

**Westin Snowmass Resort - Written Description of Floor by Floor Changes
December 27, 2011**

A floor by floor written description of the specific proposed changes to the Silvertree Hotel PUD and Snowmass Conference Center PUD is as follows:

Mall Level

1. The existing retail storefront adjacent to the Mall Level hotel lobby will be converted to a guest check in area for the Ski Valet service. The Ski Valet service will be available to guests only.
2. The existing retail storage area located behind the existing ski shop on the Mall Level will be converted to a storage facility for the Ski Valet equipment racks.
3. The existing restroom on the Mall Level does not provide any handicap accessible facilities. One fixture in each restroom will be deleted and one stall in each of the restrooms will be renovated to provide the necessary clearances needed to provide handicap accessibility.

Lower Lobby Level

4. The existing retail space located on the Lower Lobby Level will be converted to hotel administrative offices. There are no changes planned to the wall layout in this area, there will only be a change in use.
5. The existing administrative offices on the Lower Lobby Level will be converted into the Fitness Room. The Fitness Room is an amenity available to guests only.
6. The existing Cabaret nightclub area will be converted to a new 3-meal restaurant. The new restaurant will have approximately 230 seats. The existing Brother's Grille on Level 5 will be removed. The existing Brother's Grille provided 100 restaurant seats, 30 bar seats and 28 private dining seats in 3,500 sf. The proposed restaurant location will accommodate 173 restaurant seats, 20 bar seats, and 37 private dining seats in 5,643 sf. The existing service kitchen at the Cabaret will be expanded into a 4,433 sf central kitchen serving the 3 meal restaurant, in-room dining, lobby bar, etc. The storefront in the existing pre-function area will be replaced with sliding glass storefront doors to match existing and juliet balcony rails will be added at the sliding door openings.
7. The existing Board Room located on the Lower Lobby Level was originally planned and used as a standard guestroom and is being returned to a standard guestroom use.
8. The existing restrooms on the Lower Lobby Level do not provide any handicap accessible facilities. One fixture in each restroom will be deleted and one stall in each of the restrooms will be renovated to provide the necessary clearances needed to provide handicap accessibility.

Lobby Level

9. The existing lobby, bar, and front desk office areas are being reconfigured to open up the views to the mountain, provide for the front office program required by Westin, and make the floor one level. There is no change to the overall use of this space. The exterior railing at the deck off the lobby will be replaced with a code compliant railing.
10. The existing Elbert meeting room will be converted to hotel administrative office space.
11. 3 guestroom (130, 132, and 134) currently isolated from the rest of the building will be used as model units during construction and converted to hotel administrative offices in the long term.
12. The existing retail tenant space on the Lobby Level will be converted into additional conference space. The substantive changes are planned for the layout of this space, only a change in use.

Level 2

13. The existing spa treatment rooms and hotel administrative offices on Level 2 will be returned to guestroom use in the form of a Presidential Suite and a Deluxe Suite.
14. The open stair between the Lobby Level and Level 2 is being deleted.

Level 3

15. The existing Spa and Fitness area is being converted to a 4 treatment room 2,194 sf spa, as noted above the fitness room has been relocated to the Lower Lobby Level. Both the Spa and Fitness areas are for hotel guest use only.
16. The existing Club Room is being converted to a Westin Kid's Club. The Kid's Club has existing direct access to the exterior. The existing building does not include a Kid's Club, the proposed Kid's Club is 1,435 sf.

Level 4

17. The existing Heart of House (BOH) is being renovated to accommodate the Westin Standard level of Service. The existing service kitchen for the Eldorado Conference Room will be eliminated and the conference room will be served from the new 3-meal a day restaurant on the Lower Lobby Level. The new Heart of House area consists of new housekeeping offices, new clean and soiled linen storage, a new staff cafeteria, new uniform distribution, enlarged staff locker room facilities, a new security office, and new HR offices all other maintenance and storage areas to remain. Deliveries for the Westin and the Wildwood will be directed to the existing loading dock off of Fall Lane.
18. Convert an existing suite on Level 4 into a hospitality suite consisting of a living area and a bedroom.

Level 5

19. Two standard guestrooms (N1 & O1) adjacent to the deck outside the guest elevator lobby on Level 5 will be converted into a Hospitality Suite consisting of a living area and a bedroom. The new hospitality suite will be provided with a new door out onto the existing deck.
20. As noted above, the existing Brother's Grille and associated commercial kitchen is being eliminated. This area is being converted to 3 Deluxe Suites. The new suites consist of a living area and a bedroom. A storefront door will be removed and replaced with fixed storefront, all other exterior elements in this area to remain as is.
21. The public restrooms and telephone area adjacent to the existing Brother's Grille will be eliminated and the space converted to Housekeeping Services.

Level 6

22. The 6th floor guestrooms located above Brother's Grille are being converted to Executive Suites. Four suites will be provided by combining 2 guestrooms each, these will be the result of combining guestroom types S&T, A18 & A15, U & A16, and V & A17. All suites consist of a living room and one bedroom.

Conference Center

23. The conference center will receive upgraded interior finishes, i.e. wall covering and carpet, and minor technology upgrades. No substantive change is planned for the exterior or interior partitioning of this space.

Front Entry / Elbert Lane

24. The existing planter at the main hotel entry will be eliminated and the entry turn around will be revised to accommodate the fire truck turn, define lanes of traffic and provide a delivery pull out clear of the fire department turn around. A new porte cochere and pedestrian canopy will be provided at the hotel entry and connection to the Conference Center.