

Owner

Amenities

FRACTIONAL OWNERSHIP

Boasting a central location along the bank of Gore Creek in the very heart of Vail, One Willow Bridge Road features spectacular alpine views and instant access to all of the excitement of Vail Village.

Fine dining, shopping and the premier ski mountain in North America are just steps from your door.

- Designed to evoke a sense of "Old Europe", One Willow Bridge Road will create an enduring architectural statement that fits comfortably into the alpine ambiance that is Vail Village.
- Graceful interior decor and elegant furnishings, including unique art, antiques and reproductions, create the feeling of a luxurious private residence.
- A club dining room serving continental breakfast each winter morning is also a place to entertain friends at a private party. A cozy den and welcoming sun room provide the perfect respite for owners and guests before or after a day on the slopes, hiking, golf or other activities.

- The private, infinity-edge swimming pool and two hot tubs are tucked into the landscape overlooking Gore Creek, with adjacent outdoor patio and fireplace.
- Secured, heated underground parking reserved for each owner, with direct elevator access to each floor.
- State-of-the-art electronics systems include security and access controls, high-speed and wireless internet service, advanced climate, lighting and entertainment controls that seamlessly provide for both current needs and future technological advances.
- Owners enjoy the ultimate convenience of on-mountain ski lockers located just steps from the slopes.
- Owners enjoy access to all of the luxurious amenities and guest services provided by the renowned Sonnenalp Resort of Vail. Included are valet parking, concierge, room service, housekeeping, and access to the Resort dining facilities, spa and preferred reservation privileges at Sonnenalp Golf Club.

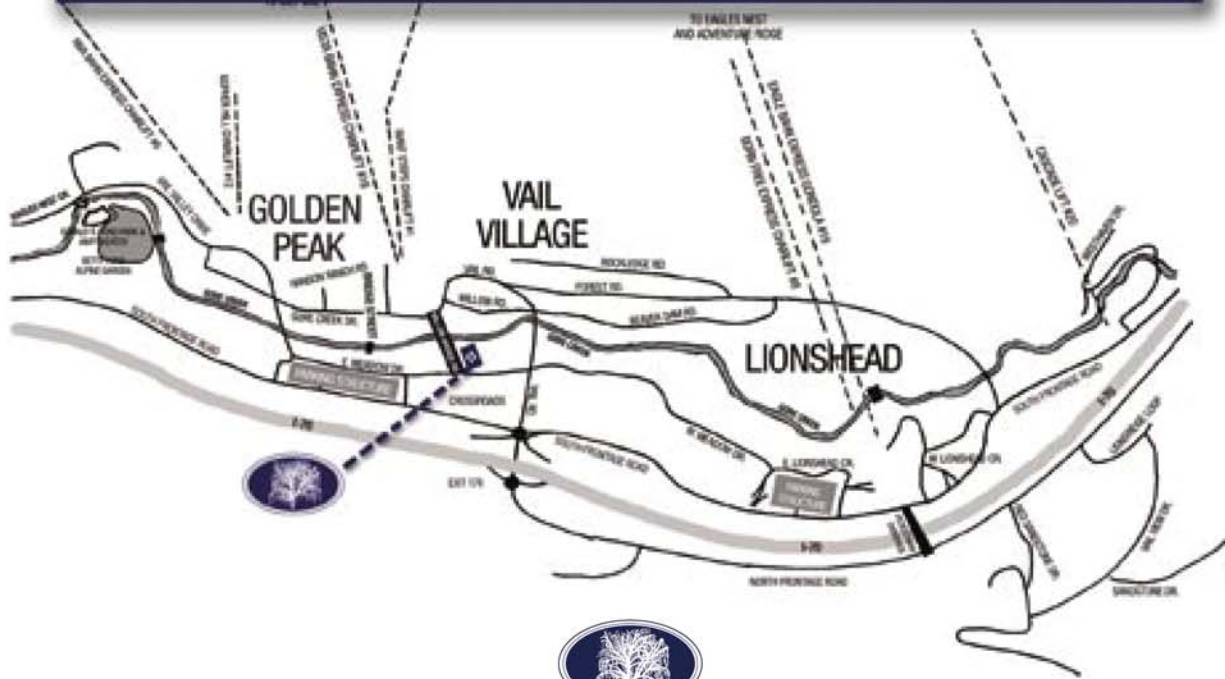
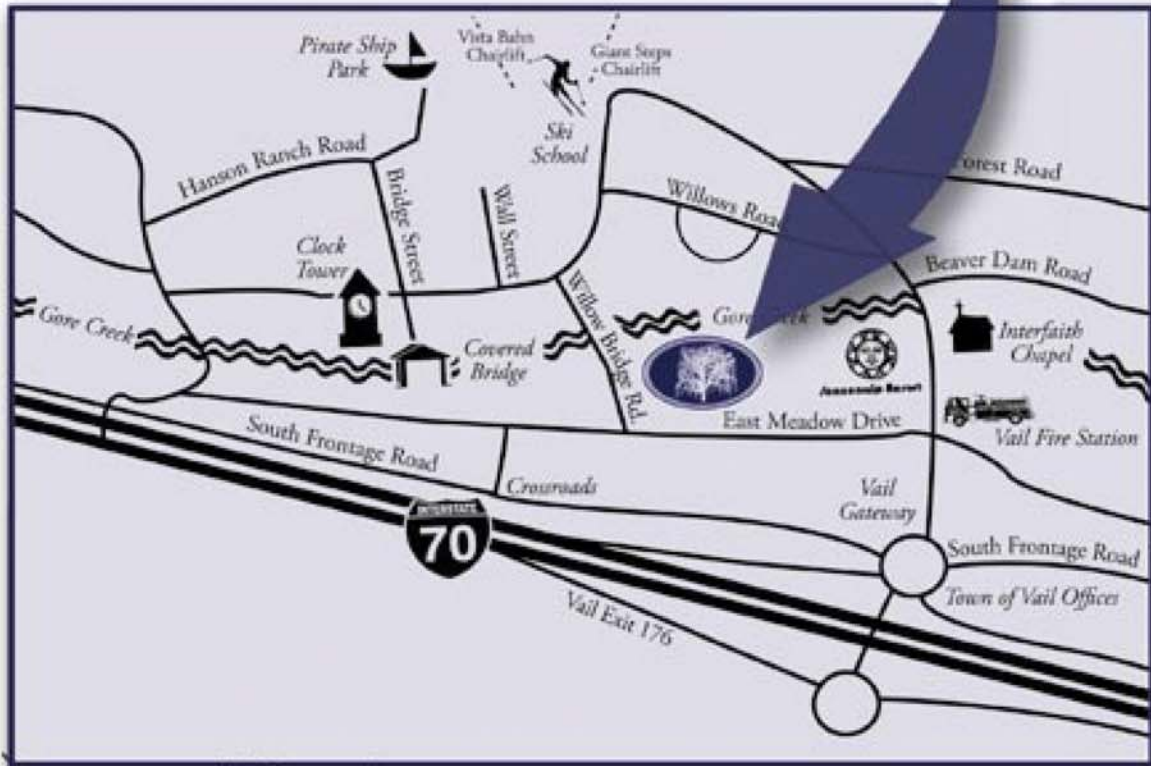


One Willow Bridge Road
VAIL VILLAGE

Managed exclusively by Sonnenalp Resort of Vail
141 East Meadow Drive, Suite A119 • Vail, Colorado 81657
Phone 970-477-5757 • Fax 970-479-5719 • www.OneWillowBridgeRoad.com

ANOTHER DAEDALUS DEVELOPMENT

Location & Maps



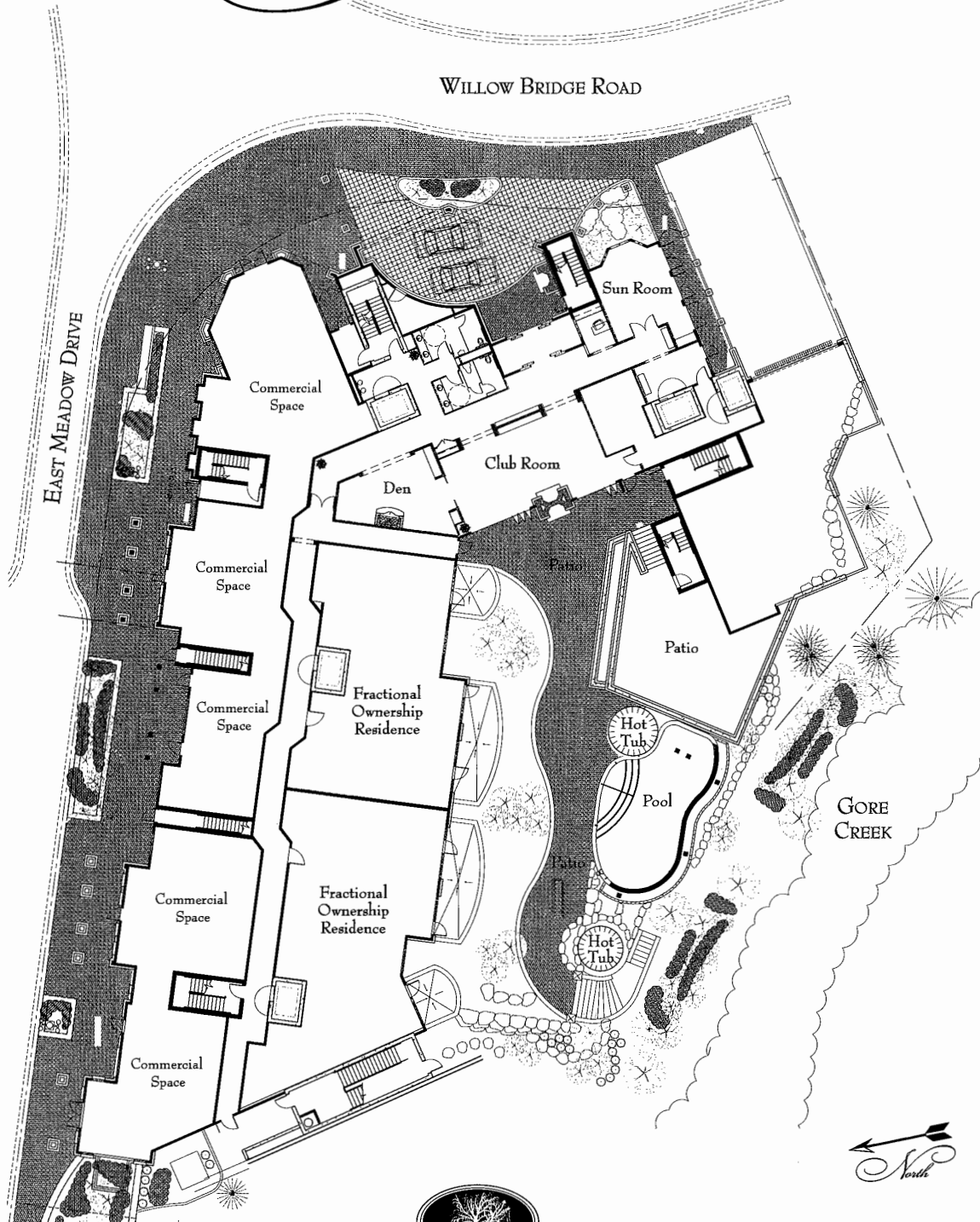
One Willow Bridge Road
VAIL VILLAGE

242 East Meadow Drive, Suite D • Vail, Colorado 81657
Office 970-477-5757 • Fax 970-477-5718 • www.OneWillowBridgeRoad.com

ANOTHER DAEDALUS DEVELOPMENT

One Willow Bridge Road

Site Plan



One Willow Bridge Road
VAIL VILLAGE

Managed exclusively by *Sonnenalp Resort of Vail*
141 East Meadow Drive, Suite A119 • Vail, Colorado 81657
Phone 970-477-5757 • Fax 970-479-5719 • www.OneWillowBridgeRoad.com

ANOTHER DAEDALUS DEVELOPMENT

Developer's conceptual rendering proposed and subject to change. Square footage is based on architectural drawings and is subject to change. Seller reserves the right to make substitutions of the fixtures and furnishings depicted on this floor plan.

Residential *Features*

FRACTIONAL OWNERSHIP

Every residence at One Willow Bridge Road will be distinctively finished and furnished. Some of these features include:

- Custom finished doors, cabinetry and millwork throughout
- Custom made furniture with Brunschwig & Fils fabrics and upholstery with McGuire dining chairs and bar stools
- Flooring treatments...
 - Wide-Plank New American Black Cherry Hardwood*
 - 100% wool Berber carpeting*
 - Big Sky Bronze flagstone*
 - Calcutta marble mosaic tile*
- Kitchen and appliances...
 - Granite Slab countertops in Kitchen*
 - Sub-Zero fully integrated refrigerator with icemaker and freezer drawers*
 - Wolf stainless steel gas cooktop with four burners and grill*
 - Wolf microwave/convection oven, full-sized oven and warming drawer*
 - Asko fully integrated dishwasher*
 - Asko stacked washer & dryer*
- State-of-the-art technology...
 - Home automation system with controls for lighting, music, television and temperature*
 - High-speed wired and wireless internet access*
 - Access and security panels with card key back-up systems*
 - Surround sound, satellite television and radio and independent selection capability of music sources*
- Master Bath features...
 - "Ultra" massaging tub in Master Bath with polished nickel Jado faucets and accessories*
 - Calcutta marble slab countertop with marble tile shower and tub walls in Master Bathroom*
- Halo recessed and low voltage accent lighting throughout



One Willow Bridge Road
VAIL VILLAGE

Managed exclusively by Sonnenalp Resort of Vail
141 East Meadow Drive, Suite A119 • Vail, Colorado 81657
Phone 970-477-5757 • Fax 970-479-5719 • www.OneWillowBridgeRoad.com

ANOTHER DAEDALUS DEVELOPMENT

State-of-the-Art

FRACTIONAL OWNERSHIP

Technology

In keeping with our commitment to excellence, each residence at One Willow Bridge Road is equipped with custom home automation and technology systems. Integrated into simple, user-friendly controls, these features are individually configured to the needs of each home owner.

Home Automation

From the moment you unlock your door, your home is configured to the settings you desire. With a local LCD control panel, every aspect of the home environment can be predetermined including lighting levels, music, favorite viewing channels and temperature. Even your fireplace will light without pressing a button!

While relaxing in your living room home theater, the master bedroom or preparing a meal in the kitchen, a compact and versatile wireless touch panel allows complete control of the entire residence. Customized presets allow for a simple one-touch setup of the entire home for everyday living, a party, romantic dinner, or other special event.

A 'good night' button ensures all lights fade to your preferred levels, the kids' televisions can be turned off, and even the fireplace can be extinguished.

Security and Access Control

As guests arrive and enter the building, they will call your home to request access. A camera at the main entrance or elevator door allows you to view the visitor from the wall-mounted video panel inside your front door or on your television set. One button will send the elevator and allow access to the vestibule outside your front door. A camera in your vestibule provides a second view if desired for added peace of mind and security prior to entry.

The parking garage is accessed effortlessly via a transponder in your car, card key or digital code. Discreet cameras and access control systems monitor the garage, common areas, elevators, and vestibules, providing additional privacy and security within the building.

Communications Technology

Internet access is provided through the latest in high speed wired and wireless technology. Data ports are located throughout each residence and a secure wireless network is accessible in your home, in the lobby, or beside the pool.

By utilizing cutting edge technology, cell phone coverage is excellent. You'll experience clear, strong signals everywhere on the property.

Each fractional owner will receive a permanent outside telephone number to provide to family and friends. The advanced IP-based telephone system also remembers your favorite speed-dial numbers, and the large LCD display provides quick-access to interactive directories for amenities at the Sonnenalp Resort or preferred local restaurants, ski shops, and other services.

Entertainment Systems

Each residence is equipped with the most advanced home theater system available including...

- High-resolution, flat panel televisions in both Living Room & Master Bedroom
- Flat panel televisions in each additional bedrooms
- Surround sound audio programming & premium music speakers throughout
- Access to cable and satellite television & satellite radio
- Concurrent, independent selection capability of music sources and programming in each bedroom



One Willow Bridge Road
VAIL VILLAGE

Managed exclusively by Sonnenalp Resort of Vail
141 East Meadow Drive, Suite A119 • Vail, Colorado 81657
Phone 970-477-5757 • Fax 970-479-5719 • www.OneWillowBridgeRoad.com

ANOTHER DAEDALUS DEVELOPMENT

Frequently asked *Questions*

What is One Willow Bridge Road?

One Willow Bridge Road is Vail's newest and most luxurious residential development. Boasting a central location along the bank of Gore Creek in the very heart of Vail, One Willow Bridge Road features spectacular alpine views and instant access to all of the excitement of Vail Village.

Exclusive and intimate, there are only 22 residences in One Willow Bridge Road— ten whole ownership and twelve fractional ownership. Designed to evoke a sense of "Old Europe", One Willow Bridge Road will create an enduring architectural statement that fits comfortably into the ambiance that is Vail Village.

One Willow Bridge Road includes two and three bedroom fractional ownership residences complete with full access to the services and amenities of the exclusive Sonnenalp Resort of Vail.

What sets One Willow Bridge Road apart from other Vail properties?

Everything about One Willow Bridge Road has been designed to make it an elegant and welcoming mountain retreat while featuring the best in fine hotel luxuries.

Graceful interior decor and elegant furnishings, including exquisite art and antiques, create the feeling of a private residence nestled in the heart of Chamonix or Gstaad.

- *Rather than a traditional lobby dominated by a front desk, the porte-cochere at One Willow Bridge Road with its stone fireplace opens on to a spectacular collection of private rooms. From your impressive den to the gracious club room, to the delightful sun room and inviting outdoor patio and pool areas overlooking Gore Creek, you will immediately feel at home at One Willow Bridge Road.*
- *Valet service at the front entry will park your car and transport your luggage directly to your residence from the garage.*
- *Four separate elevators distributed throughout the building are designed for immediate service, alleviating congestion and waiting.*
- *Amenities include room service, concierge and housekeeping services, access to the Resort's spa facilities, and preferential tee-times at Sonnenalp Golf Club of Vail.*
- *Security throughout One Willow Bridge Road is state-of-the-art, including card key access, security cameras, and visual guest identification.*

How is ownership of the Club evidenced at One Willow Bridge Road?

Title is evidenced by a real estate deed that is recorded and is guaranteed by a title insurance policy. Each member owns an undivided, deeded interest in one of the Club's elegantly furnished private residences.



One Willow Bridge Road
VAIL VILLAGE

Managed exclusively by Sonnenalp Resort of Vail
141 East Meadow Drive, Suite A119 • Vail, Colorado 81657
Phone 970-477-5757 • Fax 970-479-5719 • www.OneWillowBridgeRoad.com

ANOTHER DAEDALUS DEVELOPMENT

Frequently asked *Questions*

Who manages the ownership policies?

The Board of Directors of One Willow Bridge Road.

Can more than one family or individual own a single fractional share?

Yes, however, it is up to the joint owners to allocate use of the property in accordance with the Rules & Regulations.

How many fractional ownerships are available?

One Willow Bridge Road offers a total of 12 fractional ownership residences with a minimum of seven owners.

Is One Willow Bridge Road a timeshare development?

No. Timeshare is not a permitted use in Vail Village. One Willow Bridge Road is a private residence club, providing owners access to all residences of their unit type and all facilities with the right to use them anytime, subject to reservation policies.

How often can owners use the Club?

Each fractional owner is allowed to use the project in each fractional year for: (a) three planned vacations during the winter season; (b) three planned vacations during the summer season; (c) one optional vacation during either the winter season or the summer season; and (d) such space available vacations as may be reserved in accordance with the rules for making such reservations set forth in the Project Reservation Procedures.

What if the number of owners wishing to stay at the Club exceeds the number of residences available?

Fractional ownership at One Willow Bridge Road is designed to equitably distribute reservations when demand for lodging may exceed supply. A computerized rotating priority reservation system insures all owners will have equal access to peak-period lodging over the years.

How do I schedule time in my residence?

We limit the time that can be reserved by all fractional owners to no more than 52 days per year, so your vacation request should be relatively easy for us to accommodate. You can schedule time either by telephone or via the internet, subject to our reservation system.

What are the guest privileges?

Your guests in residence will be treated with access to the same luxuries and amenities as owners. Owners may invite unaccompanied guests to use their confirmed planned vacation periods without a guest fee. In addition, Club owners are eligible for discounted Sonnenalp Resort hotel rates.

Can a Fractional Ownership Interest be resold?

Any fractional ownership interest may be sold or transferred by the owner or sold through a licensed real estate agent, subject to the One Willow Bridge Road governing documents.



One Willow Bridge Road
VAIL VILLAGE

Managed exclusively by Sonnenalp Resort of Vail
141 East Meadow Drive, Suite A119 • Vail, Colorado 81657
Phone 970-477-5757 • Fax 970-479-5719 • www.OneWillowBridgeRoad.com

ANOTHER DAEDALUS DEVELOPMENT

Frequently asked *Questions*

Can I leave belongings at One Willow Bridge Road?

Any personal items you may wish for us to hold for you, including clothing, ski equipment and bicycles, are securely stored at an off site. Any articles you request will be placed in your home free of charge, prior to your arrival. Additional personal requests are welcome and will be granted if possible.

Is smoking permitted in the residences?

For the comfort of all of our owners, smoking is not permitted in the units or the project common areas, including all recreational facilities.

Are pets allowed?

No.

Are all of the Fractional Ownership homes identical?

We have a total of two two bedroom and ten three bedroom residences. Each home, though similarly decorated and designed, has slightly different individual touches that make a house a home.

Am I allowed to make any modifications to my residence?

Your personal items such as photographs and accessories may be put out before or upon your arrival. As a fractional owner, structural or cosmetic changes inside the homes are not permitted.

Can I request a specific home for my stay?

Owners may request a specific residence and this request will be granted, when possible.

Am I allowed to reserve the Club Room or other common areas for special occasions?

Yes. Private dining, catering and beverage services are available through Sonnenalp Resort of Vail.

Do family members have Club privileges?

Spouses and dependent children under the age of 25 have full ownership privileges.

Can Owners rent their confirmed reserved Vacations?

Yes, owners may rent any of their planned vacations, at their discretion.

What happens to the revenues collected from Club rentals?

Net revenues collected from rented weeks will be paid to the respective Club owner whose week(s) was rented, subject to rental commission rates and fees paid to the company who handles the rentals.

Are there homeowners' association fees?

Yes, annual ownership fees pay for the professional management and operation of all facilities and amenities. Included in these annual fees are funds for valet, daily housekeeping, concierge and owner services of superb Sonnenalp Resort quality, as well as office administration, property taxes, common area property taxes, insurance and utilities, and maintenance and upkeep of Club facilities.



One Willow Bridge Road
VAIL VILLAGE

Managed exclusively by Sonnenalp Resort of Vail
141 East Meadow Drive, Suite A119 • Vail, Colorado 81657
Phone 970-477-5757 • Fax 970-479-5719 • www.OneWillowBridgeRoad.com

Frequently
asked
Questions

What is the quality of Club construction?

Club construction will be of the highest quality. The Weitz Company, general contractors for the building, is widely renowned for quality, high-end construction. Their resume includes the Sonnenalp Resort, the Gold Peak Club and Residences, along with many other top-ranked commercial and residential projects.

The design team is lead by Resort Design Associates, International. Architects for many of Vail Valley's most spectacular resorts, including the Sonnenalp Resort, Vilar Center and The Chateau, RDA's engaging and unique environments are some of the most elegant structures in Vail.

Interior design features and furnishings are being selected by Kate Bodenhemier Interior Design.

Each residence will be completely and elegantly furnished and will feature top of the line kitchen appliances. The accessory package will include kitchen utensils, cookware, china and silverware. The living room will have a large gas fireplace.

When will the fractional ownership residences be available?

Construction has commenced with project completion scheduled for in 2006.



One Willow Bridge Road
VAIL VILLAGE

Managed exclusively by Sonnenalp Resort of Vail
141 East Meadow Drive, Suite A119 • Vail, Colorado 81657
Phone 970-477-5757 • Fax 970-479-5719 • www.OneWillowBridgeRoad.com

Development & Construction Information

One Willow Bridge Road is the first major new development for sale in the Renaissance in Vail Village. It offers discerning buyers the opportunity for whole or fractional ownership of two, three and four bedroom luxury residences that include state-of-the-art amenities.

Small and exclusive, One Willow Bridge Road will be comprised of only 22 residences of which 10 will be whole ownership condominiums and 12 will be fractional ownership. One Willow Bridge Road provides a heated underground garage with assigned parking, exclusive member facilities including a club room, den, sun room and swimming pool. In addition, One Willow Bridge Road will accommodate 5,000 sq. ft. of retail space fronting on Meadow Drive.

A four story building, One Willow Bridge Road houses its fractional ownership residences on the first, second and third floors of the Meadow Drive wing. Whole ownership residences are located on the second and third levels of the Willow Bridge Road wing. Penthouse residences will extend along the entire top floor of the building.

The fractional ownership residences are two or three bedroom homes; whole ownership residences are three or four bedroom homes.

All One Willow Bridge Road owners have access to the amenities and services of the world-class Sonnenalp Resort of Vail.

Location

One Willow Bridge Road is located on Gore Creek in the heart of Vail Village at the corner of East Meadow Drive and Willow Bridge Road. It is being constructed on the site formerly occupied by the Swiss Hotel & Spa.

Timetable

Construction has commenced with project completion scheduled for 2006.

Development Team

Owner: Vail Dover Associates, LLC, Phoenix
Developer: Daedalus Real Estate Advisors, LLC, Phoenix
Architect: Resort Design Associates International, San Francisco and Boulder
Contractor: The Weitz Co., LLC, Denver and Frisco
Interior Design: Kate Bodenhemier Interior Design, Denver and Vail
Management: Sonnenalp Resort, Vail

Management

The world-class Sonnenalp Resort of Vail is the exclusive manager of One Willow Bridge Road. Owners will have access to the finest luxuries and comforts offered by the Sonnenalp Resort. For more information, visit www.sonnenalp.com.

Developer

Daedalus Real Estate Advisors, LLC is a Phoenix based commercial real estate services company that provides investment, development and communications consulting to corporate real estate clients in Arizona and the Southwest. Recognized in 2004 as one of the state's most influential developers by Arizona Business Magazine, Daedalus Real Estate Advisors, LLC creates master planned commercial and lifestyle environments including office, industrial, retail, golf and resort residential development. For more information visit www.daedalusllc.com.



One Willow Bridge Road
VAIL VILLAGE

Managed exclusively by Sonnenalp Resort of Vail
141 East Meadow Drive, Suite A119 • Vail, Colorado 81657
Phone 970-477-5757 • Fax 970-479-5719 • www.OneWillowBridgeRoad.com

ANOTHER DAEDALUS DEVELOPMENT



FRACTIONAL OWNERSHIP PRICING

Three Bedroom Residence

Price*

\$690,000

*Price is subject to change without notice

Membership Assessments

Quarterly \$3,693

Annually \$14,772

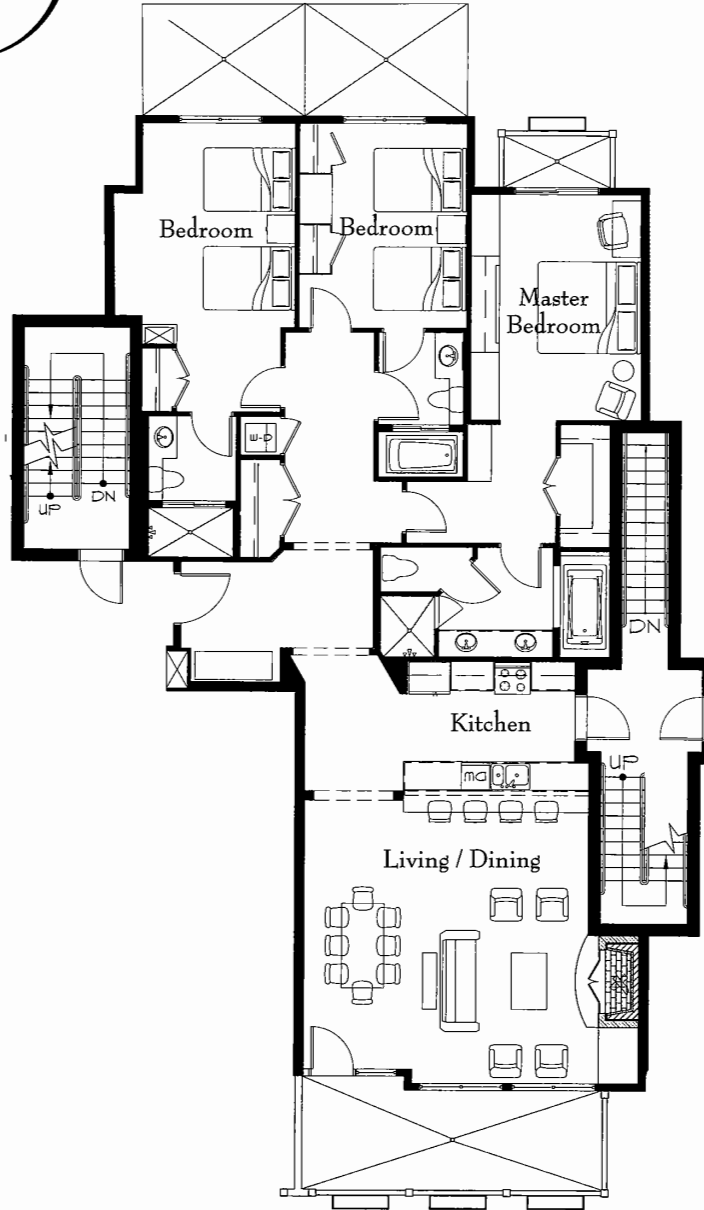
Membership Assessments include professional management and operation of all facilities and amenities. Included in these annual fees are funds for valet, daily housekeeping, concierge and owner services of superb Sonnenalp Resort quality, as well as office administration, property taxes, common area property taxes, insurance and utilities, and maintenance and upkeep of Club facilities.

Square Footage (approximate)

1,945 – 2,240 square feet

Three Bedroom

Fractional Residence



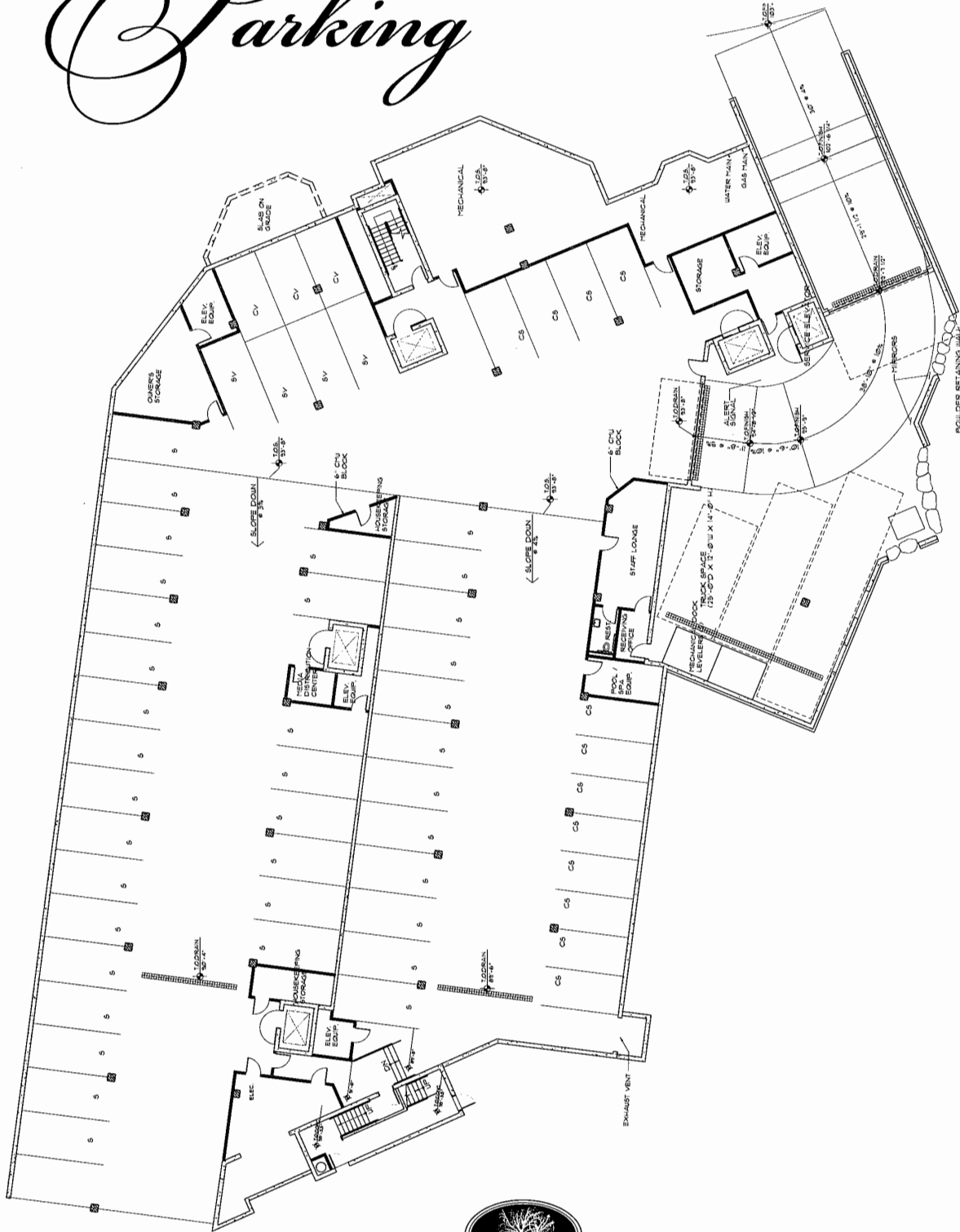
One Willow Bridge Road
VAIL VILLAGE

Managed exclusively by Sonnenalp Resort of Vail
141 East Meadow Drive, Suite A119 • Vail, Colorado 81657
Phone 970-477-5757 • Fax 970-479-5719 • www.OneWillowBridgeRoad.com

ANOTHER DAEDALUS DEVELOPMENT

Developer's conceptual rendering proposed and subject to change. Square footage is based on architectural drawings and is subject to change. Seller reserves the right to make substitutions of the fixtures and furnishings depicted on this floor plan.

Underground Parking



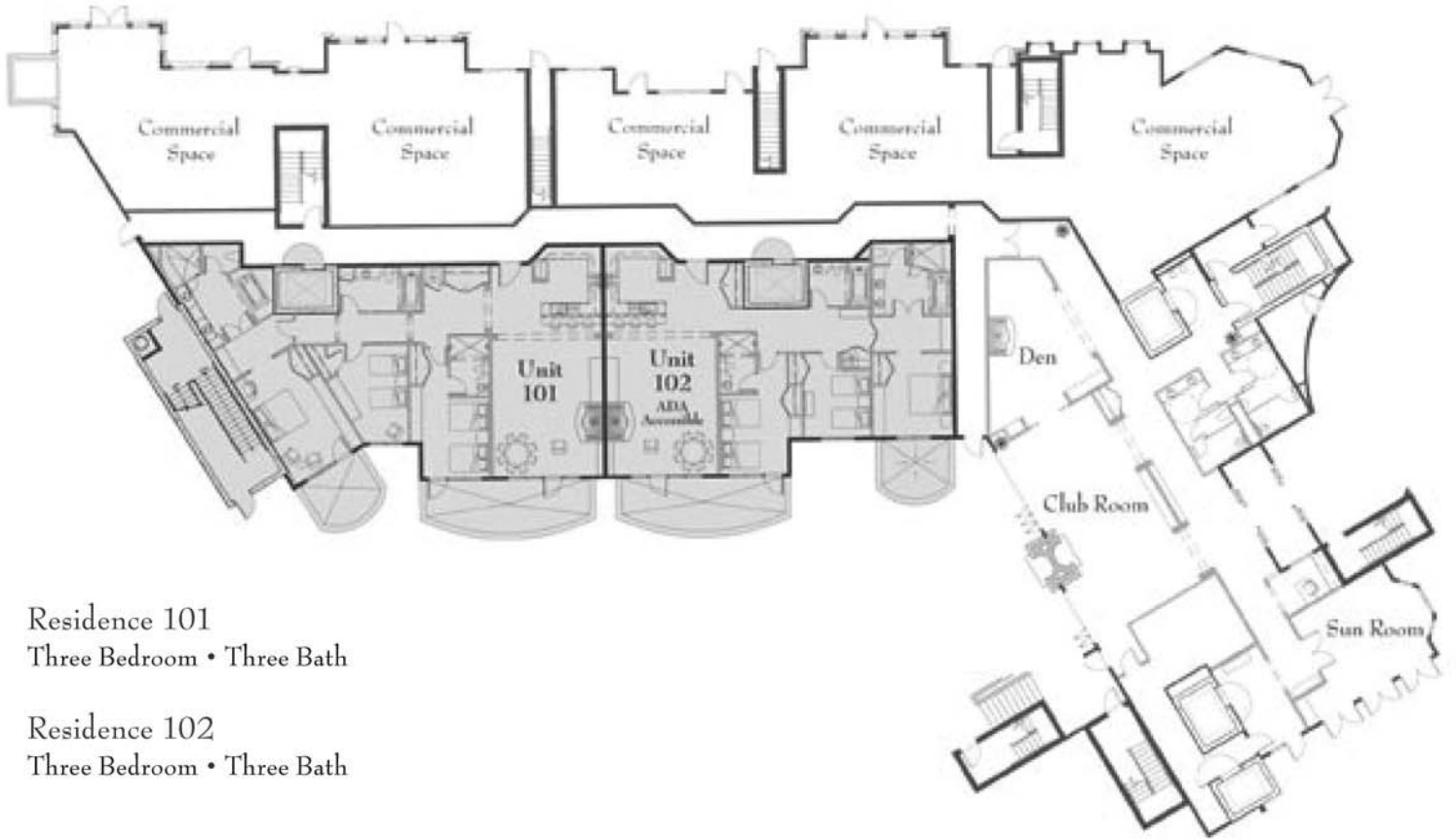
One Willow Bridge Road
VAIL VILLAGE

Managed exclusively by Sonnenalp Resort of Vail
141 East Meadow Drive, Suite A119 • Vail, Colorado 81657
Phone 970-477-5757 • Fax 970-479-5719 • www.OneWillowBridgeRoad.com

ANOTHER DAEDALUS DEVELOPMENT

Developer's conceptual rendering proposed and subject to change. Square footage is based on architectural drawings and is subject to change. Seller reserves the right to make substitutions of the fixtures and furnishings depicted on this floor plan.

First Floor
Fractional Residences



Residence 101
Three Bedroom • Three Bath

Residence 102
Three Bedroom • Three Bath



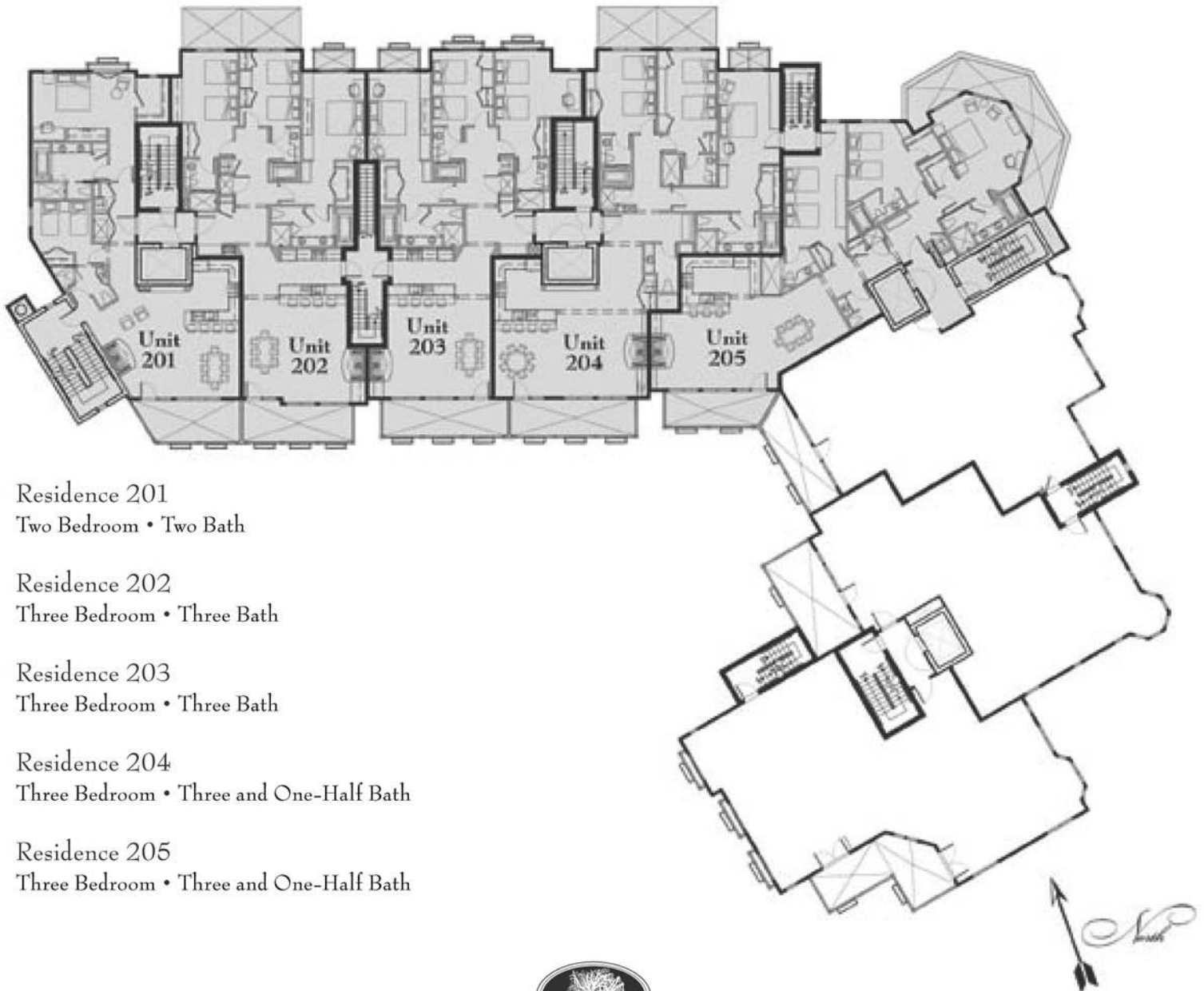
One Willow Bridge Road
VAIL VILLAGE

242 East Meadow Drive, Suite D • Vail, Colorado 81657
Office 970-477-5757 • Fax 970-477-5718 • www.OneWillowBridgeRoad.com

Another Daedalus Development

Developer's conceptual rendering proposed and subject to change. Square footage is based on architectural drawings and is subject to change. Seller reserves the right to make substitutions of the fixtures and furnishings depicted on this floor plan.

Second Floor *Fractional Residences*



Residence 201
Two Bedroom • Two Bath

Residence 202
Three Bedroom • Three Bath

Residence 203
Three Bedroom • Three Bath

Residence 204
Three Bedroom • Three and One-Half Bath

Residence 205
Three Bedroom • Three and One-Half Bath



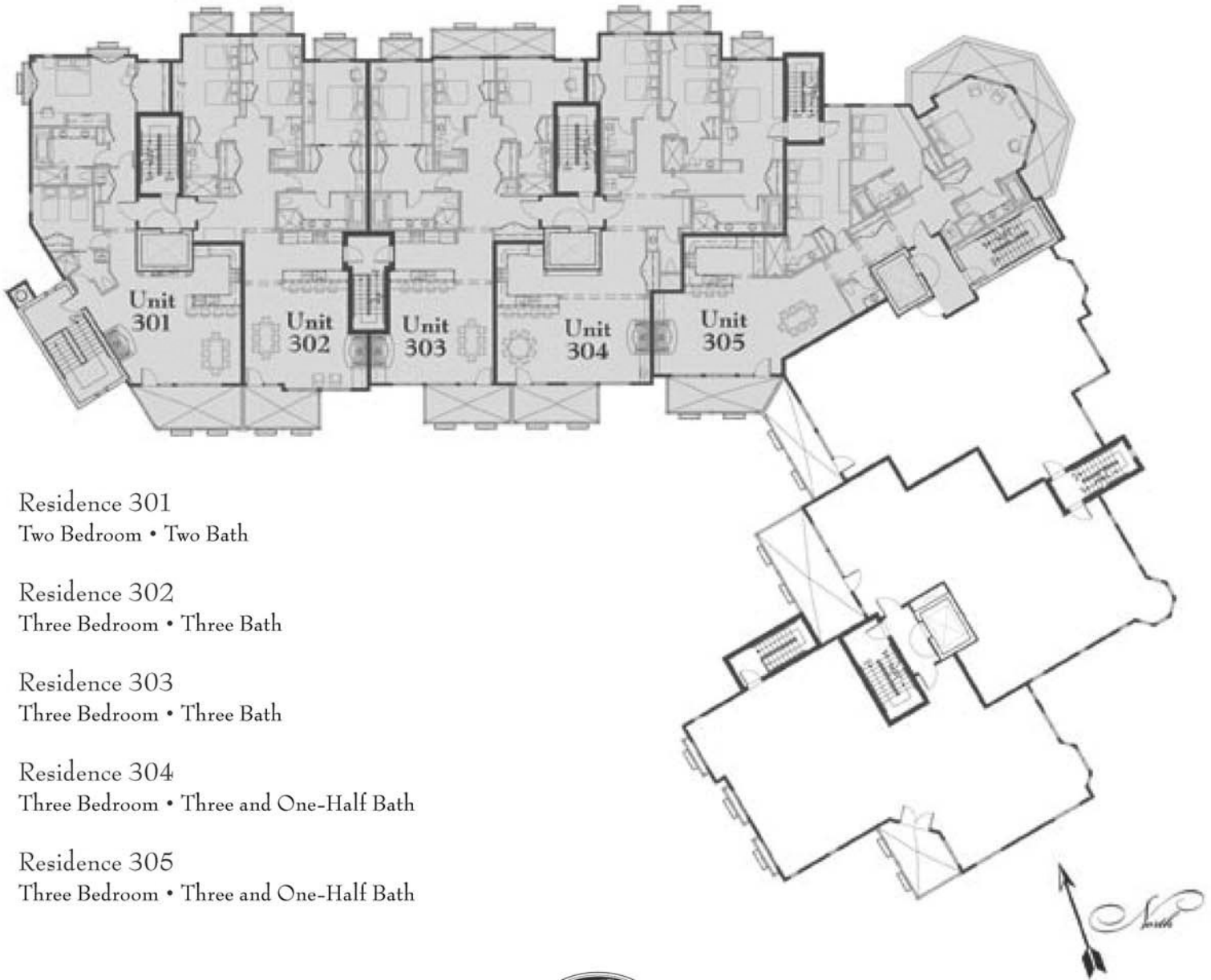
One Willow Bridge Road
VAIL VILLAGE

242 East Meadow Drive, Suite D • Vail, Colorado 81657
Office 970-477-5757 • Fax 970-477-5718 • www.OneWillowBridgeRoad.com

Another Daedalus Development

Developer's conceptual rendering proposed and subject to change. Square footage is based on architectural drawings and is subject to change. Seller reserves the right to make substitutions of the fixtures and furnishings depicted on this floor plan.

Third Floor *Fractional Residences*



Residence 301
Two Bedroom • Two Bath

Residence 302
Three Bedroom • Three Bath

Residence 303
Three Bedroom • Three Bath

Residence 304
Three Bedroom • Three and One-Half Bath

Residence 305
Three Bedroom • Three and One-Half Bath



One Willow Bridge Road
VAIL VILLAGE

242 East Meadow Drive, Suite D • Vail, Colorado 81657
Office 970-477-5757 • Fax 970-477-5718 • www.OneWillowBridgeRoad.com

Another Daedalus Development

Developer's conceptual rendering proposed and subject to change. Square footage is based on architectural drawings and is subject to change. Seller reserves the right to make substitutions of the fixtures and furnishings depicted on this floor plan.