



A DEVELOPMENT OF BLACK DIAMOND RESORTS – VAIL LLC

FOR IMMEDIATE RELEASE

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FOUR SEASONS RESORT VAIL FACT SHEET SUMMER 2008

PERSPECTIVE

A cornerstone development in Vail's Renewal effort, Four Seasons Resort Vail is poised to become one of the destination's premiere vacation experiences. Upon its completion in late 2009, Four Seasons Resort Vail will be the first Four Seasons to open in Colorado, and only the third mountain property in the esteemed collection – the first and second are located in Jackson, WY and Whistler, BC, respectively. This, combined with luxurious details and finishes, Four Seasons amenities and services, and a prestigious location, ensures the much anticipated property will become a destination unto itself.

PROPERTY

Four Seasons Resort Vail features an intimate 121-room resort, as well as limited real estate opportunities, including 19 fractional residences sold at 1/12 interests, and 16 private residences. Owners and hotel guests will enjoy an incomparable level of luxury living with full access to Four Seasons services and amenities. Four Seasons standards of excellence and the thoughtful planning of developer Black Diamond Resorts – Vail LLC will guide the design to ensure there is no compromise in quality.

LODGING & RESIDENCE OVERVIEW

- 2.7 acre development site
- 500,000 square foot Four Seasons hotel
 - 121 luxury guest rooms
 - Guest rooms range in size from 580 to over 3,500 square feet
- 19 fractional residences sold at 1/12 interests
 - A total of 228 fractional interests are available
 - Include two, three and four bedrooms
 - Range in size from 1,835 to 3,500 square feet
- 16 whole-ownership private residences
 - Include one, two, three, four and five bedrooms
 - Range in size from 1,650 to 5,800 square feet

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LOCATION

Four Seasons Resort Vail is ideally situated at the main entry to Vail Village, a short walk from the base of Vail Mountain.

RESORT AMENITIES

- Dedicated ski/snowboard valet service at the base of Vail's Vista Bahn™ lift
- Full-service spa
 - 15 indoor/outdoor treatment rooms
 - Saunas, whirlpools, steam showers, private couples suites and relaxation garden
- State-of-the-art fitness club
- Fine dining restaurant offering breakfast, lunch and dinner daily and 24-hour room service
- Après ski lounge with bar, library, outdoor terrace and two-sided fireplace
- Courtyard with private 75-foot lap pool, two outdoor spas, cabanas and pavilion
- Four Seasons signature Kids For All Seasons program
- Children's activity center with childcare services
- Young adult center with video games, a TV lounge and pool table
- Personalized, 24-hour concierge services
- Business center with private workstations, computer access, printers, high-speed Internet, and copy/fax facilities
- Wireless internet access
- Retail boutiques
- Heated, underground valet parking
- Bell service
- Conference facilities

RESIDENCE CLUB DETAILS

- Two, three and four bedroom residences featuring:
 - Rich textures including hardwood, granite and limestone
 - Wolf and Sub-Zero appliances
 - Custom cabinetry
 - Kohler fixtures
 - Surround sound entertainment systems
 - Large flat screen televisions
 - Gas fireplaces
 - Private terraces
 - Prime views of Vail Mountain in most residences
- Preferred ownership registration service
- Daily residence refresh housekeeping
- Year-round private owner's storage
- Access to Four Seasons Resort Vail amenities and services
- Unique access to outdoor recreational opportunities ranging from preferred golf tee times at area courses to heli-skiing and sleigh rides

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**RESIDENCE CLUB
FRACTIONAL
OWNERSHIP
OVERVIEW**

- 1/12th deeded fractional interest with annual usage throughout all seasons
- Access to Four Seasons Resort Vail amenities and services
- 21 nights of Primary Use Time each year in Platinum and Gold Seasons
 - One Platinum Season week in prime winter season and one Platinum Season week in prime summer season each assigned on a rotating schedule based on Reservation Groups
 - Seven Gold Season nights during specific weeks throughout the year and assigned upon request based on Priority Groups
- Up to seven nights of Privilege Use Time each year on a space available, fee-for-use basis
- Exchange privileges to other Four Seasons Residence Clubs locations
- Four Seasons management, maintenance and upkeep

ADDRESS

One Vail Road
Vail, Colo. 81657

**REAL ESTATE
SALES
INFORMATION**

For more information about real estate opportunities, contact Playground Destination Properties at (877) 748-VAIL (8245) or visit www.fourseasons.com/ownvail.

DEVELOPER

Black Diamond Resorts – Vail LLC is based in Minneapolis, MN and was founded in June 2005 to develop and hold Four Seasons Resort Vail. The principals comprising Black Diamond Resorts – Vail LLC have extensive experience in commercial real estate investment and development, hospitality investment and asset management, and equity investment management. The principals anticipate that Four Seasons Resort Vail project will be the first of many luxury branded resort developments. For additional information about Black Diamond Resorts, visit www.bdr-vail.com.

**REAL ESTATE
SALES &
MARKETING**

Playground Destination Properties Inc. is part of the Playground group of companies. This group of companies (“Playground”) is the premier provider of real estate sales and marketing services for destinations world-wide. With offices spanning the globe in Vancouver, Montreal, Orlando, Reno, Denver, and Lausanne, Playground is dedicated to fulfilling a mission of “connecting people with the ultimate places to play.” Playground provides a unique breadth of properties from beach and mountain destinations, to golf and urban locations. In addition to Four Seasons Residence Club Vail, Playground is currently offering ownership opportunities in a number of world-renowned locations including:

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Whistler Blackcomb—a host venue of the upcoming 2010 Olympic and Paralympic Winter Games; Honua Kai – the only new condo hotel to hit Ka’anapali Beach, Maui in more than 20 years; and Florida’s Sandestin – 2,400 acres including white sand beaches and world-class golf. Playground is also proud to be the licensed broker for Edenarc 1800, a four-star resort located within the popular village of Arc 1800 in the French Alps. To learn more about Playground visit www.playground.com.

FOUR SEASONS

Dedicated to continuous innovation and the highest standards of hospitality, Four Seasons invented luxury for the modern traveler. From elegant surroundings of the finest quality, to caring, highly personalized 24-hour service, Four Seasons embodies a true home-away-from-home for those who know and appreciate the best. The deeply instilled Four Seasons culture is personified in its employees – people who share a single focus and are inspired to offer great service. Founded in 1960, Four Seasons has followed a targeted course of expansion, opening hotels in major city centers and desirable resort destinations around the world. Currently with 70 hotels in 31 countries, and more than 20 properties under development, Four Seasons will continue to lead luxury hospitality with innovative enhancements, making business travel easier and leisure travel more rewarding. For more information about Four Seasons, visit www.fourseasons.com.

FOUR SEASONS PRIVATE RESIDENCES AND RESIDENCE CLUBS

Four Seasons Hotels and Resorts has been a pioneer in branded residences since 1982. Today, with the movement to branded residences firmly established and gaining momentum yearly, Four Seasons remains an innovative leader, providing a portfolio of whole and fractional residences in the most desirable locations throughout the world. Four Seasons residences comprise two types of offerings: *Four Seasons Private Residences*, ranging from private homes adjacent to resorts to penthouse condominiums atop urban hotels, and *Four Seasons Residence Clubs*, a fractional ownership option featuring fully-appointed vacation villas as a worry-free alternative to year round vacation home ownership. All Four Seasons residential offerings provide owners with access to Four Seasons services and amenities which may include golf, spa, in-room dining, housekeeping, concierge service – everything that makes a Four Seasons experience so rewarding. For additional information, visit www.fourseasons.com/residences.

PHOTOGRAPHY

For photography needs visit www.fourseasons.com/ownvail.

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