

Crystal Peak Lodge

Release 1, Price List

Friday, December 15, 2006
(prices and availability subject to change)

Residence	Available For	Square Footage	Bedrooms	Baths
7000	\$955,000	1,194	2	2
7006	\$725,000	789	1	2
7011	\$750,000	848	1	2
7104	\$750,000	784	1	2
7110	\$1,195,000	1,372	2	2
7201	\$1,175,000	1,182	2	2
7202	\$1,075,000	1,255	2	2
7206	\$1,050,000	1,218	2	2
7210	\$1,400,000	1,564	3	3
7301	\$1,250,000	1,245	2	2
7307	\$1,525,000	1,517	2 + Den	3
7400	\$1,150,000	1,263	2	2
7406	\$1,150,000	1,261	2	2
7503	\$2,250,000	2,211	4	4
7504	\$2,100,000	2,017	3 + Den	3

Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. Prices and availability are subject to change by the developer at any time without notice. Square footages are approximate and subject to change. Verify all plan details before purchasing.
12/15/06 9:00 AM

**SALES PROCESS OUTLINE
CRYSTAL PEAK LODGE OF BRECKENRIDGE**

THE FOLLOWING SALES PROCESS OUTLINE APPLIES TO CRYSTAL PEAK LODGE RELEASE I ONLY. THE SALES PROCESS FOR SUBSEQUENT RELEASES SHALL BE DETERMINED AT A FUTURE DATE.

- December 15, 2006** Announce Pricing for Crystal Peak Lodge Release I (15 Residences)
- December 20, 2006** Original Mountain Thunder Lodge purchasers entitled to priority treatment are allowed to submit contracts. Contracts must be submitted in accordance with the attached Document Instructions and shall be taken on a Daily First-Come, First-Served basis as provided for below. Contracts shall be taken by the sales staff until 3:00 p.m. MST
- Daily First-Come, First-Served Process**
If there are multiple contracts submitted for a particular residence on the same day prior to the 3:00 p.m. MST deadline, a random drawing will be held at approximately 5:00 p.m. MST at the Preview Center located at 1599 Ski Hill Road, Building E, Breckenridge, Colorado to select the winning purchaser for that residence.
- December 21, 2006** The same process as identified above for Original Mountain Thunder Lodge purchasers entitled to priority treatment will be followed.
- December 22, 2006** No contracts taken.
- December 23, 2006** The public is welcome to submit contracts for remaining available residences in Release I. Contracts must be submitted in accordance with the attached Document Instructions and shall be taken on a Daily First-Come, First-Served basis as provided for below. Contracts shall be taken by the sales staff until 3:00 p.m. MST
- Daily First-Come, First-Served Process**
If there are multiple contracts submitted for a particular residence on the same day prior to the 3:00 p.m. deadline, a random drawing will be held at approximately 5:00 p.m. MST at the Preview Center located at 1599 Ski Hill Road, Building E, Breckenridge, Colorado to select the winning purchaser for that residence.

This process shall be repeated on a daily basis, excluding Christmas Day when no contracts shall be taken, until all residences within Release I are under contract.

Only one Crystal Peak Lodge residence may be purchased per purchaser.

Only one contract may be submitted per day per interested purchaser.

Original, unmodified documents may only be submitted in person, by mail or overnight/express mail to the address noted above. Documents may not be submitted by email or fax.

THIS SALES PROCESS OUTLINE APPLIES TO CRYSTAL PEAK LODGE RELEASE I ONLY. THE SALES PROCESS FOR SUBSEQUENT RELEASES SHALL BE DETERMINED AT A FUTURE DATE.

Seller reserves the right to refuse to accept any contract for any reason, in its sole discretion. Without limiting the general nature of the foregoing, Seller may refuse to accept contracts or otherwise reject offers that Seller believes, in its sole discretion, impede or otherwise violate the spirit of a fair and equitable sales process. Without limiting the generality of the foregoing provisions, Seller may, in its sole discretion, reject offers from the following parties: (a) any spouse or other relative of the interested purchaser (b) any corporation, limited liability company, or general or limited partnership in which the interested purchaser is an officer, director, member, or partner; (c) in the event the interested purchaser is a corporation, limited liability company, or general or limited partnership, or other business entity, any individual who is an officer, director, member, or partner of Interested Purchaser; (d) any trust of which the interested purchaser or spouse or blood relative of the interested purchaser is a trustee or beneficiary; or (e) in the event the interested purchaser is a trust, any individual who is a trustee or beneficiary of such trust.

DOCUMENT INSTRUCTIONS

Please follow these steps carefully to ensure you are completing and signing the necessary documents. You must comply with these instructions when submitting a contract to Crystal Peak Lodge of Breckenridge, Inc. in order for your contract to be considered during the sales process.

1. Please find the spiral bound booklet entitled: "READ THIS PROPERTY REPORT BEFORE SIGNING ANYTHING".

This is the Property Report. Crystal Peak Lodge has been registered with the Department of Housing and Urban Development (HUD); therefore all Crystal Peak Lodge purchasers must read and sign this report.

- ◆ First, go to the page labeled "COST SHEET, SIGNATURE OF SENIOR EXECUTIVE OFFICER COST SHEET" which can be found immediately after page 32.
- ◆ Review the "COST SHEET, SIGNATURE OF SENIOR EXECUTIVE OFFICER COST SHEET".
- ◆ Insert cash price of the residence you have selected.
- ◆ Fill in total line immediately below cash price line.
- ◆ Line 4 contains an estimated range of the Condominium Association Working Capital Contribution. Three months' assessments is anticipated to range between \$1451 and \$4090 (depending on the residence). Add each number shown on line 4 to the purchase price and insert both totals. This will result in a range. For example, if the Purchase price is \$1,000,000 then the total would be a range of \$1,001,451 to \$1,004,090.
- ◆ After completing the steps above, tear out the white page entitled "COST SHEET, SIGNATURE OF SENIOR EXECUTIVE OFFICER COST SHEET" (the completed white perforated page only; keep the yellow page in the booklet for your records).
- ◆ Go to page 34 entitled "RECEIPT, AGENT CERTIFICATION, AND CANCELLATION PAGE" (immediately after the cardboard insert).
- ◆ SIGN and complete the blanks labeled:
Received by
Date
Street Address
City, State, Zip Code
- ◆ Under Agent Certification insert the unit number and have your real estate agent or broker, if any, print his or her name, sign and date.
- ◆ Tear out the white page number 34 entitled "RECEIPT, AGENT CERTIFICATION, AND CANCELLATION PAGE" (the completed white perforated page only; keep the yellow page in the booklet for your records).
- ◆ Place the two pages entitled "COST SHEET, SIGNATURE OF SENIOR EXECUTIVE OFFICER COST SHEET" and "RECEIPT, AGENT CERTIFICATION, AND CANCELLATION PAGE" into

an envelope and hand deliver, mail or overnight/express mail the original documents to the address below.

**DO NOT RETURN THE SPIRAL BOUND BOOKLET – YOU ARE
REQUIRED BY LAW TO KEEP IT FOR YOUR RECORDS.**

2. Next, find the two copies of an agreement entitled: "CONDOMINIUM UNIT PURCHASE AND SALE AGREEMENT FOR CRYSTAL PEAK LODGE". You must follow these steps and complete BOTH contracts (and NOT the contract found within the Homeowner Document binder). You only need to complete the pages outlined below. **Note: The contracts must arrive unmodified with the exception of information noted below. If altered, the contracts shall not be accepted.**

- ◆ Go to page 1. **At the top of the page leave the day, month and year blank.**
- ◆ Insert purchasers name immediately above Section 1.
- ◆ Continuing on page 1, insert the unit number in paragraph 1.2 (the first blank). Leave the remaining blanks in paragraph 1.2 blank.
- ◆ On page 2, Section 2. Select one of the two choices.
- ◆ Go to page 5, Section 5.1. Fill in the blanks and initial where indicated for purchaser's initials.
- ◆ Next, go to page 29. Complete the "DATE", sign your name(s) below "PURCHASER" and complete the "Purchaser's Address" with phone/facsimile numbers. All correspondence and notices will be sent to this address.
- ◆ Once both contracts are complete, include them in an envelope with the documents noted above and deliver them to the Preview Center.

Earnest Money Deposits

- ◆ Earnest money deposits will be accepted by wire transfer, personal check or certified funds made payable to Land Title Guarantee Company. To be eligible to purchase, the wire transfer must be received by 3:00 p.m. on the day you submit your contract with written confirmation to seller from Land Title Guarantee Company by 3:00 p.m. that the earnest money deposit has been received. **A Wire Transfer will not be received on weekends or holidays.**

Preview Center Contact Information

Preview Center
1599E Ski Hill Road
Post Office Box 8740
Breckenridge, Colorado 80424
Phone: (970) 547-6000 or Toll Free: 1-877-333-8850.

Final Checklist

- ◆ Please review this checklist to ensure you are returning all required documents:

_____ One reviewed white perforated page entitled: "COST SHEET, SIGNATURE OF SENIOR EXECUTIVE OFFICER COST SHEET".

_____ One completed white perforated page entitled: "RECEIPT, AGENT CERTIFICATION, AND CANCELLATION PAGE".

_____ Two completed: "CONDOMINIUM UNIT PURCHASE AND SALE AGREEMENT FOR CRYSTAL PEAK LODGE".

Enclose initial earnest money deposit in the form of personal check, certified funds or indicate your intent to wire transfer the deposit and use the attached Wire Transfer Instructions to wire funds by 3:00 p.m. MST

- ◆ Be sure all four of these documents are in an envelope along with proper payment.
- ◆ The foregoing documents as well as the earnest money deposit must be received by 3:00 p.m. MST to be considered for a drawing as identified in the Sales Process Outline at the following address:

**Preview Center
1599E Ski Hill Road
Post Office Box 8740
Breckenridge, Colorado 80424**

- ◆ Original, unmodified documents may only be submitted in person, by mail or overnight/express mail to the address noted above. Documents may not be submitted by email or fax.
- ◆ Only one Crystal Peak Lodge residence may be purchased per purchaser.
- ◆ Only one contract may be submitted per day per interested purchaser.

If you have any questions please contact the Preview Center by calling: (970) 547-6000 or Toll Free 1-877-333-8850.

Seller reserves the right to refuse to accept any contract for any reason, in its sole discretion. Without limiting the general nature of the foregoing, Seller may refuse to accept contracts or otherwise reject offers that Seller believes, in its sole discretion, impede or otherwise violate the spirit of a fair and equitable sales process. Without limiting the generality of the foregoing provisions, Seller may, in its sole discretion, reject offers from the following parties: (a) any spouse or other relative of the interested purchaser (b) any corporation, limited liability company, or general or limited partnership in which the interested purchaser is an officer, director, member, or partner; (c) in the event the interested purchaser is a corporation, limited liability company, or general or limited partnership, or other business entity, any individual who is an officer, director, member, or partner of Interested Purchaser; (d) any trust of which the interested purchaser or spouse or blood relative of the interested purchaser is a trustee or beneficiary; or (e) in the event the interested purchaser is a trust, any individual who is a trustee or beneficiary of such trust.