



STRATOS

RESIDENTIAL COLLECTION



RESIDENCES



CLOUDSTONES



SKY CABINS

FREQUENTLY ASKED QUESTIONS



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WELCOME

Welcome to Stratos

We are thrilled that you are interested in purchasing at Stratos, the final residential collection in the vibrant Snowmass Base Village. Out your door you'll find world-class skiing, endless hiking and Gold-Level mountain biking in the vast playground of Snowmass Resort. Steps away, Stratos offers easy access to the amenities, dining, entertainment, shopping, events and activities of the Base Village core.

Purchasing a resort property often comes with many questions and legal documents. This Frequently Asked Questions document addresses the common questions future homeowners may have and summarizes the pertinent legal documents in an easy-to-understand format. We have included information on the Stratos property, the developer, the owner associations and more.

While this document is fairly comprehensive, it is not all-encompassing, so we highly recommend that you or your legal representative read all of the source legal, HOA and title documents yourselves to ensure a complete understanding. Please also feel free to contact your local real estate agent or me with any questions. We want you to be fully comfortable with your purchase.

Sincerely,

Ellen McCready

Ellen McCready
 Senior Vice President of Development
 East West Partners, Snowmass
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IMPORTANT NOTE: This FAQ is provided as a convenience to persons interested in acquiring property within Snowmass Base Village, but is not intended as a substitute for full and careful review of all documents related to such purchase, including the purchase and sale agreement and its related disclosures, and association declarations and other governing documents. Future dates, densities, development plans, phasing, services, amenities and other information contained in this FAQ are nonbinding and subject to change without notice. Certain services, access to amenities and other features may be subject to the decisions, rules and regulations of current and future homeowner associations. All information is subject to change.

PROPERTY OVERVIEW

WHAT IS STRATOS?

Stratos is the final residential collection in Snowmass Base Village! It offers a wide range of sizes and floor plans, showcasing many of our favorite Base Village home designs. From two bedroom residences to breathtaking five and six bedroom rooftop Sky Cabins, the 89 residences are thoughtfully arranged across two buildings. Adjacent to the vast playground of Snowmass Resort and the new Base Village, the Stratos location offers a profound connection to nature and all the mountain and resort activities that make Snowmass sought after.

WHO IS THE DEVELOPER OF STRATOS?

Stratos is being developed by SV Building 10a Development LLC, which is wholly-owned by Snowmass Ventures. Snowmass Ventures is the master development entity for Snowmass Base Village. The three partners of Snowmass Ventures are East West Partners, Aspen Skiing Company and KSL Capital Partners. All three groups are headquartered in Colorado, have worked together for many years and have unparalleled ski industry and resort development experience. East West Partners has also managed the development of all Snowmass Ventures' projects, including Lumin, Limelight Snowmass, The Collective, the ice rink/plaza, One Snowmass, Havens, Electric Pass Lodge, Cirque X Viceroy, and Aura.

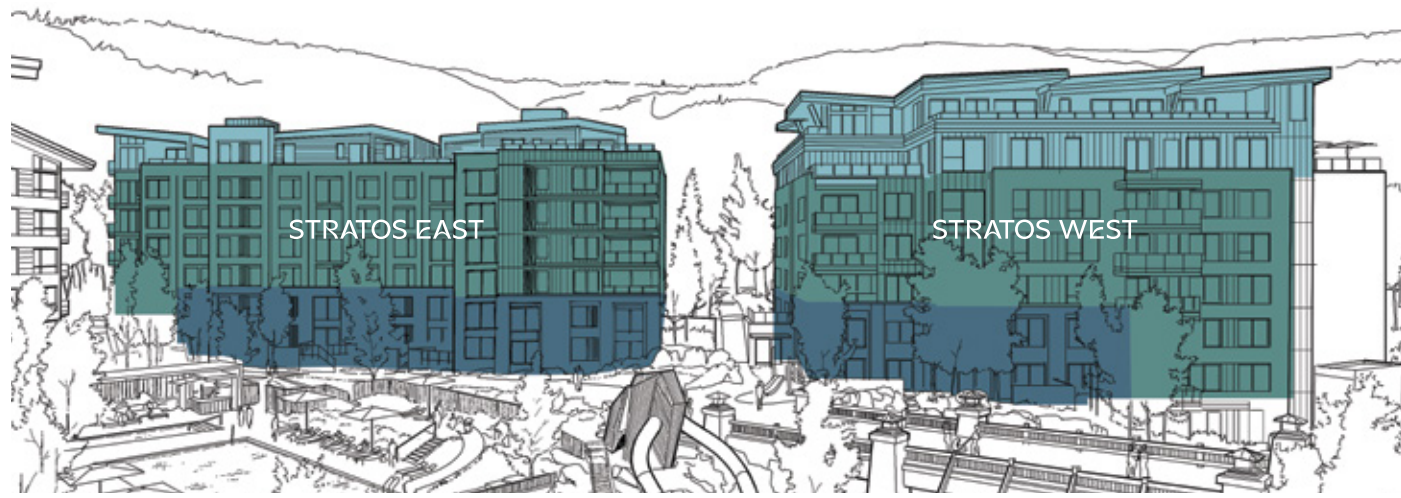
WHERE IS STRATOS?

Stratos is located in the heart of Snowmass Base Village. The West Building sits on the Bridges ski trail, just below the loading station for the Elk Camp Gondola. The site is bounded by the Snowmass ski area and the Limelight Snowmass to the west, Wood Road and the recently completed Aura and Cirque x Viceroy buildings to the east, Electric Pass Lodge and the Village Pool to the north, and Wood Road and the Enclave Snowmass to the south.

WHAT SIZES ARE THE RESIDENCES?

Stratos Residential Collection offers the freedom to choose exactly how you want to live and play in Aspen Snowmass. By showcasing three separate residence types — Residences, Cloudstones and Sky Cabins — Stratos provides a home for every mountain lifestyle. Sizes range from 1,050 sq. ft. to more than 5,000 sq. ft. utilizing the "architectural method" of measurement. Please keep in mind that condominium map will utilize the "air space measurement method", which will be slightly smaller. Please refer to the Purchase and Sale Agreement for additional details.





The Residences offer a mix of 2, 3 and 4 bedroom floor plans between 1,050 – 1,950 sq. ft. with a variety of layouts and orientations. These single-level homes feature sophisticated interiors that are thoughtfully detailed.



Inspired by classic brownstone architecture, the two-story Cloudstones step directly out onto the new Linear Park. Townhome-style living features distinctive 4 and 5 bedroom floor plans of approximately 2,300 – 2,500 sq. ft., with a double-height great room and private, two-car garages.



A limited number of 4, 5 and 6 bedroom penthouse Sky Cabin residences are approximately 2,550 – 5,000 sq. ft. feature spacious floor plans and elevated finishes, paired with private, two-car garages and direct elevator access. These unparalleled homes feature expansive indoor/outdoor living and some of the most breathtaking views in Snowmass.

FEATURES	RESIDENCES	CLOUDSTONES	SKY CABINS
Size	1,050 – 1,950 sq. ft.	2,300 – 2,500 sq. ft.	2,550 – 5,000 sq. ft.
Bedrooms	2, 3, and 4	4 and 5	4, 5, and 6
Orientation	Mountain Side & Park Side	Park Side	Mountain Side & Park Side
Building Level	1 – 6	1 & 2	6, 7
Lock-Off Available	Yes	No	No
Outdoor Living	Walk-Out Patio, Balcony or Infinity Window Wall	Walk-Out Patio	Rooftop Terrace
Access	Corridor	Corridor	Direct From Elevator
Parking	Shared	Private 2-Car Garage	Private 2-Car Garage



SKY CABINS



RESIDENCES



CLOUDSTONES

AMENITIES

WHAT AMENITIES ARE OFFERED AT STRATOS?

Stratos features a collection of on-site amenities and Village experiences that allow you to live your best mountain life.

PRIVATE, IN-BUILDING AMENITIES

Stratos features exciting new in-building amenities:

- » **Sky Terrace and Lounge:** An indoor/outdoor social gathering spot located on the level 6 rooftop of the West building, above the Bridges ski trail. The Sky Terrace features an expansive spa pool and lounge seating. The Sky Lounge includes panoramic sliding window walls around a sunken living room, as well as comfortable seating clusters oriented towards a central fireplace and an amenity kitchenette.
- » **Ski Lounge:** Enjoy a ski-in/ski-out location in one of the finest mountain resort villages in the world. The Stratos ski locker and ski storage area provides access to the Bridges trail, just below the start of the Elk Camp Gondola.
- » **Parking:** Underneath both the East and West buildings sits a private underground parking garage; see the Parking & Transportation section below for additional details.
- » **Car Share:** Base Village living rarely requires a car, but a private HOA car share program is available as an added convenience to utilize while in residence. Base Village also offers a public car share program with a vehicle based out of the main Base Village parking structure.
- » **Stow & Go:** Our hallmark Stow & Go amenity set includes convenient and secure lockable storage cabinets within each residence, as well as building-wide ski, bike and owner storage.
- » **Arrival Lobbies:** The East building contains the main vehicular arrival autocourt and a lobby to welcome friends and family. The West building contains a plaza level lobby as the main pedestrian access to the new Linear Park and the Village Walk towards dining, shopping, and resort programming.



Sky Cabins Direct Elevator Access: A powerful arrival statement, the Sky Cabins allow you to enter your home directly from the elevator, with programmed and secure access control.



SHARED, PRIVATE BASE VILLAGE AMENITIES

Stratos shares the following amenities with select other Base Village owners and their guests.

- » **Village Pool:** Owners, guests, and renters in residence at Stratos will have access to the Village Pool, located directly across the Village Walk. This facility features a 25-yard saltwater lap pool, a waterslide for the kids, a spa pool and an expansive lounging deck. This is a place where families can mix and mingle with other residential owners in Base Village. Seasons, hours of operation, and rules & regulations for the Village Pool will be subject to the discretion of the pool owner.
- » **SBVfit:** Stratos owners and their guests/renters will have access to the expansive 2,500 sq. ft. SBVfit Fitness Center with state-of-the-art equipment, located in One Snowmass East.

PUBLIC, COMMUNITY AMENITIES

Stratos owners will enjoy a set of resort-style amenities all within walking distance.



- » **Resort Access:** The Village Express Lift, Assay Hill Lift and Elk Camp Gondola provide access to all types of ski terrain and on-mountain dining during the winter months, which quickly transforms into the Snowmass Bike Park each summer. The Skittles Gondola is a short ride to the Snowmass Mall for more shopping, dining and après experiences.
- » **Linear Park:** A compilation of integrated play and art features that encompass this new creative, engaging area of Base Village. Play, explore, learn and laugh together.
- » **The Collective:** The Collective is the cultural center of Snowmass, where you'll find a perfect blend of off-mountain experiences. The Collective Hall offers live music, comedy, bingo nights, educational speakers and event space to host your next birthday party or family reunion. Plus, a creative community hangout with ping-pong, foosball, air hockey, video games, a ball pit and more – ideal for the young and young at heart.
- » **Ice Rink/Events Lawn:** Enjoy free skating and skate rentals or challenge your friends to a round of curling. Relax with a hot drink and listen to a DJ or live music. In the summer, the rink turns into a multi-purpose lawn with yoga, outdoor games, movie nights and events.
- » **Play Pods/Fountain:** Cool down in the children's pop-jet fountains or climb and slide through treetop-inspired play pods.
- » **Dining and Shopping:** Base Village offers a vibrant shopping, dining and après scene. Select from 14 excellent dining options (plus a new restaurant coming to Viceroy Snowmass soon). Browse a selection of shops with high-quality outdoor gear and apparel – all in a pedestrian-oriented, friendly Base Village.



DESIGN DETAILS

The Stratos design team includes several top-tier designers and engineers. The team is led by Colorado-based Davis Partnership Architects, with interiors by R&L Design Co. (formerly River + Lime), an interior design firm that specializes in luxury mountain resort properties.

ARE THERE DIFFERENT FIXED FINISH OPTIONS?

The Residences, Cloudstones, and Sky Cabins were each designed with two fixed finish packages. These are fully detailed in the Finish Books at www.StratosSnowmass.com/Purchaser-Documents. Owners who buy early enough will have an opportunity to select the finish package. At a later date, the finish package will be selected for each unsold residence by the developer.

HOW CAN I PERSONALIZE MY RESIDENCE?

For buyers who purchase early on, we have created a group of Optional Enhancements that you may select when you select your finish palette. These are fully detailed in the Optional Enhancements Books at www.StratosSnowmass.com/Purchaser-Documents.

CAN I BUY MY RESIDENCE FURNISHED?

Stratos residences are sold unfurnished. Each home is designed to be a stunning canvas that the owner can fill with art, furnishings and finishing touches that are personalized to their specific style and taste. R&L Design Co., is pleased to offer curated and turn-key furniture, artwork, and houseware packages to Stratos buyers that complement their fixed finish schemes. We also know a number of very talented and trusted local interior designers, AV suppliers, and window covering firms, and would be happy to connect you with them to help furnish your Stratos home.

WHAT ARE THE CEILING HEIGHTS?

Ceiling heights in main living areas and bedrooms are approximately 9' - 9'6". In some areas and some rooms the height is lower, with some bathroom and kitchen areas ranging from 8' - 8'6". On the upper floor, some ceilings are vaulted while other rooms vary with lower ceilings and soffits. Please request a copy of the reflected ceiling plan to see the designed heights in a specific residence.

CAN YOU DESCRIBE THE HEATING AND COOLING SYSTEM?

A robust building envelope with heavily insulated walls and high-performing windows mitigate heat loss during the winter and heat gain during the summer. This means your mechanical system doesn't have to work hard and you stay more comfortable year-round. Heating and cooling are provided through hydronic trench convectors located in the floor or the ceiling (per plan) around the perimeter of each room. The hot and cold water for these trench convectors comes from central boilers for heating and central coolers, chillers, and/or heat pumps. Constant fresh air is circulated through a heat recovery ventilator (HRV) located within each residence. The HRV cools/pre-heats the incoming air by using the temperature of the residence's outgoing air. Hot water is provided through a central building domestic hot water system that also features a heat exchanger which pulls temperature from outgoing wastewater.



Stratos features the East West Partners signature Stow & Go amenity program, which includes:

- » **Lockable In-Home Storage:** Enjoy lock-and-leave convenience. Dispersed lockable owner storage in multiple locations throughout the home, including the primary bedroom, primary bathroom and kitchen/pantry, enables you to store items securely, right where you want them.
- » **Ski Lockers:** No more schlepping of all your ski gear. Make the start and finish of your ski day simple and convenient. The Residence lockers include cubbies and hooks for your gear and power provisions for a boot dryer, if desired. The Cloudstone and Sky Cabin premium locker room includes a locker for each unit with dryer racks for up to eight boots and shelf space for helmets, goggles, gloves, etc.
- » **Ski Storage:** In addition to the lockers, each residence will also be assigned its own dedicated rack space to store skis, poles and boards in an adjacent gear storage room. The ski lockers and ski storage rooms step out onto the Bridge ski run just below the Elk Camp Gondola terminal.
- » **Bike Storage:** The parking garage features a year-round bike storage room. In addition, one of the ski storage rooms is anticipated to convert into a seasonal bike room in the summer, providing racks and easy access to Snowmass' bike trail system. Details of how bike storage will be allocated and administered will be determined by the HOA Manager based upon demand.
- » **Owner Storage:** Mountain bikes. Backpacks. Hiking boots. Camping chairs. Ice skates. It adds up! But don't worry – each residence has a dedicated storage cage of approximately 5'x 4' in size on either level one or the lower level of the building. For owners who rent their residence, this is a great place to store your ski gear when you're not in residence, as you'll need to keep your ski locker and ski storage rack available for your rental guests.



Cloudstones and Sky Cabins Private Garages: Envision the type of private and enclosed garage you'd find in a single-family home, but located within the Stratos subterranean garage. These private and secure garages include space for two cars plus additional outdoor gear or other types of storage needs, depending upon the size of vehicles parked in the garage.



Cloudstones and Sky Cabins private garages. Artist's conceptual rendering.



TRANSPORTATION AND PARKING

ARE THERE TRANSPORTATION SERVICES BEYOND BASE VILLAGE?

Pursuant to the Base Village land use approvals, all property managers within Base Village are required to provide transportation for all guests to and from the Aspen Pitkin County Airport. Snowmass Mountain Lodging, for example, offers this for Stratos owners who are in their rental or homecare programs and their guests. Transportation to/from downtown Aspen is also offered by Snowmass Mountain Lodging to owners who are in their rental or homecare programs on a fee per ride basis, subject to availability. Stratos is also just minutes away from the Base Village transit center located below One Snowmass West.

WHERE DO I PARK?

The Stratos underground garage has an entrance accessed off of Wood Road just uphill from the Viceroy Snowmass resort entrance. The garage has approximately 84 parking stalls. Of the 84 stalls, 56 are shared among the 77 Residences. Each two and three bedroom Residence owner or guest will have the right to park one car in the garage while in residence, subject to availability. Each four bedroom Residence owner or guest will have the right to park two cars in the garage while in residence, subject to availability. In addition, three spaces are reserved for the Stratos HOA car share vehicles.

The remaining 24 spaces are within enclosed garages. Each Sky Cabin and Cloudstone comes with a dedicated private and secure car parking garage within the subterranean garage. Sky Cabin and Cloudstone owners may keep vehicles in their garage even when not in residence. However, Sky Cabin and Cloudstone rental guests or visitors must also use the private garage and not the general shared parking, unless specifically approved by the HOA Manager based on overall building occupancy.

HOW DO OWNERS AND RENTERS GET INTO THE GARAGE?

Owners and guests will be able to be open the building's main garage entry door and the door into their dedicated garage (if applicable) via some combination of transmitters, card readers, cell phone apps, or keypads.

HOW DO I GET FROM THE GARAGE TO MY RESIDENCE?

Four elevators (two per building) provide access from the parking garage levels to the residential floors. Sky Cabins feature direct access-controlled elevator access.

IS THERE SHORT-TERM PARKING?

There are a limited number of short-term surface parking stalls directly in front of Stratos in the auto court – the use of which will be administered by the HOA Manager.

WILL THERE BE CHARGING STATIONS AVAILABLE TO CHARGE MY ELECTRIC VEHICLE?

The property is anticipated to feature three dual charging stations. Additionally, there is electrical capacity for Cloudstone and Sky Cabin owners to add a charging station to their private garage, at their expense, if desired and subject to Town approval.

WHERE CAN MY VISITORS PARK?

The Stratos HOA Manager will have the ability to manage capacity within the building's garage and surface lot and will be able to issue guest passes as they see fit. Practically speaking, a visitor is able to utilize the commercial parking zones within the main Base Village parking structure, the short-term surface lots (subject to applicable and posted restrictions), or public transportation to the Base Village transit center, just as all other visitors to Base Village would do.

WHERE WILL GUEST CHECK-IN AND DROP-OFF OCCUR?

Airport transportation services can load and unload in the main auto court in front of the building. Snowmass

Mountain Lodging rental guests may check-in in-person at the central check-in facility on the ground level of One Snowmass West and/or request to be met on-site at Stratos by a Snowmass Mountain Lodging representative, provided reasonable notice is given.

CAN PARKING POLICIES CHANGE?

Certain elements of parking and transportation policies at Stratos are dictated by a Parking Management Plan that has been approved by the Town of Snowmass Village. Changing this plan requires Town approval. Other elements are dictated by the Stratos homeowners association declaration. Additionally, the Stratos HOA board will have the ability to modify certain elements of how the garage is operated through changes to the Association's Rules & Regulations. We recommend reviewing the Parking Management Plan, Association Declaration and Association Rules & Regulations.

WHAT IF THE PARKING GARAGE FILLS UP?

The Developer, in conjunction with a parking and transportation consultant, has performed detailed parking studies on the utilization of the residential parking areas that serve the existing Base Village residences; located within gated zones inside of the main Base Village parking structure. The conclusion was that actual peak residential parking demand at Capitol Peak Lodge, Hayden Lodge, Lumin, the Limelight condominium units, and One Snowmass has never exceeded and is not projected to exceed the parking ratio provided at Stratos. The HOA car share program is also intended to reduce the need for a personal vehicle. That said, limited additional parking may be available within the residential zones of the main Base Village parking structure through a non-exclusive cross parking easement or with overnight parking passes available for purchase from the Metro District in the commercial/day skier zones of the main Base Village parking structure (subject to availability). Please be advised that the cross parking easement also entitles owners at other buildings in Snowmass Base Village to certain reciprocal limited parking rights at Stratos.

CAR SHARE

HOW DOES THE STRATOS HOA CAR SHARE WORK?

The Stratos HOA will own or lease three vehicles that are available for all Stratos owners and renters to utilize when in residence. This provides a great convenience and minimizes the need to own and store personal vehicles. You'll just need to download an app, sign up and start driving. The HOA board will dictate the rules and regulations of the car share and may delegate the management of this program to the HOA Manager or a third-party operator.

WILL I HAVE TO PAY TO USE THE CAR SHARE?

This will be subject to the rules and regulations of the Stratos HOA, but it is contemplated that initially each owner will be given a certain amount of annual car share use included as part of HOA dues. If owners exceed their annual time allowance, they would then be able to purchase additional time. It is contemplated that renters will be able to use the car share for a use-based fee. Any revenue collected from the car share program would go to the Stratos HOA.

CAN I RESERVE THE CAR SHARE AHEAD OF TIME?

It is anticipated that the car share app will allow owners to make advanced reservations to use the car share vehicles. How far ahead and how many reservations can be held at a time will be subject to the HOA rules and regulations.

HOW FAR CAN I TAKE THE CAR SHARE VEHICLE AND HOW LONG CAN I USE IT FOR?

It is contemplated that the rules and regulations will allow the car to be driven as far as Eagle to the north, Marble to the west, the Twin Lakes to the east and Ashcroft to the south. The time limit on a single use is contemplated to be 8 hours.



WHAT DO YOU MEAN WHEN YOU SAY STRATOS IS FOCUSED ON SUSTAINABILITY AND HEALTHY LIVING?

Stratos has been thoughtfully designed with the environment and your health top-of-mind. Most importantly, its location lets you easily tap into the healthy, active Aspen/Snowmass lifestyle centered around the vast mountain playground right out your door. You can effortlessly enjoy a wide variety of year-round activities to keep you physically and mentally fit without ever getting into a car. Choose from skiing, skinning, hiking, climbing, biking, healthy dining, swimming, ice skating, climbing and yoga. In addition, the Stratos residences feature the following healthy living elements:

- » **Pristine Indoor Air Quality:** Breathe easy... it's a home you can literally feel good about owning. A hallmark of Stratos is its excellent indoor air quality. The contractor will use no and low VOC-emitting paints, coatings, and sealants wherever possible to ensure your residence provides a healthy environment from the start. The indoor air quality is also automatically improved by the elimination of any natural gas combustion in the residences. Natural gas appliances and heating devices generate a variety of air pollutants that are avoided with clean, renewable electrically powered components such as revolutionary Opti-myst fireplace and incredibly precise induction cooktops. Each residence also features its own dedicated continuous filtered fresh air ventilation system that does not re-circulate air within the residences or combine air with other residences in the building. While we encourage occupants to take advantage of the large operable windows, the ventilation system is working around the clock to constantly bring in fresh pre-tempered outside air and exhaust stale air even when the windows are shut.
- » **Environmental Sustainability:** It's important to all who live and play in Snowmass that our developments do their best to protect and preserve our winters and clean mountain air. Stratos is designed to minimize the amount of energy required to power the building, while still providing maximum comfort and control. This includes the incorporation of high-performance windows, robust insulation, and a mechanical system that utilizes multiple strategies to enhance efficiency. Stratos plans to source electricity from a combination of a rooftop solar array and off-site renewable sources provided through Holy Cross's network (the local utility cooperative).
- » **De-Stressed Living:** Collectively, thoughtful and convenient access to amenities and services, along with the healthy features of the homes themselves, have been designed to de-stress life, making it easier to enjoy your health and the people and activities that matter most.

WILL STRATOS RECEIVE LEED CERTIFICATION?

Stratos is anticipated to join the collection of other LEED-certified buildings in Snowmass Base Village, which, as a whole, is a LEED-certified neighborhood. The LEED rating and certification system is the industry standard for environmentally sustainable building. This process offers third-party verification that Stratos has been designed and built using strategies aimed at reducing energy and water usage, promoting better indoor air quality and improving quality of life.



CONSTRUCTION PROCESS

HOW LONG WILL CONSTRUCTION TAKE?

Construction is underway! The two Stratos buildings are sequenced a few months apart, with the West building targeting completion in early 2027, and the East building in late 2027. Regular updates will be communicated throughout construction to keep buyers up to speed on progress.

HOW OFTEN WILL I BE ABLE TO SEE MY RESIDENCE AND THE BUILDING DURING CONSTRUCTION?

Each owner will have the opportunity to conduct a final orientation and completion walk-through scheduled prior to closing. However, due to safety protocol and construction sequencing there will be limited or no access to the building during most of the construction process. Any desired site access will be considered on a case-by-case basis, in the Developer's sole discretion.

PURCHASE DETAILS

ARE THERE BENEFITS TO PURCHASING EARLY?

Yes! Only buyers that purchase during the Initial Contract Signing Process are assured eligibility of certain Early Buyer Incentives. Visit www.StratosSnowmass.com for more details.

WHEN CAN I REVIEW THE PURCHASE AND SALE AGREEMENT AND THE RELATED DOCUMENTS?

Anytime. The Developer has created a Purchase and Sale Agreement form unique to Stratos. To review this and other due diligence documents, simply visit the Purchaser Documents page at www.StratosSnowmass.com/Purchaser-Documents or ask your agent for a copy of the document.

HOW MUCH IS THE EARNEST MONEY DEPOSIT?

The full amount of the earnest deposit for buyers who participate in the Initial Contract Signing Process is 15% of the purchase price. After that point, the full amount of the earnest money deposit increases to 20%. This amount will be credited toward the purchase price at closing.

WHEN IS THE EARNEST MONEY DUE?

The earnest money is due in accordance with the Purchase and Sale Agreement and will be paid to Land Title Guarantee Company. Please fully review the Purchase and Sale Agreement for additional details.

IS THE EARNEST MONEY REFUNDABLE?

No, the earnest money deposit becomes nonrefundable once all Buyer contingencies, if any, have expired.

WHO IS HANDLING CLOSING AND TITLE INSURANCE FOR STRATOS?

Land Title Guarantee Company will handle the closings.

MAY I FINANCE MY PURCHASE AT STRATOS?

Yes, however, the Purchase and Sale Agreement does not include a contingency related to financing or any termination rights if financing cannot be secured. Please review the Purchase and Sale Agreement for additional details.

WHO ARE THE BROKERS REPRESENTING STRATOS?

Slifer Smith & Frampton Real Estate is the listing brokerage for Stratos representing the Seller, but we work with all cooperating brokers, so you are welcome to have your own representative.

HOW DOES CLOSING WORK?

Owners will be notified of a closing date with reasonable lead time. At that time, all the final recorded versions of the governing documents will be provided, along with a final title commitment. Contract holders will be invited to schedule a residence walk-through (discussed in additional detail below) to identify any items that need to be corrected or completed. Every owner's situation will be different, and our closing team will do their very best to coordinate closings in an orderly fashion.

WHAT COSTS CAN I EXPECT TO INCUR AT CLOSING?

You will be responsible for your purchase price plus the cost of any Optional Enhancements that you selected, less the earnest money already paid. The Town of Snowmass Village and Base Village Company transfer taxes and the Metro District capital facilities fee described in this document will be paid through your settlement statement, as will a three-month HOA working capital contribution and a proration of the current HOA dues and property taxes. You will also incur closing costs and recording fees, which vary by transaction. Land Title Guarantee Company will circulate a settlement statement for you prior to closing to ensure you understand the various debits and credits.

WILL THERE BE ANY OTHER TEAM MEMBERS INTEGRAL TO THE CLOSING PROCESS?

Land Title Guarantee Company will make sure everything is executed properly and recorded, as needed. They will circulate executed copies of contracts and closing documents as needed. Additionally, Land Title will coordinate the closing process among the owner, the owner's broker and a lender (if appropriate). The Developer will assist with finish selections, construction updates, inspections, managing punch list repairs, etc.

WHAT IS THE PROCESS IF I FIND SOMETHING WRONG IN MY RESIDENCE BEFORE CLOSING?

You will be allowed to inspect your residence prior to closing in a walk-through. You may bring in a licensed inspector for this process in order to ensure that you feel totally comfortable with your new home. During your walk-through, we will create a punch list of mutually agreed upon items that need to be addressed. Please understand that it is possible that we won't be able to complete some items prior to closing. We will do our best. No escrow will be held back at closing for incomplete punch list items.

WHAT IS THE PROCESS IF I FIND SOMETHING WRONG IN MY RESIDENCE AFTER CLOSING?

Even the highest-quality products and craftsmanship have issues, or something may have been missed. If you notice something is not working properly, beyond normal maintenance issues, notify us and we'll do what we can to get things taken care of for you as soon as possible. The homeowner's warranty is for one year from substantial completion. Because this is a common interest community, you may find that things in common areas need attention during the warranty period as well. Any concerns with these items should be reported to the HOA manager, who can then reach out to the developer if the issue is not just maintenance.

WHY IS THERE A METHANE GAS DISCLOSURE IN THE PURCHASE AND SALE AGREEMENT?

The original design for Stratos included a geothermal system to provide heating and cooling to the buildings. This contained a series of small diameter 500' deep wells drilled on the site. After these were drilled, methane gas emissions were detected at the top of some of the wells. Methane is a naturally occurring gas that can be explosive in confined spaces. Due to the methane discovery, the geothermal system has been abandoned and replaced with different mechanical systems, and the wells were capped with a cement compound. After cementing, residual methane emissions from the wells are minimal. In addition, the project now includes a soil gas mitigation system to prevent significant concentrations of methane gas from migrating into interior spaces. These measures, along with a monitoring system, will ensure a safe building, but we included a disclosure to provide transparency to prospective buyers.



WHAT WILL MY ADDRESS BE AND WHERE WILL I GET MY MAIL?

Your physical address will be 221 Wood Road #xxx, Snowmass Village, CO 81615. FedEx and UPS are anticipated to deliver directly to the convenient in-building package room. To receive US Postal Service mail you will need to sign up for a PO Box at the Snowmass Village Post Office.

ARE THERE RESTRICTIONS ON RENTING MY RESIDENCE?

No, you can rent your residence as much or as little as you want, long-term or short-term. However, the HOA Declaration states minimum requirements for third party rental agents. Please review this section if you are interested in renting your residence. It should be noted that the Town or HOA could elect to impose restrictions on rental in the future. Please also remember, you are responsible for procuring your own personal property and general liability insurance coverage. Details of this coverage may be found in the HOA Declaration.

ARE THERE CONCIERGE SERVICES?

No, however, owners with a signed rental management or homecare agreement with Snowmass Mountain Lodging (SML) will have direct access to all the services offered by SML's on-site concierge, including residence arrival and departure preparation, lift ticket and ski school bookings and more.

WHY DO I NEED A PROPERTY MANAGER?

It is strongly recommended that you contract with a Property Manager to maintain and service your residence. Each Owner or their Property Manager is responsible for upkeep and maintenance within the residence (except anything that is covered under the one-year Developer warranty). Property managers should be the first point of contact for owners and guests upon closing. They should be prepared to ensure all systems, appliances, etc. are operational prior to owner or guest arrival, and should conduct regular testing of all components in the residence.

IN ADDITION TO WHAT THE HOA PROVIDES, ARE OTHER SERVICES AVAILABLE?

Snowmass Mountain Lodging (SML), the initial HOA manager, also offers a rental management and homecare program to individual owners. Stratos owners interested in such programs should inquire directly with Snowmass Mountain Lodging for the latest and greatest program offerings. Currently owners on a homecare or rental management program with SML have access to: concierge, bell service, housekeeping, maintenance, grocery stocking, regular home inspections, capital project management, move-in assistance, delivery assistance and full-service rental management. Contact Ian Douglas for more information: idouglas@eastwest.com.

DO I HAVE TO USE SNOWMASS MOUNTAIN LODGING AS MY PROPERTY MANAGER?

No, Stratos owners are free to hire their choice of property manager. However, there are certain logistical synergies to utilizing Snowmass Mountain Lodging since they are also the HOA Manager.

WILL STRATOS BE PET FRIENDLY?

Absolutely. The HOA rules allow for residents at Stratos to have up to two domestic pets (i.e., dogs, cats). There will initially be no restriction on renters having pets; each owner who rents their residence may determine if they would like to allow pets in their residence or not. There are no restrictions on dog breeds, but all pets must be safe, and their existence cannot create a nuisance to other residents. Of course, you must follow all HOA rules and regulations regarding pets and be diligent about picking up after your pet. Please note that HOA rules and regulations regarding pets are subject to change.



WHAT IS THE HOA?

The HOA refers to the homeowners association for Stratos. The terms HOA, Association and Homeowners Association are used synonymously throughout this document. All owners at Stratos are automatically members of the HOA. The HOA is responsible for maintaining common elements, including the Sky Terrace & Lounge, building lobbies, corridors, garage drive aisles, exterior skin, foundation, structural systems, roof, elevators, back-of-house spaces and building-wide mechanical systems.

HOW MUCH ARE THE HOA DUES?

Current estimates indicate an average of approximately \$24 per square foot annually, including the Master Association and access to the Village Pool and SBV Fit amenities, which will be billed through the HOA. This amount includes an annual allocation to reserves for long-term repair and replacement of common elements. Please refer to the dues estimate for the specific residence you are interested in.

WHAT WILL MY HOA DUES INCLUDE?

HOA dues include the following: property insurance (but not internal residence contents – which owners need to purchase directly), HOA management, common area maintenance and engineering services, landscape maintenance, water, sewer, trash/recycling, TV, internet, electrical service, heating and cooling, and snow removal.

WILL THE HOA ACCESS MY RESIDENCE?

The HOA will need to periodically access your residence to maintain the ventilation equipment, the trench convectors that distribute heating and cooling, and any balcony or rooftop terrace plantings that were installed by the developer.

WHICH TELEVISION, INTERNET, AND PHONE SERVICES WILL BE AVAILABLE?

Internet services will be provided from Lumen, and cable services from Xfinity, both included as part of the HOA dues. You will be able to modify internet service or upgrade the channel package for your residence by reaching out to the service providers directly. Phone service is not included and would need to be added separately by owners who desire a landline.



WHERE DO I DISPOSE OF TRASH?

A trash and recycling room is located in the parking garage at the west end of the building. Owners are responsible for taking their trash to this room. An exterior trash enclosure will house additional dumpsters. The operations team will be responsible for moving waste and recycling from the trash room to the trash enclosure, but owners are welcome to use the exterior enclosure if desired.

WHAT ADDITIONAL COSTS WILL I BE RESPONSIBLE FOR AS AN OWNER?

In addition to the HOA dues, each homeowner is responsible for maintenance within their residence, property taxes and homeowner’s insurance for furniture, art or any residence upgrades performed by the homeowner after initial closing. In the event of a catastrophic loss, the HOA’s insurance policy will replace everything that the developer initially provided in the home. Anything in addition to that should be covered by homeowner’s insurance. Additional taxes and assessments are due on revenue that owners receive from renting their residence.

HOW ARE CAPITAL RESERVES FUNDED FOR THE ASSOCIATION?

The capital reserves for the Association are built up over time through the regular and ongoing allocation of HOA dues to a capital reserve fund. Capital reserves are kept separate from operating funds and are set aside for long-term capital improvement and maintenance projects. The annual reserve fund allocation is determined by the HOA board, guided by an independent reserve study that is updated periodically pursuant to the CC&Rs (Covenants, Conditions and Restrictions). The reserve study is a full evaluation of the building and building systems, their useful lives and their estimated replacement costs factoring in forecasted inflation.

HOW IS WORKING CAPITAL FUNDED FOR THE ASSOCIATION?

Working capital consists of the funds on hand to use in case a large, unforeseen cost occurs or the HOA’s operating budget in a given year is insufficient to deal with the day-to-day operations of the building. Each owner will contribute three months of the HOA dues for their residence at the time of closing to establish a prudent working capital balance for the HOA.

WHO MANAGES THE HOA AT STRATOS?

Snowmass Mountain Lodging (SML) will initially manage the HOA at Stratos under a management agreement. SML operates numerous other associations in Base Village. SML is operated by East West Hospitality which manages and operates a large number of homeowner’s associations from Hawaii to South Carolina.

WILL MY HOA DUES EVER INCREASE?

There are HOA costs that fluctuate and generally increase over time with inflation, such as utilities for common areas. As a result, dues are expected to increase over time. The board approves an annual association budget, and the budget is ratified at the annual meeting of all owners and members unless 67% of the owners vote against ratification. It is reasonable to expect a dues adjustment at least equal to inflation in a given year.

WHAT IS THE HOA BOARD COMPOSITION?

The HOA Board will be composed of three directors. Upon stabilization, all three directors will be Stratos owners that are elected by all of the owners that participate in the periodic election.

HOW DO I GET MORE ACQUAINTED WITH THE HOA?

It is highly recommended that prospective buyers fully review the association declaration, budget, rules and regulations and other documents posted on the Stratos HOA website: www.StratosSnowmassHOA.com. Username: owner; password: Stratosowner. Upon closing, you will begin to receive communications to keep you informed of upcoming meetings, elections and other important association events and information.



WHAT IS THE MASTER ASSOCIATION?

The Master Association, also known as Base Village Company, is responsible for the village plaza and ice rink (maintenance and snowmelt), public restrooms, walkways and landscaping throughout the village and other miscellaneous common elements. The easiest way to think about the Master Association is that it generally covers all the common elements from the building eaves outward throughout Base Village.

HOW MUCH ARE MASTER ASSOCIATION DUES?

The Master Association currently assesses \$3.00 per square foot per year on all new residential properties within its boundaries, which extend from the Viceroy to the Hayden Lodge. An additional \$0.39 Building 6 (Collective) limited assessment is billed to Residential and Commercial Base Village owners in properties built after 2016, including One Snowmass, Limelight, Electric Pass Lodge, Aura, Cirque x Viceroy, and Stratos. \$0.75 per square foot per year is assessed on all new commercial properties. The Master Association further collects a 1.0% transfer assessment on the sales of all residential property within its boundaries. This is in addition to the 1.0% transfer assessment levied by the Town of Snowmass Village. Finally, the Master Association assesses 1.5% on all rental revenue collected within its boundaries.

DOES THE MASTER ASSOCIATION RUN A SURPLUS OR A DEFICIT?

As of October, 2024 the Master Association is forecasting a surplus for Fiscal Year 2024 of over \$750,000.

DOES THE MASTER ASSOCIATION HAVE ADEQUATE RESERVE FUNDS?

As of October, 2024, the Master Association's reserve fund balance is approximately \$3,000,000. A full reserve study is available upon request.

WHAT IS THE MASTER ASSOCIATION BOARD COMPOSITION?

The Master Association Board is a seven person board comprised of: three commercial/lodging representatives from the Joint Venture, one representative from Aspen Skiing Company, two residential representatives and one "at large" representative.

WHO MANAGES THE MASTER ASSOCIATION?

Snowmass Mountain Lodging is the Master Association manager, under a management agreement with the Master Association.

WHERE CAN I LEARN MORE ABOUT THE MASTER ASSOCIATION?

The Master Association maintains a website at www.basevillagemaster.com. Interested buyers can access the documents through the owner portal by signing in with: username: guest; password: guest.

SPECIAL TAXING DISTRICTS

IS THE PROPERTY LOCATED WITHIN ANY SPECIAL TAXING DISTRICTS?

Yes. In addition to being within the Town of Snowmass Village, school district, fire district, etc., all Base Village residential properties are in Base Village Metropolitan District #2 (D2) and a General Improvement District (GID). It is recommended that purchasers ask their real estate agent to obtain a prior year tax bill in order to see the full extent of property taxes charged in Base Village – which includes the tax levy from these special taxing districts.

WHAT DO THESE SPECIAL DISTRICTS DO?

Base Village Metropolitan District #1 (D1) which generally includes only the commercial properties within Base Village is responsible for operating and maintaining all district assets, which include the transit center, the public/commercial parking area of the Base Village parking garage, the Base Village Conference Center, and the ski way bridges. D2 (residential properties) is the financing district that issued debt (bonds) to fund the construction of various public improvements, including those listed above as well as the skier bridges, bridges over ski ways and other improvements. D2 also has an obligation to contribute funds to D1 to support the costs of operations. The GID funds the operating cost of the "Skittles Gondola," which connects Base Village to the Mall.

HOW MUCH TAX DO THESE SPECIAL DISTRICTS ADD TO THE PROPERTY?

D2 currently assesses 44.552 mills to the property, and the GID currently assesses 6.0 mills. This total of 50.552 mills currently represents approximately 55% of the total mill levy assessed on Base Village properties. In other words, property tax rates in Base Village are approximately double those of other properties in Snowmass Village that are not located within these special districts. With a total mill levy of 91.257 for 2023 (includes local and state taxes as well), a \$1 million residence at the property will pay approximately \$6,144 in annual property taxes in 2024. Approximately \$2,985 of this would be paid to D2 and the GID.

CAN THE PROPERTY TAXES GO UP?

D2's mill levy is capped but is subject to adjustments as the state assessment ratio changes. Increasing beyond that would require a majority vote of all D2 qualified voters. The GID's mill levy may be able to increase from 6.0 to 10.0 in the future. The rest of the mill levy composition (town, school district, fire district, etc.) is subject to whatever increases or decreases occur within each of these taxing entities – most of which require a taxpayer vote. Property tax amounts will also change over time in accordance with changes in assessed property valuations (i.e., if values increase, property taxes will increase proportionately, and vice versa).

WHO CONTROLS THE SPECIAL DISTRICT BOARDS?

The D2 board is currently controlled by a single residential owner, but additional board seats are available to be filled by qualified candidates who both directly own residential property in Base Village and are Colorado residents. The GID board is controlled by the Town of Snowmass Village. The D1 board is controlled by owners of the commercial properties in Base Village – currently the development Joint Venture and Aspen Skiing Company.

WHAT IS THE METRO DISTRICT CAPITAL FACILITIES FEE?

In addition to collecting property tax, D2 collects a Capital Facilities Fee in the amount of \$5,150 upon the closing of each initial (developer) residential transaction within the district. This fee is not collected on resales.

HOW MUCH DEBT DOES D2 HAVE?

Approximately \$43.4 million. Financial statements for D1 and D2 are available on the district's website – see below.

WHERE CAN I LEARN MORE ABOUT THE BASE VILLAGE METROPOLITAN DISTRICTS?

Base Village Metropolitan Districts #1 and #2 maintain a shared public website: www.basevillagemetro.com.

WHERE CAN I LEARN MORE ABOUT THE GENERAL IMPROVEMENT DISTRICT?

The GID is controlled and run by the Town of Snowmass. Please contact Clint Kinney (CKinney@tosv.com) at the Town for more information.



THE BASE VILLAGE STORY

WHAT IS THE HISTORY OF SNOWMASS BASE VILLAGE DEVELOPMENT?

Construction of Base Village began in 2007. This initial phase consisted of the following:

- » 90 residences in Hayden and Capitol Peak Lodges
- » 35,000 square feet of retail and restaurant space, composed of 10 outlets
- » Aspen Skiing Company ticket office and Treehouse ski school
- » A parking garage, transit center, and mechanical plant
- » The plaza at the base of Fanny Hill
- » 150 residences, spa, banquet space, and restaurants at Viceroy

In December 2018, the core plaza area of Base Village was completed. This includes:

- » 99 hotel rooms and 11 whole ownership residences at Limelight
- » Limelight Lobby/Lounge, featuring a kid's play area and climbing wall
- » Snowmass Mountain Club
- » 3 whole ownership residences and 2 retail spaces at Lumin, containing The Crepe Shack and a Four Mountain Sports ski and bike rental location
- » The ice rink and summer events lawn
- » The Collective, now containing the Snowmass Game Lounge and Mawita Cuisine and Bar

In October 2019, One Snowmass West was completed, offering the following:

- » 11 whole ownership residences
- » Front desk of Snowmass Mountain Lodging
- » Public access to/from the Base Village transit center and Base Village and day-use lockers
- » Two retail spaces

In March 2020, One Snowmass East was also introduced to Base Village, including:

- » 24 whole ownership residences and 6 Residence Club/fractional ownership residences.
- » 3 retail spaces
- » SBVfit, a new 2,500-square-foot fitness center with state-of-the-art equipment, including Peloton bikes and Woodway treadmills
- » A commercial fitness studio, now TAC Fitness, which is open to the public
- » Snowmass Medical Care Clinic

In April 2023, Electric Pass Lodge and the Village Pool were completed, offering:

- » 52 whole ownership residences
- » The Village Pool facility, a new 25-yard saltwater lap pool with a water slide for the kids, a spa pool and a sun deck

In November 2024, Aura and Cirque X Viceroy were completed, including:

- » 21 whole ownership residences at Aura
- » 48 branded residences at Cirque X Viceroy, the second of two buildings that make up the Viceroy Snowmass resort

WHAT DOES FULL BUILD-OUT OF BASE VILLAGE LOOK LIKE?

Stratos makes up the final two buildings to be constructed under the existing Base Village entitlements. All other buildings are complete and contain various uses such as hotels, residences, employee housing units, restaurants, retail, and extensive community/village amenities. The Joint Venture has the ability to seek administrative modifications or amendments to the PUD approvals, has already done so, and will likely continue to do so in order to create a vibrant and activated Base Village.

HOW WILL VIEWS BE AFFECTED BY BUILD-OUT OF THE VILLAGE?

Views need to be evaluated by purchasers on a case-by-case basis. There are no guaranteed view corridors associated with the project. The physical model located in the SBV sales center is generally kept up to date with PUD parameters and building plans, providing an approximation of relative massing amongst the buildings but is an illustrative depiction that is not exact.

GETTING TO STRATOS

HOW GOOD IS THE AIR SERVICE INTO THE ASPEN/PITKIN COUNTY AIRPORT (ASE)?

United, Delta and American Airlines offer direct flights from 9 major U.S. airports, including Denver, Chicago, Los Angeles, San Francisco, Dallas/Ft. Worth, Houston, Austin, Atlanta, and Phoenix. On any given day in the winter, you may find over 30 flights per day (and over 250 flights per week over the holidays). The percentage of on-time flights is high, but does get impacted by weather events. Summer access is similarly exceptional, with only a slight drop in service. In the shoulder seasons, service drops to around five arrivals and five departures per day. A recent ballot initiative was approved to advance a complete modernization project for the airport. The above description of flights is just a snapshot in time. Prospective purchasers should review the airport and airline websites for the latest and greatest flight service and schedules.

HOW DO I GET TO AND FROM THE ASPEN AIRPORT?

Very easily. The Aspen/Pitkin County Airport (ASE) is only eight miles (a 15-minute drive) from Base Village. Snowmass Mountain Lodging and the other property management companies offer shuttle service to and from the airport for owners and guests of their respective properties.

ARE THERE OTHER FLIGHT OPTIONS TO GET TO SNOWMASS?

Yes. The Eagle County Regional Airport (EGE) has similarly strong air service. EGE is only 70 miles away (about a 90-minute drive). There are various commercial shuttle services available to and from this airport. Grand Junction Regional Airport (GJT) is a two-hour drive away and has direct service offerings to major markets. Of course, you can fly to or from just about anywhere from Denver International Airport (DEN), about a four-hour drive from Base Village, or a very quick flight.

ACCESS TO ASPEN

HOW DO I GET TO AND FROM ASPEN?

It's an easy drive to Aspen – less than 10 miles on an incredibly scenic road. It usually takes less than 20 minutes. Various property-specific shuttle services are available. There are free and frequent skier shuttles run by the Roaring Fork Transportation Authority (RFTA), as well as nighttime buses.

THE MOUNTAIN

IS BASE VILLAGE A GOOD PLACE TO ACCESS SKIING?

Absolutely. Base Village offers unparalleled ski access. It is the premier ski access portal in all of Snowmass. All critical ski infrastructure is already installed. This includes the Village Express Lift, Skittles Gondola, Elk Camp Gondola, Assay Hill Lift and a skiway cutting directly through the village with multiple bridges. The Base Village site plan is unique in offering ski-in/ski-out access to most buildings, within a walkable village setting. Stratos offers slope-side ski-in/ski-out access and a private ski locker room.

HOW DOES SNOWMASS MOUNTAIN COMPARE TO OTHER SKI RESORTS?

Aspen Snowmass is consistently ranked among SKI Magazine's top five resorts in the West. Of the four ski areas in the Aspen area, Snowmass is the largest and most popular, offering endless acres of skiable terrain with a diverse variety of terrain and far fewer crowds than many other Colorado resorts. Aspen Skiing Company (ASC) has invested over \$100 million in Snowmass Ski Area over the past 15 years. Lost Forest, a summer adventure park, opened in 2018, along with new hiking and biking trails. Sam's Smokehouse on top of Sam's Knob recently underwent a \$2.5 million remodel to become a new elegant modern Italian restaurant, Sam's. In summer 2020, the Big Burn lift on Snowmass Mountain was replaced to allow more access to its popular intermediate terrain. The resort recently opened a new high-speed quad chairlift, Coney Express, which will provide a new access point to many areas of the mountain. The grooming, lift access and on-mountain dining are all exceptional. ASC continues to explore additional investments into the mountain.

WHEN DOES THE SKI MOUNTAIN TYPICALLY OPEN AND CLOSE EACH YEAR?

Mountain operations are always subject to snow and weather conditions, but typically ASC tries to open Snowmass Ski Area by Thanksgiving and typically closes mid-April. Early- and late-season operations are often limited to certain areas of the mountain as snow coverage permits.

HOW BIG IS THE MOUNTAIN?

With 3,332 skiable acres, Snowmass is by far the largest of the four Aspen ski areas and is five times the size of Aspen Mountain. At 4,406 vertical feet, Snowmass has the most lift-served vertical terrain in the United States.

WHERE CAN I ACCESS SKI SCHOOL?

Snowmass boasts a state-of-the-art children's ski school facility called the Treehouse, located within Base Village. In addition, adult ski school meets on the Base Village ski plaza and private instructors can be arranged to meet at Stratos.

BASE VILLAGE AMENITIES:

- » More than 20 restaurants and retailers
- » 11 restaurants to choose from including Kenichi, Aurum, Limelight Lounge, Mawitas, The Crêpe Shack by Mawa's Kitchen, JUS, Base Camp, Slice, Toro, and Nest.
- » GG's Bodega, a small grocery store with grab and go items
- » Sundae Artisan Ice Cream, offering ice cream, cakes, waffle cones and more
- » Snowmass Village Medical Clinic, a new year-round, expanded healthcare facility
- » Eye Pieces of Snowmass, an optical boutique
- » Alux Spalon, which offers hair services, manicure, pedicure and massage treatments
- » TAC Fitness, which is open to the public with classes and events
- » Gear & Mountain retail spaces including Aspen Collection, Four Mountain Sports and Surefoot
- » Snowmass Gondola Ticket Office and the Treehouse Kids Adventure Center
- » Slifer Smith & Frampton Real Estate Development sales gallery and other real estate offices

SNOWMASS MALL AMENITIES

Connected to Base Village via the Skycab Pulse Gondola, also referred to as the Skittles Gondola and including almost 30 restaurants and retailers such as:

- » The Viewline Resort and other lodging options
- » Many restaurants to choose from including Venga Venga, the Ranger Station, The Stew Pot, Rock Island Oyster Bar, Fuel, Grub Thai, Il Poggio, The Tavern, Taste of Philly, Wienerstube, Zane's Tavern, and more.
- » Gear & Mountain retail spaces including: Christy Sports, Four Mountain Sports, Gene Taylor's Sports, Incline Ski and Board, Sunset Ski, and more.
- » Clothing retail shops: 81615 T-Shirt and Gift, Gorsuch, Local Color, Snowmass T-Shirt Company, Snowmass Trading Company, Strafe and Sunglass Panache.
- » Daily Bottle Shop, offers a selection of gifts, wine, beer and liquor
- » Verde Natural, a recreational Marijuana Dispensary
- » Alpine Bank, ATM

⚡ SUMMER ACTIVITIES



ARE THERE GOOD HIKING AND BIKING TRAILS NEARBY?

Yes. The Town of Snowmass Village has an extensive trail network with 70+ miles of single-track, featuring some of the best mountain biking in the country. The Snowmass Bike Park also has an extensive and growing network of lift-served trails on the ski mountain. In addition, the areas surrounding Snowmass feature a broad array of hiking trails and paths, ranging from easy paved paths to challenging wilderness ascents up 14,000-foot peaks. In 2020 Aspen Snowmass/the Roaring Fork Valley became the first IMBA Gold Level Ride Center in Colorado and the fifth in the U.S. In total, the trail offerings available to Base Village owners and guests are truly phenomenal.



WHAT IS LOST FOREST?

Lost Forest, which opened in 2018, is a winter and summer mountain activity center located right at the top of Elk Camp Gondola. Aspen Skiing Company made a significant on-mountain investment in the area, which features an alpine coaster (summer and winter), zip lines, ropes challenges, climbing walls, fishing ponds, disc golf courses and more.

WHAT OTHER SUMMER EVENTS AND ACTIVITIES EXIST?

The Town of Snowmass Village has many ongoing summer events with fun, family-friendly activities happening every day, including free Thursday night concerts on Fanny Hill, rodeo every Wednesday, a wine festival, a hot air balloon festival, and Jazz Aspen Snowmass concerts. Summer in Base Village features the new events lawn and children's pop-up fountains, live music, family games, artisan markets, and movies under the stars. Lost Forest is also a gondola ride away for endless activities.



⚡ RESTAURANTS & NIGHTLIFE



ARE THERE GOOD RESTAURANTS NEARBY?

Absolutely. Within Base Village, there are many dining options. Kenichi, a favorite sushi and Asian cuisine restaurant in Aspen opened its third restaurant in the Valley in Base Village, and Aurum with locations in Steamboat and Breckenridge, offers its elevated New American cuisine. TORO is a vibrant pan-Latin restaurant in the Viceroy. Viceroy is also home to NEST – a chic, poolside, outdoor food and beverage experience. The Crêpe Shack by Mawa's Kitchen, featuring classic and new spins on the French crêpe. In The Collective, Mawita, a Latin Inspired Kitchen & Bar is the latest culinary create from local James Beard nominee Chef Mawa McQueen. The Limelight Lounge offers its signature wood-fired pizzas and other casual cuisine. JÜS is the Village's café, offering a full coffee bar, fresh cold-pressed juices and delicious and healthy food offerings. Base Camp offers an energized après ski scene and a tasty casual menu. Slice is an excellent choice for homemade pizza, pasta and salads.



In addition, the upper village (also known as the "Snowmass Mall") can be quickly reached from Stratos by a short walk or gondola ride in the evening hours, as can the Snowmass Center. The Mall houses a number of restaurants, from fine-dining Italian at Il Poggio to festive Mexican at Venga Venga. The Snowmass Center houses Clark's Market, the post office, shops, and restaurants. Of course, Aspen is also a short drive away, and many excellent restaurants can be found there as well.

WHAT ABOUT APRÈS SKI, LIVE MUSIC AND NIGHTLIFE?

The Limelight Lounge is a terrific après spot, featuring live music several nights per week. The Aurum deck is a great spot to soak up some après sun with DJ's featured periodically during the winter. Base Camp Bar & Grill is one of the village's most popular après spots, featuring extensive drink options and a sunny deck with fire pits and direct mountain views. TORO by acclaimed chef Richard Sandoval at the Viceroy features pan-Latin dining and a lively lounge. NEST Bar and Grill offers ski-in access to its bar and casual restaurant. Elk Camp Restaurant (accessed directly from Base Village via the Elk Camp Gondola) features Ullr Nights.

The Collective, with Mawita, features a variety of fun activities including live music, speakers, films, and other events. The game lounge will also be open for kids of all ages. Visit www.thecollectivesnowmass.com for programming and a calendar of events.

⚡ CHILDREN'S ACTIVITIES



IS THERE ANYTHING FOR KIDS TO DO IN SNOWMASS?

Absolutely. Snowmass Base Village was designed for kids and families. Its pedestrian nature makes it ideal and safe for kids of all ages. The Treehouse is an incredible winter and summer children's activity center operated by Aspen Skiing Company. A Very Important Kids (VIK) program throughout the Town offers kids' activities many days of the week during the winter. The Collective also features kids' programming, with a game lounge and kid's events and activities. The Limelight Hotel hosts a kids' game area and Colorado's tallest indoor climbing wall of its kind. In addition, the main plaza area features an ice rink in the winter and a children's pop-up jet fountain and play lawn in the summer. The new Linear Park to be constructed with Stratos will feature a compilation of integrated play and art features. Play, explore, learn and laugh together. Lost Forest at the top of Elk Camp Gondola offers a variety of family activities as well. Anderson Ranch (a true Snowmass gem) offers children's art classes. The Snowmass Rodeo is a weekly mecca for family fun in the summer. The Snowmass Recreation Center features an expansive kids' pool facility, full basketball courts and a skate park. In total, Snowmass is one of the premier kid-friendly mountain resorts in the country.

SHOPPING

WHERE CAN I PURCHASE GROCERIES?

GG's Bodega offers boutique, convenience grocery and food items. Also, Clark's Market, a full-service grocery store, is located in the Snowmass Center, just across the street from Base Village.

WHERE CAN I PURCHASE ALCOHOL?

GG's Bodega in Base Village sells wine and beer. There are also liquor stores in both the Snowmass Center and the Mall with a variety of wine, spirits and beer.

CAN I HAVE GROCERIES AND ALCOHOL DELIVERED TO MY RESIDENCE?

Yes, your Property Manager may offer this service, or there are companies, such as Resort Delivery, that provide these services for a fee.

WHERE CAN I RENT OR PURCHASE SKI GEAR?

Base Village has high-quality ski gear outlets like Aspen Collection and a large Four Mountain Sports located on the plaza-level space of Lumin. Base Village is also home to the newest Surefoot location. Surefoot is the world's premier ski boot retailer who specializes in custom ski boot fitting. There are also several rental shops located in the Snowmass Mall.

CAN I RENT OR PURCHASE BIKES?

Yes, many of the winter ski gear retailers in Base Village and the Snowmass Mall convert to bike outlets in the summer.

WHERE CAN I GO SHOPPING NEARBY?

The retail experience in Base Village is and will likely continue to be primarily focused on athletic and adventure gear. The Snowmass Mall (a quick and free gondola ride away) offers several high-quality apparel shops. Of course, Aspen is a short drive away, with one of the best retail shopping experiences of any ski town in the country.

SPA & FITNESS

IS THERE A SPA NEARBY?

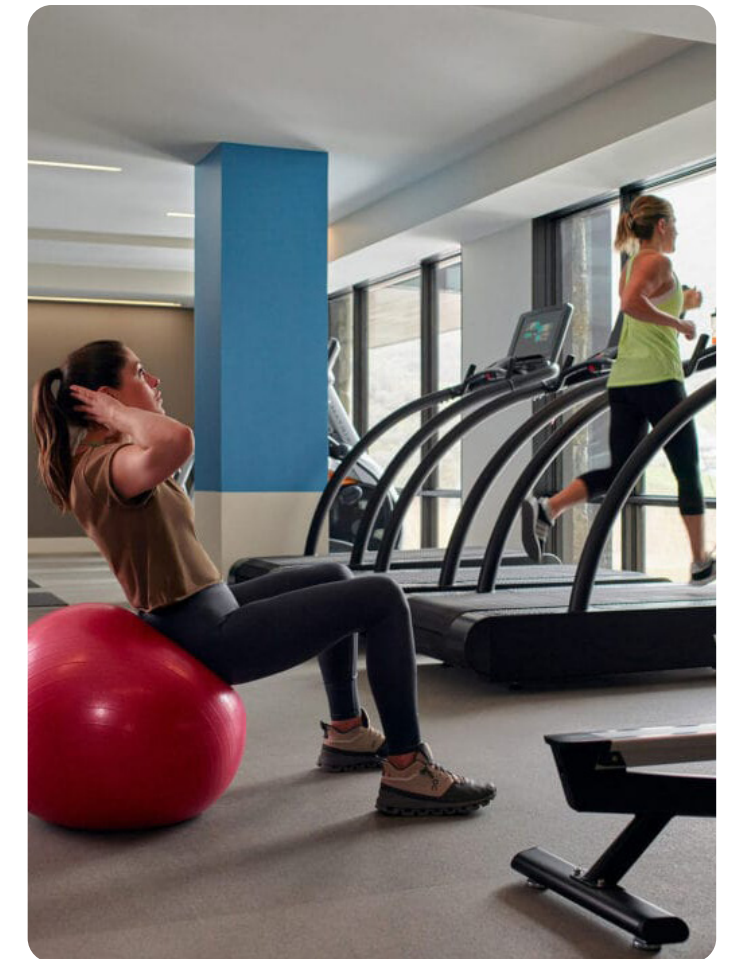
Yes, the Viceroy Snowmass features a full-service luxury spa that is available to outside guests. In addition, Alux Spalon in One Snowmass features top-quality hair services, manicures, pedicures, massage treatments and a retail store.

ARE THERE EXERCISE FACILITIES NEARBY?

One Snowmass contains a state-of-the-art fitness facility called "SBVfit" accessible to owners, guests and renters in Base Village, including One Snowmass, Lumin, Electric Pass Lodge, Havens, Aura, and Stratos.

WHERE CAN I FIND FITNESS CLASSES?

A public fitness studio, TAC Fitness, is located adjacent to the fitness center in One Snowmass. TAC Fitness is a popular local studio known for comprehensive cutting-edge fitness and performance programs.



IN CONCLUSION

Thank you for reviewing this FAQ document. Stratos is an incredibly exciting new development in Snowmass Base Village, offering unparalleled access to mountain and resort amenities, plus all the wonderful activities, events, and dining that Snowmass has to offer. We hope you have decided that Stratos is the right fit for you and your family. Please do not hesitate to reach out to our development sales team to help you through the next steps.



STRATOS

RESIDENTIAL COLLECTION



RESIDENCES



CLOUDSTONES



SKY CABINS

IMPORTANT NOTE: All depictions shown herein are artist conceptual renderings and drawings and are intended solely for illustrative purposes. They may not accurately represent the details of this specific residence and do not constitute an agreement or commitment on the part of the Seller to deliver the residence in accordance with such illustrations. The orientation, views, window configurations, features, ceiling heights and design elements vary from home-to-home. Any square footage measurements indicated herein are approximate only. Square footage calculations may be made in a variety of manners and different methods may yield different results. Interested buyers are advised to inspect the plans and specifications and to consult the terms of the Purchase and Sale Agreement for the design details and other information important to the purchase of each specific home.

The Stratos condominiums are being developed and sold by SV Building 10a Development LLC, which is part of the family of related but independent companies affiliated with East West Partners, Inc. SV Building 10a Development LLC is a separate, single-purpose entity that is solely responsible for all of its obligations and liabilities, and it is not the agent of East West Partners, LLC, or any other entity.

Any reference to "East West" or "East West Partners" in connection with Stratos merely reflects this limited family of companies affiliation and does not imply that East West Partners, LLC or any other entity is responsible for the obligations or liabilities of SV Building 10a Development LLC. "East West" is a service mark of East West Partners, LLC. These materials shall not constitute an offer or solicitation in any state where prior registration is required. Void where prohibited by law. EQUAL HOUSING OPPORTUNITY. All information is subject to change without notice.

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