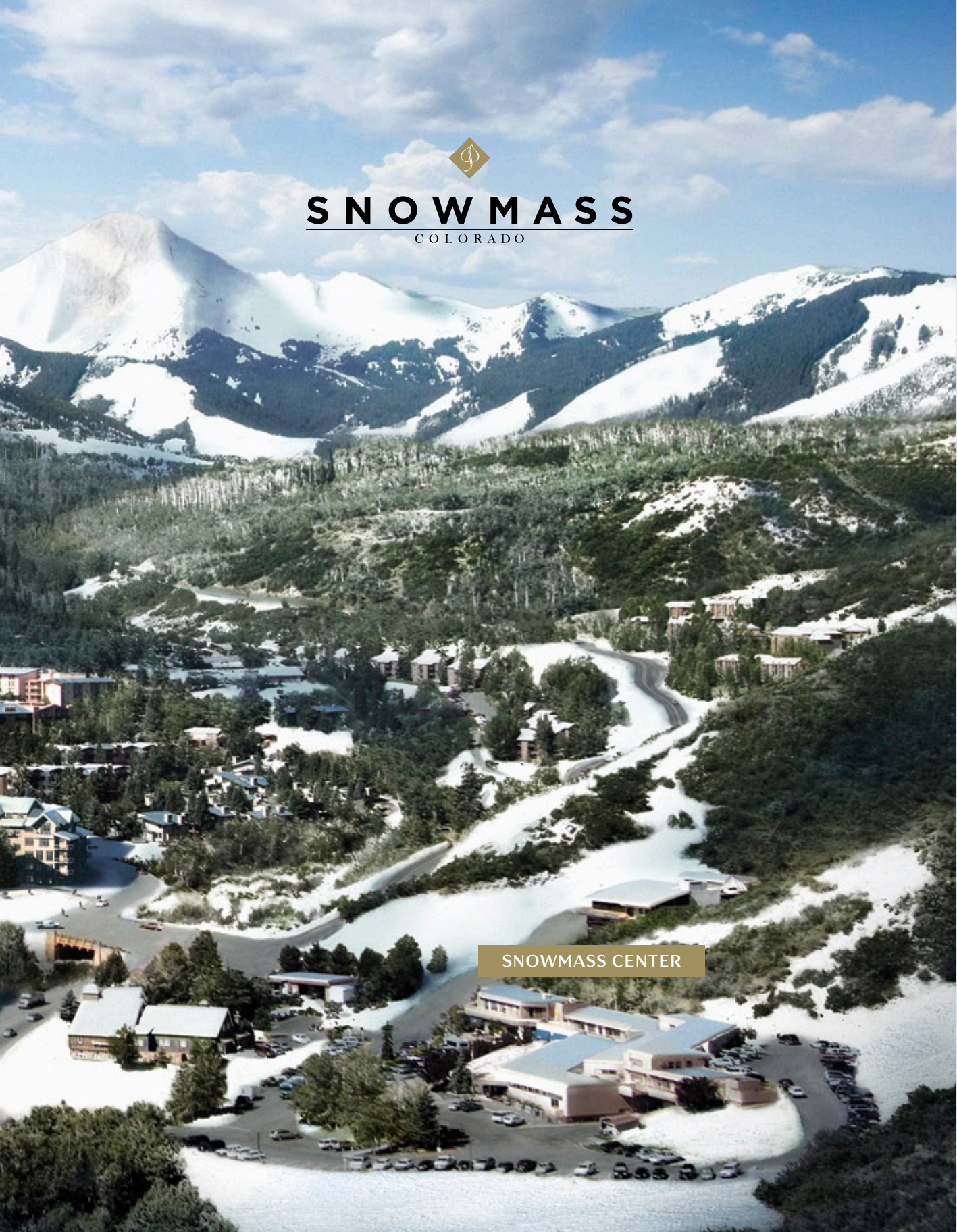




WEST VILLAGE

BASE VILLAGE

VICEROY




SNOWMASS
COLORADO

SNOWMASS CENTER

THE NEW SNOWMASS

Already one of North America’s premier resorts, Snowmass is undergoing a transformation. Located less than seven miles from Aspen Airport and easily accessible from the Eagle/Vail Airport, the new Snowmass resort will be cohesively developed to ensure its status as a year-round destination. The three areas of Snowmass will be greatly enhanced with first-class services, amenitized residences, hotels, entertainment venues, dining and shopping and additional ski-in/ski-out access to the mountain. The development will combine pioneering environmental stewardship with a first-class resort experience, creating a new model in sustainable development.

BASE VILLAGE

Located at the Base of Snowmass Ski Resort, Base Village is an approved mixed-use project of more than a million square feet, offering a world-renowned children’s center, luxury residences, shops and restaurants, a conference center, après-ski, world-class spa facilities, underground parking, a transit center, and a public aquatic center.

SNOWMASS CENTER *Proposed Redevelopment*

The redevelopment of Snowmass Center is located on the east side of Brush Creek Road, across from Base Village. A gondola will connect Snowmass Center to Base Village and the ski hill mountain. Snowmass Center will be the heart of community serving retail. New residences and amenities are proposed. This development is currently under review by the Town of Snowmass Village.

WEST VILLAGE *Proposed Redevelopment*

Related WestPac is working collaboratively with the Town of Snowmass Village as they revise their comprehensive master plan and looks forward to submitting redevelopment plans.

RELATED WESTPAC

Related WestPac is a joint venture partnership of Related Companies, a fully integrated private real estate development company, and WestPac Investments Colorado LLC, a diversified Real Estate Investment and development company. Related WestPac owns Snowmass Base Village, Snowmass Center and parts of West Village and is creating an 80-acre master planned development, allowing all three sites to be cohesively developed.

VICEROY MAYAKOBA



VICEROY SANTA MONICA



VICEROY MIAMI



VERY ANGUILLA
VERY MAYAKOBA
VERY MIAMI
VERY PALM SPRINGS
VERY SANTA MONICA
VERY ZIHUATANEJO

VERY SNOWMASS
VERY VICEROY

THE WORLD OF VICEROY AND KOR HOTEL GROUP

Celebrated for their mélange of provocative design, indulgent amenities and personalized service, Viceroy Resorts & Residences captivate imaginative travelers and discerning real estate purchasers with their tastemaking take on modern polish and sophistication.

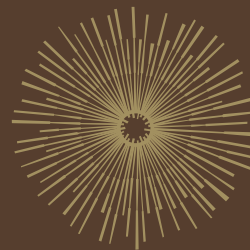
Already a presence in Southern California, Miami, Anguilla and Mexico, Snowmass will be home to the first Viceroy above sea level, with more Viceroy-crowned resorts set to emerge around the globe.

As the creators of Viceroy, Kor Hotel Group is recognized as one of the most innovative operators on the current hotel landscape. Kor has magnetized contemporary travelers, the hospitality industry and lifestyle media alike with the Viceroy brand, The Tides collection of chic beach destinations, and its acclaimed hideaways in Beverly Hills. Creativity, comfort and advanced service are always the signatures of a Kor hotel experience, with guest and owner needs uniquely anticipated and accommodated. Equally constant are the accolades these distinctive hotels earn on annual *CondéNast Traveler* Gold Lists, *Departures* Readers' Surveys, and in the pages of leading lifestyle publications.



This is not an offering or solicitation in any jurisdiction where prohibited by law or where prior registration has not been obtained and is required. Developer uses the Viceroy trademark in connection with the development, marketing and sale of the project pursuant to a private agreement with the owner of such trademark. Use of the Viceroy trademark by developer is subject to the provisions of that agreement and the agreement may be terminated or expire without being renewed. In the event of such termination or expiration, the project will no longer be eligible to use the trademark for any purposes. The Viceroy Resorts & Residences, Snowmass are not being developed by Viceroy Hotels, LLC or The Kor Hotel Group and/or any of its or their affiliates. All future Viceroy locations are based on current development plans and may not ultimately be constructed. No representation or warranty regarding any such planned future location is made.





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