

2025-06-10 Case Study – Enclave Remodel & Re-Development Analysis

Negative results of Enclaves Remodel:

1. Enclave took over ten years to complete, it cost more, and time is money.
2. The final look is almost the same and still looks like it was built in the 1980's.
3. Mechanical not upgraded throughout leaving very problematic old systems in place.
4. No path for condo unit mechanical upgrades without common area upgrades.
5. Enclave sold a piece of property for \$4M to a developer instead of developing it.

Reasons:

1. Ownership had no appetite to spend more or much more.
2. Limitations, tight budget, lack of imagination handcuffed architect.
3. Community of owners could not find like vision.
4. Community of owners defaulted to a minimum spend and got what they paid for.

How can Chamonix learn avoid the same mistakes:

1. We, our ownership, must become united in a common vision.
2. We must expedite the remodel because time is money.
3. We must avoid delays of any kind with decision on details following vs stopping.
4. We must complete the path for condo unit mechanical upgrades.
5. We must make every effort for age and look to align with new buildings in TOSV.
6. We must be careful to maintain the charming French feel but in a modern way.
7. We must create value to be able to justify spending more.

Value and Money:

1. Condominium development remodels are financeable.
2. Some may have enough money to pay cash, and some may not or prefer not.
3. Financing costs more but should deliver a greater ROI.
4. We should form a committee to develop financing options:
 - a. See letter from Pete Yang at Alpine Bank.
 - b. Consider some owners might fund financing options for others.
 - c. Financing can allow for ten deals when cash only allows one.
 - d. Development deals fail when underfunded.

The developer that paid \$4M for Enclave's piece of land where the original TOSV lift used to be built five condos that just came on the market. Keep in mind that developers would typically not sell a piece of their developable property for market price because they can make so much more money selling it once improved. The following is an add the developer is running on the sale of the five new condos:



Let's analyze the asking price as follows:

Location		Condo			Asking	\$ Per	Bedroom
Location		Orig SF	Beds	Baths	Price	SF	Premium
Enclave	Enclave Residence 1	3011	4	4.5	\$16,990,000	\$5,643	4 Bed Yields 13.8% more than a 3 Bed Rm per SF
Enclave	Enclave Residence 2	1272	2	2	\$5,500,000	\$4,324	4 Bed Yields 23.7% more than a 2 Bed Rm per SF
Enclave	Enclave Residence 3	1284	2	2	\$5,500,000	\$4,283	3 Bed Yields 13.8% more than a 2 Bed Rm per SF
Enclave	Enclave Residence 4	2417	3	3.5	\$11,500,000	\$4,758	Bigger is better.
Enclave	Enclave Residence 5	2414	3	3.5	\$11,990,000	\$4,967	If you were remodeling at Chamoix, had adjacent LCE space
	Total	10398	11	15.5	\$51,480,000	\$4,951	You could incorporate, an extra bedroom worth consideration.

Chamonix has an incredible opportunity to reconfigure and convert space to its highest and best use. Chamonix can expand and add SF to create tremendous value. The opportunity is so great, most of the remaining costs of a very high-end remodel could be financed for all or some. Chamonix could return to being very competitive with the best in Snowmass Village. It can also greatly reduce liability. Most importantly, there is enough opportunity for value here that it could pay for the entire remodel two times over.

June 9, 2025

Hi Ray,

Thanks for coming in to chat really quick. Yes, Alpine Bank does do HOA loans. We would consider securing the loan with an assignment of assessments, plus have the right to special assessment, and potentially take deeds of trust on additional units. There would be a drawdown portion during construction, which would convert to P&I payments for the remainder of the loan term. Interest rates are based off the JP Morgan Chase Prime Rate Index, so the rate would be in the 7 range with a margin.

Hope this is helpful information at this stage. Please reach out if you have any further questions, and I look forward to learning more as you progress with your project.

Best,
Pete



Pete Yang

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Existing Chamonix Ski Locker Room Bld A Ground Floor

Revised 6-7-25 RDR

Locker Count	Locker Number	Locker Location	Condo Assigned	Condo Owner	History & Notes	Width (Inches)	Depth (Inches)	Not Square Dimensions	Height (Feet)	SF
1	1	Back Row	A33	Denny Thorley	Took Possession 2003	48	87	16.5x87+31.5x54+(33x31.5)/2	8'-0"	25.3
2	2	Back Row	AA31	Andy Cole	From Treadwell	41	87		8'-0"	24.77
3	3	Back Row	AA31	Andy Cole	From Treadwell	42	87		8'-0"	25.38
4	4	Back Row	A32	Andy Cole	Mike George Locker 20 yrs	42	87		8'-0"	25.38
5	5	Back Row	A13	Juan Creixell		47	87	14.5x87+32.5x54+(33x32.5)/2	8'-0"	24.67
6	7	Next to Elec Rm	Open	Vacated	Mark Chapdelaine 15 yrs	21	36		8'-0"	5.25
7	13	Lobby Side	A13	Troy Schumacher		29	36		7'-8"	7.25
8	15	Lobby Side	B15	Ray Rinker		34	36		7'-8"	8.5
9	9	Lobby Side	B25	Ray Rinker	Tom Burns borrowed 2 yrs	34	36		7'-8"	8.5
10	17	Lobby Side	C17	Magdiel Rodriguez		35	36		7'-8"	8.76
11	20	Lobby Side	AA20	Todd Geletka		36	36		7'-8"	9
12	21	Lobby Side	AA21	Kevin Coyne		36	36	7"x11" Column middle back wall	7'-8"	8.47
13	22	Lobby Side	A23	Gary Phillips		37	36		7'-8"	9.25
14	6	Island Face Out	AA31	Andy Cole	Christing Treadwell 20 yrs	53	28		7'-8"	10.31
15	43	Island Face Out	A43	John Ewald		36	28		7'-8"	7
16	31	Island Face Out	AA31	Andy Cole		32	28		7'-8"	6.22
17	30	Island Face Out	AA30	Gabriel Bustamante		31	28		7'-8"	6.03
18	27	Island Face Out	C27	Tom Burns		31	28		7'-8"	6.03
19	26	Island Face Out	C26	Eric Lux		31	28		7'-8"	6.03
10	25	Island Face Out	B25	Ray Rinker		31	28		7'-8"	6.03
21	23	Island Face Out	A23	Gary Phillips		32	28		7'-8"	6.22
22	32	Island Face In	A32	Juan Creixell		32	28		7'-8"	6.22
23	33	Island Face In	A33	Denny Thorley		31	28		7'-8"	6.03
24	34	Island Face In	B34	Matt Freund		31	28		7'-8"	6.03
25	35	Island Face In	B35	Mark Urban		31	28		7'-8"	6.03
26	36	Island Face In	C36	Lee Hastings		30	28		7'-8"	5.83
27	8	Island Face In	C36	Lee Hastings	From Treadwell?	32	28		7'-8"	6.22
28	9	Pool Wall	AA31	Andy Cole	From Treadwell	32	36		7'-8"	8
29	37	Pool Wall	C37	Lee Hastings		31	36		7'-8"	7.75
30	40	Pool Wall	AA40	Lynette Fisher		31	36		7'-8"	7.75
31	41	Pool Wall	AA41	Anders Brag		31	36		7'-8"	7.75
32	44	Pool Wall	B44	Mary Ann Thompson		31	36		7'-8"	7.75
33	45	Pool Wall	B45	Bill Powers		32	36		7'-8"	8
34	45	Pool Wall	B45	Bill Powers		72	71	44x71+28x35	7'-8"	28.5
35	46	Pool Wall	C46	Peter Van Giesen		30	31		7'-8"	6.46
36	47	Pool Wall	C47	Andy Harp		31	31		7'-8"	6.67
37	50	Pool Wall	AA50	Michael Smith		30	31		7'-8"	6.46
38	54	Pool Wall	B54	Donald Blincoe		31	31		7'-8"	6.67

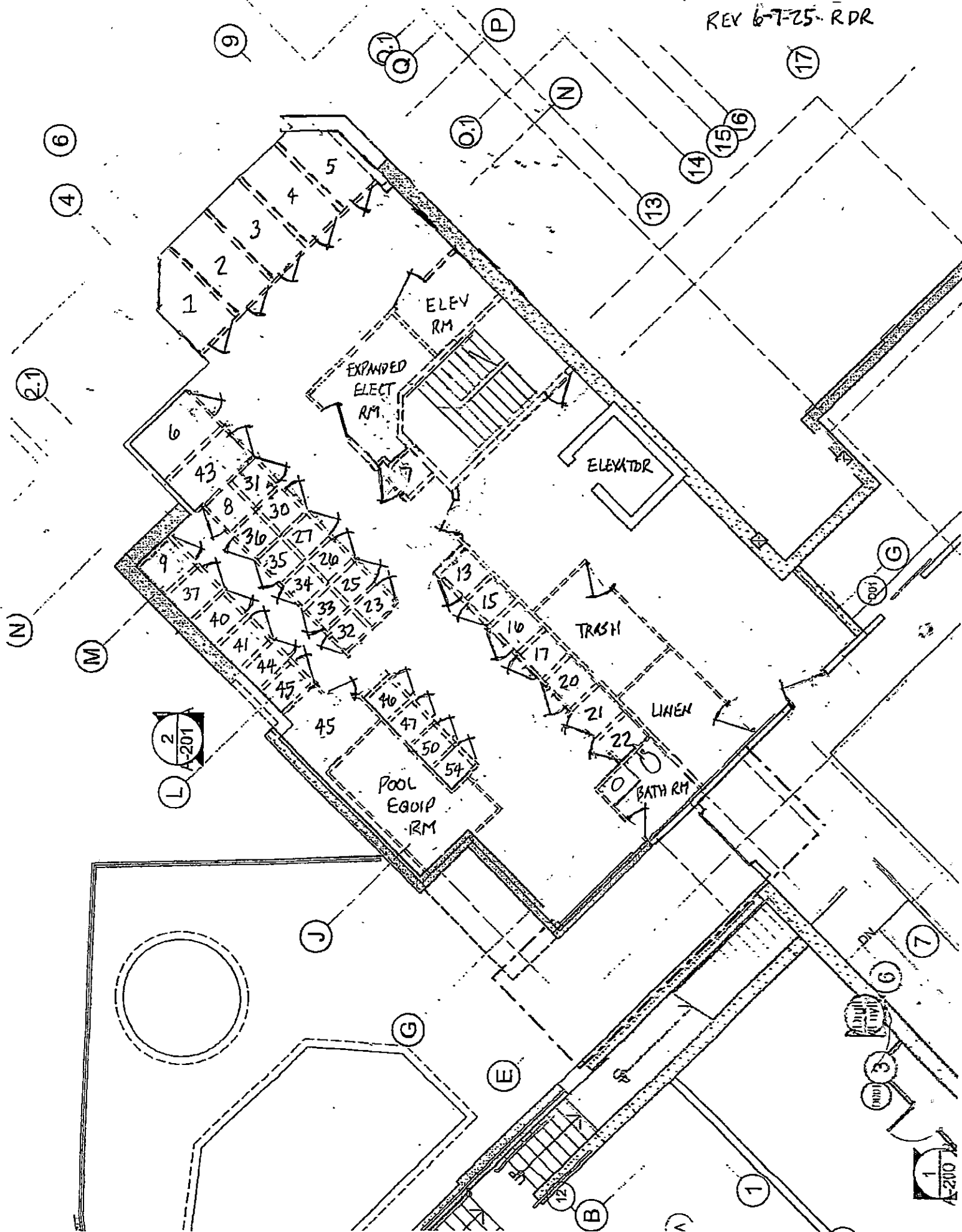
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382.47

Chamonix Total Condos	26	
Chamonix Individual Owners	24	
Owners Owning Two Condos	2	Rinker & Hastings
Owners with Double Sized Condos	3	Rinker, Phillips & Ewald
Total Locker Rm Ski Lockers	38	
Owners Assigned 6 Ski Lockers	1	Cole
Owners Assigned 3 Ski Lockers	2	Rinker & Hastings
Owners Assigned 2 Ski lockers	4	Powers, Thorley, Creixell & Phillips
Owners Assigned 1 Ski Locker	16	67% of Ownership
Owner with most SF	100.1	Cole
Owner with 2nd most SF	36.5	Powers
Owner with 3rd most SF	31.33	Thorley
Owner with 4th most SF	30.89	Creixell
Owner with 5th most SF	23.03	Rinker
Owner with 6th most SF	19.8	Hastings
Owner with 7th most SF	15.47	Phillips
Owners with less than 10SF	17	71%

10 CHAMONIX EXISTING SKI LOCKERS ROOM

REV 6-7-25 RDR



Proposed Chamonix Ski Locker Room Bld A Ground Floor

Revised 6-7-25 RDR

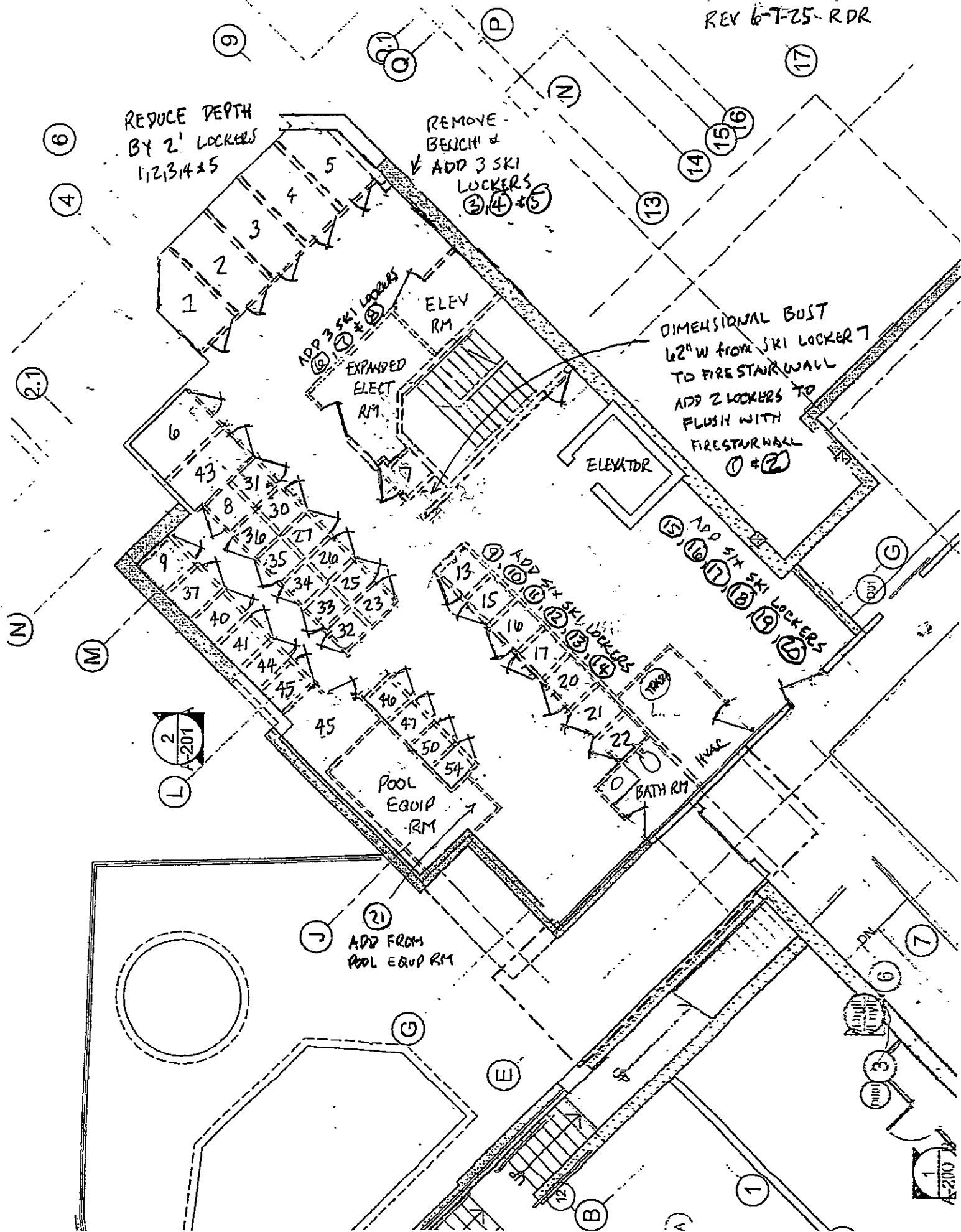
Locker Count	Locker Number	Locker Location	Condo Assigned	Condo Owner	History & Notes	Width (Inches)	Depth (Inches)	Not Square Dimensions	Height (Feet)	SF
1	1	Back Row	A33	Denny Thorley	Took Possession 2003	48	63	16.5x87+31.5x54+(33x31.5)/2	8'-0"	17.3
2	2	Back Row	AA31	Andy Cole	From Treadwell	41	63		8'-0"	18.55
3	3	Back Row	AA31	Andy Cole	From Treadwell	42	63		8'-0"	18.55
4	4	Back Row	A32	Andy Cole	Mike George Locker 20 yrs	42	63		8'-0"	18.38
5	5	Back Row	A13	Juan Creixell		47	63	14.5x87+32.5x54+(33x32.5)/2	8'-0"	16.84
6	7	Next to Elec Rm	Open	Vacated	Mark Chapdelaine 15 yrs	21	36		8'-0"	5.25
7	13	Lobby Side	A13	Troy Schumacher		29	36		7'-8"	7.25
8	15	Lobby Side	B15	Ray Rinker		34	36		7'-8"	8.5
9	9	Lobby Side	B25	Ray Rinker	Tom Burns borrowed 2 yrs	34	36		7'-8"	8.5
10	17	Lobby Side	C17	Magdiel Rodriguez		35	36		7'-8"	8.76
11	20	Lobby Side	AA20	Todd Geletka		36	36		7'-8"	9
12	21	Lobby Side	AA21	Kevin Coyne		36	36	7"x11" Column middle back wall	7'-8"	8.47
13	22	Lobby Side	A23	Gary Phillips		37	36		7'-8"	9.25
14	6	Island Face Out	AA31	Andy Cole	Christing Treadwell 20 yrs	53	28		7'-8"	10.31
15	43	Island Face Out	A43	John Ewald		36	28		7'-8"	7
16	31	Island Face Out	AA31	Andy Cole		32	28		7'-8"	6.22
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18	27	Island Face Out	C27	Tom Burns		31	28		7'-8"	6.03
19	26	Island Face Out	C26	Eric Lux		31	28		7'-8"	6.03
10	25	Island Face Out	B25	Ray Rinker		31	28		7'-8"	6.03
21	23	Island Face Out	A23	Gary Phillips		32	28		7'-8"	6.22
22	32	Island Face In	A32	Juan Creixell		32	28		7'-8"	6.22
23	33	Island Face In	A33	Denny Thorley		31	28		7'-8"	6.03
24	34	Island Face In	B34	Matt Freund		31	28		7'-8"	6.03
25	35	Island Face In	B35	Mark Urban		31	28		7'-8"	6.03
26	36	Island Face In	C36	Lee Hastings		30	28		7'-8"	5.83
27	8	Island Face In	C36	Lee Hastings	From Treadwell?	32	28		7'-8"	6.22
28	9	Pool Wall	AA31	Andy Cole	From Treadwell	32	36		7'-8"	8
29	37	Pool Wall	C37	Lee Hastings		31	36		7'-8"	7.75
30	40	Pool Wall	AA40	Lynette Fisher		31	36		7'-8"	7.75
31	41	Pool Wall	AA41	Anders Brag		31	36		7'-8"	7.75
32	44	Pool Wall	B44	Mary Ann Thompson		31	36		7'-8"	7.75
33	45	Pool Wall	B45	Bill Powers		32	36		7'-8"	8
34	45	Pool Wall	B45	Bill Powers		72	71	44x71+28x35	7'-8"	28.5
35	46	Pool Wall	C46	Peter Van Giesen		30	31		7'-8"	6.46
36	47	Pool Wall	C47	Andy Harp		31	31		7'-8"	6.67
37	50	Pool Wall	AA50	Michael Smith		30	31		7'-8"	6.46
38	54	Pool Wall	B54	Donald Blincoe		31	31		7'-8"	6.67
37	P1	Next to Locker 7				30	36		7'-8"	7.5
38	P2	Next to Locker 7				30	36		7'-8"	7.5
39	P3	Far Side Elev Rm				36	31		7'-8"	7.75
40	P4	Far Side Elev Rm				36	31		7'-8"	7.75
41	P5	Far Side Elev Rm				36	31		7'-8"	7.75
42	P6	Opp Lockers 1-5				36	31		7'-8"	7.75
43	P7	Opp Lockers 1-5				36	31		7'-8"	7.75
44	P8	Opp Lockers 1-5				36	31		7'-8"	7.75
45	P9	Opp Elevator				36	31		7'-8"	7.75
46	P10	Opp Elevator				36	31		7'-8"	7.75
47	P11	Opp Elevator				36	31		7'-8"	7.75
48	P12	Opp Elevator				36	31		7'-8"	7.75
49	P13	Opp Elevator				36	31		7'-8"	7.75
50	P14	Opp Elevator				36	31		7'-8"	7.75
51	P15	Bet Elevator & Dr				48	31		7'-8"	10.33
52	P16	Bet Elevator & Dr				48	31		7'-8"	10.33
53	P17	Bet Elevator & Dr				48	31		7'-8"	10.33
54	P18	Bet Elevator & Dr				48	31		7'-8"	10.33
55	P19	Bet Elevator & Dr				48	31		7'-8"	10.33
56	P20	Bet Elevator & Dr				48	31		7'-8"	10.33
57	P21	By Pool Equip Dr				31	31		7'-8"	6.67

57

523.24

Total Locker Rm Ski Lockers	57
Owners Assigned 6 Ski Lockers	0
Owners Assigned 3 Ski Lockers	0
Condos Assigned 2 Ski lockers	All
Owners Assigned 1 Ski Locker	0
Average SF per Condo	18.28SF

REV 6-7-25 RDR



Chamonix Garage & Parking Space Analysis Owner Most SF to Least SF

Rev 6-7-25 by RDR

Chamonix Garage Owner Most SF to Least SF

Owner Name	Condo	Total Garages	Garage SF
Andy Cole	AA31	2	1327
Bill Powers	B45	2	536
Gary Phillips	A23	1	400
Juan Creixell	A32	1	391
John Ewald	A43	1	391
Peter Van Giesen	C46	1	331
Troy Schumacher	A13	1	330
Anders Bragg	AA41	1	248
Denny Thorley	A33	1	244
Michael Smith	AA50	1	212
Lee Hastings	C36	1	198
Chamonix (Storage)	Frias	1	219
TOTAL		14	4827

Summary:

8 Owners use 10 Garages and the parking places in front of them.
(Cole 2, Powers 2, Phillips, Ewald, Van Giesen, Schumacher, Bragg, Thorley & Smith).

3 Owners use 3 garages within our parking garage. Two are just ugly add on doors. Creixell has a double garage with storage.

65% of Chamonix condos have no assigned garages and parking spaces in front of them.

35% Of Chamoinix condos have assigned garages and parking places in front of them.

Chamonix Parking Space Owner Most SF to Least SF

Chamonix Parking Space & Garage Spaces Owner Most SF to Least SF

Owner Name	Condo	Total Spaces	Total SF		Owner Name	Total Spaces	Total SF
Chamonix	Open Parks	10	2000		Chamonix	11	2219
Employee Units	E1, E2 & E3	3	600		Employee Units	3	600
Andy Cole	AA31	3	600		Andy Cole	5	1927
Bill Powers	B45	3	600		Bill Powers	5	1136
Ray Rinker	B15&B25	2	400		Ray Rinker	2	400
Lee Hastings	C36&C37	2	400		Lee Hastings	3	598
Gary Phillips	A23	2	400		Gary Phillips	3	800
John Ewald	A43	2	400		John Ewald	3	791
Denny Thorley	A33	1	200		Denny Thorley	2	444
Todd Geletka	AA20	1	200		Todd Geletka	1	200
Magdiel Rodriguez	C17	1	200		Magdiel Rodriguez	1	200
Kevin Coyne	AA21	1	200		Kevin Coyne	1	200
Lynette Fisher	AA40	1	200		Lynette Fisher	1	200
Anders Bragg	AA41	1	200		Anders Bragg	2	448
Mary Ann Thompson-Frenk	B44	1	200		Mary Ann Thompson-Frenk	1	200
Troy Schumacher	A13	1	200		Troy Schumacher	2	530
Andy Harp	C47	1	200		Andy Harp	1	200
Donald Blincoe	B54	1	200		Donald Blincoe	1	200
Michael Smith	AA50	1	200		Michael Smith	2	412
Gabriel Bustamante	AA30	1	200		Gabriel Bustamante	1	200
Tom Burns	C27	1	200		Tom Burns	1	200
Eric Lux	C26	1	200		Eric Lux	1	200
Matt Freund	B34	1	200		Matt Freund	1	200
Mark Urban	B35	1	200		Mark Urban	1	200
Juan Creixell	A32	0	0		Juan Creixell	1	391
Peter Van Giesen	C46	0	0		Peter Van Giesen	1	331
TOTAL		43	8600		TOTAL	57	13427

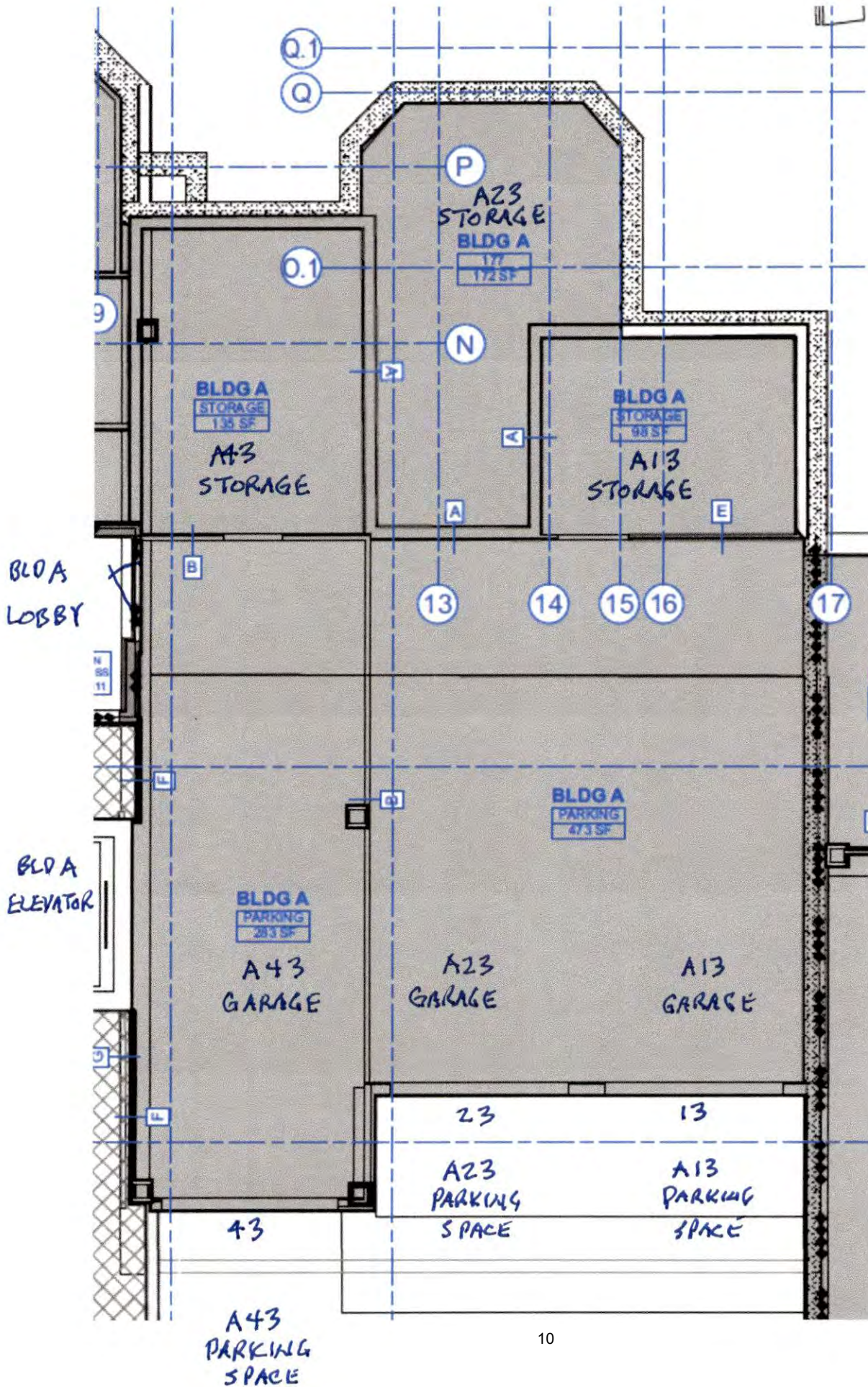
Garage Analysis

Garage #	Location	Access	Condo Assigned	Owner	Width (in)	Depth (in)	Add Lengths	Height	SF	History/Notes	Spaces
43	Bld A Level 1	Bld A Level 1 Lobby	A43	John Ewald	10'-6"	24'-4"		9'-0"	391	Interior 135SF Storage Rm Beyond 256SF Garage	1
23	Bld A Level 1	Bld A Level 1 Lobby	A23	Gary Phillips	9'-6"	24'-0"		9'-0"	400	Interior 172SF Storage Rm Beyond 228SF Garage (Key lock no access)	1
13	Bld A Level 1	Bld A Level 1 Lobby	A13	Troy Schumacher	9'-8"	24'-0"		9'-0"	330	Interior 96SF Storage Rm Beyond 232SF Garage (Key lock no access)	1
41	Bld AA Level 1 North	Bld AA Opening	AA41	Anders Bragg	9'-10"	25'-0"		9'-0"	248		1
33	Bld AA Level 1 North	Bld AA Opening	A33	Denny Thorley	9'-9"	25'-0"		9'-0"	244		1
Open	Bld AA Level 1 North	Bld AA Opening	Laundry	Chamonix				8'-6"	199	Entry to garages, offices, laundry, fire control, lobby and abandoned stairs	0
50	Bld AA Level 1 South	Bld AA Lobby	AA50	Michael Smith	9'-6"	22'-4"		9'-0"	212		1
48	Bld AA Level 1 South	Bld AA Lobby	AA31	Andy Cole	9'-8"	22'-4"		9'-0"	616	Interior 400SF Storage Rm Beyond 216SF Garage (Key lock no access)	1
49	Bld AA Level 1 South	Bld AA Lobby	AA31	Andy Cole	11'-7"	26'-11"		9'-0"	711	Interior 400SF Storage Rm Beyond 311SF Garage (Key lock no access)	1
No #	South End of Courtyard	Courtyard	Shop	Frias	9'-6"	19'-0"		10'-0"	352	Interior 171SF Storage Area Beyond 181SF Garage	0
No #	South End of Courtyard	Courtyard	Storage	Frias	9'-6"	19'-8"		10'-0"	219	Interior 32SF Storage Area Along Side 187SF Garage	1
45	South End of Courtyard	Courtyard	B45	Bill Powers	9'-6"	20'-0"		10'-0"	190		1
No #	South End of Courtyard	Courtyard	B45	Bill Powers	9'-10"	20'-0"		10'-0"	290	Interior 90SF Storage Area Beyond 200SF Garage	1
No #	South End of Courtyard	Courtyard	Trash	Trash	13'-6"	18'-3"		17'-0"	246		0
32	South Side of Garage	Garage	A32	Juan Creixell	11'-8"	20'-6"		9'-7"	391	Interior 152SF Storage Area Beyond 239SF Garage	1
36	South Side of Garage	Garage	C36	Lee Hastings	8'-6"	15'-6"		9'-7"	198	Interior 66SF Storage Area Beyond 132SF Garage	1
46	South Side of Garage	Garage	C46	Peter Van Giesen	16'-4"	20'-3"		10'-2"	331		1
Total Garage Parks											14

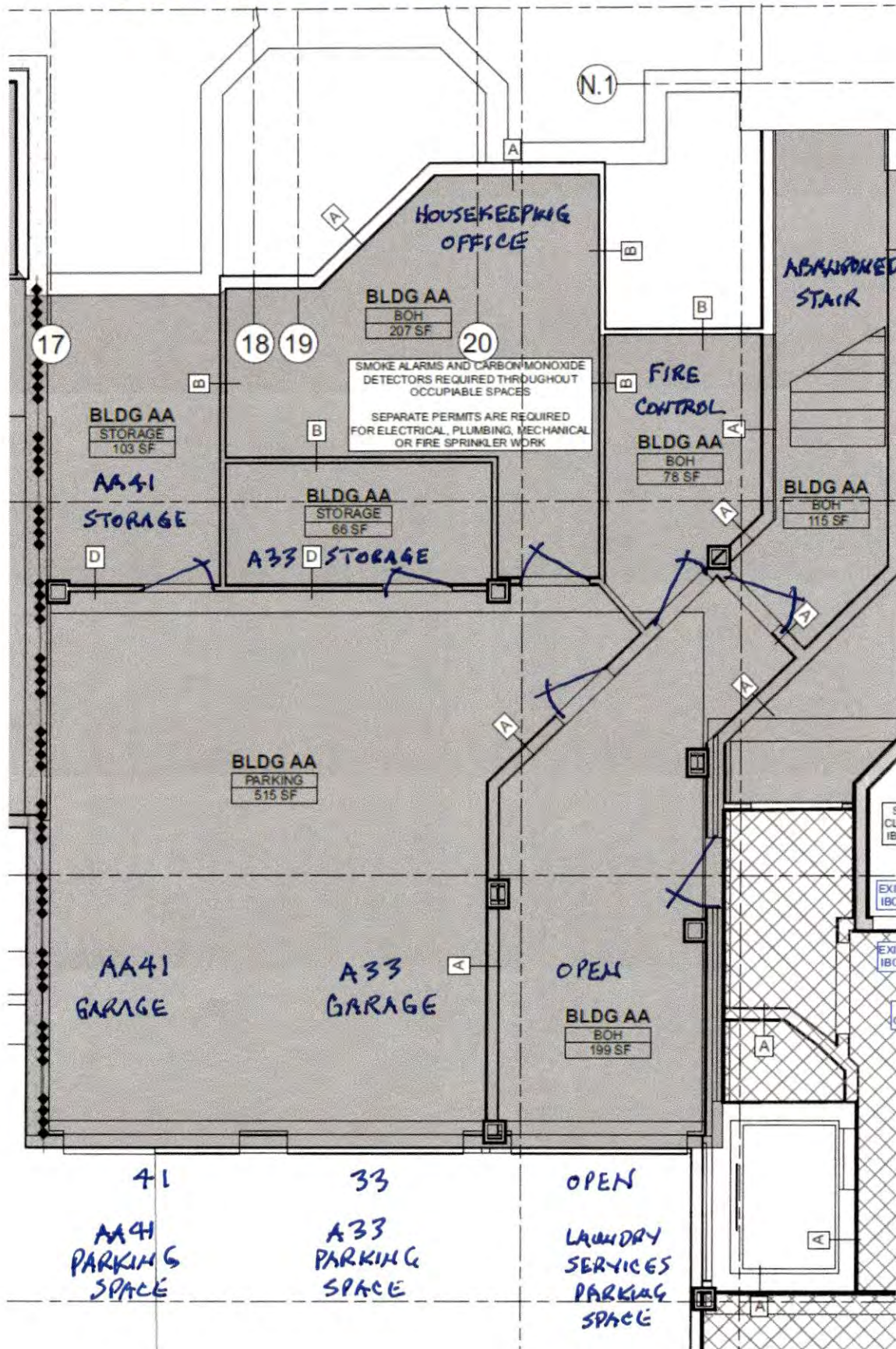
Parking Space Analysis

Park #	Location	Access	Condo Assigned	Owner	Width (in)	Depth (in)	Add Lengths	Spaces	SF	History/Notes
O1	Office	Turn Circle	Open	Chamonix	9'-0"	22'-0"		1	200	
O2	Office	Turn Circle	Open	Chamonix	9'-0"	22'-0"		1	200	
O3	Office	Turn Circle	Open	Chamonix	9'-0"	22'-0"		1	200	
O4	Office	Turn Circle	Open	Chamonix	9'-0"	22'-0"		1	200	
TC1	Turn Circle	Turn Circle	Open	Chamonix	9'-0"	22'-0"		1	200	
TC2	Turn Circle	Turn Circle	Open	Chamonix	9'-0"	22'-0"		1	200	
TC3	Turn Circle	Turn Circle	Open	Chamonix	9'-0"	22'-0"		1	200	
TC4	Turn Circle	Turn Circle	Open	Chamonix	9'-0"	22'-0"		1	200	
43	Bld A Level 1	Courtyard	A43	John Ewald	9'-0"	22'-0"		1	200	
23	Bld A Level 1	Courtyard	A23	Gary Phillips	9'-0"	22'-0"		1	200	
13	Bld A Level 1	Courtyard	A13	Troy Schumacher	9'-0"	22'-0"		1	200	
41	Bld AA Level 1 North	Courtyard	AA41	Anders Bragg	9'-0"	22'-0"		1	200	
33	Bld AA Level 1 North	Courtyard	A33	Denny Thorley	9'-0"	22'-0"		1	200	
50	Bld AA Level 1 South	Courtyard	AA50	Michael Smith	9'-0"	22'-0"		1	200	
48	Bld AA Level 1 South	Courtyard	AA31	Andy Cole	9'-0"	22'-0"		1	200	
49	Bld AA Level 1 South	Courtyard	AA31	Andy Cole	9'-0"	22'-0"		1	200	
No #	South End of Courtyard	Courtyard	B45	Bill Powers	9'-0"	22'-0"		1	200	
45	South End of Courtyard	Courtyard	B45	Bill Powers	9'-0"	22'-0"		1	200	
54	Garage	Garage	B54	Donald Blincoe	9'-0"	22'-0"		1	200	
45	Garage	Garage	B45	Bill Powers	9'-0"	22'-0"		1	200	
E2	Garage	Garage	E2	Employee	9'-0"	22'-0"		1	200	
17	Garage	Garage	C17	Magdiel Rodriguez	9'-0"	22'-0"		1	200	
47	Garage	Garage	C47	Andy Harp	9'-0"	22'-0"		1	200	
E3	Garage	Garage	E3	Employee	9'-0"	22'-0"		1	200	
36	Garage	Garage	C36	Lee Hastings	9'-0"	22'-0"		1	200	
26	Garage	Garage	C26	Eric Lux	9'-0"	22'-0"		1	200	
37	Garage	Garage	C37	Lee Hastings	9'-0"	22'-0"		1	200	
30	Garage	Garage	AA30	Gabriel Bustamante	9'-0"	22'-0"		1	200	
31	Garage	Garage	AA31	Andy Cole	9'-0"	22'-0"		1	200	
E6	Garage	Garage	E6	Chamonix	9'-0"	22'-0"		1	200	
20	Garage	Garage	AA20	Todd Geletka	9'-0"	22'-0"		1	200	
21	Garage	Garage	AA21	Kevin Coyne	9'-0"	22'-0"		1	200	
E1	Garage	Garage	E1	Employee	9'-0"	22'-0"		1	200	Michael Smith Permanent Park
40	Garage	Garage	AA40	Lynette Fisher	9'-0"	22'-0"		1	200	
43	Garage	Garage	A43	John Ewald	9'-0"	22'-0"		1	200	
23	Garage	Garage	A23	Gary Phillips	9'-0"	22'-0"		1	200	
25	Garage	Garage	B25	Ray Rinker	9'-0"	22'-0"		1	200	
35	Garage	Garage	B35	Mark Urban	9'-0"	22'-0"		1	200	
15	Garage	Garage	B15	Ray Rinker	9'-0"	22'-0"		1	200	
34	Garage	Garage	B34	Matt Freund	9'-0"	22'-0"		1	200	
44	Garage	Garage	B44	Mary Ann Thompson-Frenk	9'-0"	22'-0"		1	200	
27	Garage	Garage	C27	Tom Burns	9'-0"	22'-0"		1	200	
E4	Garage	Garage	E4	Chamonix	9'-0"	22'-0"		1	200	
Total Parking Spaces								43		

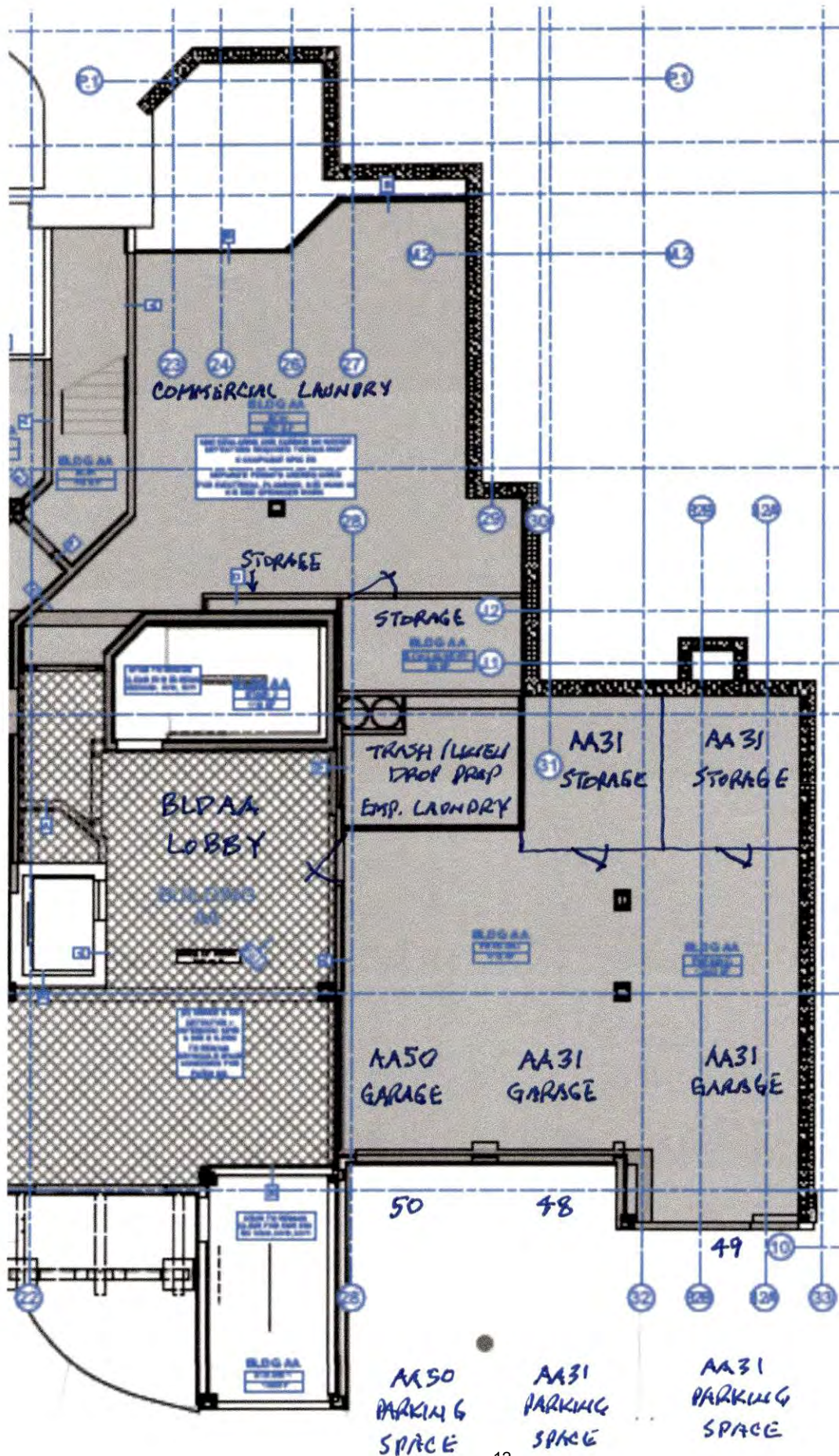
BLD A , LEVEL 1 GARAGES + STORAGE + PARKING SPACES



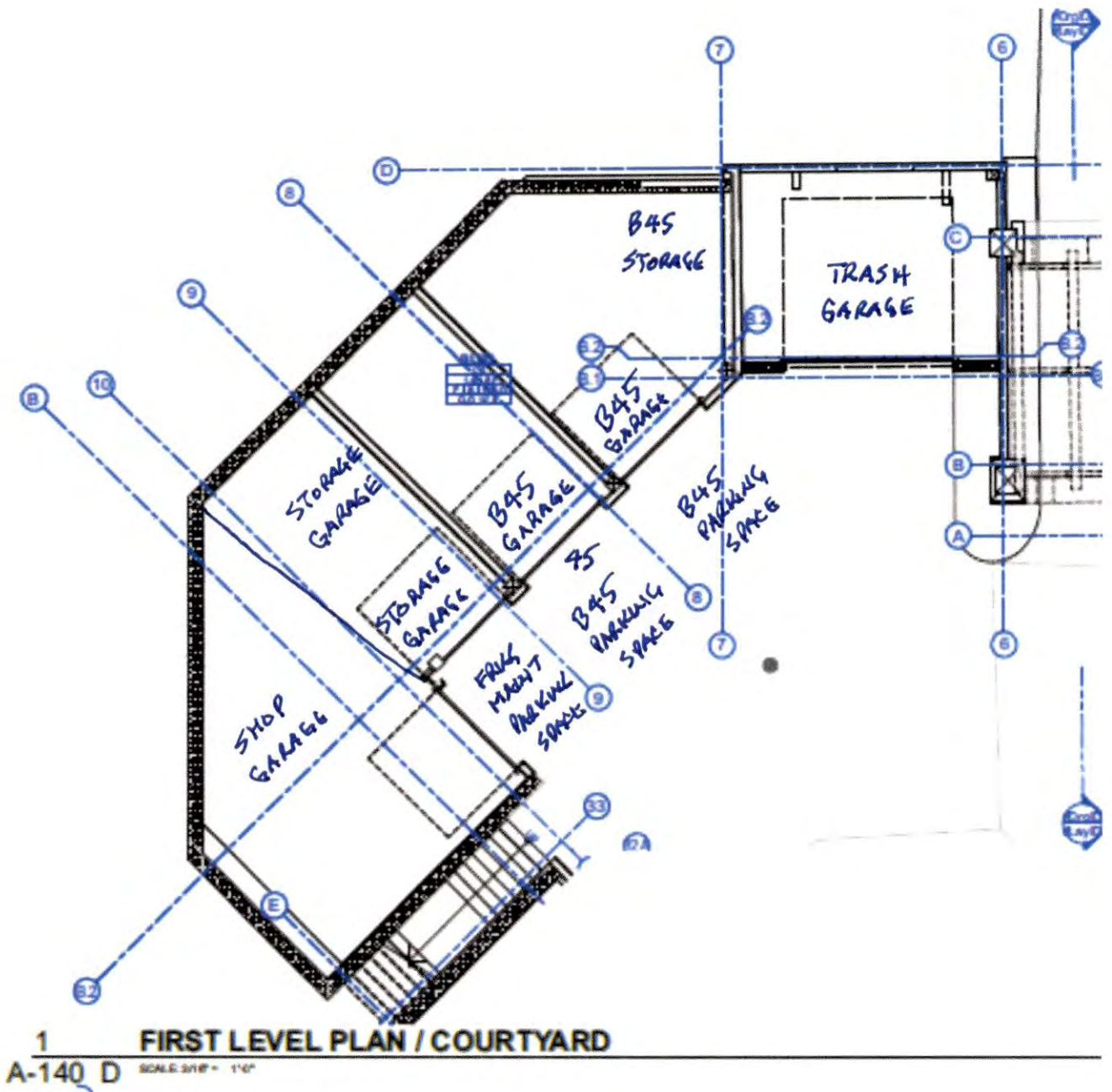
BLDG AA, LEVEL 1, NORTH SIDE GARAGES & PARKING SPACES



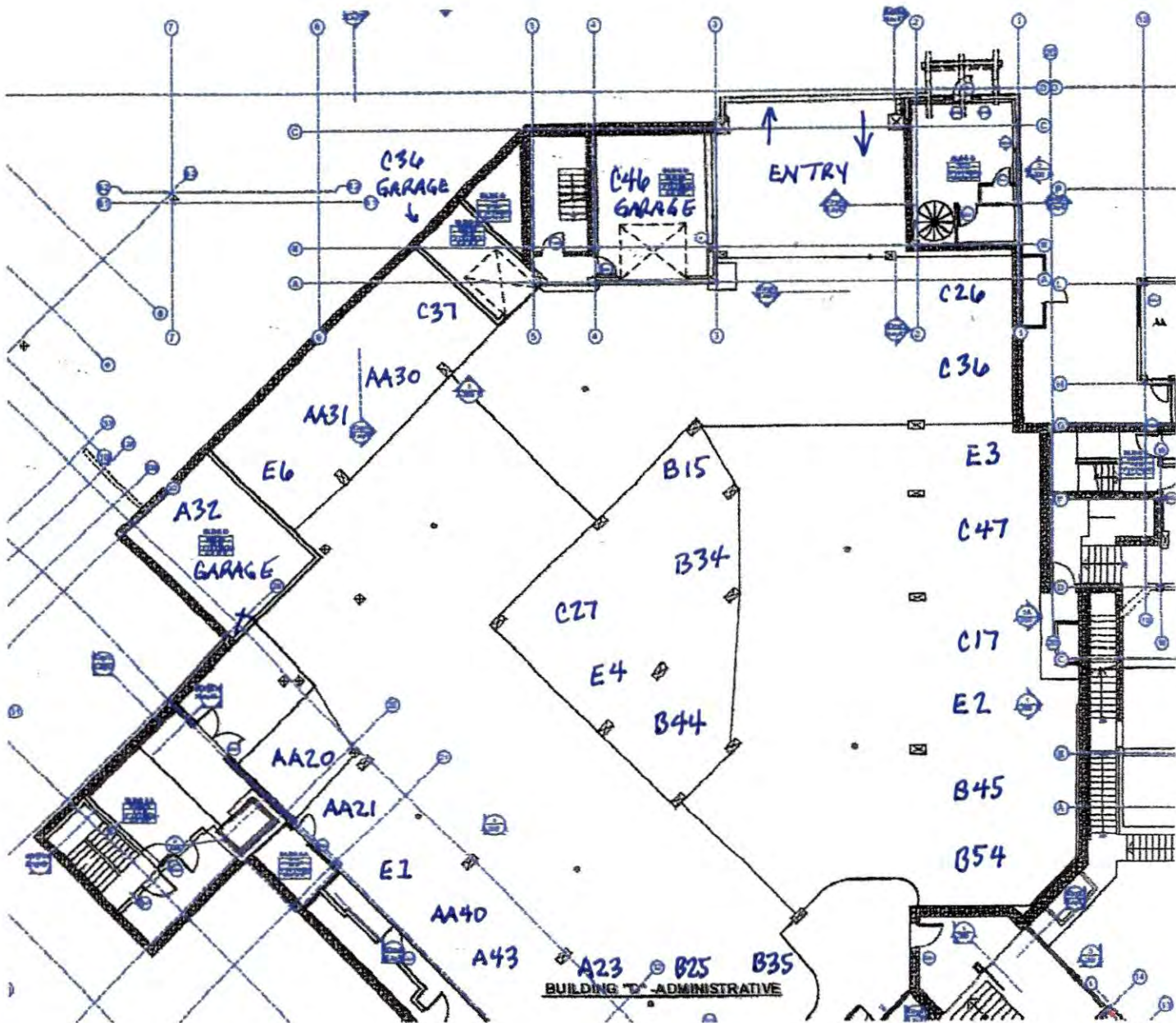
BLD AA, LEVEL 1, SOUTH SIDE GARAGES & PARKING SPACES



SHOP, 3 GARAGES & TRASH SOUTH END OF COURTYARD



GARAGE & PARKING SPACES



1 GARAGE LEVEL PLAN
A-130 D 1/4" = 1'-0"

Chamonix Bld B Owners Closets & Incorporated Space SF Analysis

Rev 6-7-25 RDR

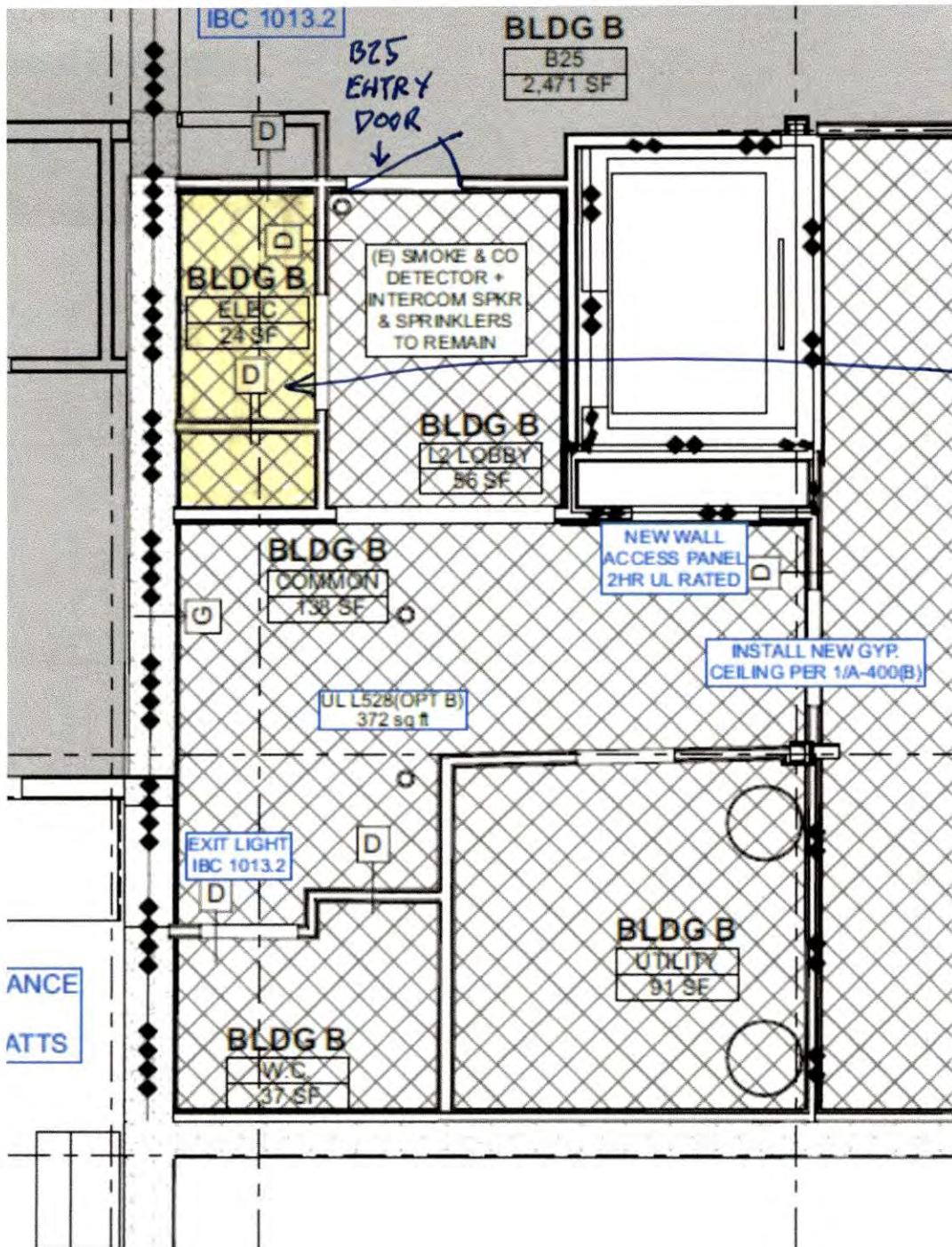
Building	Floor	Location	Condo Orig SF	Added SF	Condo New SF	SF Increase	% Increase	\$4000/SF SF Increase	\$4000/SF Condo New SF	Condo Owner
B	1	B15 Condo	1241		1369	128	9.3	\$512,000	\$5,476,000	Ray Rinker
B	1	B15 Solarium		93						Ray Rinker
B	1	B15-01 Owners Closet		23						Ray Rinker
B	1	B15-02 Owners Closet		12						Ray Rinker
B	1	B25-02 Owners Closet		162						Ray Rinker
B	2	B25 Condo	2365		2653	288	10.9	\$1,152,000	\$10,612,000	Ray Rinker
B	2	B25 Solarium		93						Ray Rinker
B	2	B25-01 Owners Closet		33						Ray Rinker
B	3	B34 Condo	1439		1585	146	9.2	\$584,000	\$6,340,000	Matt Freund
B	3	B34 Solarium		82						Matt Freund
B	3	B34 -01 Owners Closet		64						Matt Freund
B	3	B35 Condo	1238		1409	171	12.1	\$684,000	\$5,636,000	Mark Urban
B	3	B35 Solarium		91						Mark Urban
B	3	B35-01 Owners Closet		30						Mark Urban
B	3	B35-02 Owners Closet		50						Mark Urban
B	4	B44 Condo	1435		1594	159	10	\$636,000	\$6,376,000	Mary Ann Thompson
B	4	B44 Solarium		82						Mary Ann Thompson
B	4	B44-01 Owners Closet		32						Mary Ann Thompson
B	4	B44-02 Owners Closet		15						Mary Ann Thompson
B	4	B44-03 Owners Closet		30						Mary Ann Thompson
B	4&5	B45 Condo	1741		2001	260	13	\$1,040,000	\$8,004,000	Bill Powers
B	4	B45 4th FL Solarium		92						Bill Powers
B	5	B45 5th FL Solarium		91						Bill Powers
B	4	B45-01 Owners Closet		32						Bill Powers
B	4	B45-02 Owners Closet		15						Bill Powers
B	4	B45-03 Owners Closet		30						Bill Powers
B	5	B54 Condo	1434		2064	630	30.5	\$2,520,000	\$8,256,000	Donald Blincoe
B	5	B54 Solarium		83						Donald Blincoe
B	5	B54 Inc Lobby		347						Donald Blincoe
B	5	B54 Inc Attic		200						Donald Blincoe
Total SF			10893	1782	12675	1782		\$7,128,000	\$50,700,000	
Projected Value Per SF			\$4,000	\$4,000	\$4,000	\$4,000				
Projected Value			\$43,572,000	\$7,128,000	\$50,700,000	\$7,128,000				

REV 6-7-75 RDR



BLD B, FLOOR 2 OWNERS CLOSETS & INCORPORATED SPACE

REV 7-25 RDR

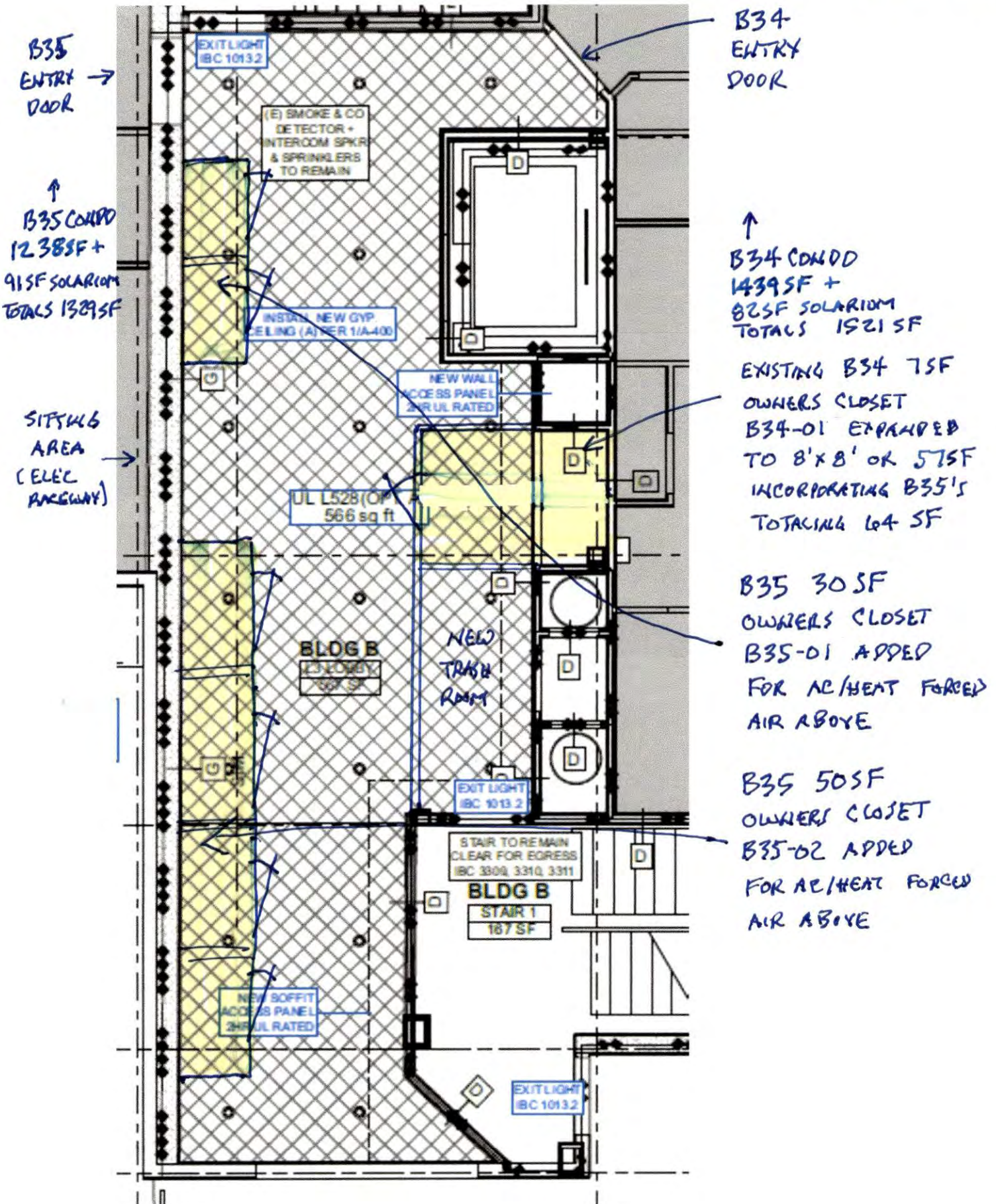


← B25 CONDO
2365 SF +
93 SF SOLARIUM
TOTALS 2458 SF

EXISTING
B25 24 SF
OWNER CLOSET
B25-D1
EXPANDED
2'-3" x 4'-0"
OR 9 SF
TOTALING
33 SF

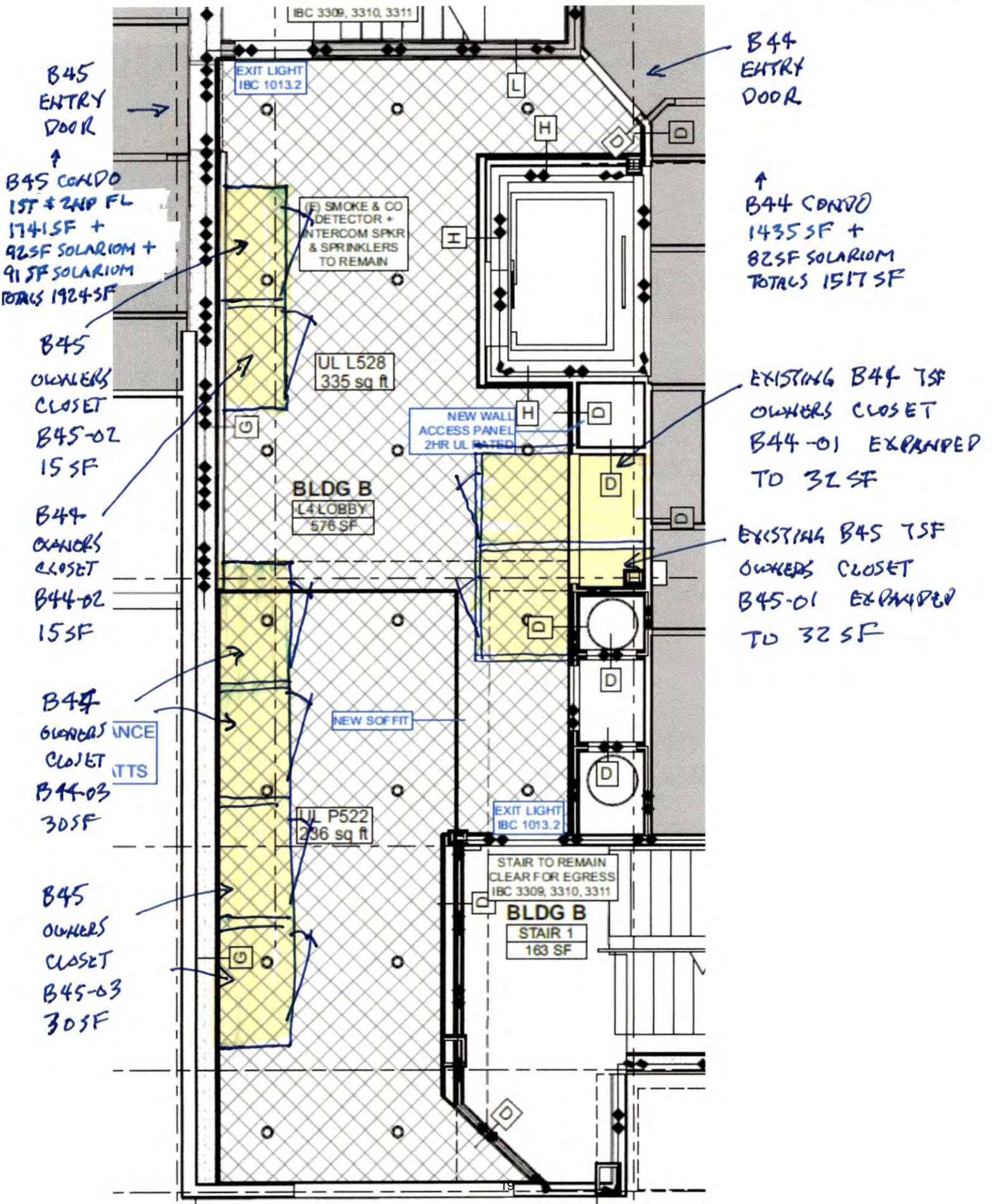
BLD B, FLOOR 3 OWNERS CLOSETS + INCORPORATED SPACE

REV 12-7-25 ROR



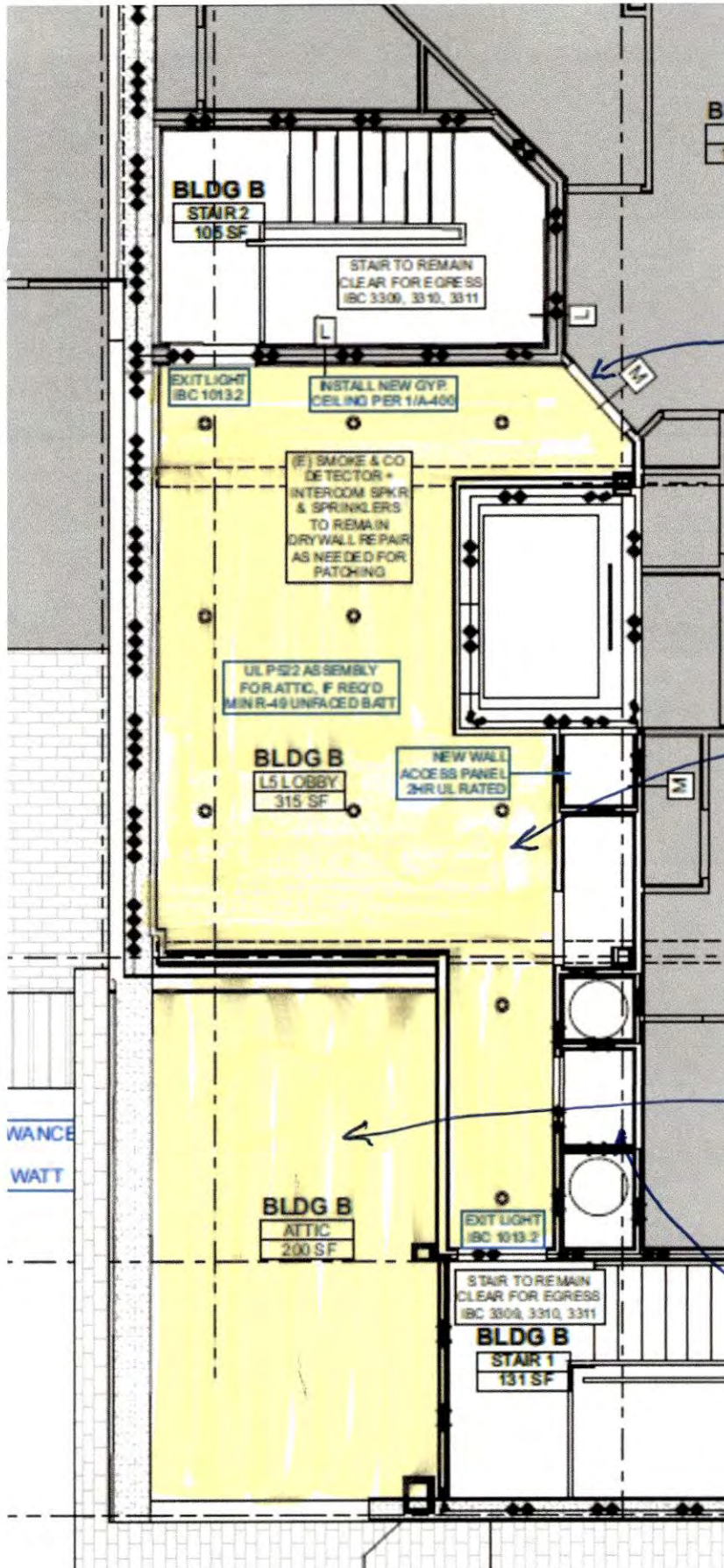
BLD B, FLOOR 4 OWNERS CLOSETS & INCORPORATED SPACE

REV 6-7-25 RDR



BLD B, FLOOR 5 OWNERS CLOSETS + INCORPORATED SPACE

REV 4-T-25 RDR



↑
B54
CLODD
1434 SF +
83 SF SOLARIUM
TOTALS 1517 SF

B54
FRONT
DOOR

OWNERS CLOSETS
INCORPORATED
WITHIN DESIGN

B54 OLD
LOBBY SPACE
INCORPORATED
347 SF

B54 ATTIC
ADD FLOOR
INCORPORATED
200 SF

ESTABLISH
WALKWAY
FROM B54
TO INCORPORATE
BEDROOM
HALLWAY?

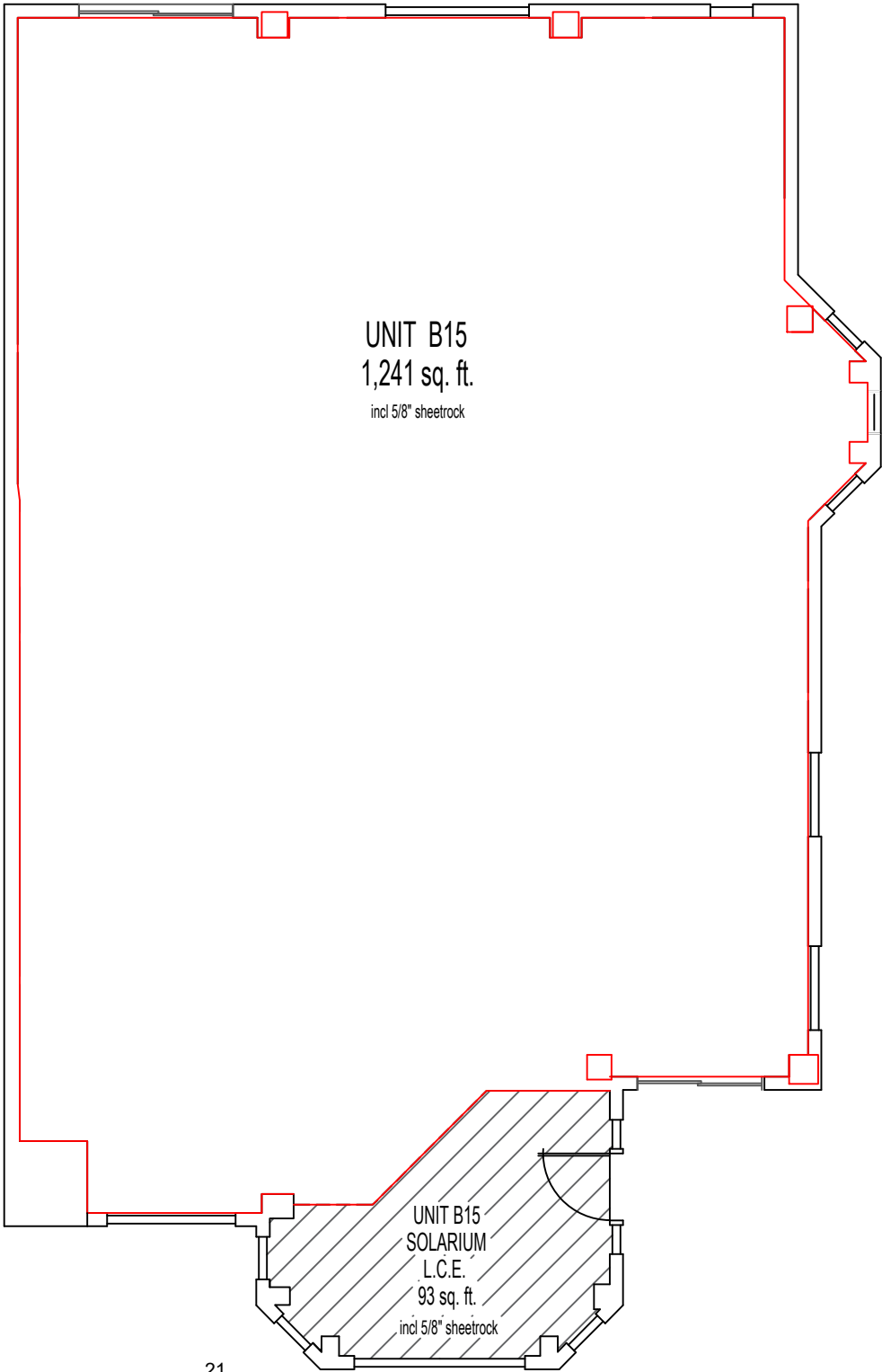
Chamonix Unit B15

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,241

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock : 93

Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,334

NOTE: All interior structural posts (1 sq. ft.) not included



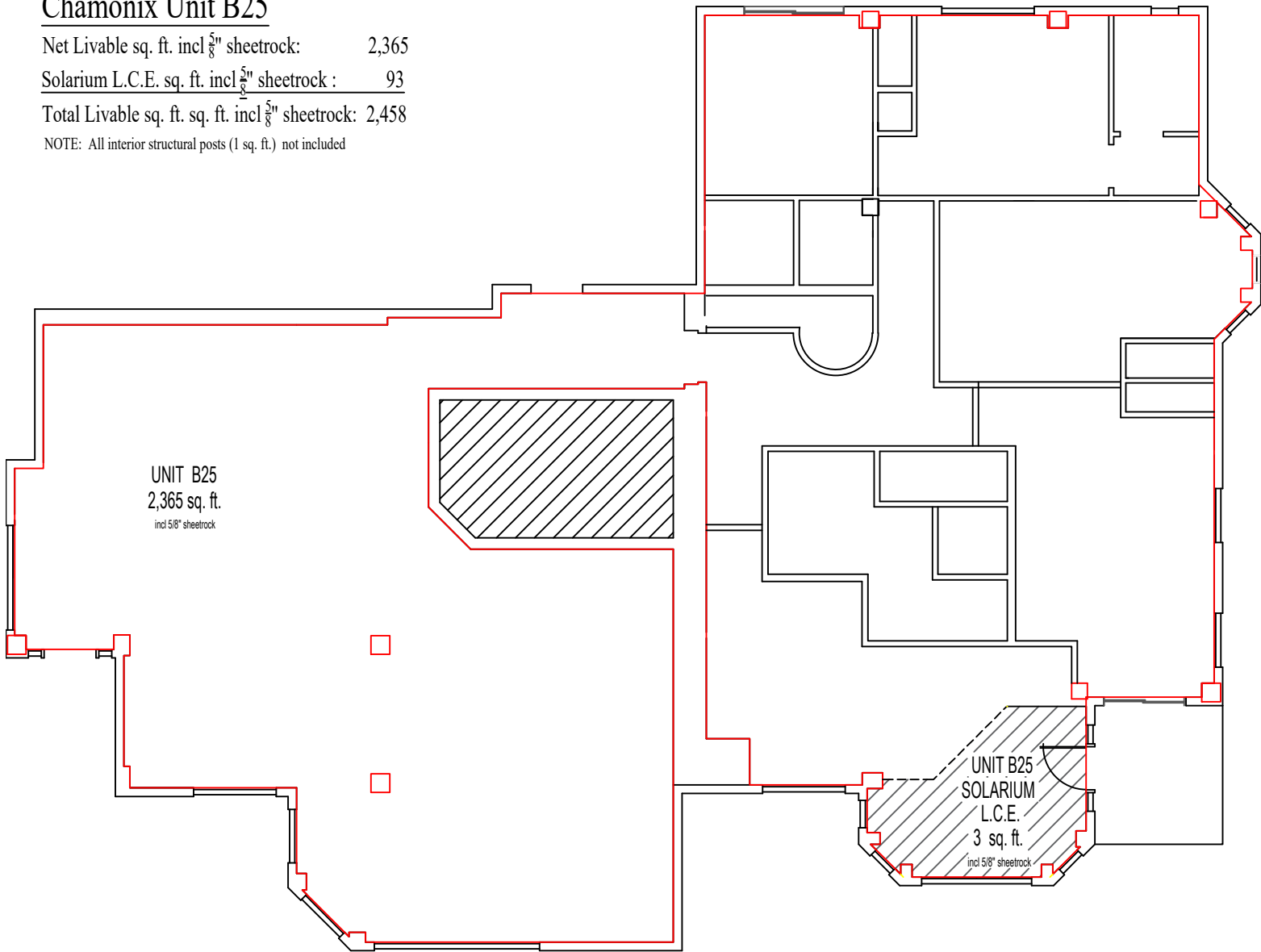
Chamonix Unit B25

Net Livable sq. ft. incl 5/8" sheetrock: 2,365

Solarium L.C.E. sq. ft. incl 5/8" sheetrock : 93

Total Livable sq. ft. incl 5/8" sheetrock: 2,458

NOTE: All interior structural posts (1 sq. ft.) not included



Prepared by True Dimensions: 10/10/2024

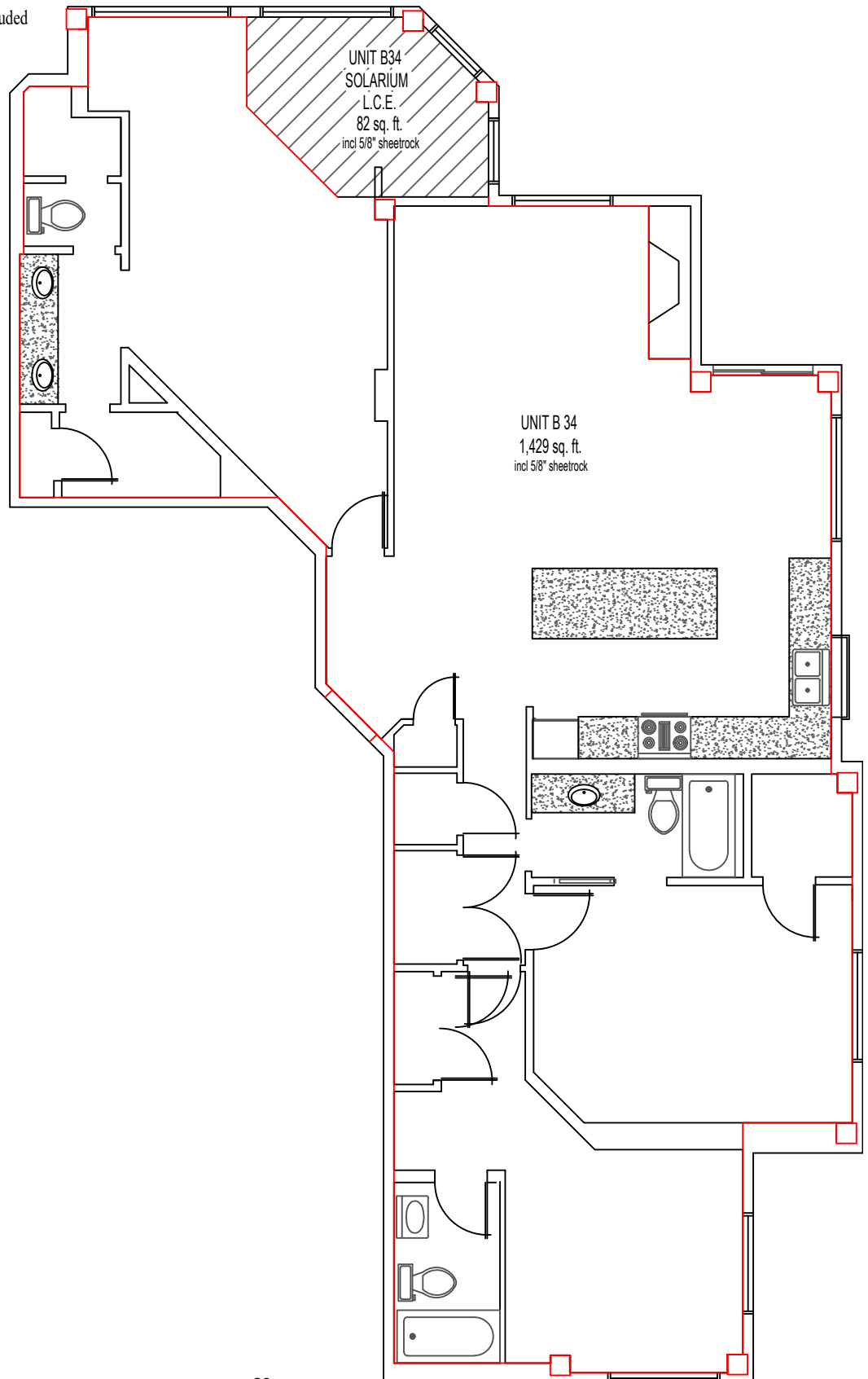
Chamonix Unit B34

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,439

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock : 82

Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,521

NOTE: All interior structural posts (1 sq. ft.) not included



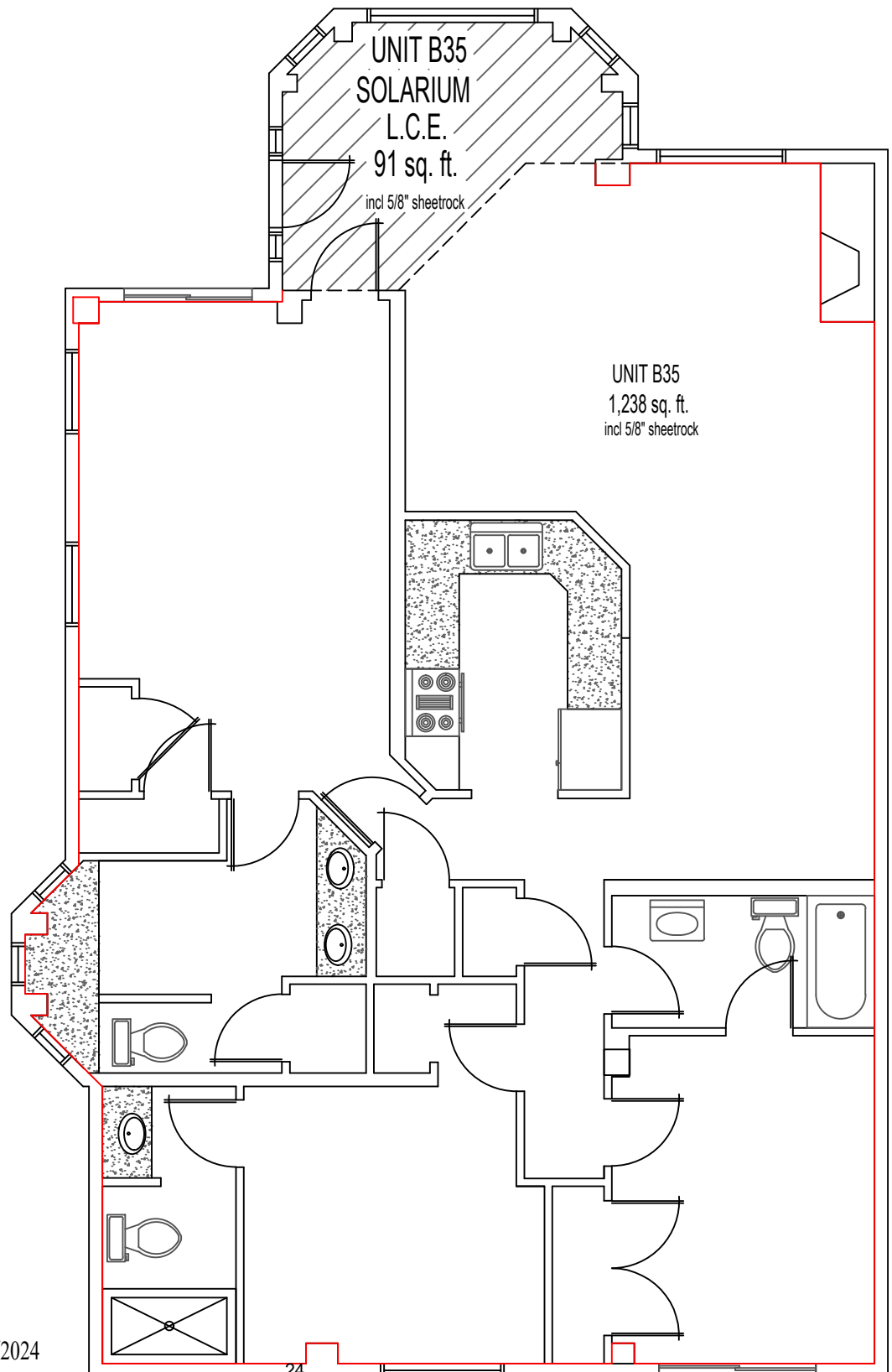
Chamonix Unit B35

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,238

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock : 91

Total Livable sq. ft. sq. ft. in $\frac{5}{8}$ " sheetrock: 1,329

NOTE: All interior structural posts (1 sq. ft.) not included



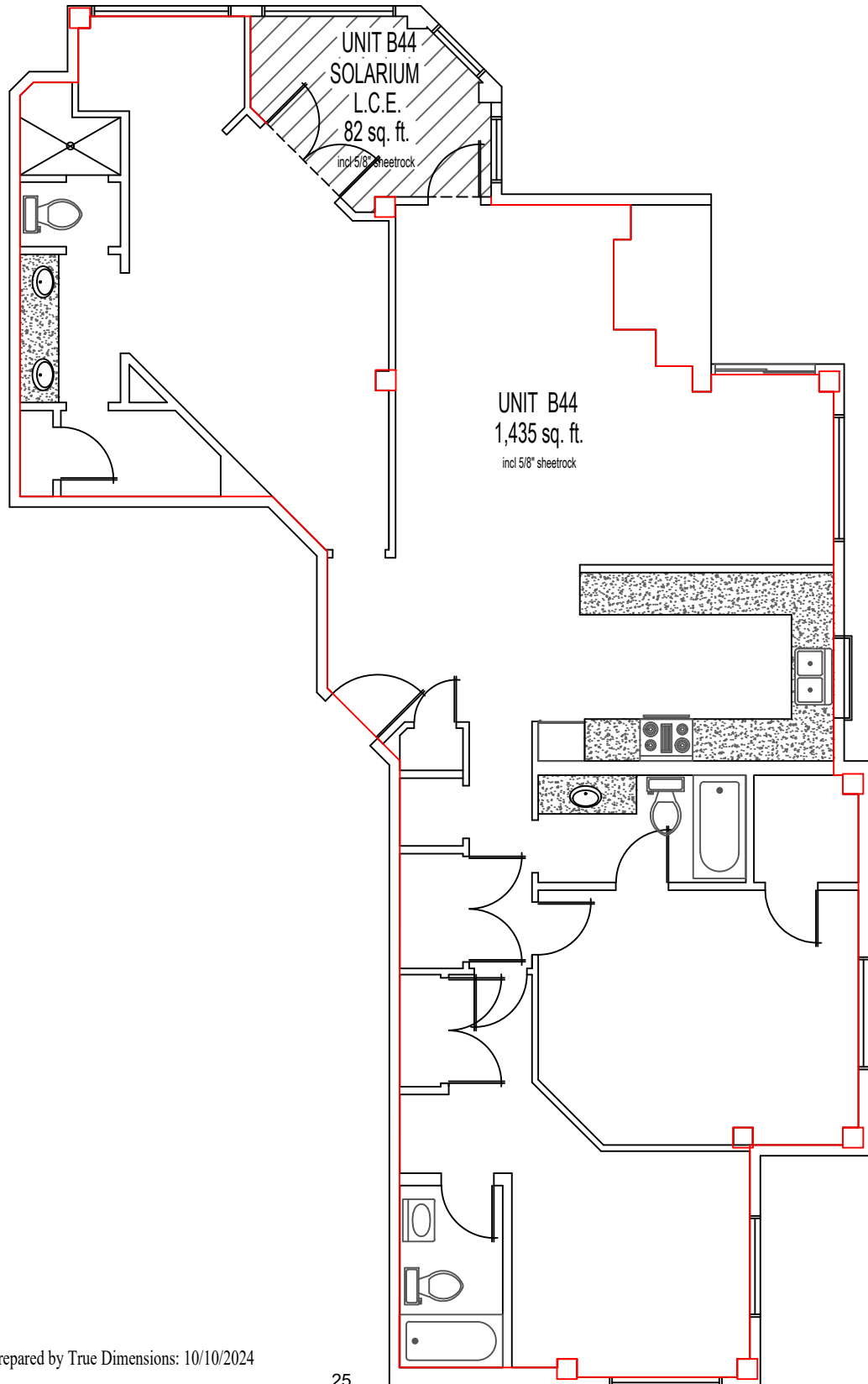
Chamonix Unit B44

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,435

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock : 82

Total Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,517

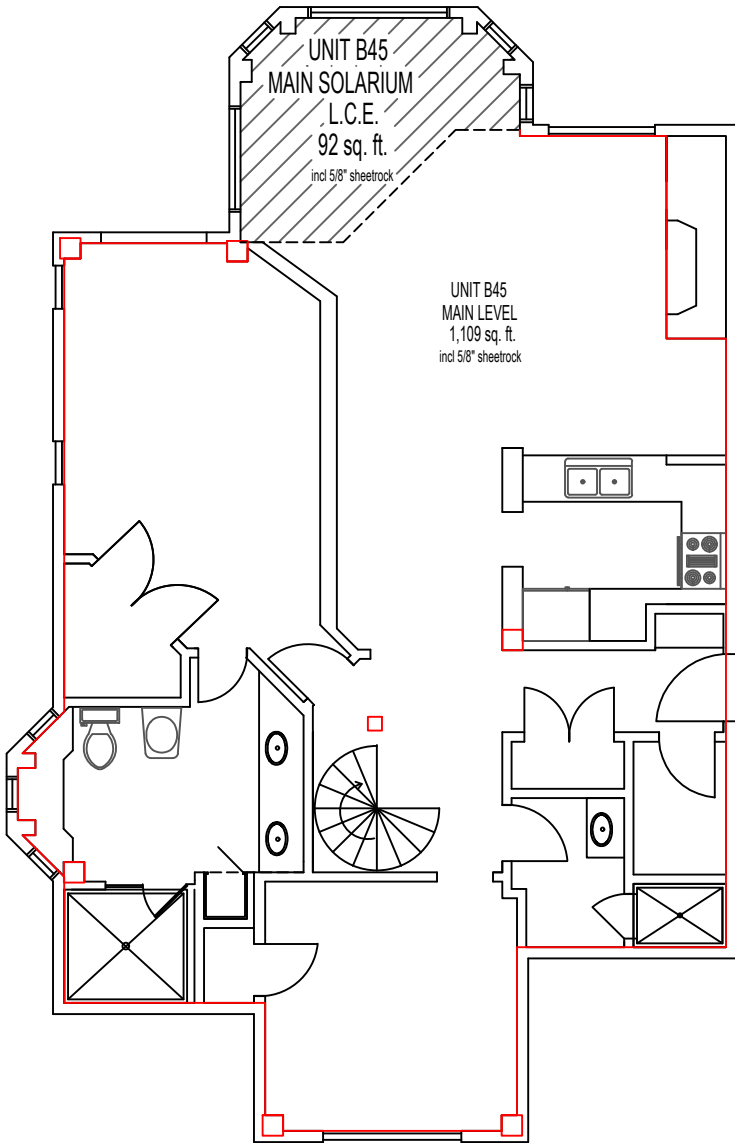
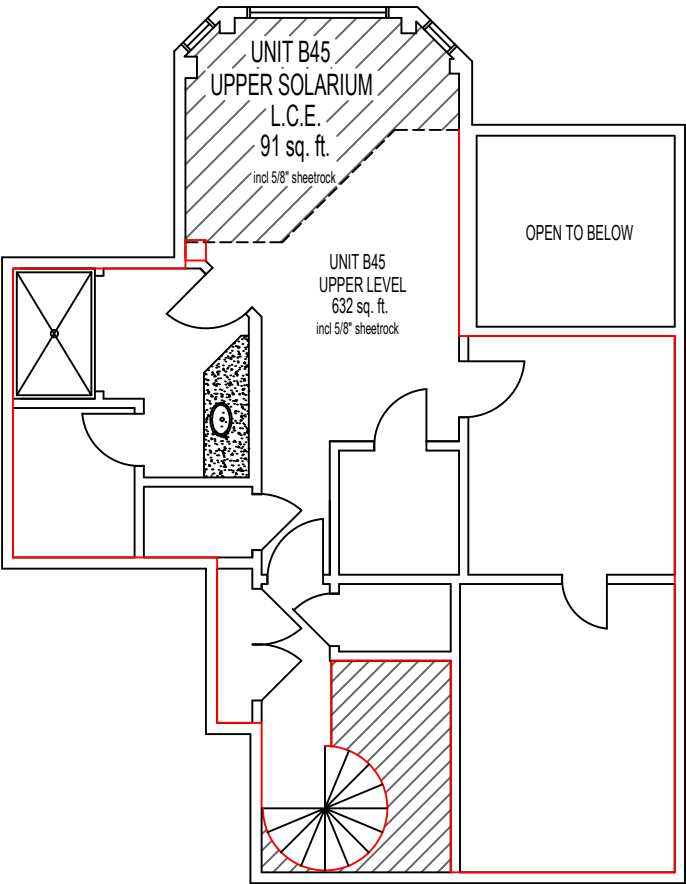
NOTE: All interior structural posts (1 sq. ft.) not included



Chamonix Unit B45

Net Livable sq. ft. incl 5/8" sheetrock:	1,741
Upper Solarium L.C.E. sq. ft. incl 5/8" sheetrock :	91
Main Solarium L.C.E. sq. ft. incl 5/8" sheetrock :	92
Total Livable sq. ft. sq. ft. incl 5/8" sheetrock:	1,924

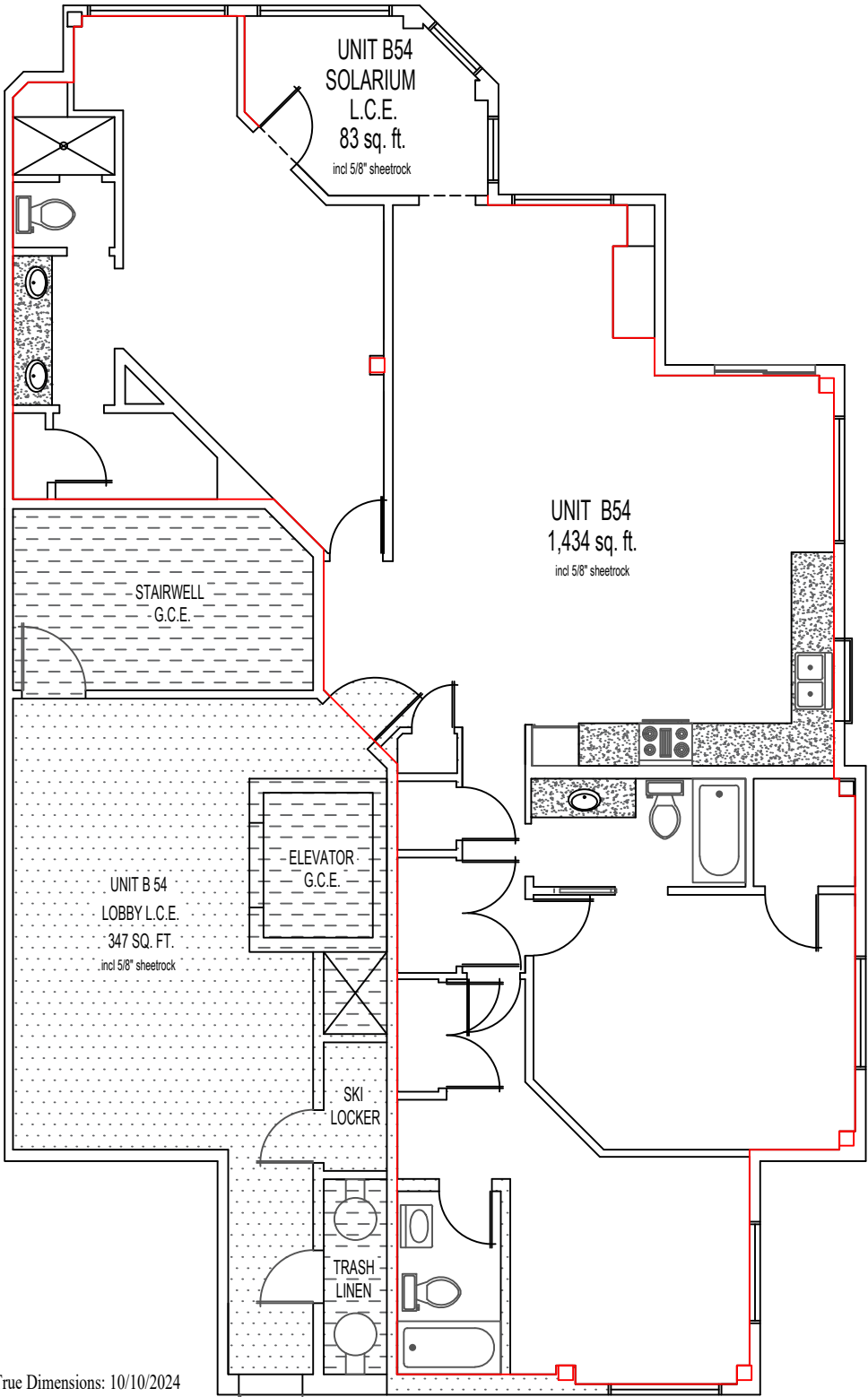
NOTE: All interior structural posts (1 sq. ft.) not included



Chamonix Unit B54

Net Livable sq. ft. incl 5/8" sheetrock:	1,434
Solarium L.C.E. sq. ft. incl 5/8" sheetrock :	83
Lobby Current Livable sq. ft. ncl 5/8" sheetrock :	347
Total Current Livable sq. ft. sq. ft. incl 5/8" sheetrock:	1,517
Total Including Lobby Livable sq. ft. incl 5/8" sheetrock:	1,864

NOTE: All interior structural posts (1 sq. ft.) not included



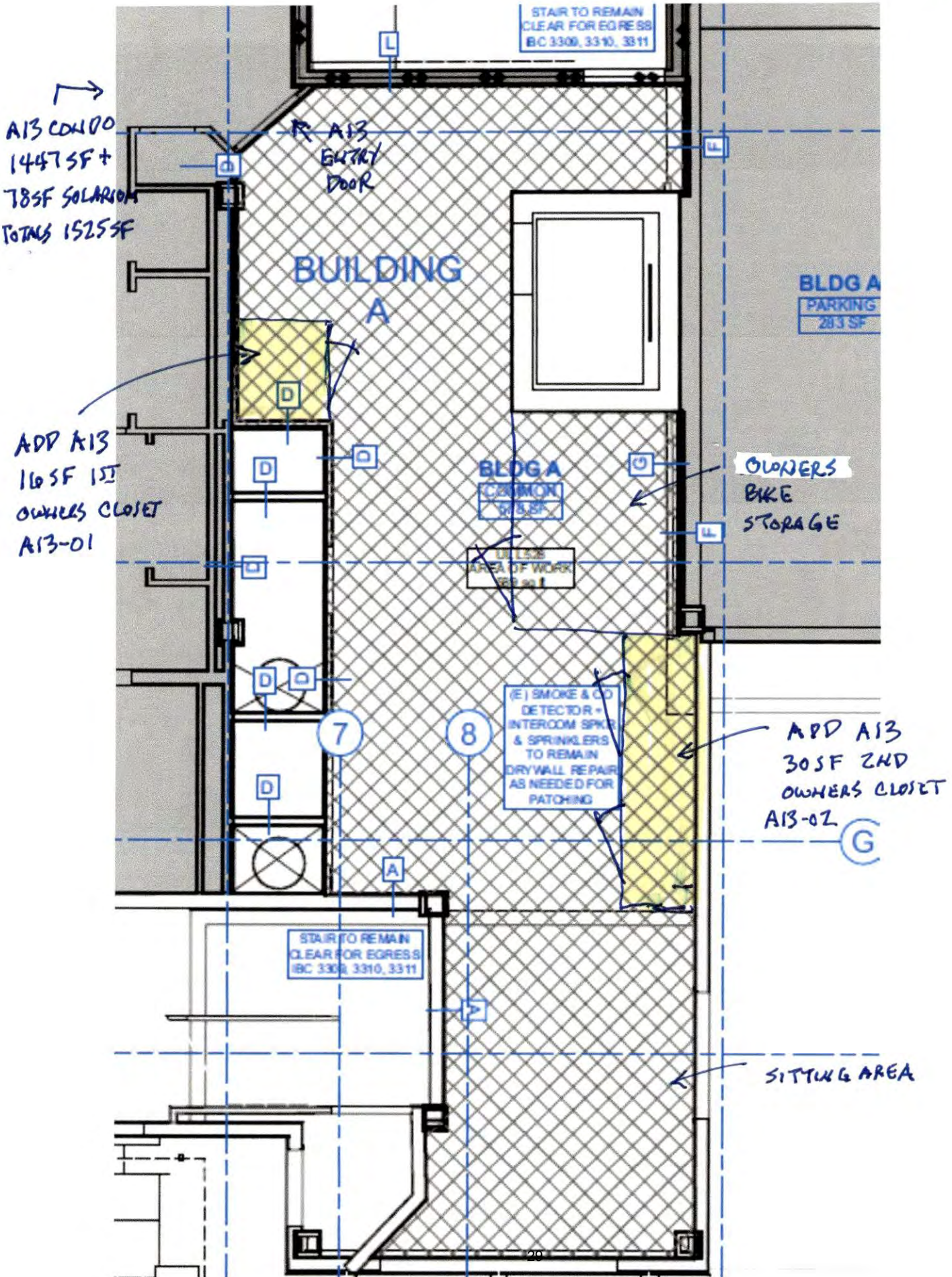
Chamonix Bld A Owners Closets & Incorporated Space SF Analysis

Rev 6-8-25 RDR

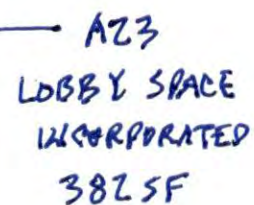
Building	Floor	Location	Condo Orig SF	Added SF	Condo New SF	SF Increase	% Increase	\$4000/SF SF Increase	\$4000/SF Condo New SF	Condo Owner
A	1	A13 Condo	1447		1571	124	7.9	\$496,000	\$6,284,000	Troy Schumacher
A	1	A13 Solarium		78						Troy Schumacher
A	1	A13-01 Owners Closet		16						Troy Schumacher
A	1	A13-02 Owners Closet		30						Troy Schumacher
A	2	A23 Condo	2488		2659	171	6.4	\$684,000	\$10,636,000	Gary Phillips
A	2	A23 Solarium		79						Gary Phillips
A	2	A23 Solarium		92						Gary Phillips
A	3	A32 Condo	1225		1365	140	10.3	\$560,000	\$5,460,000	Juan Creixell
A	3	A32 Solarium		96						Juan Creixell
A	3	A32 -01 Owners Closet		12						Juan Creixell
A	3	A32-02 Owners Closet		32						Juan Creixell
A	3	A33 Condo	1445		1567	122	7.8	\$488,000	\$6,268,000	Denny Thorley
A	3	A33 Solarium		78						Denny Thorley
A	3	A33-01 Owners Closet		12						Denny Thorley
A	3	A33-02 Owners Closet		32						Denny Thorley
A	4	A43 Condo	3035		3588	553	15.4	\$2,212,000	\$14,352,000	John Ewald
A	4	A43 Solarium		80						John Ewald
A	4	A43 Solarium		91						John Ewald
A	4	A43 Inc Lobby		382						John Ewald
Total SF			9640	1110	10750	1110		\$4,440,000	\$43,000,000	
Projected Value Per SF			\$4,000	\$4,000	\$4,000	\$4,000				
Projected Value			\$38,560,000	\$4,440,000	\$43,000,000	\$4,440,000				

BLD A, FLOOR 1 OWNERS CLOSETS & INCORPORATED SPACE

REV 6.8.25 RPH

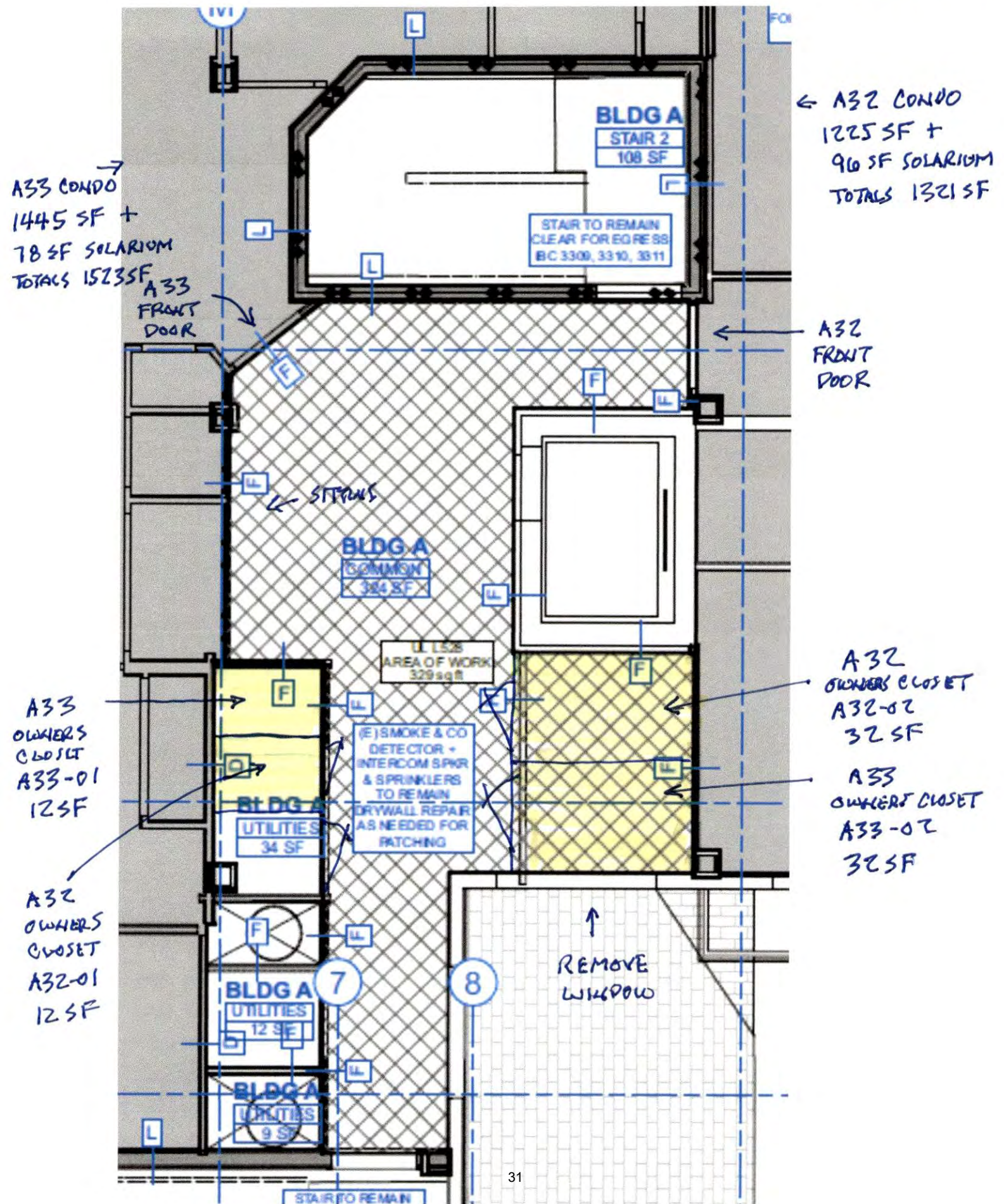


RET 6-8-25 RDR



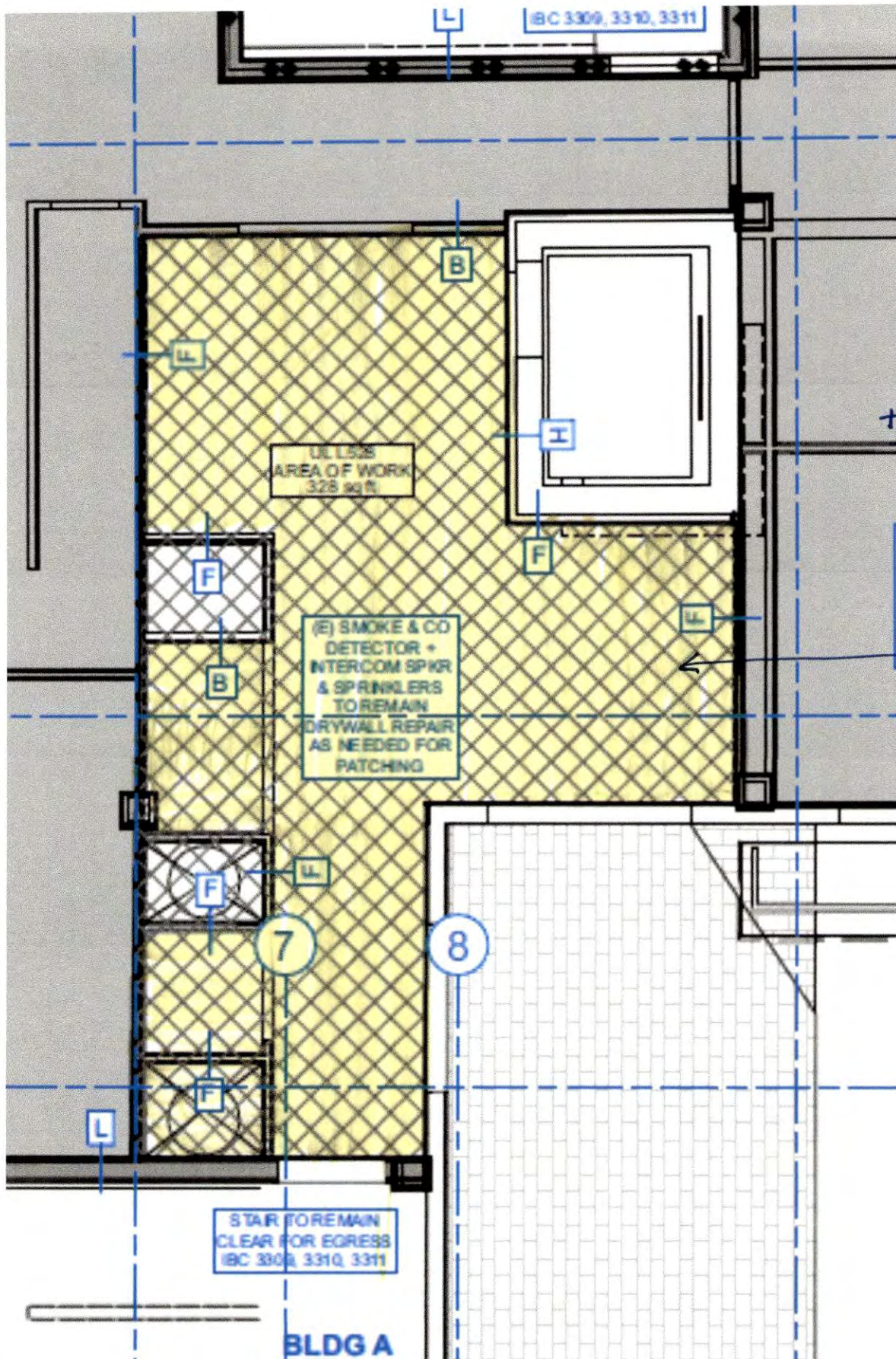
BLD A, FLOOR 3 OWNERS CLOSETS & INCORPORATED SPACE

REV 6.8.25 ROR



BLD A, FLOOR 4 OWNERS CLOSETS + INCORPORATED SPACE

REV 10-8-25 RDR



← A43 CONDO
3035 SF +
80 SF SOLARIUM
+ 91 SF SOLARIUM
TOTALS 3206 SF

← A43
LOBBY SPACE
INCORPORATED
382 SF

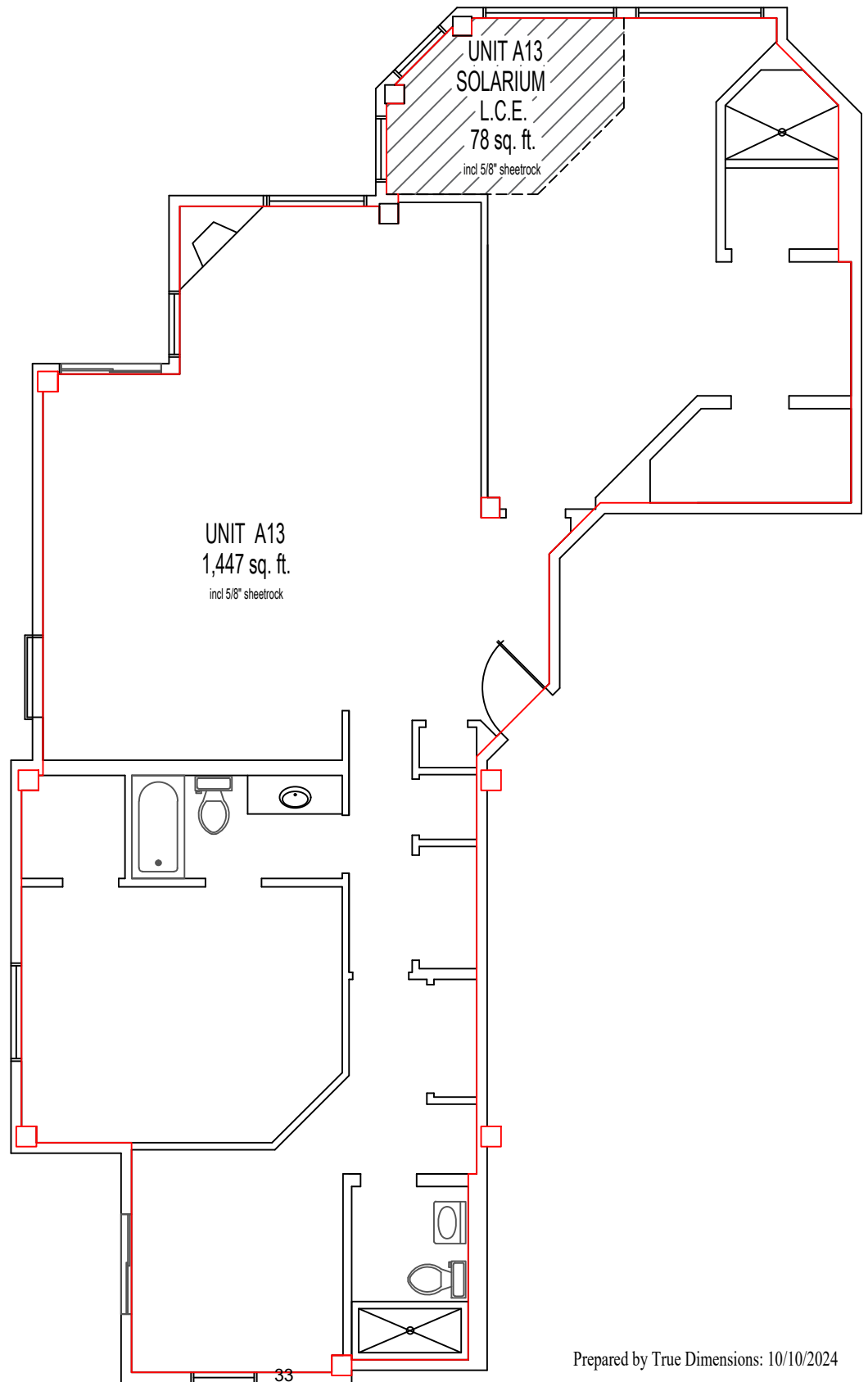
Chamonix Unit A13

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,447

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock : 78

Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,525

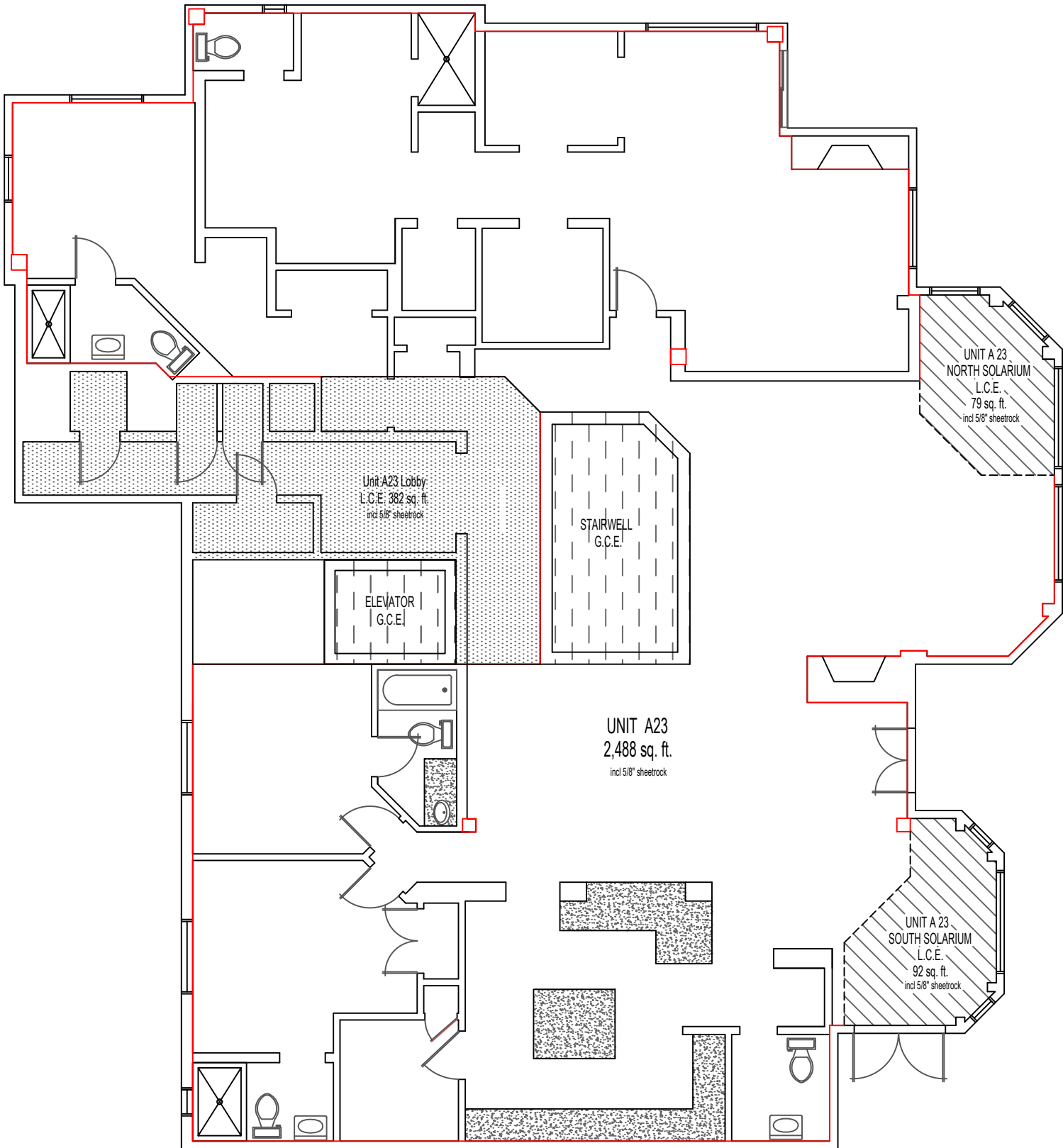
NOTE: All interior structural posts (1 sq. ft.) not included



Chamonix Unit A23

Net Livable incl 5/8" sheetrock :	2,488 sq. ft.
North Solarium L.C.E. incl 5/8" sheetrock.:	79 sq. ft.
South Solarium L.C.E. incl 5/8" sheetrock:	92 sq. ft.
Lobby L.C.E. sq. ft. incl 5/8" sheetrock:	382 sq. ft.
Total Livable sq. ft. incl 5/8" sheetrock:	3,041 sq. ft.

NOTE: All interior structural posts (1 sq. ft.) not included



1) Net livable w/ 5/8" sheetrock originally had some of the 382 sq. ft. Lobby L.C.E. within it and it needs to be removed from the sq. ft.

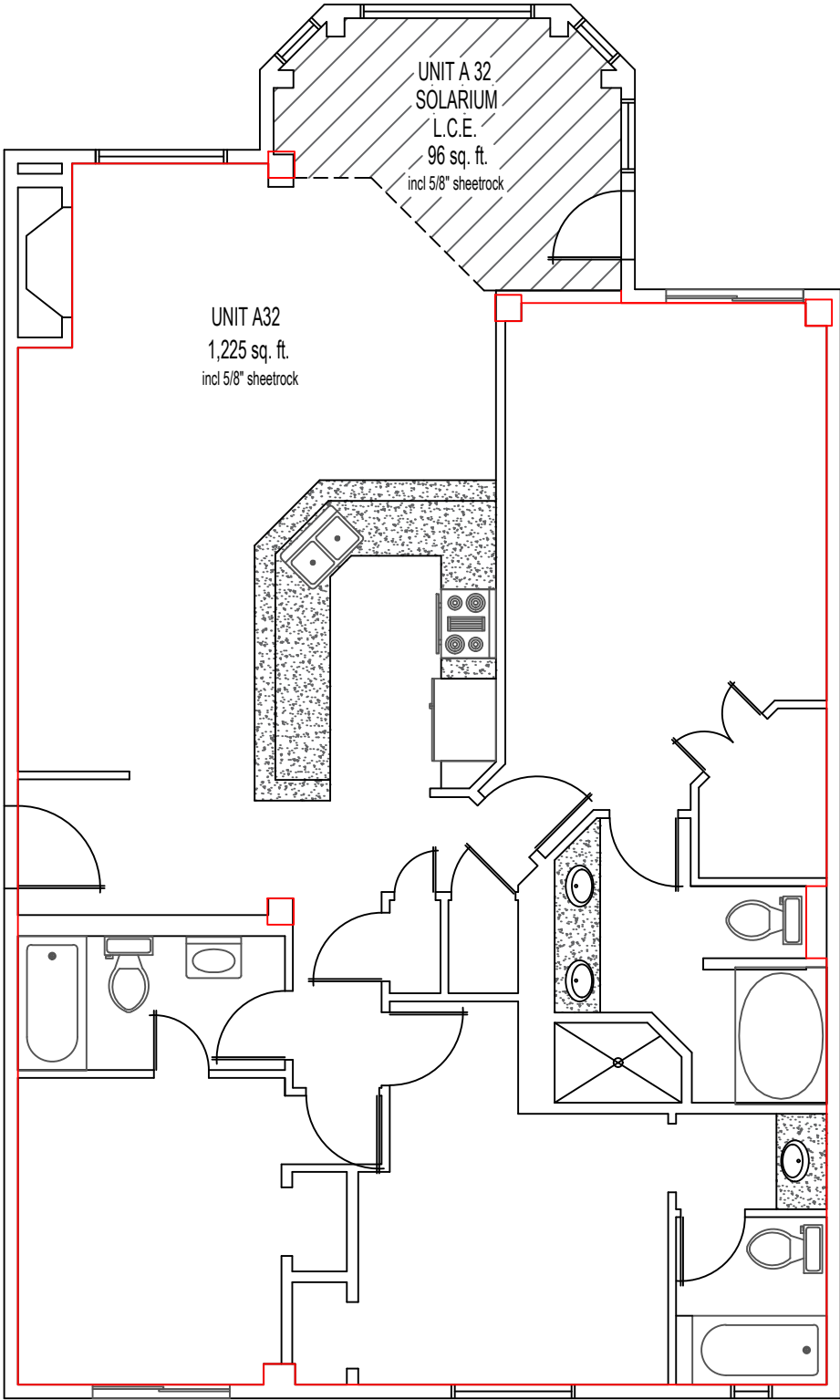
Chamonix Unit A32

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,225 sq. ft.

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock: 96 sq. ft.

Total Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,321 sq. ft.

NOTE: All interior structural posts (1 sq. ft.) not included



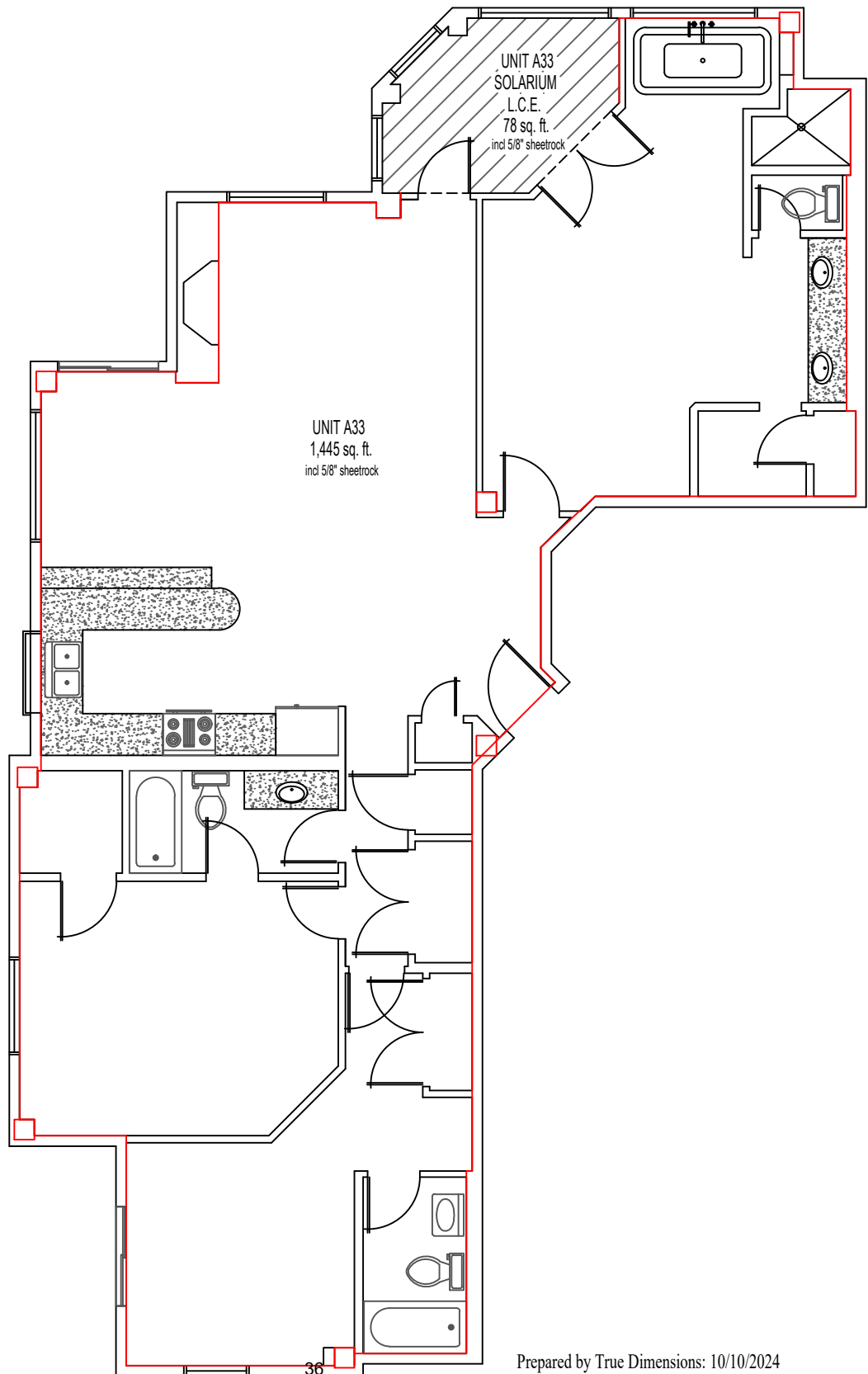
Chamonix Unit A33

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,445 sq. ft.

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock: 78 sq. ft.

Total Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,523 sq. ft.

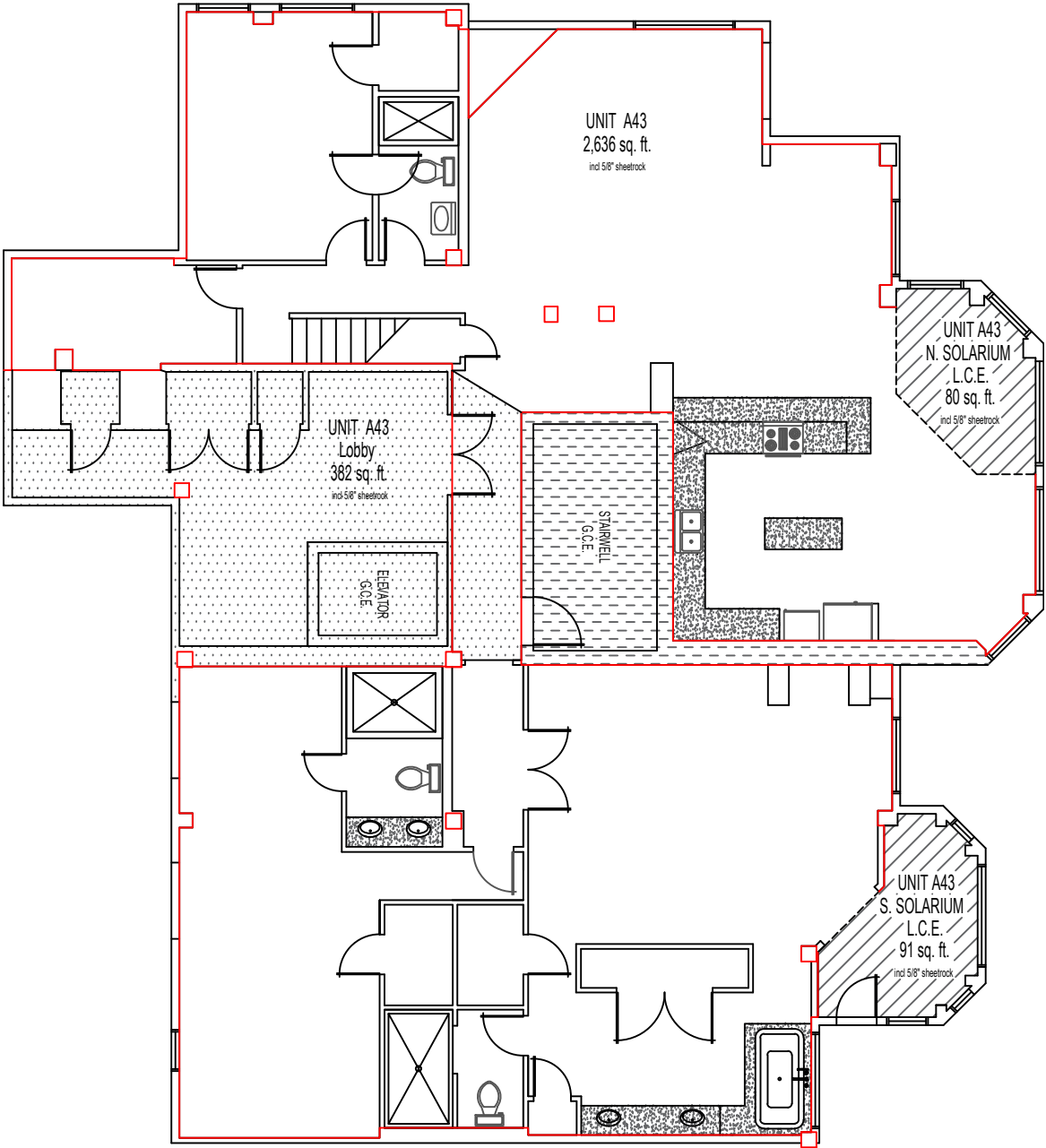
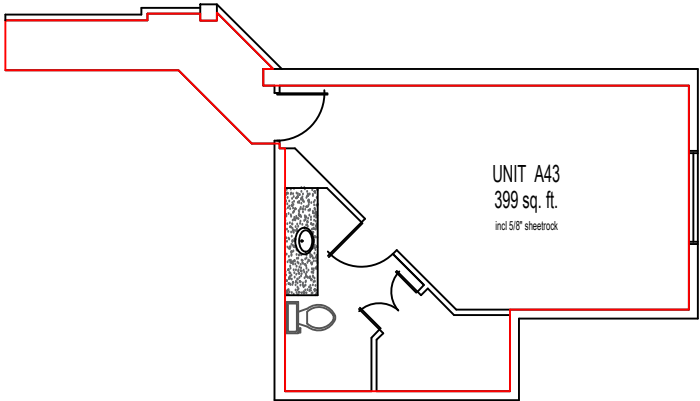
NOTE: All interior structural posts (1 sq. ft.) not included



Chamonix Unit A43

Net Livable sq. ft. incl 5/8" sheetrock:	3,035 sq. ft.
North Solarium L.C.E. sq. ft. incl 5/8" sheetrock:	80 sq. ft.
South Solarium L.C.E. sq. ft. incl 5/8" sheetrock:	91 sq. ft.
Lobby L.C.E. sq. ft. incl 5/8" sheetrock:	382 sq. ft.
Total Current Livable sq. ft. incl 5/8" sheetrock:	3,206 sq. ft.
Total Including Lobby Livable sq. ft. incl 5/8" sheetrock:	3,588 sq. ft.

NOTE: All interior structural posts (1 sq. ft.) not included



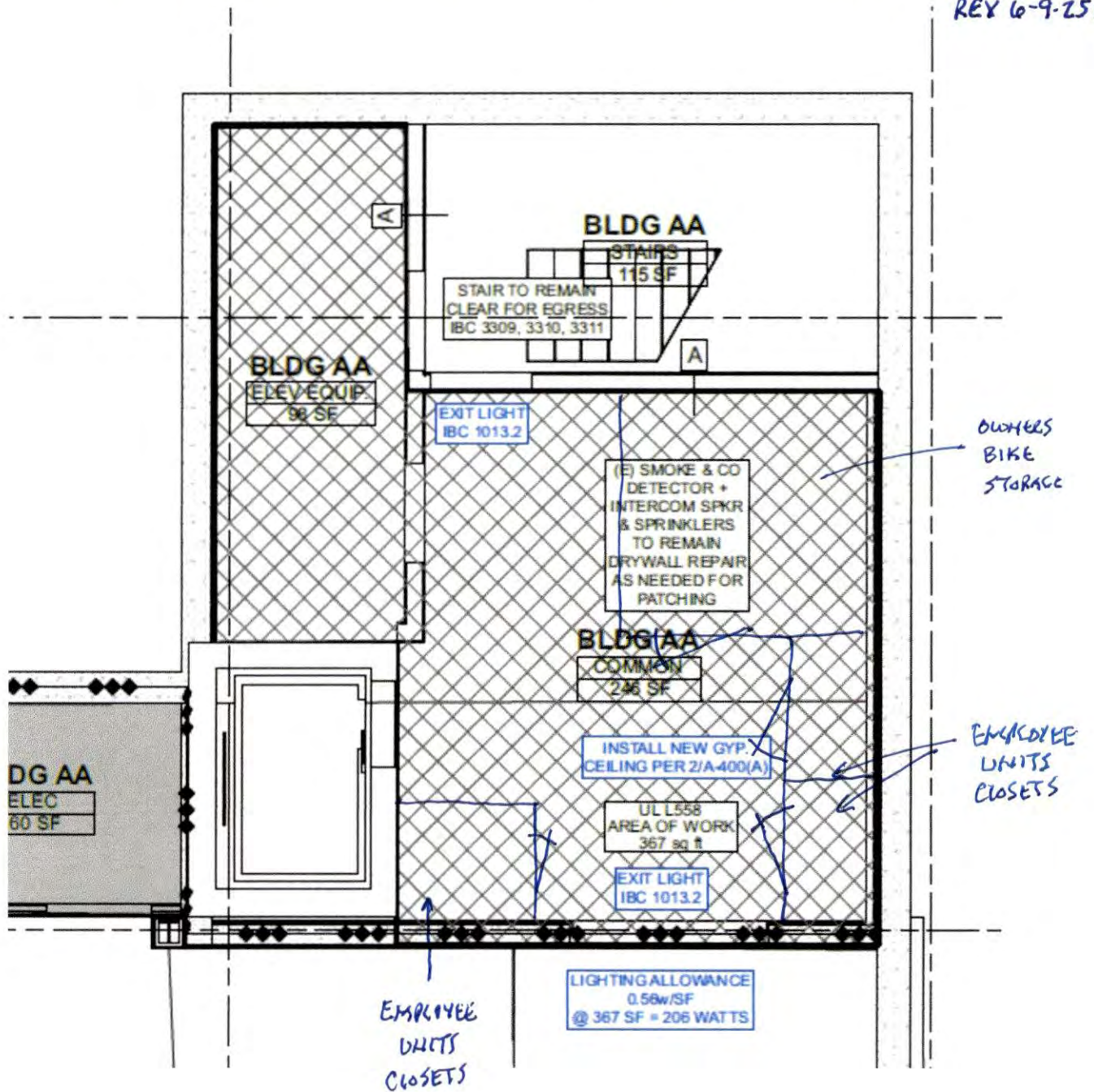
Chamonix Bld AA Owners Closets & Incorporated Space SF Analysis

Rev 6-9-25 RDR

Building	Floor	Location	Condo Orig SF	Added SF	Condo New SF	SF Increase	% Increase	\$4000/SF SF Increase	\$4000/SF Condo New SF	Condo Owner
AA	2	AA20 Condo	1167		1438	271	18.8	\$1,084,000	\$5,752,000	Todd Geletka
AA	2	AA20 Solarium		106						Todd Geletka
AA	2	AA20-01 Owners Closet		6						Todd Geletka
AA	2	AA20-02 Owners Closet		12						Todd Geletka
AA	1	AA20-03 Owners Closet		24						Todd Geletka
AA	2	AA20 Inc Lobby		103						Todd Geletka
AA	2	AA20 Inc Balcony		20						Todd Geletka
AA	2	AA21 Condo	1433		1568	135	8.6	\$540,000	\$6,272,000	Kevin Coyne
AA	2	AA21 Solarium		90						Kevin Coyne
AA	2	AA21-01 Owners Closet		9						Kevin Coyne
AA	2	AA21-02 Owners Closet		12						Kevin Coyne
AA	1	AA21-03 Owners Closet		24						Kevin Coyne
AA	3	AA30 Condo	979		1140	161	14.1	\$644,000	\$4,560,000	Gabriel Bustamante
AA	3	AA30 Solarium		121						Gabriel Bustamante
AA	3	AA30 -01 Owners Closet		20						Gabriel Bustamante
AA	3	AA30-02 Owners Closet		20						Gabriel Bustamante
AA	3	AA31 Condo	1228		1345	117	8.6	\$468,000	\$5,380,000	Andy Cole
AA	3	AA31 Solarium		88						Andy Cole
AA	3	AA31-01 Owners Closet		9						Andy Cole
AA	3	AA31-02 Owners Closet		20						Andy Cole
AA	4	AA50 Condo	990		1600	610	38.1	\$2,440,000	\$6,400,000	Michael Smith
AA	4	AA50 Solarium		122						Michael Smith
AA	4	AA50-01 Owners Closet		9						Michael Smith
AA	4	AA50 Inc Lobby		479						Michael Smith
Total SF			5797	1294	7091	1294		\$5,176,000	\$28,364,000	
Projected Value Per SF			\$4,000	\$4,000	\$4,000	\$4,000				
Projected Value			\$23,188,000	\$5,176,000	\$28,364,000	\$5,176,000				

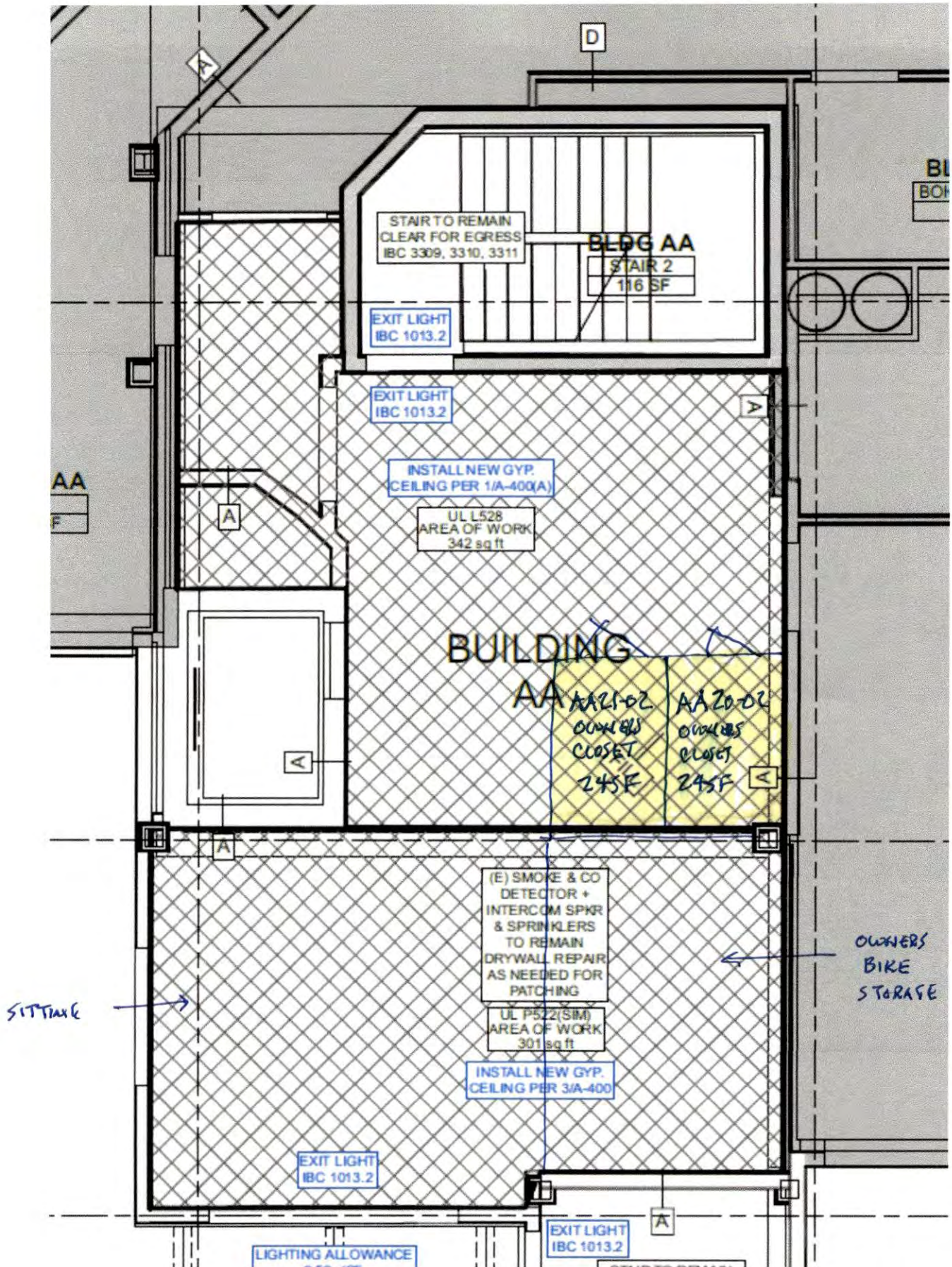
BLD AA, FLOOR G OWNERS CLOSETS & INCORPORATED SPACE

REV 6-9-25 RVR



BLD AA , FLOOR 1 OWNERS CLOSETS * INCORPORATED SPACE

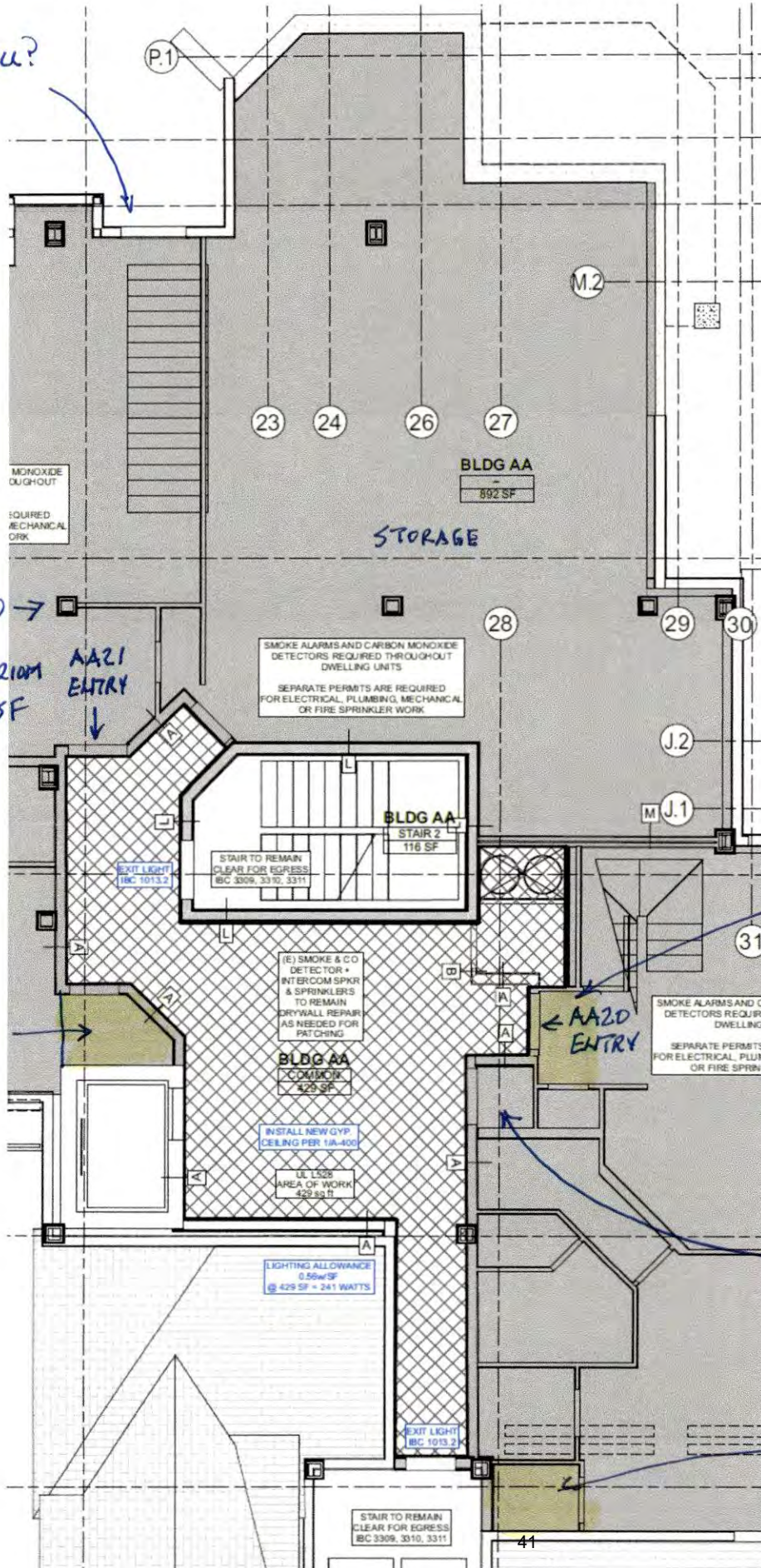
REV 69.75 RDR



BLD AA, FLOOR 2 OWNERS CLOSETS * INCORPORATED SPACE

REV 6-9-25 RPR

STAIRWELL?



265F LOBBY INCORPORATED

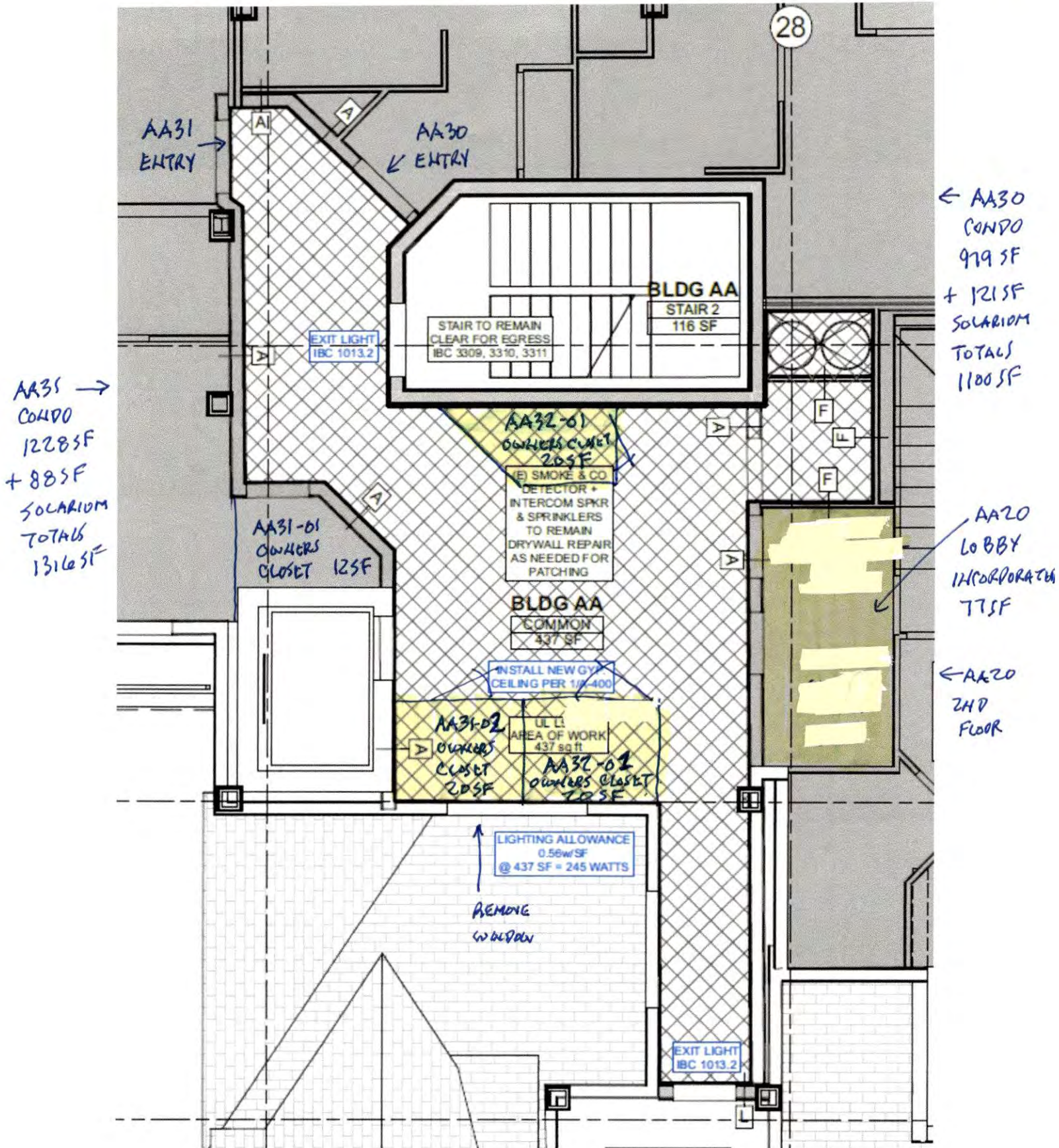
← AAZD CONDO
1167 SF + 1066 SF SOLARIUM
+ 103 SF LOBBY INC. +
20 SF BALCONY INC
TOTALS 1396 SF

AAZD-01
OWNERS CLOSET
6 SF

BALCONY INCORPORATED
20 SF

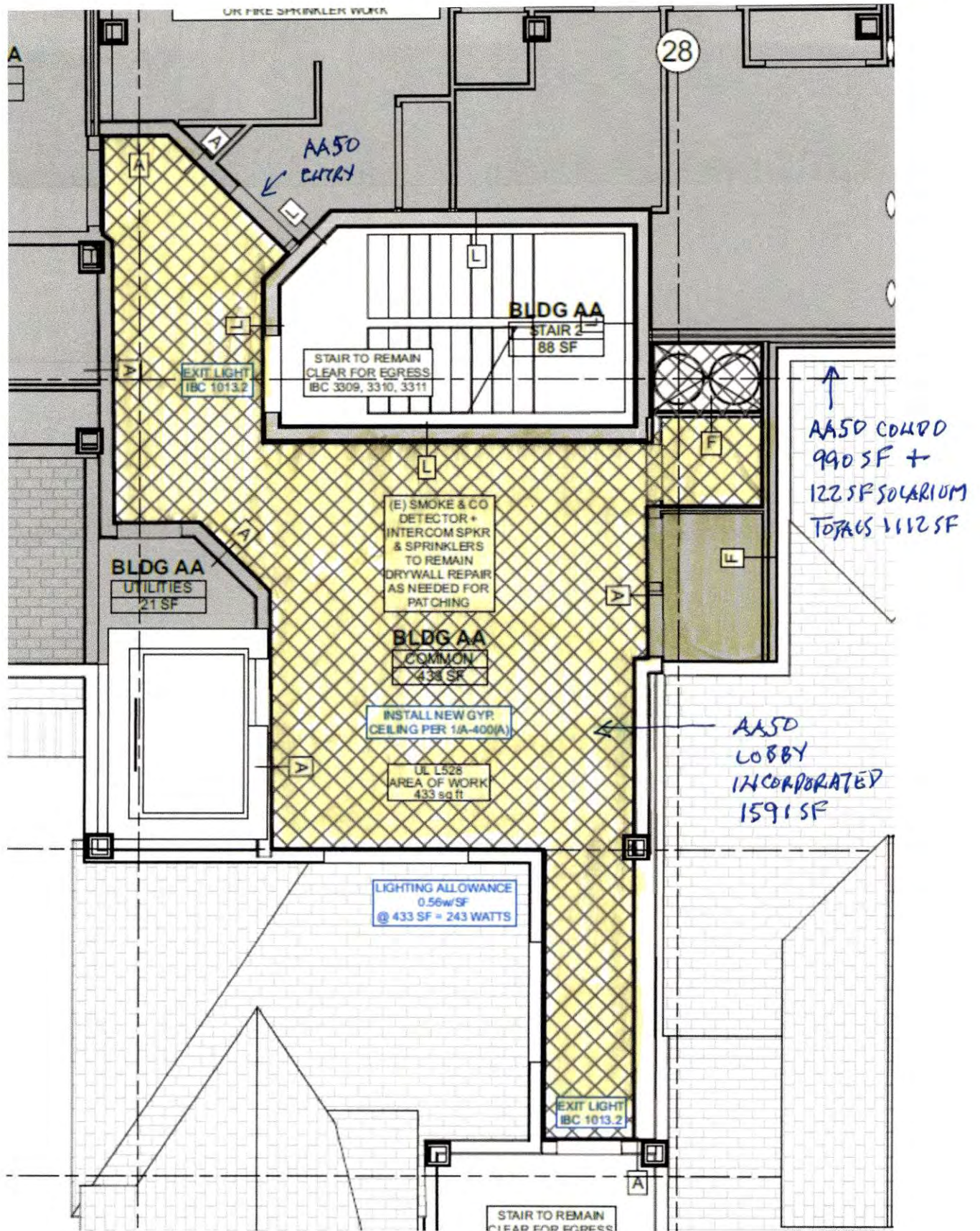
BLD AA, FLOOR 3 OWNERS CLOSETS & INCORPORATED SPACE

REV 6.9.25 RDR



BLD AA , FLOOR 4 OWNERS CLOSETS * INCORPORATED SPACE

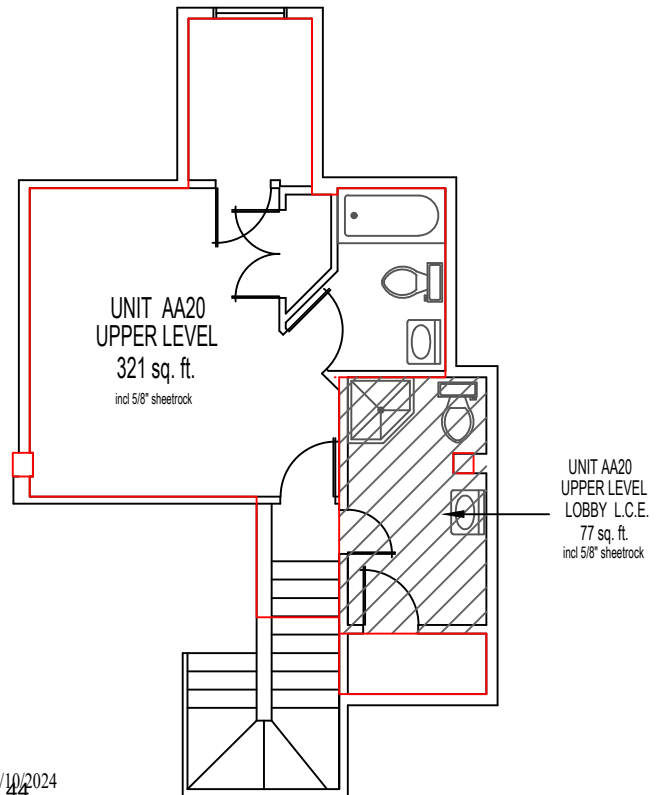
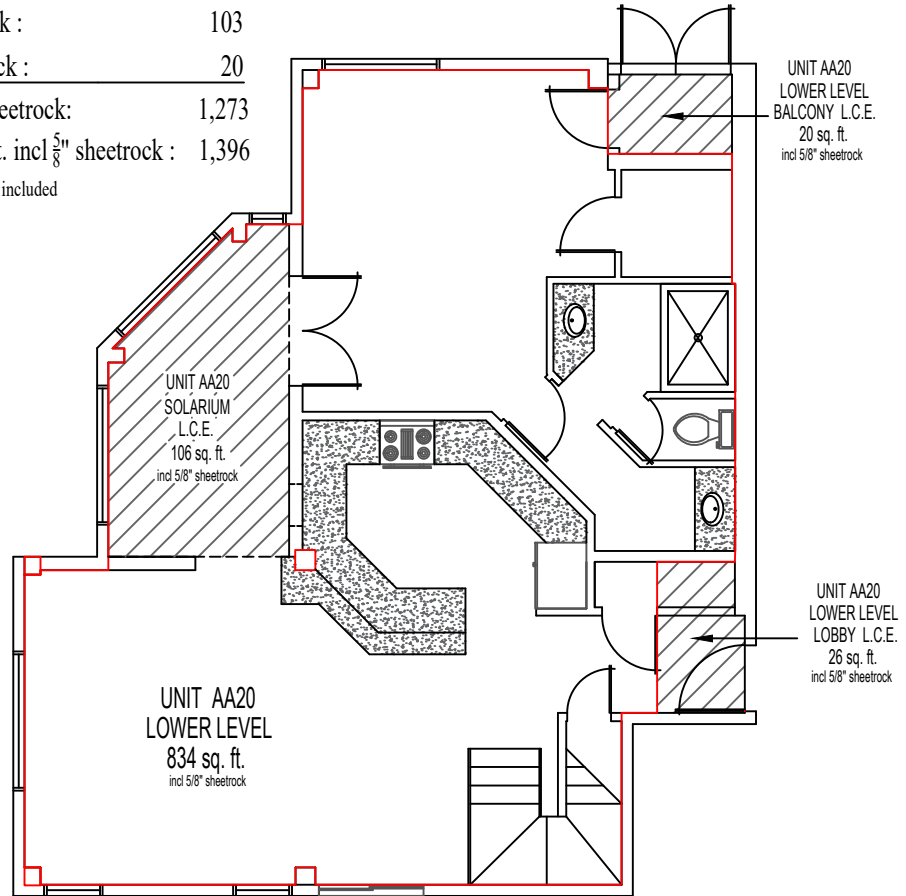
REV 6-9-25 RDR



Chamonix Unit AA20

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock:	1,167
Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock :	106
Lobby L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock :	103
Balony L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock :	20
Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock:	1,273
Total Including Lobby/Balcony sq. ft. incl $\frac{5}{8}$ " sheetrock :	1,396

NOTE: All interior structural posts (1 sq. ft.) not included



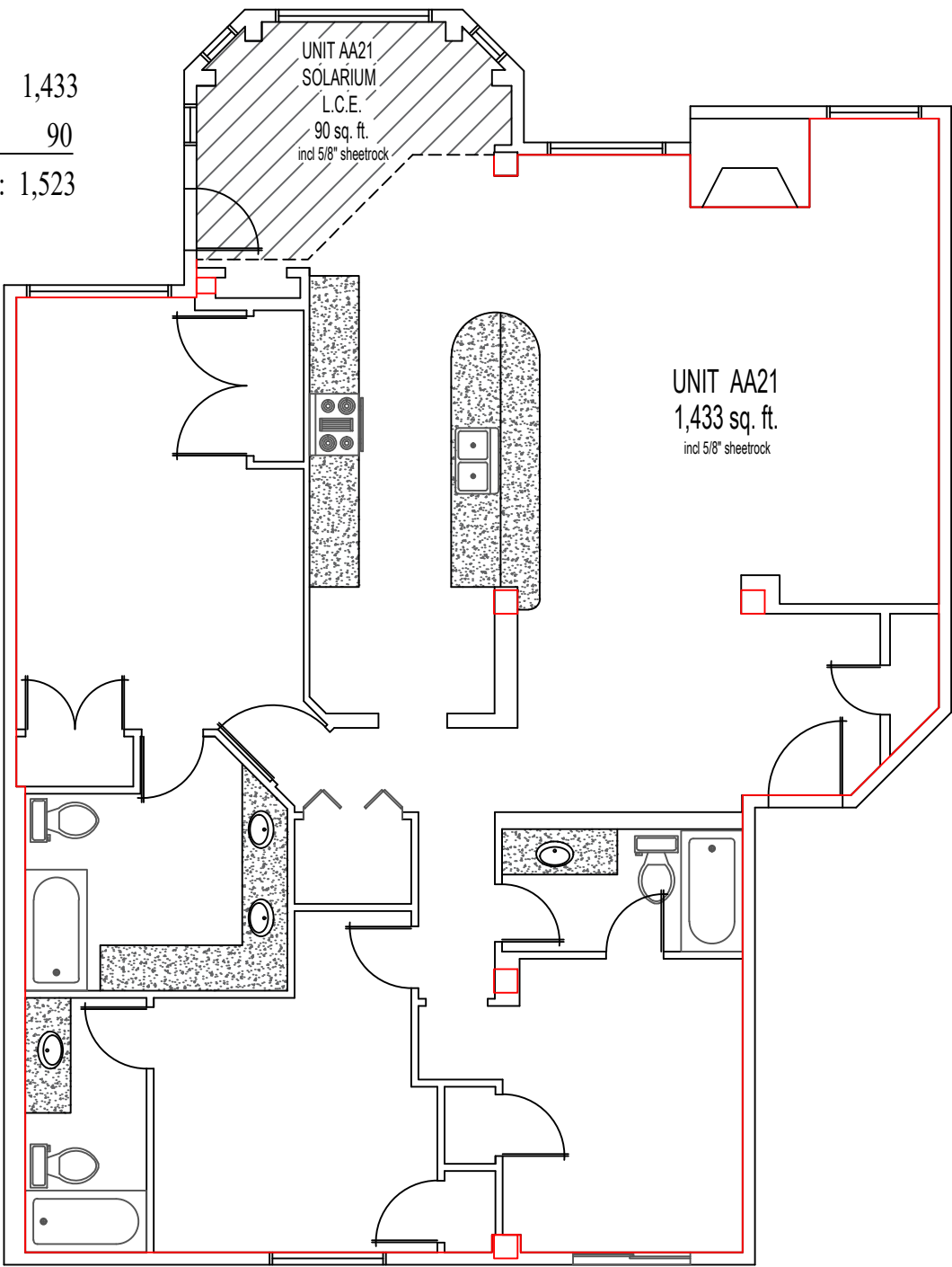
Chamonix Unit AA21

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,433

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock : 90

Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,523

NOTE: All interior structural posts (1 sq. ft.) not included



Prepared by True Dimensions: 10/10/2024

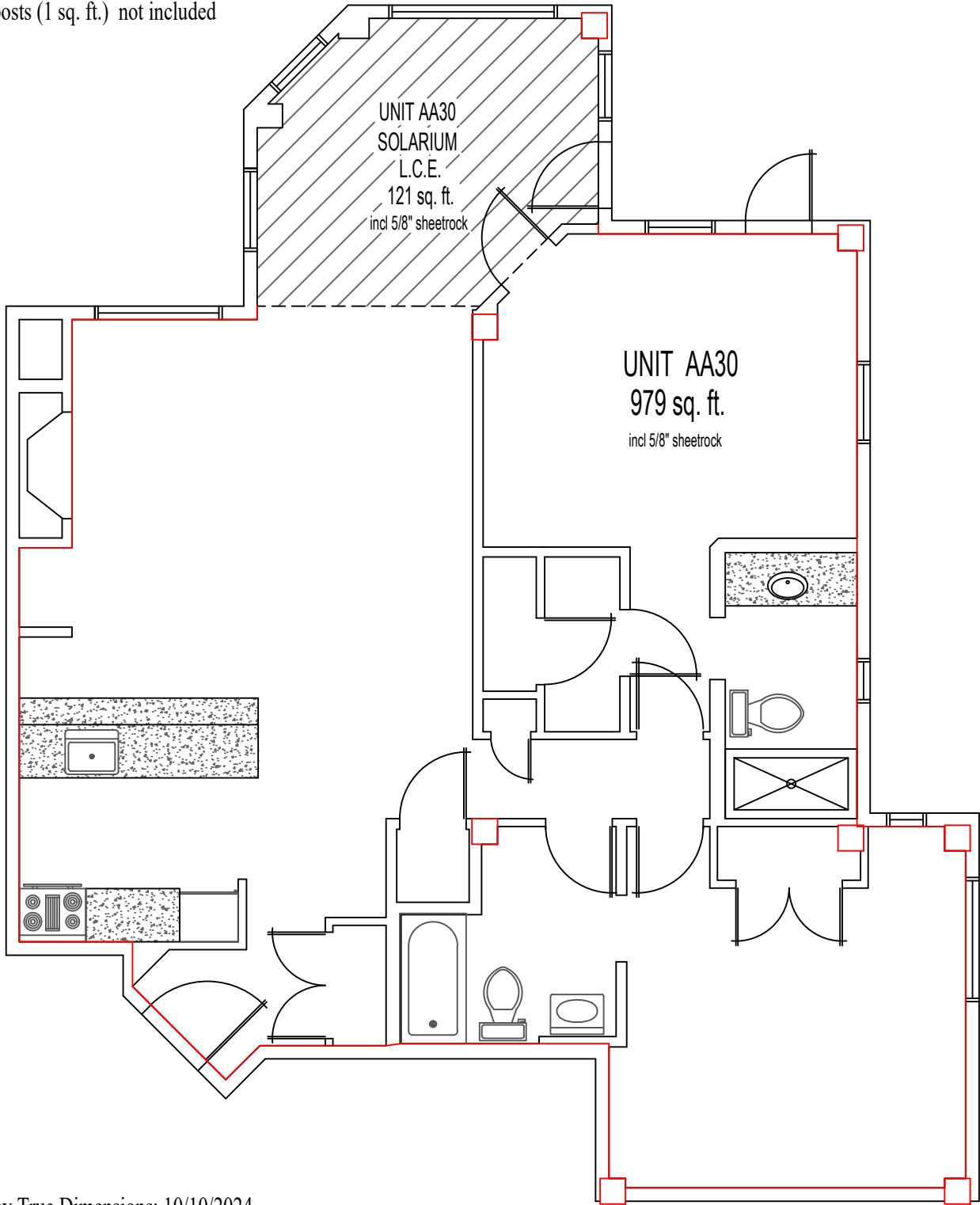
Chamonix Unit AA30

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 979

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock : 121

Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,100

NOTE: All interior structural posts (1 sq. ft.) not included



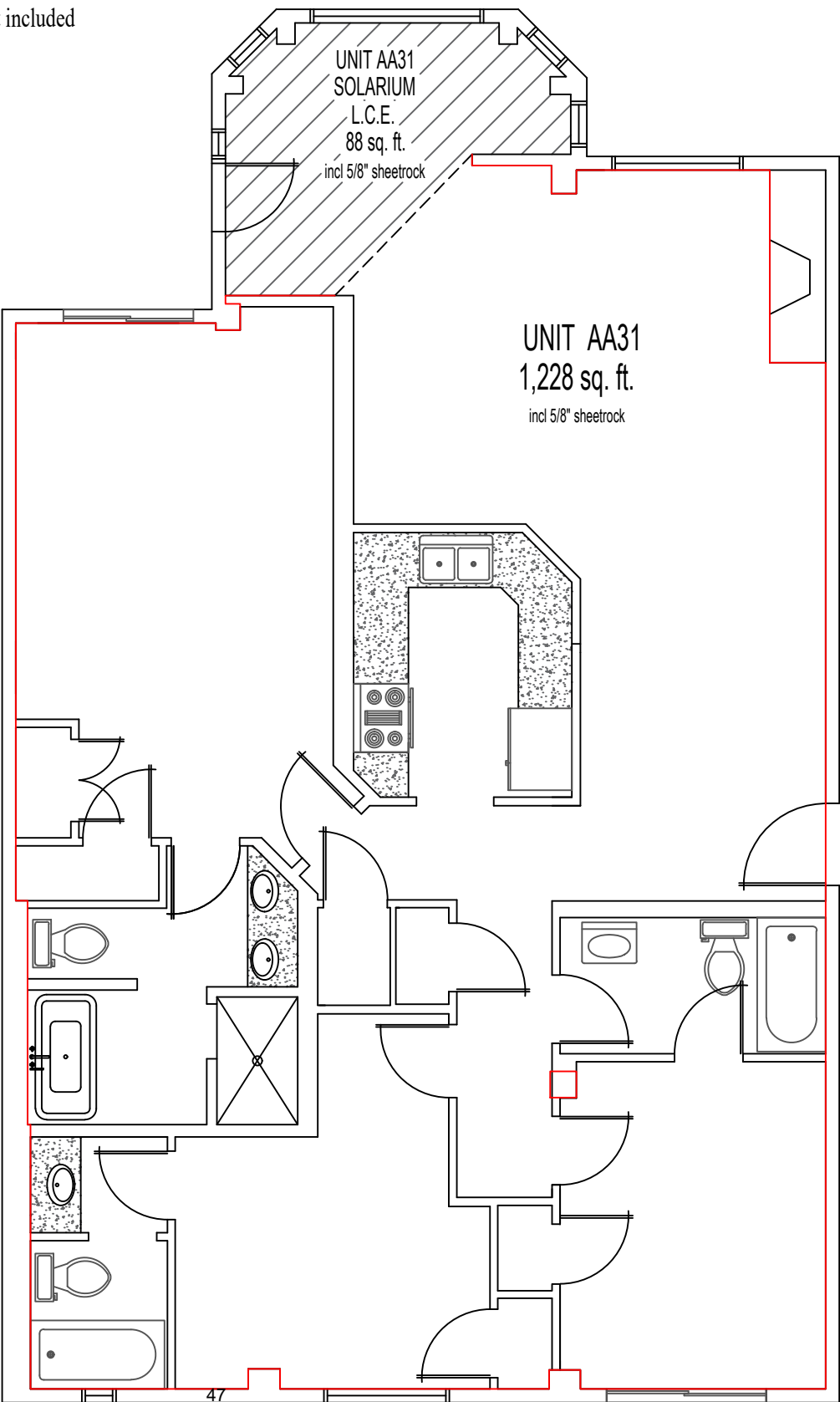
Chamonix Unit AA31

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,228

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock : 88

Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,316

NOTE: All interior structural posts (1 sq. ft.) not included



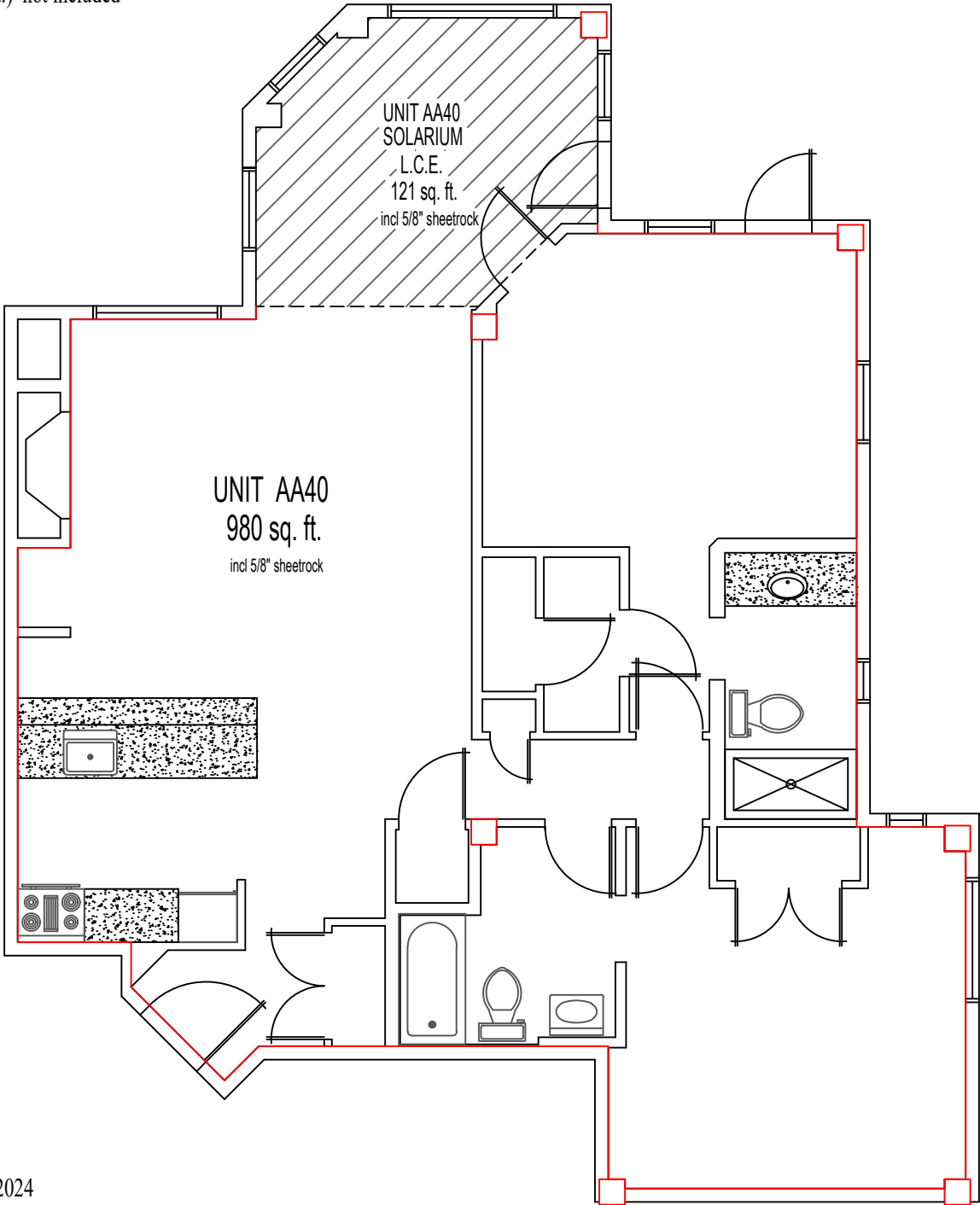
Chamonix Unit AA40

Net Livable sq. ft. incl 5/8" sheetrock: 980

Solarium L.C.E. sq. ft. incl 5/8" sheetrock : 121

Total Livable sq. ft. sq. ft. incl 5/8" sheetrock: 1,101

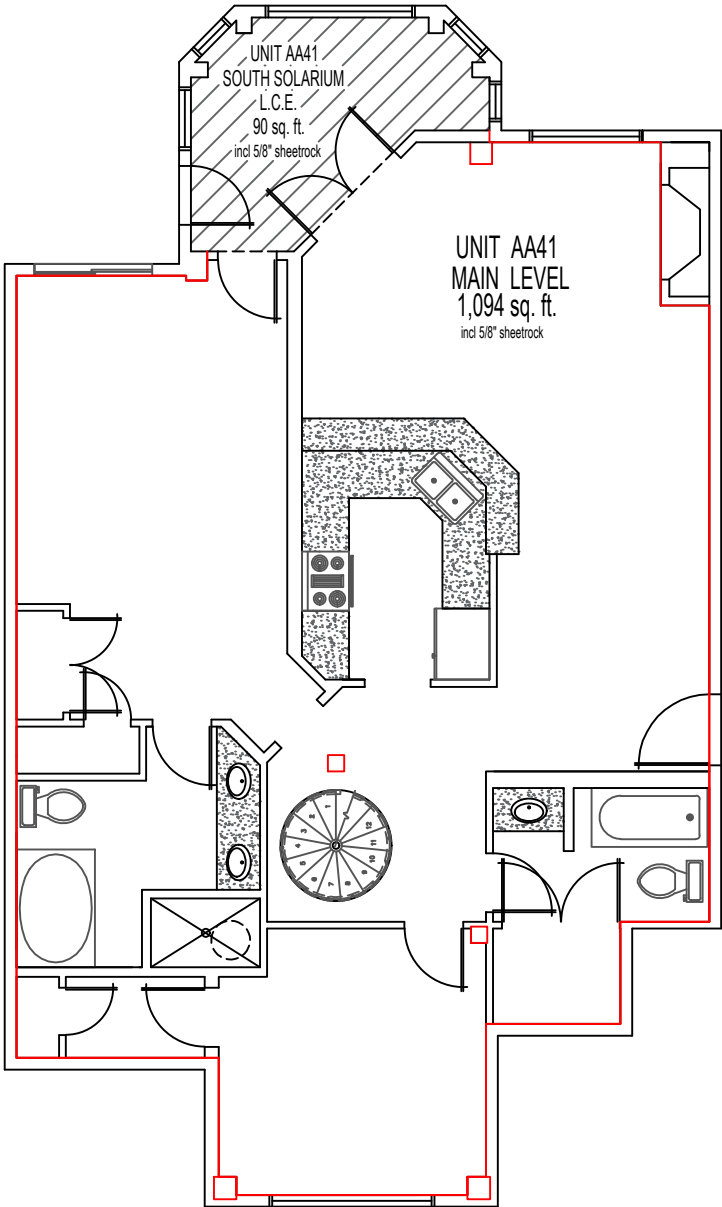
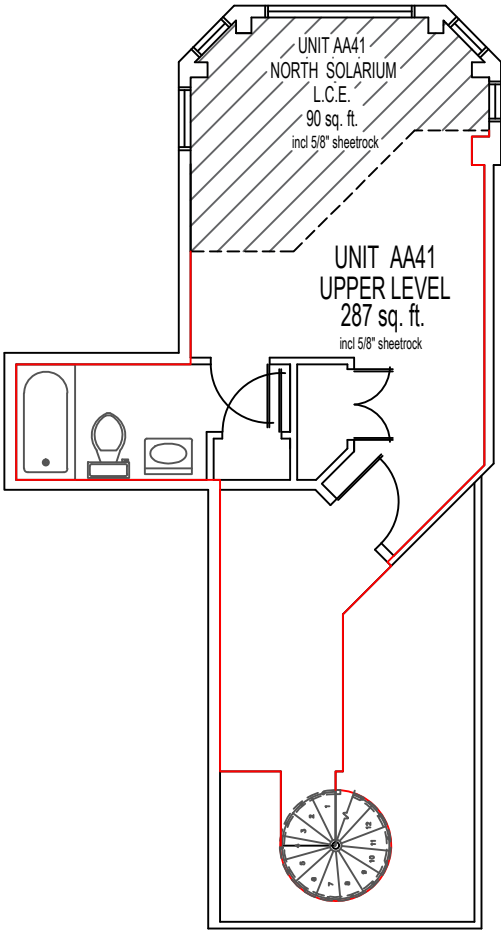
NOTE: All interior structural posts (1 sq. ft.) not included



Chamonix Unit AA41

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock:	1,381
South Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock :	90
North Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock :	90
Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock:	1,561

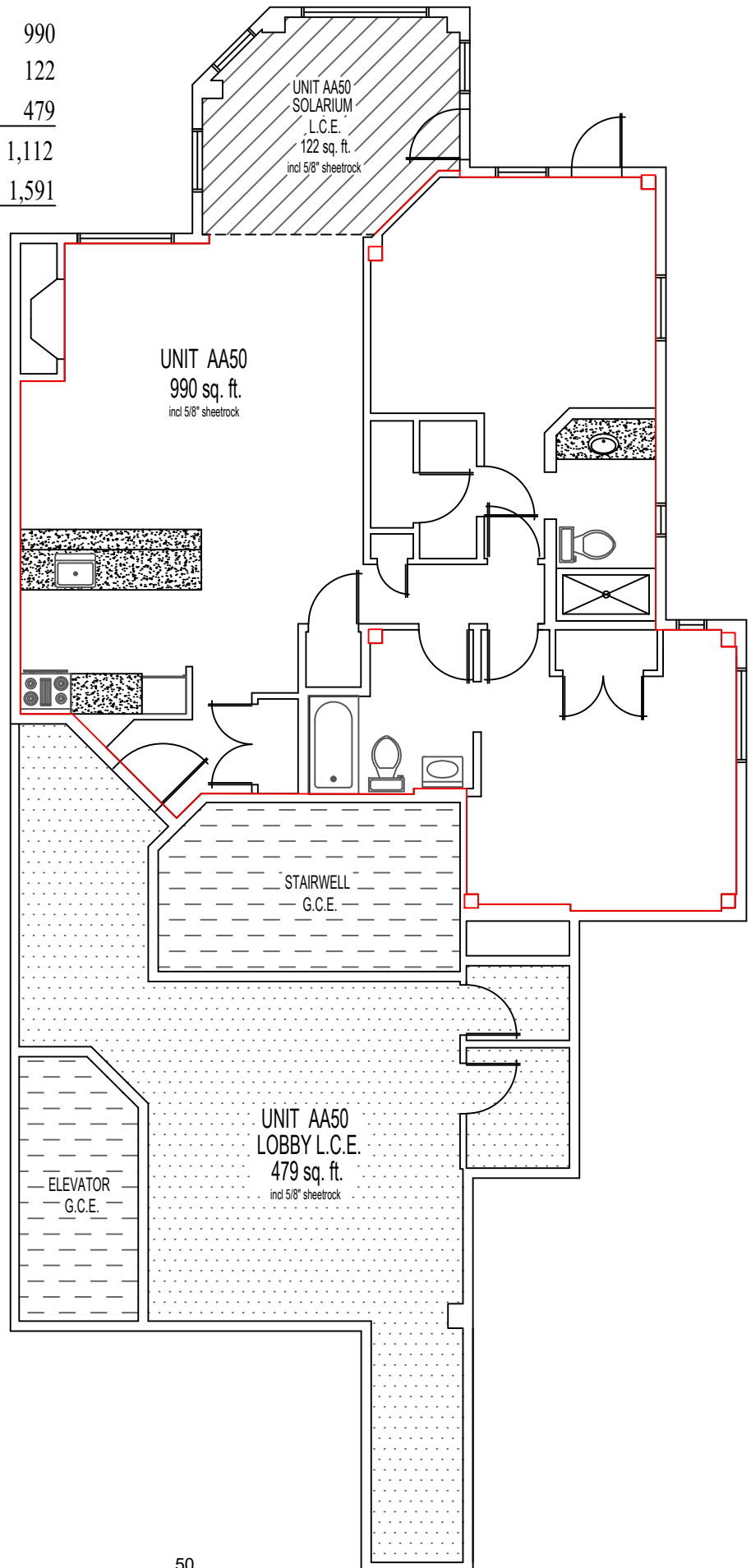
NOTE: All interior structural posts (1 sq. ft.) not included



Chamonix Unit AA50

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock:	990
Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock :	122
Lobby L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock :	479
Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock:	1,112
Total Incl. Lobby sq. ft. incl $\frac{5}{8}$ " sheetrock :	1,591

NOTE: All interior structural posts (1 sq. ft.) not included



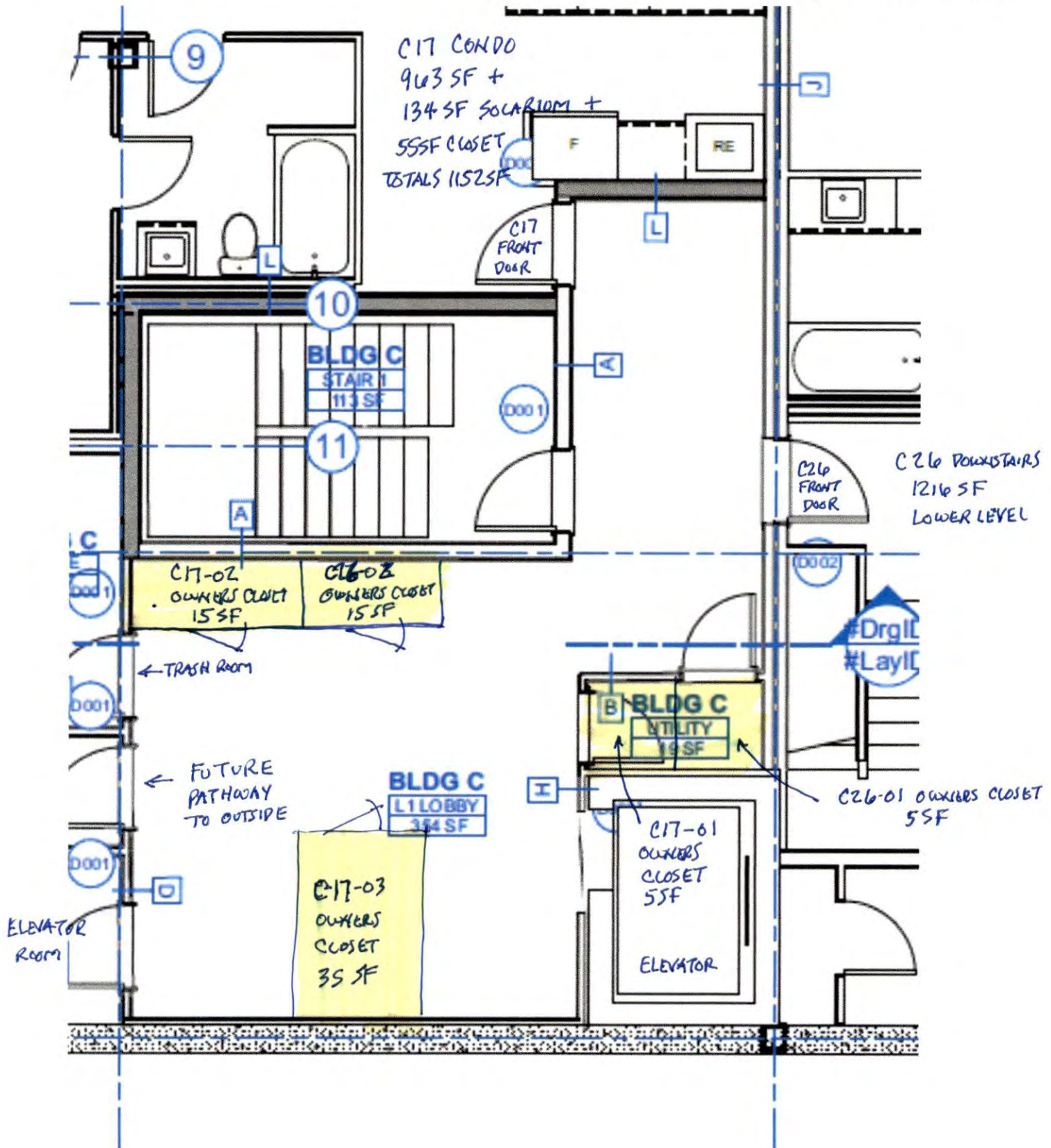
Chamonix Bld C Owners Closets & Incorporated Space SF Analysis

Rev 6-10-25 RDR

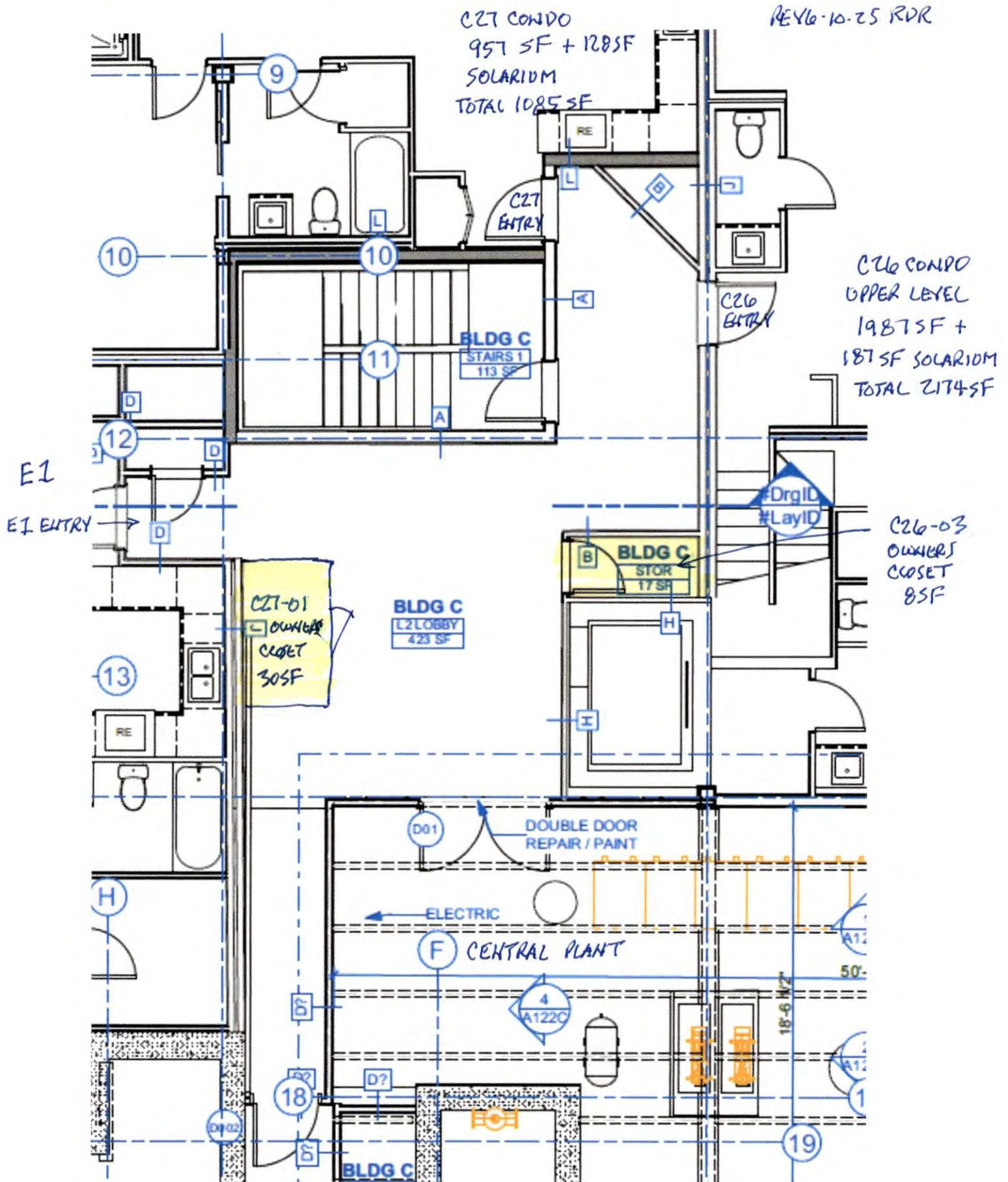
Building	Floor	Location	Condo Orig SF	Added SF	Condo New SF	SF Increase	% Increase	\$4000/SF SF Increase	\$4000/SF Condo New SF	Condo Owner
C	1	C17 Condo	963		1207	244	20.2	\$967,000	\$4,828,000	Magdiel Rodriguez
C	1	C17 Solarium		134						Magdiel Rodriguez
C	1	C17-01 Owners Closet		5						Magdiel Rodriguez
C	1	C17-02 Owners Closet		15						Magdiel Rodriguez
C	1	C17-03 Owners Clsoet		35						Magdiel Rodriguez
C	1	C17 Inc Closet		55						Magdiel Rodriguez
C	2	C26 Condo	1987		2202	215	9.8	\$860,000	\$8,808,000	Eric Lux
C	2	C26 Solarium		187						Eric Lux
C	1	C26-01 Owners Closet		5						Eric Lux
C	1	C26-02 Owners Closet		15						Eric Lux
C	2	C26-03 Owners Closet		8						Eric Lux
C	2	C27 Condo	957		1115	158	14.2	\$632,000	\$4,460,000	Tom Burns
C	2	C27 Solarium		128						Tom Burns
C	2	C27 -01 Owners Closet		30						Tom Burns
C	3	C36 Condo	1727		1844	117	6.3	\$468,000	\$7,376,000	Lee Hastings
C	3	C36 Solarium		91						Lee Hastings
C	3	C36-01 Owners Closet		6						Lee Hastings
C	3	C36-02 Owners Closet		20						Lee Hastings
C	3	C37 Condo	959		1119	160	14.3	\$640,000	\$4,476,000	Lee Hastings
C	3	C37 Solarium		134						Lee Hastings
C	3	C37-01 Owners Closet		6						Lee Hastings
C	3	C37-02 Owners Closet		20						Lee Hastings
C	4	C46 Condo	1238		1455	217	14.8	\$868,000	\$5,820,000	Peter Van Giesen
C	4	C46 Solarium		92						Peter Van Giesen
C	4	C46 Inc Lobby		104						Peter Van Giesen
C	4	C46-01 Owners Closet		6						Peter Van Giesen
C	4	C46-02 Owners Closet		15						Peter Van Giesen
C	4	C47 Condo	1241		1396	155	11.1	\$620,000	\$5,584,000	Andy Harp
C	4	C47 Solarium		107						Andy Harp
C	4	C47 Inc Balcony		19						Andy Harp
C	4	C47 Inc Lobby		5						Andy Harp
C	4	C47-01 Owners Closet		9						Andy Harp
C	4	C47-02 Owners Closet		15						Andy Harp
Total SF			9072	1266	10338	1266		\$5,055,000	\$41,352,000	
Projected Value Per SF			\$4,000	\$4,000	\$4,000	\$4,000				
Projected Value			\$36,288,000	\$5,064,000	\$41,352,000	\$5,064,000				

BLD C, FLOOR 1 OWNERS CLOSETS * INCORPORATED SPACE

REV 10-10-25 RDR

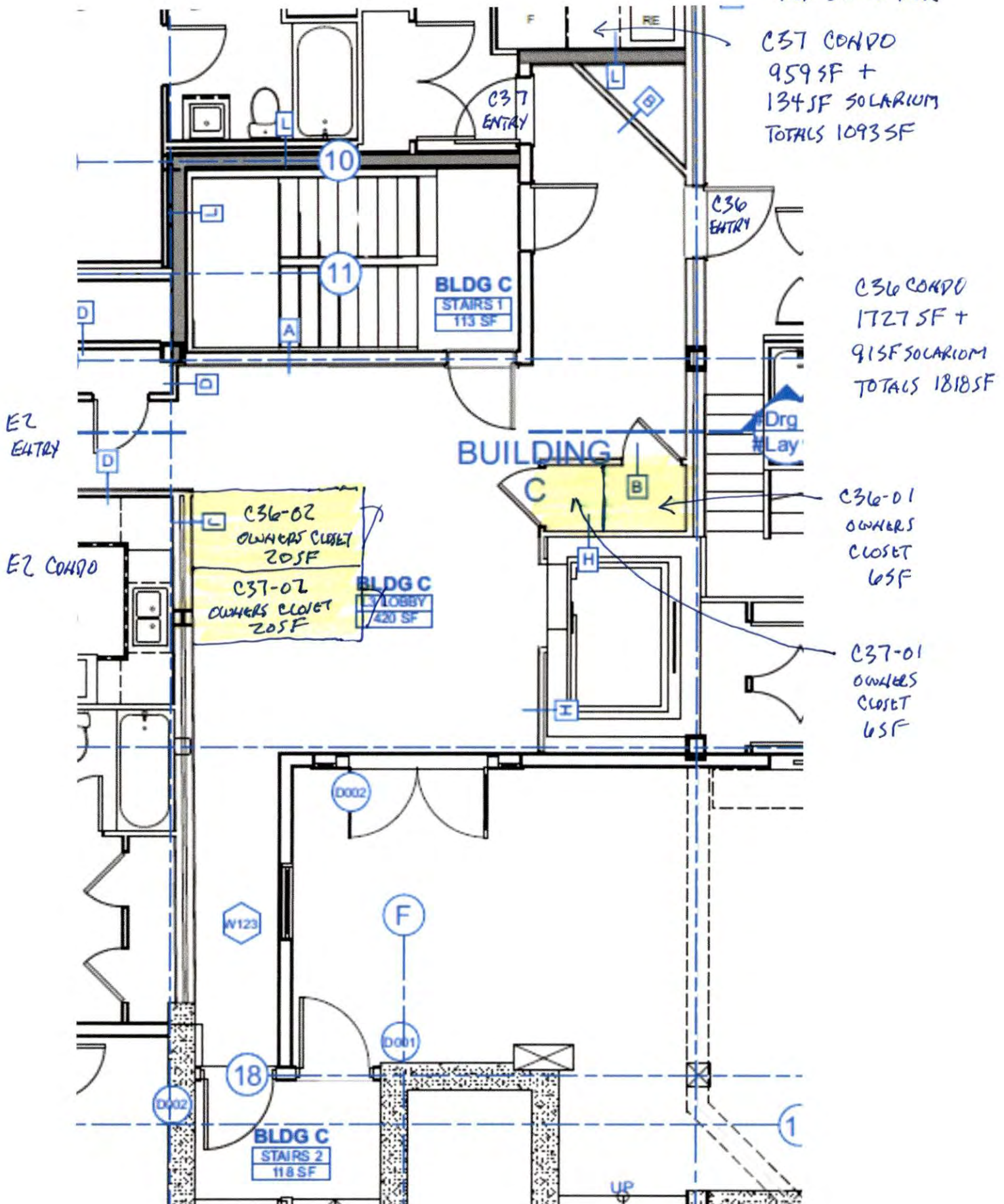


BLD C , FLOOR 2 OWNERS CLOSETS & INCORPORATED SPACE



BLDG C, FLOOR 3 OWNERS CLOSETS & INCORPORATED SPACE

REV 6-10-25 RDR



REV 6-10-25



Chamonix Unit C17

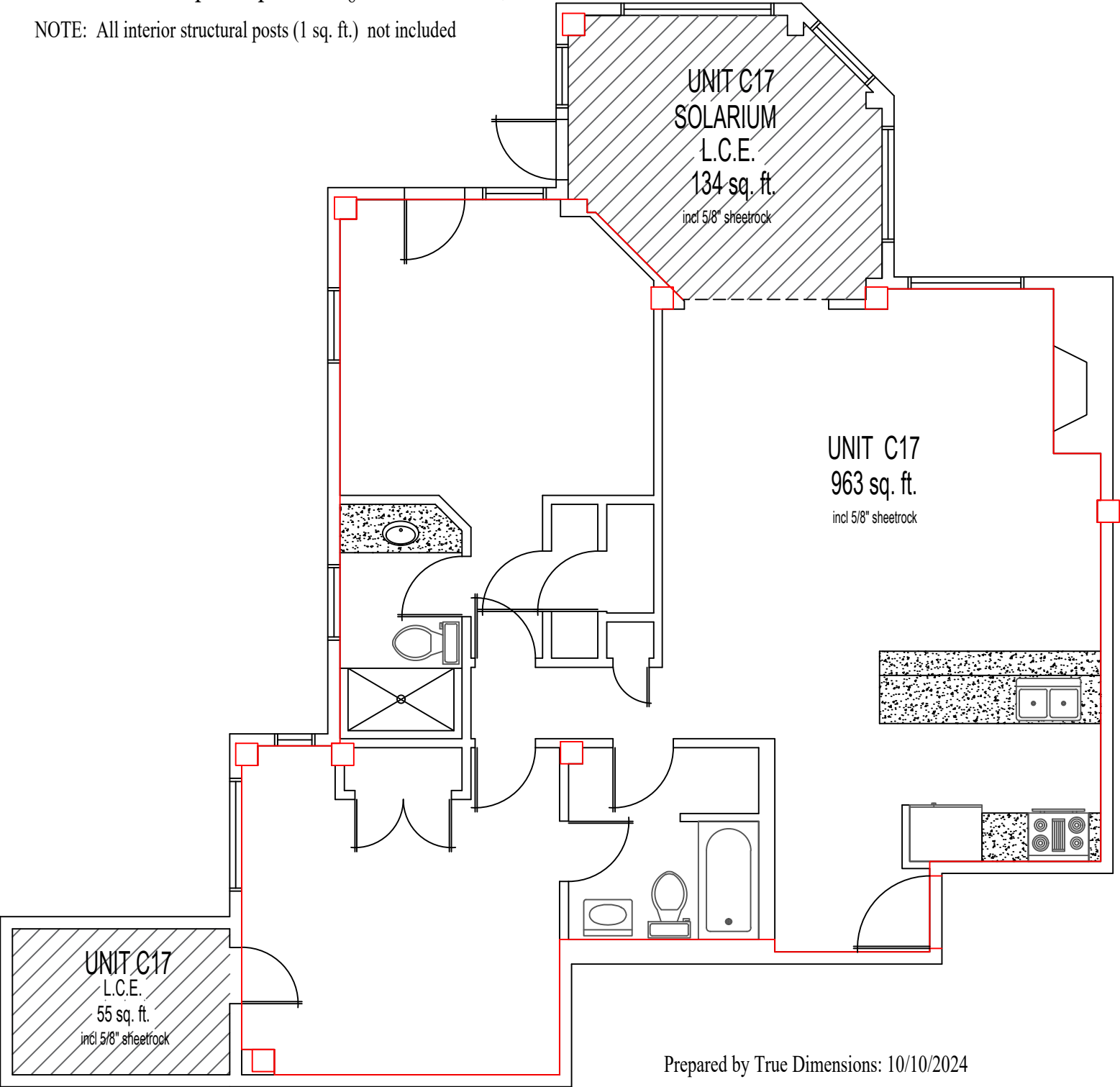
Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 963

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock : 134

Closet L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock : 55

Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,152

NOTE: All interior structural posts (1 sq. ft.) not included



Prepared by True Dimensions: 10/10/2024

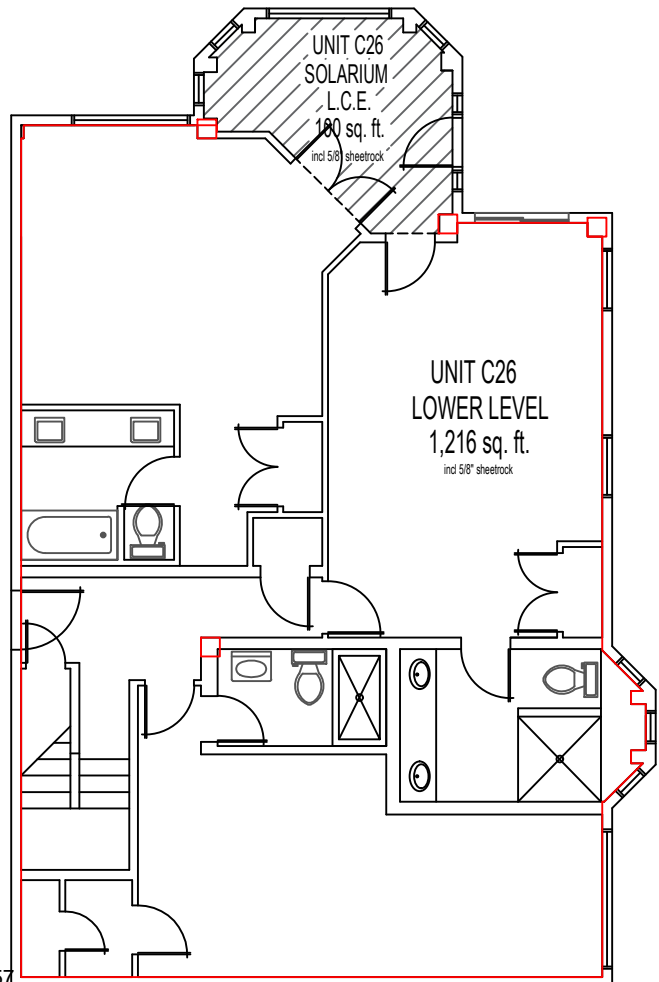
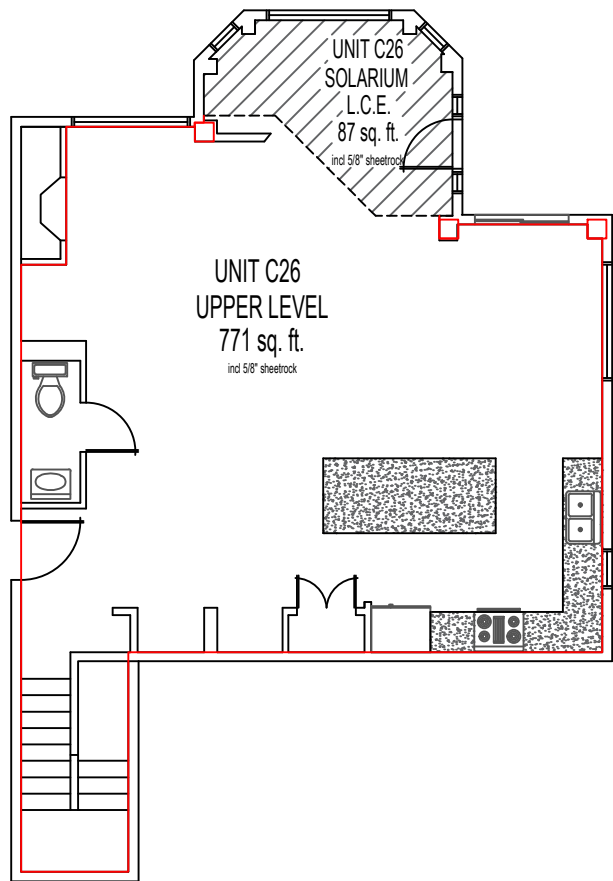
Chamonix Unit C26

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,987

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock : 187

Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock: 2,174

NOTE: All interior structural posts (1 sq. ft.) not included



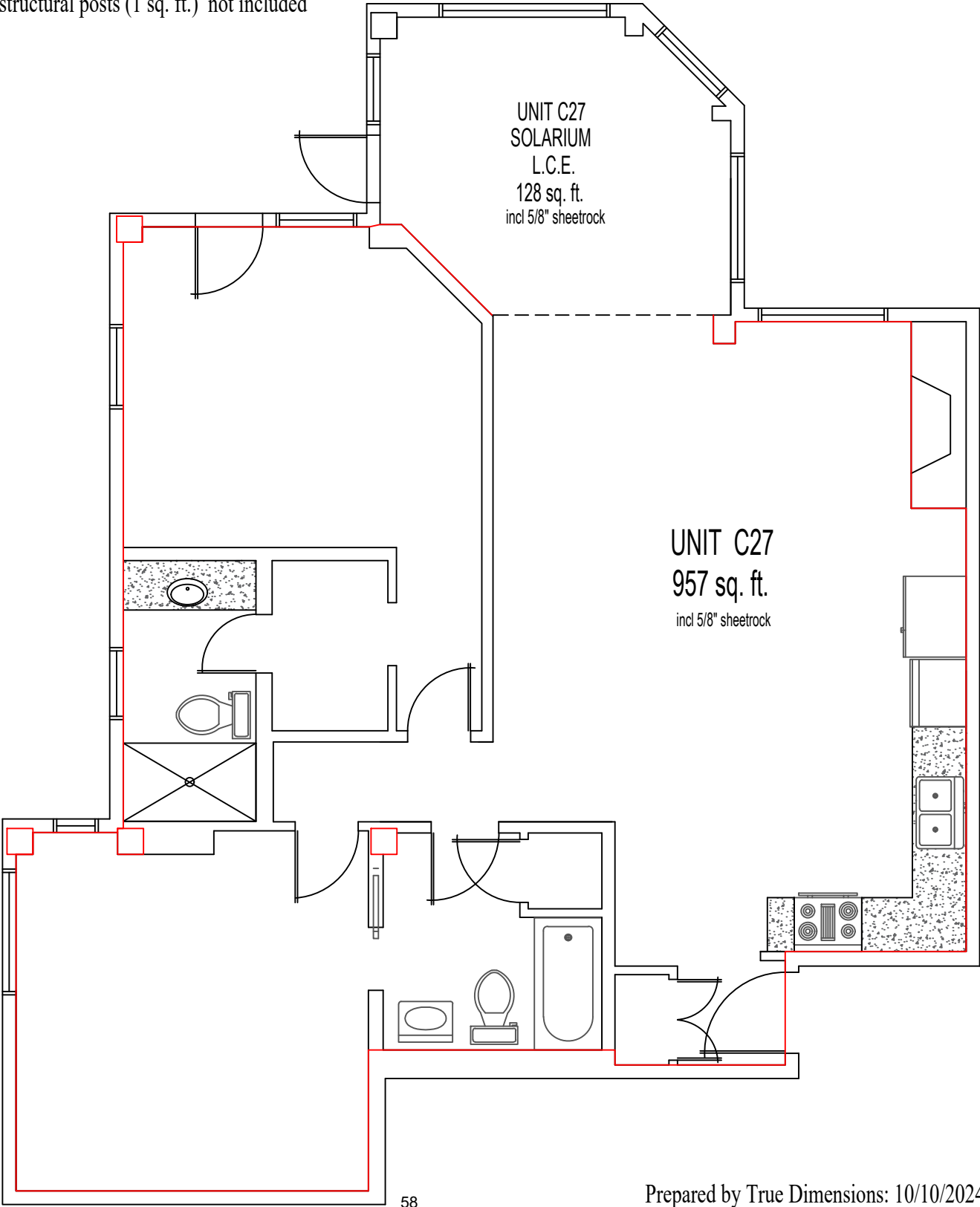
Chamonix Unit C27

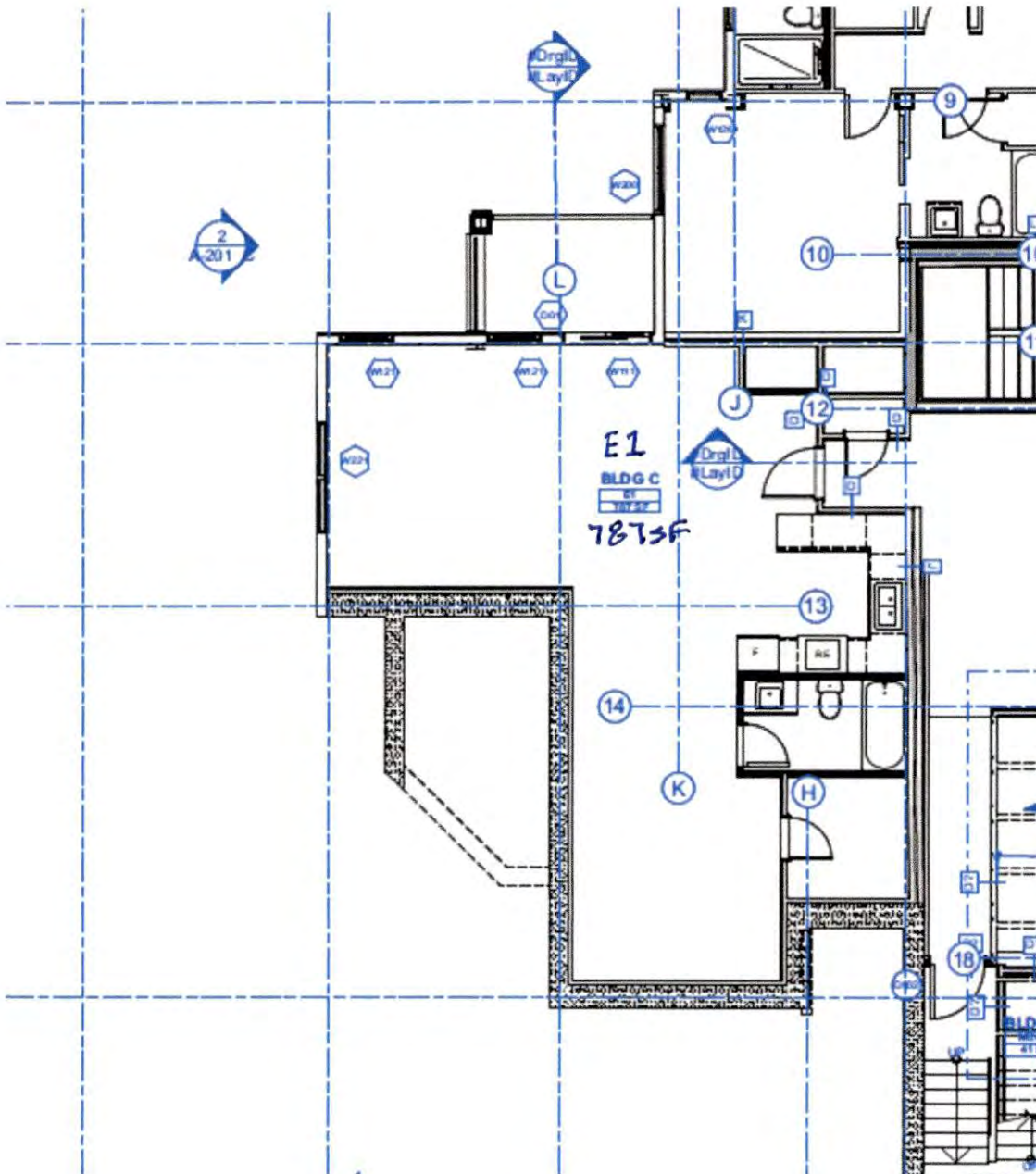
Net Livable sq. ft. incl 5/8" sheetrock: 957

Solarium L.C.E. sq. ft. incl 5/8" sheetrock : 128

Total Livable sq. ft. sq. ft. incl 5/8" sheetrock: 1,085

NOTE: All interior structural posts (1 sq. ft.) not included





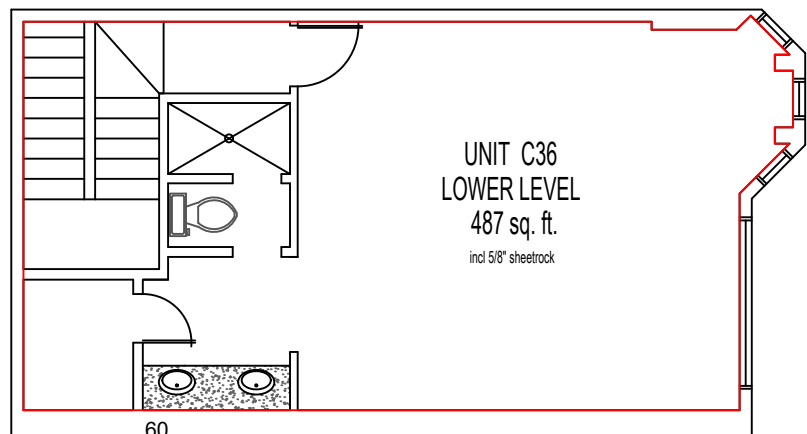
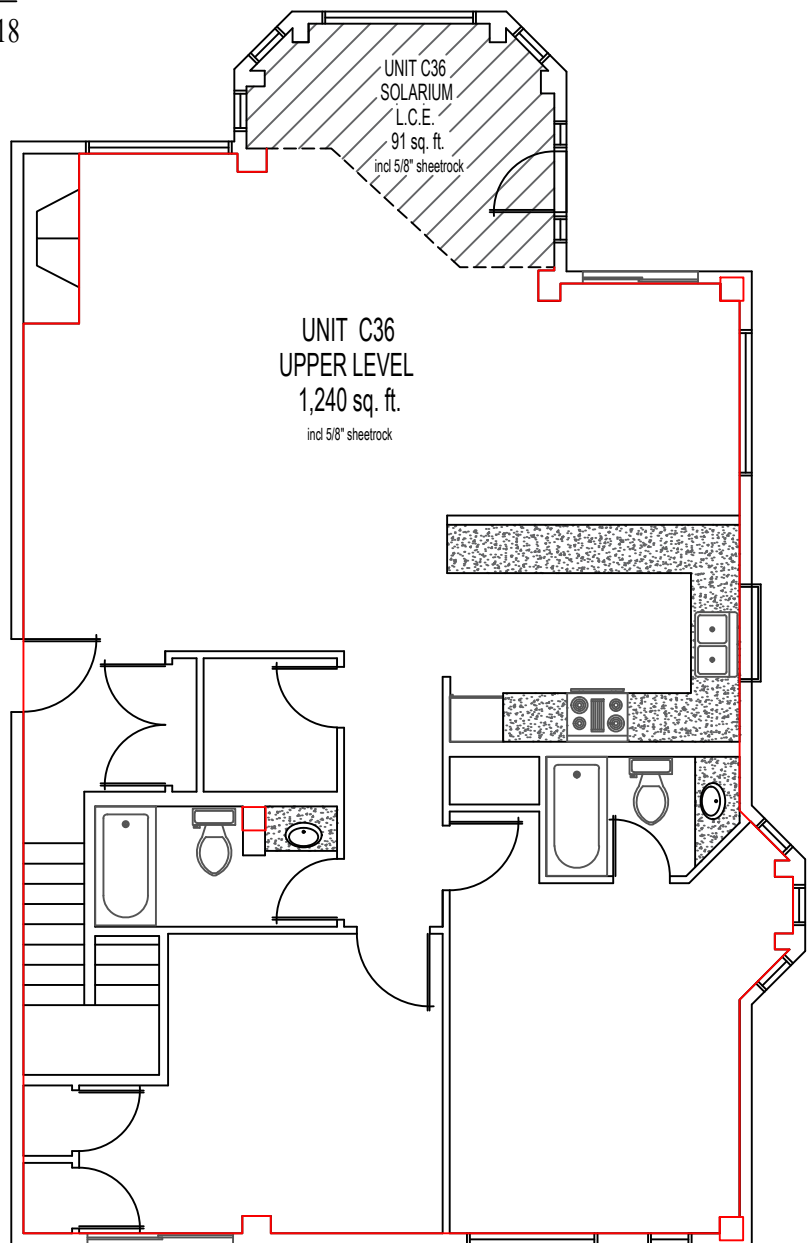
Chamonix Unit C36

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,727

Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock : 91

Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock: 1,818

NOTE: All interior structural posts (1 sq. ft.) not included



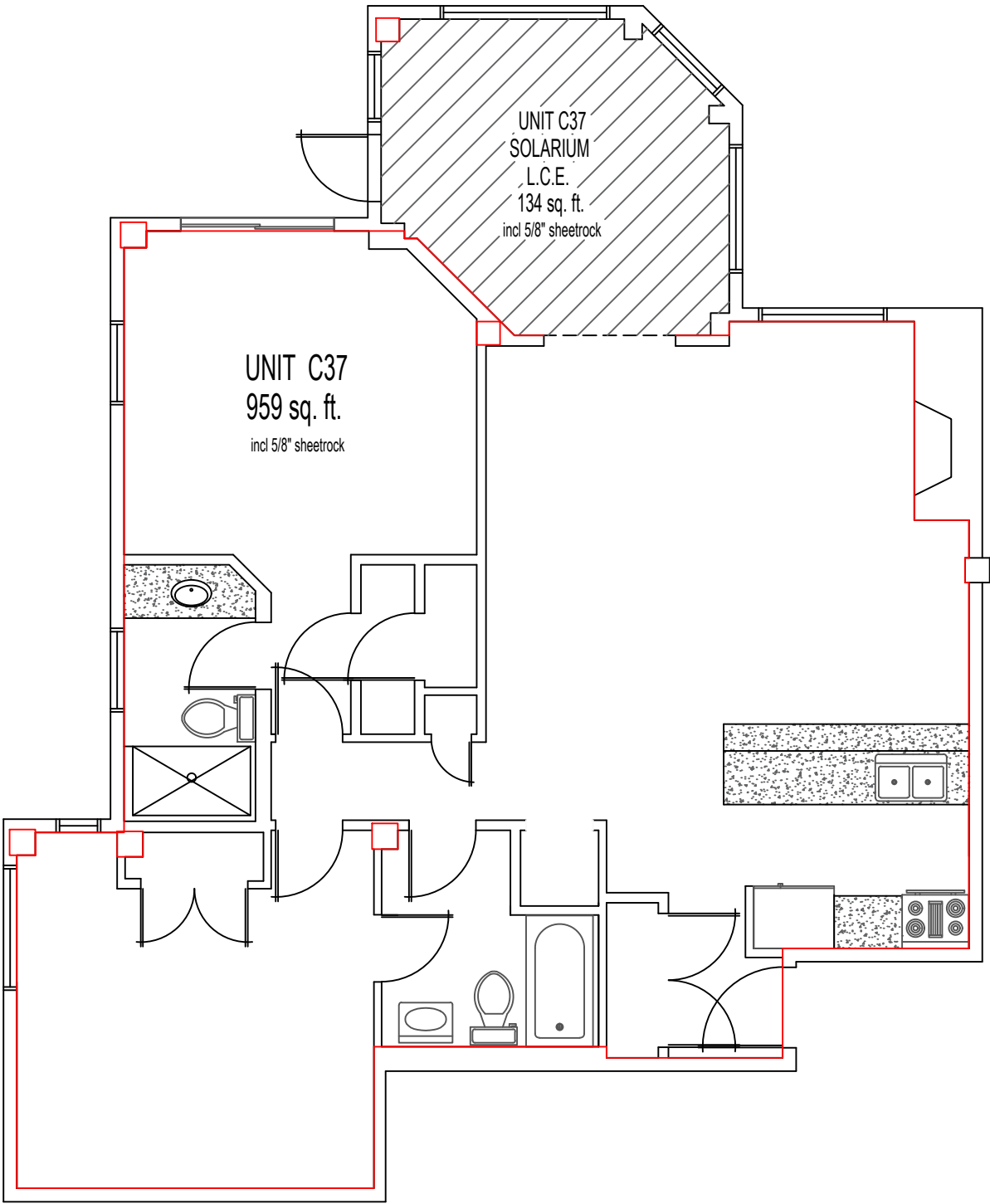
Chamonix Unit C37

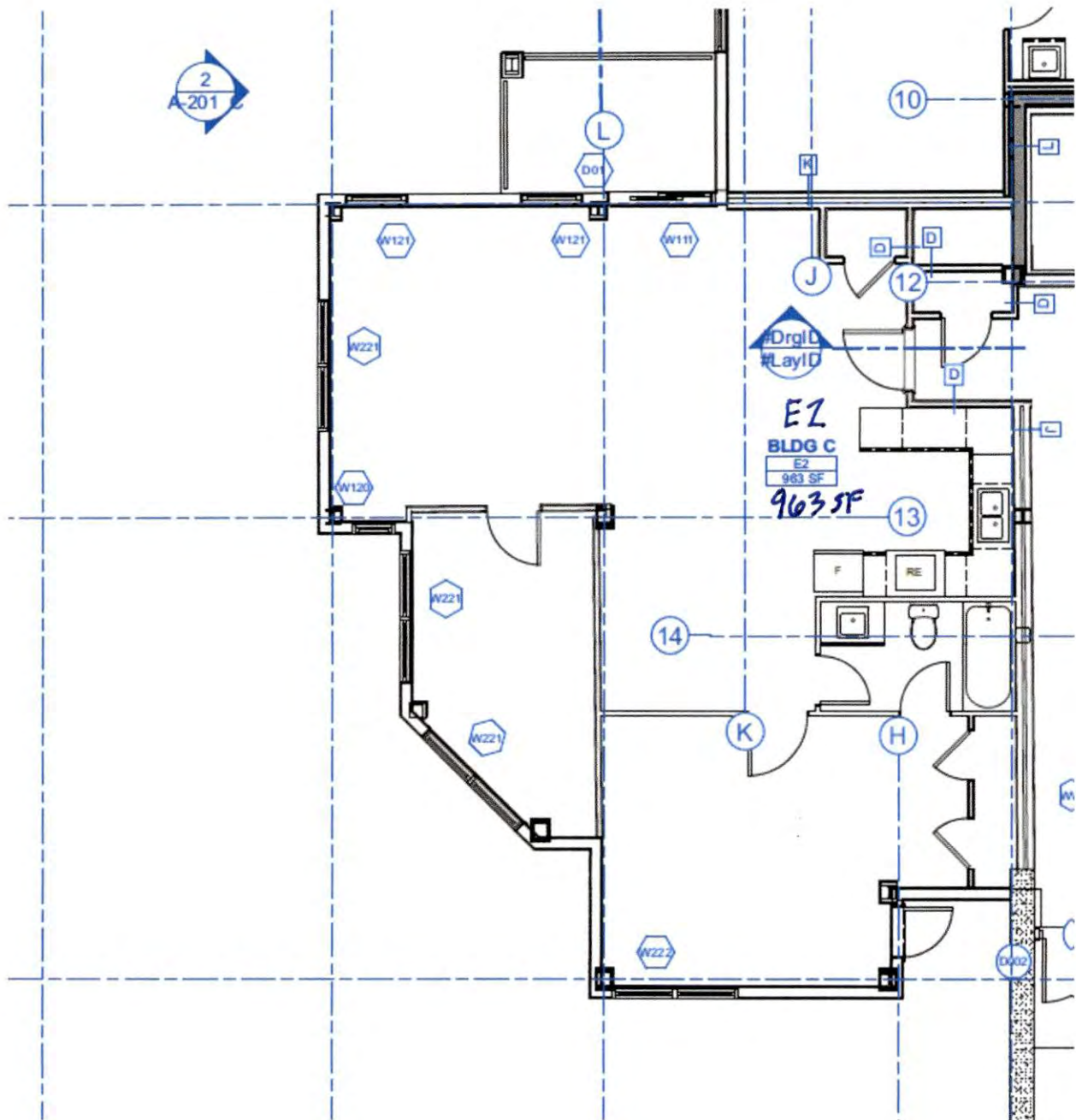
Net Livable sq. ft. incl 5/8" sheetrock: 959

Solarium L.C.E. sq. ft. incl 5/8" sheetrock : 134

Total Livable sq. ft. sq. ft. incl 5/8" sheetrock: 1,093

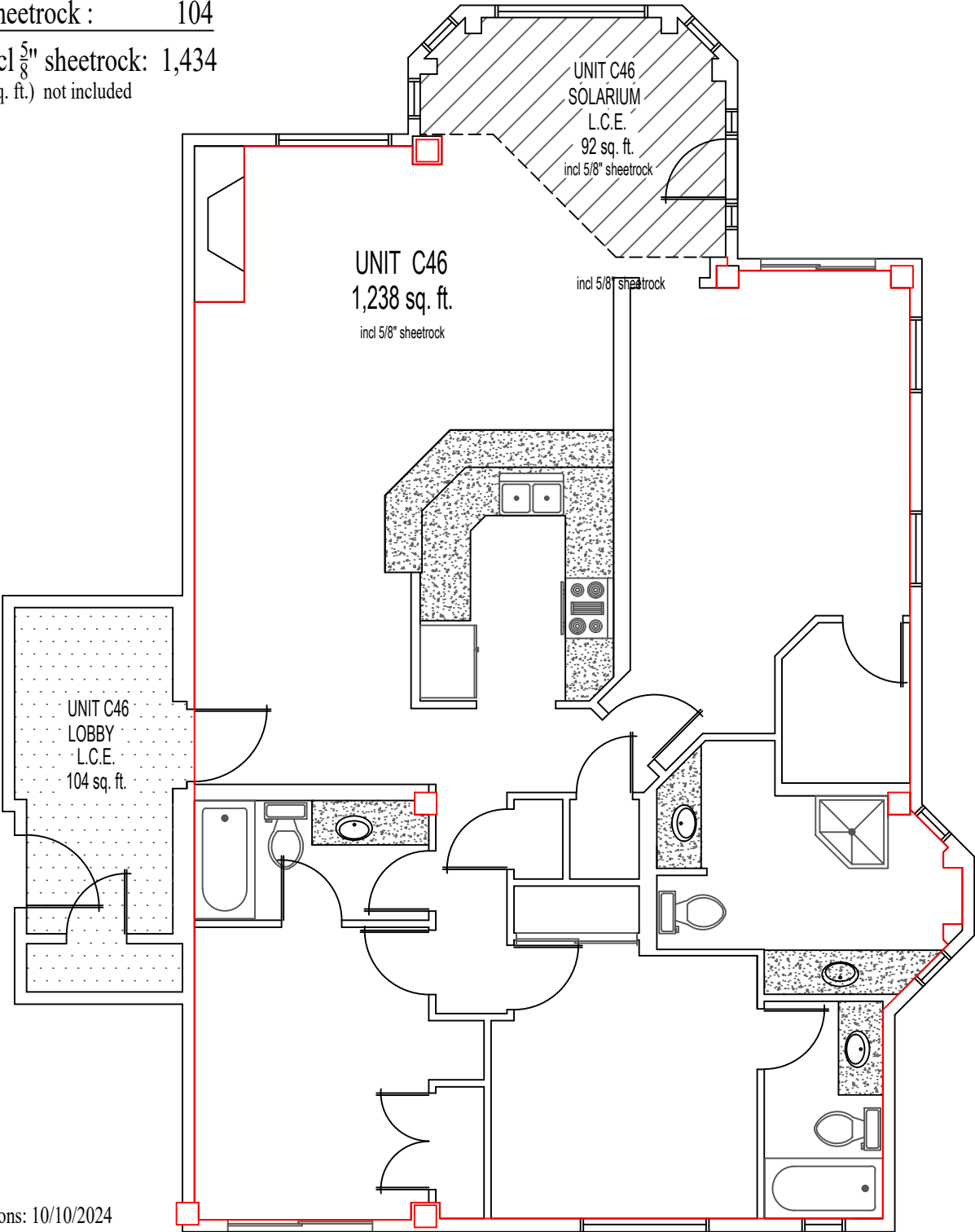
NOTE: All interior structural posts (1 sq. ft.) not included





Chamonix Unit C46

Net Livable sq. ft. incl $\frac{5}{8}$ " sheetrock:	1,238
Solarium L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock :	92
Lobby L.C.E. sq. ft. incl $\frac{5}{8}$ " sheetrock :	104
Total Livable sq. ft. sq. ft. incl $\frac{5}{8}$ " sheetrock:	1,434
NOTE: All interior structural posts (1 sq. ft.) not included	

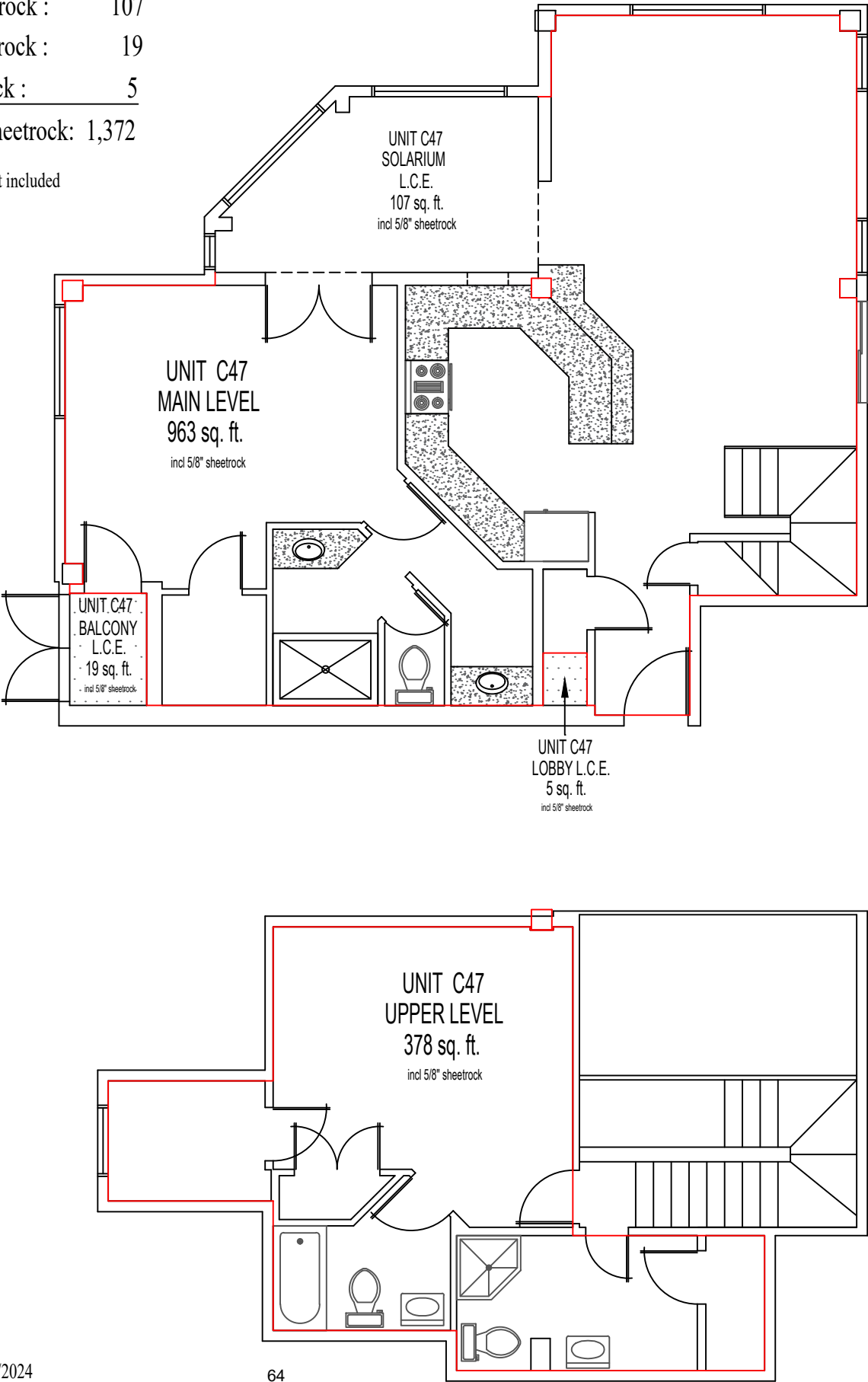


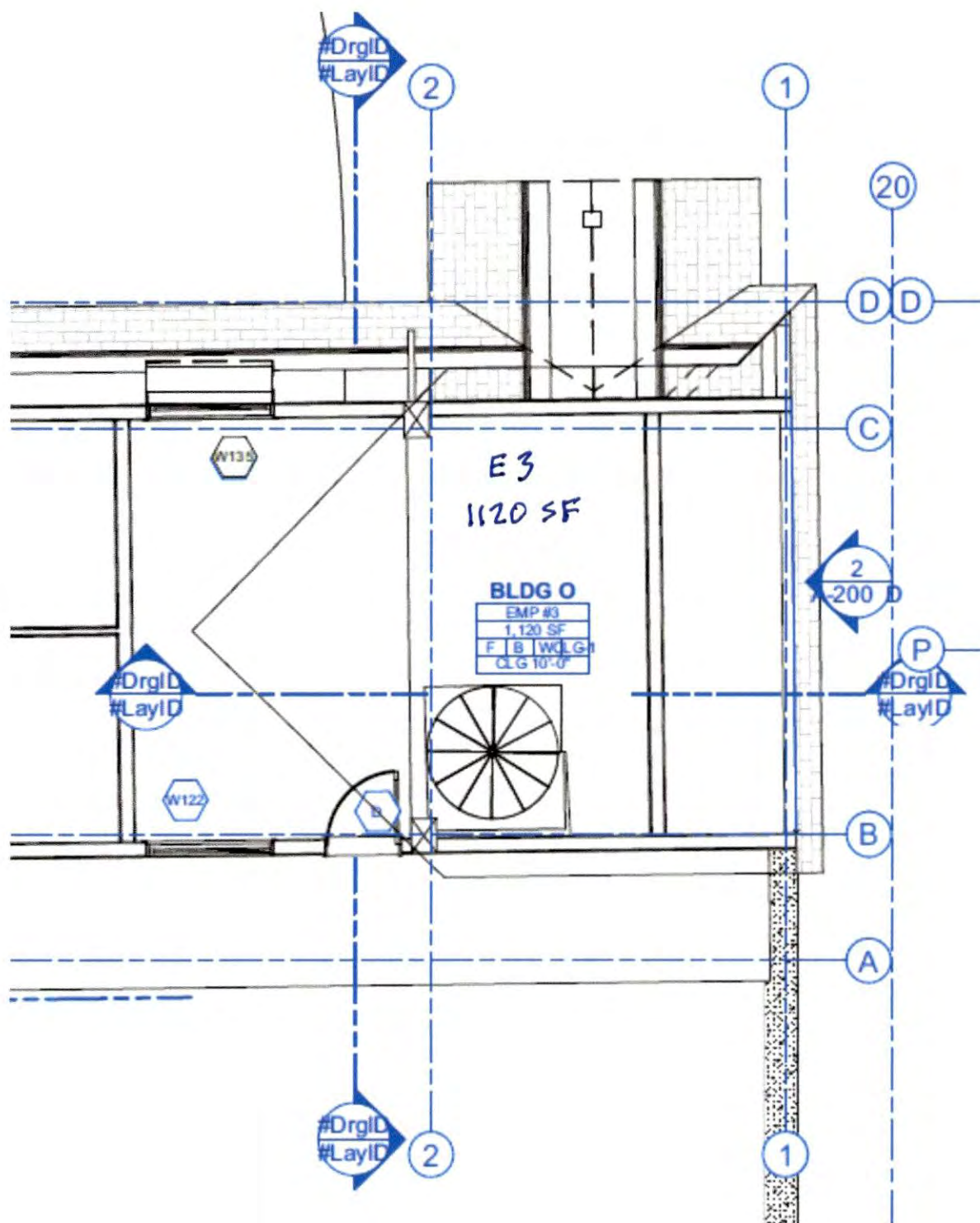
Prepared by True Dimensions: 10/10/2024

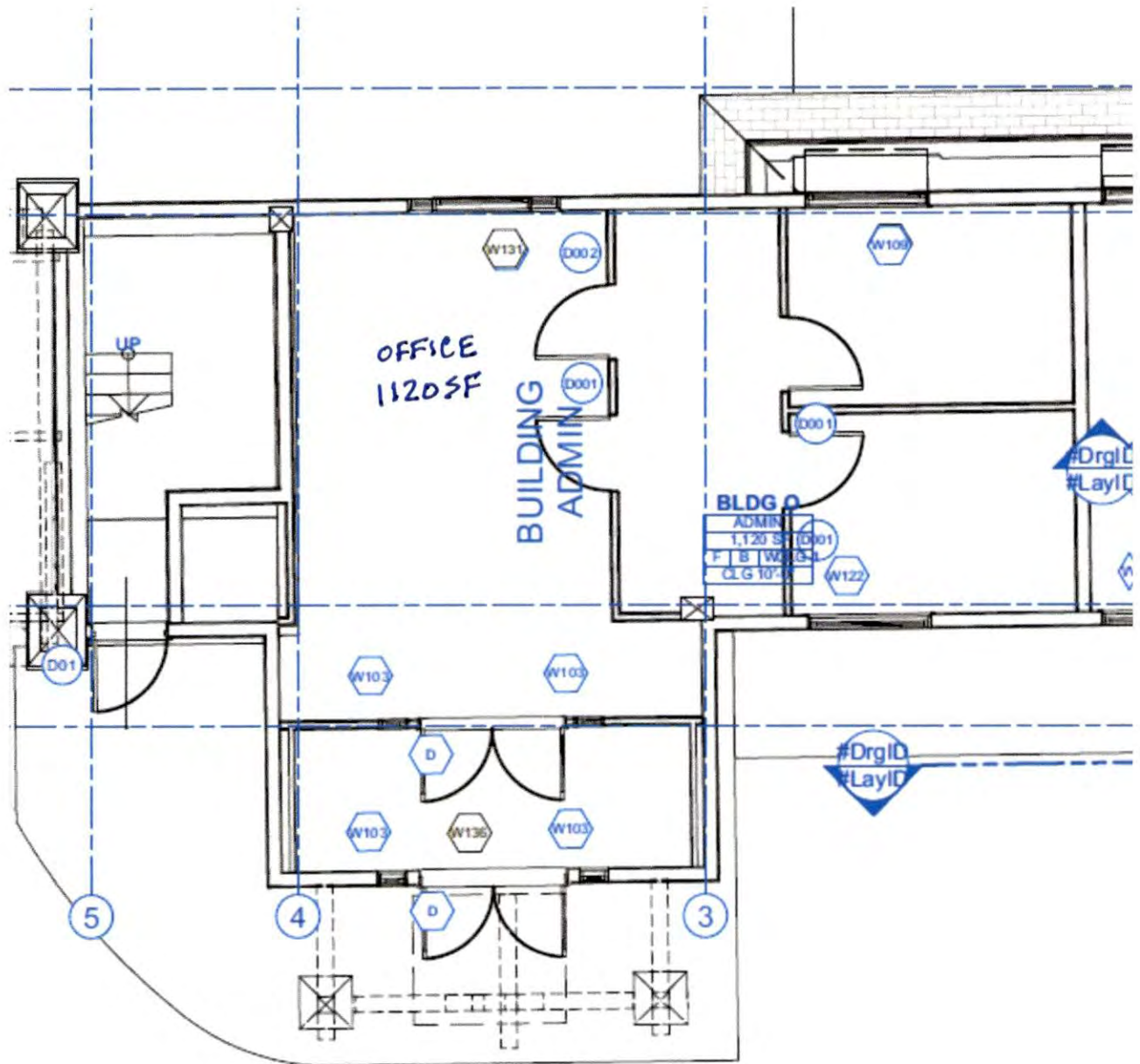
Chamonix Unit C47

Net Livable sq. ft. incl 5/8" sheetrock:	1,241
Solarium L.C.E. sq. ft. incl 5/8" sheetrock :	107
Balcony L.C.E. sq. ft. incl 5/8" sheetrock :	19
Lobby L.C.E. sq. ft. incl 5/8" sheetrock :	5
Total Livable sq. ft. sq. ft. incl 5/8" sheetrock:	1,372

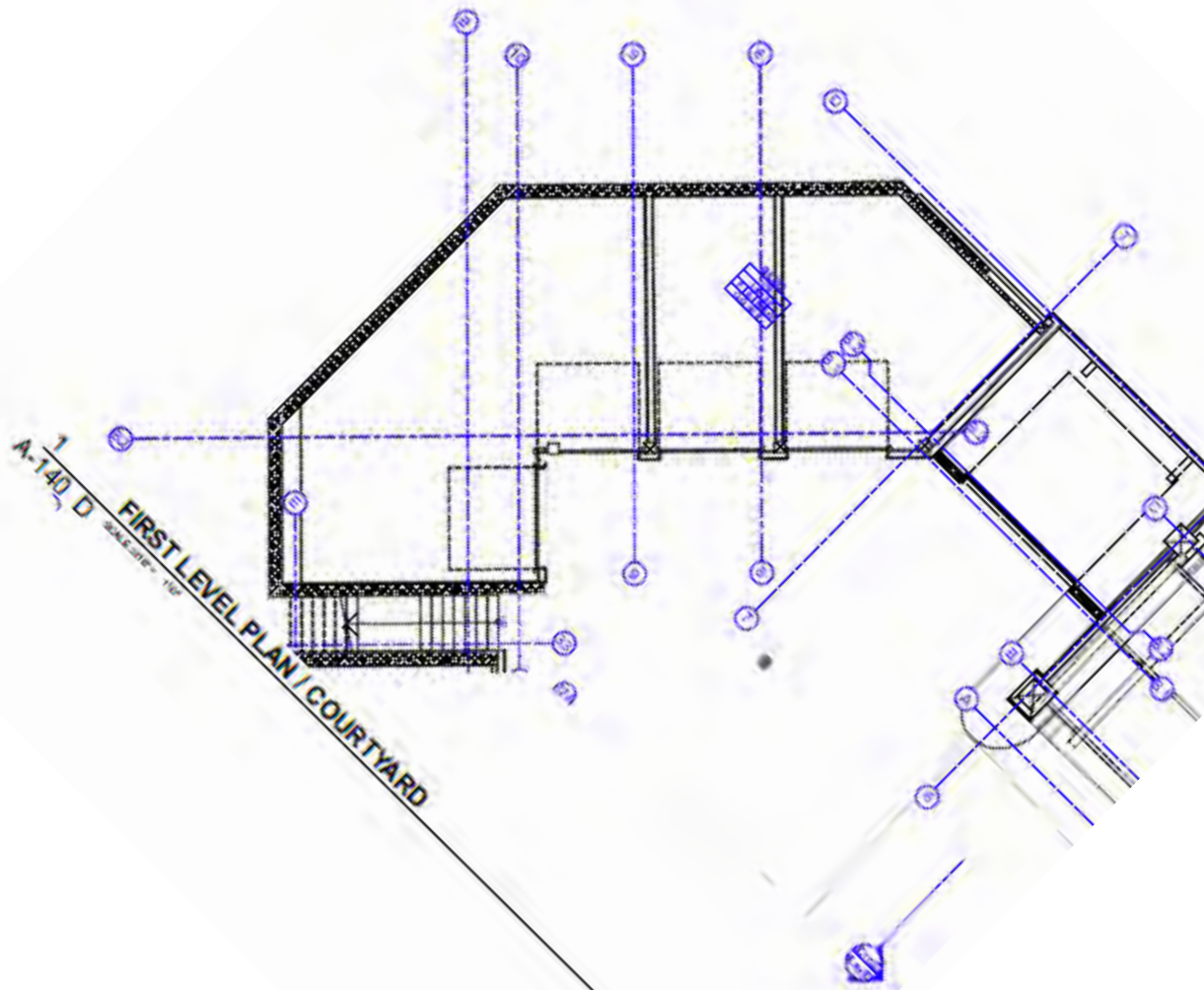
NOTE: All interior structural posts (1 sq. ft.) not included

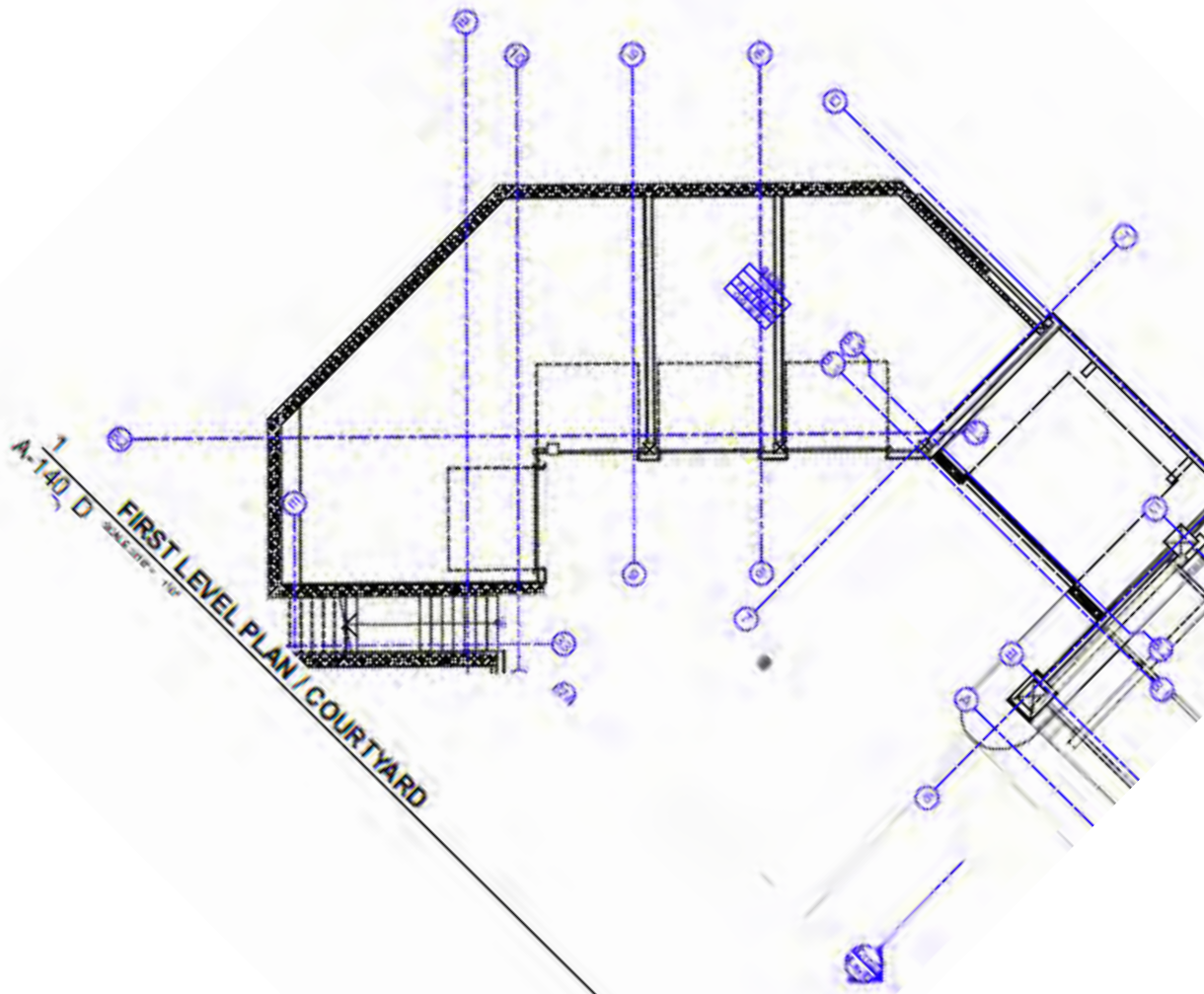


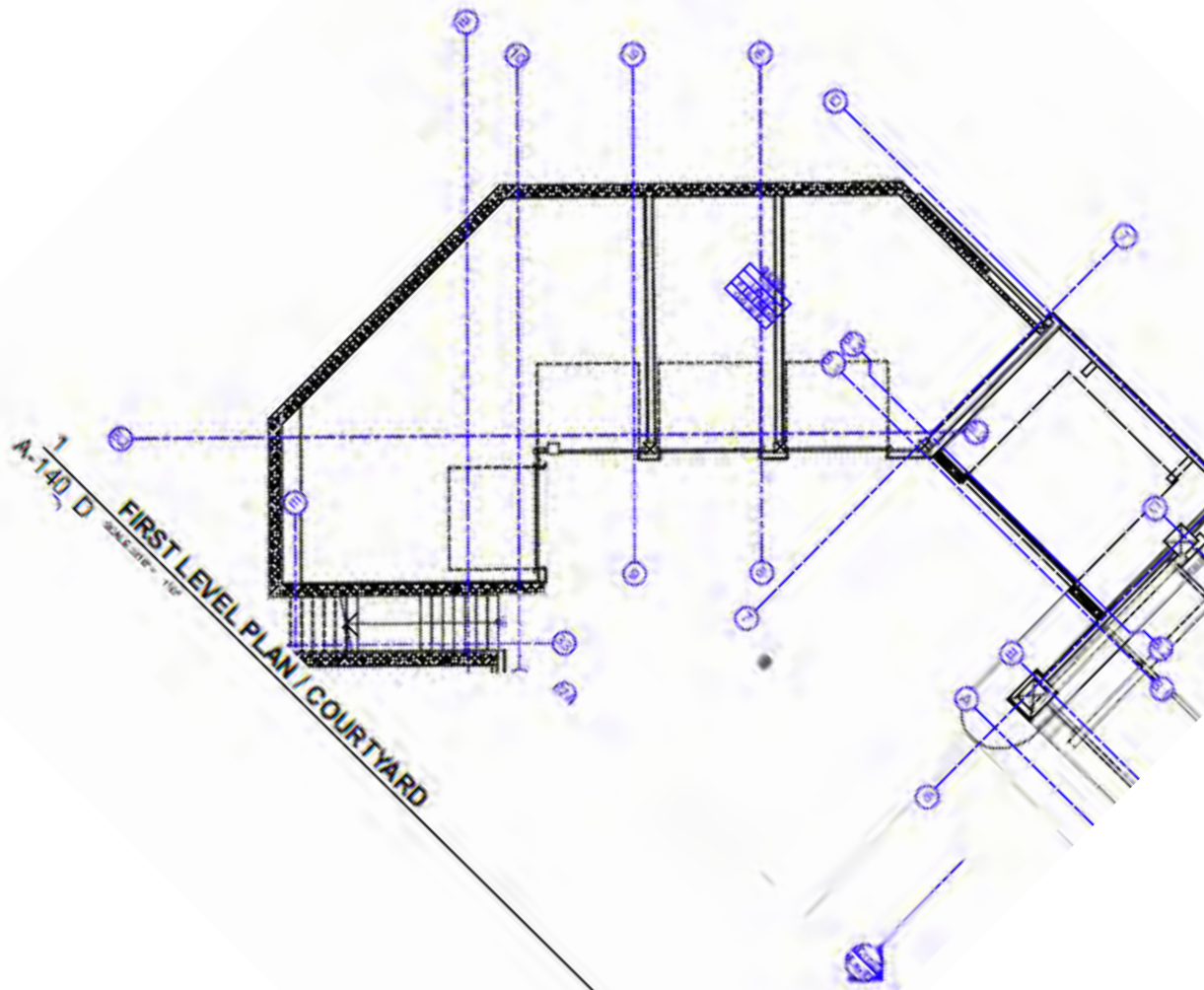








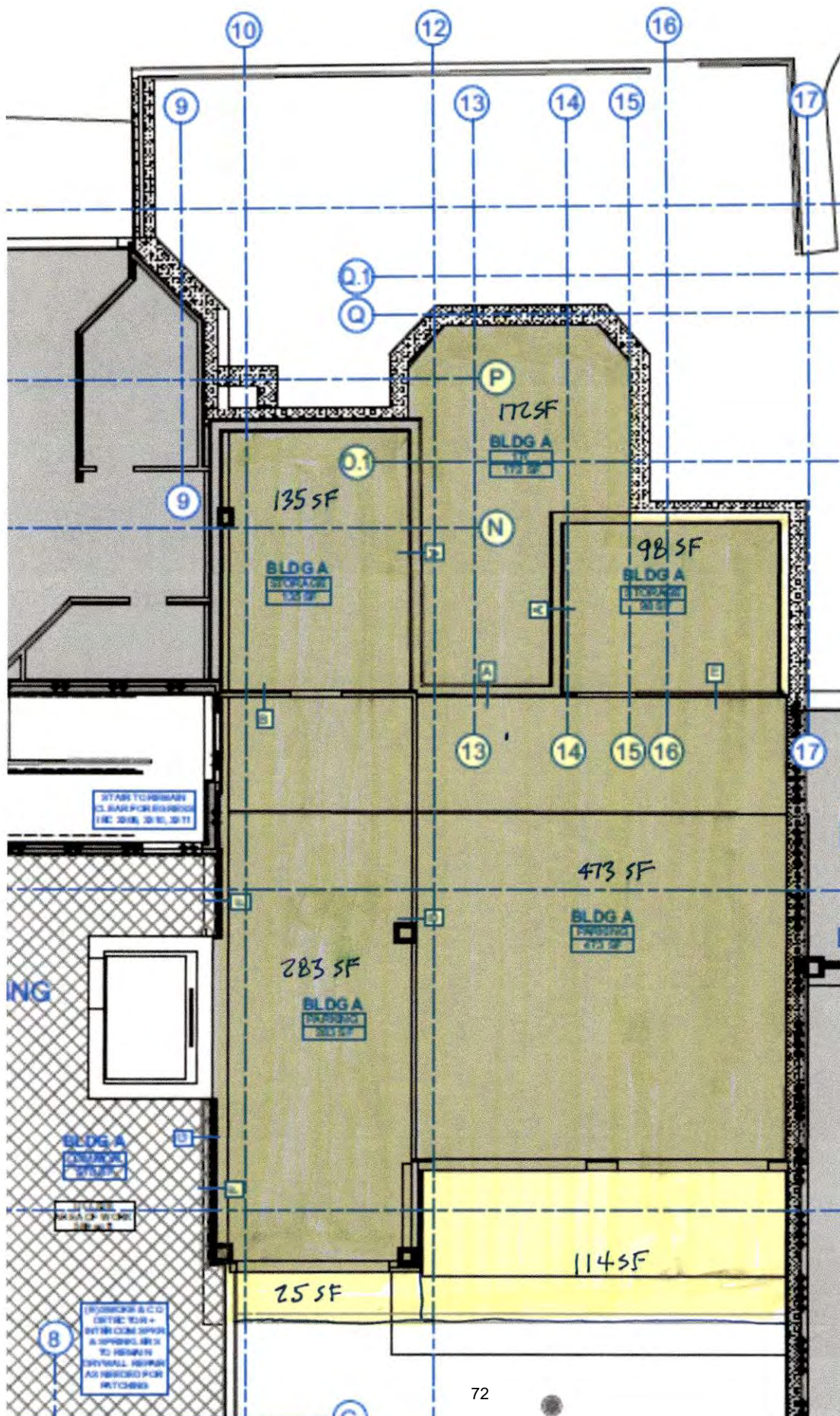




Chamonix Proposed Master Plan Space SF Analysis

Building	Floor	Poorest Use to be Replaced	Best Use Replacement	Orig SF	Added SF	New SF	\$4000/SF Condo Value	Condo Owner
A	1	3 Existing Garages & Storage	Employee Units	1161	139	1300		
AA	1	2 Exist Garages, Storage & Opening	Employee Unit & Emp Bathrm/Office	1285	75	1360		
AA	1	Remove Housekeeping Office	Employee Unit & Emp Bathrm/Office Above	400	0	0		
AA	1	Reconfigure Laundry & Storage	Laundry & Storage Sized for Chamonix Use	1000	-200	800		
AA	1	Remove Employee Laundry	New Employee Units Will Have W/D's	100	-100	0		
AA	1	3 Existing Garages & Storage	Employee Units	1655	175	1830		
O	1	Shop, 4 Exist Garages Removed	Three Story Parking Garage	0	15000	15000		
O	1	Remove Shop and Storage	Above	1000	-1000	0		
C	2	Existing Employee Unit E1	Expand into 3-3 Rental Condo	787	1000	1787	\$7,148,000	Chamonix
C	3	Existing Employee Unit E2	Expand into 3-3 Rental Condo	963	1000	1963	\$7,852,000	Chamonix
O	1	Existing Employee Unit E3	Expand with 2nd FL into 4-4 Rental Condo	1120	1120	2240	\$8,960,000	Chamonix
O	1	Exisiting Office	Expand with 2nd FL into 4-4 Rental Condo	1120	1120	2240	\$8,960,000	Chamonix
O	4&5	Shop, 4 Exist Garages Removed	New 4th Level 4-4 Rental Condo	0	2240	2240	\$8,960,000	Chamonix
O	4&5	Shop, 4 Exist Garages Removed	New 4th Level Hot Tub Amenity					
O	4&5	Shop, 4 Exist Garages Removed	New 4th Level Employee unit if needed					
AA	1	Remove Housekeeping Office	Employee Units					
			New Rental Condo SF & Value			10470	\$41,880,000	

BLPA, FLOOR 1 GARAGES & STORAGE HIGHEST & BEST USE
IS EMPLOYEE UNITS



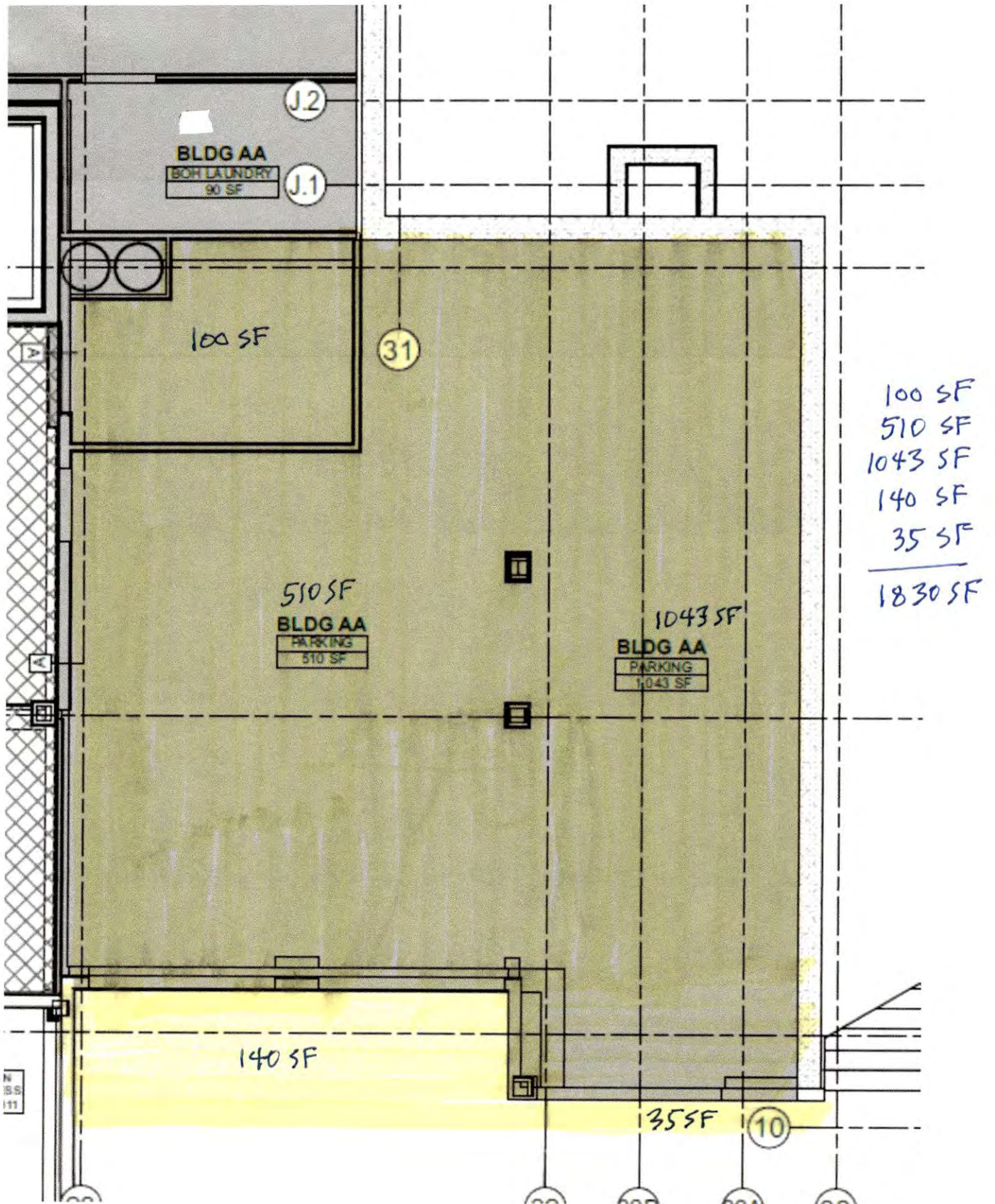
135 SF
172 SF
98 SF
283 SF
473 SF
25 SF
1145 SF

1300 SF

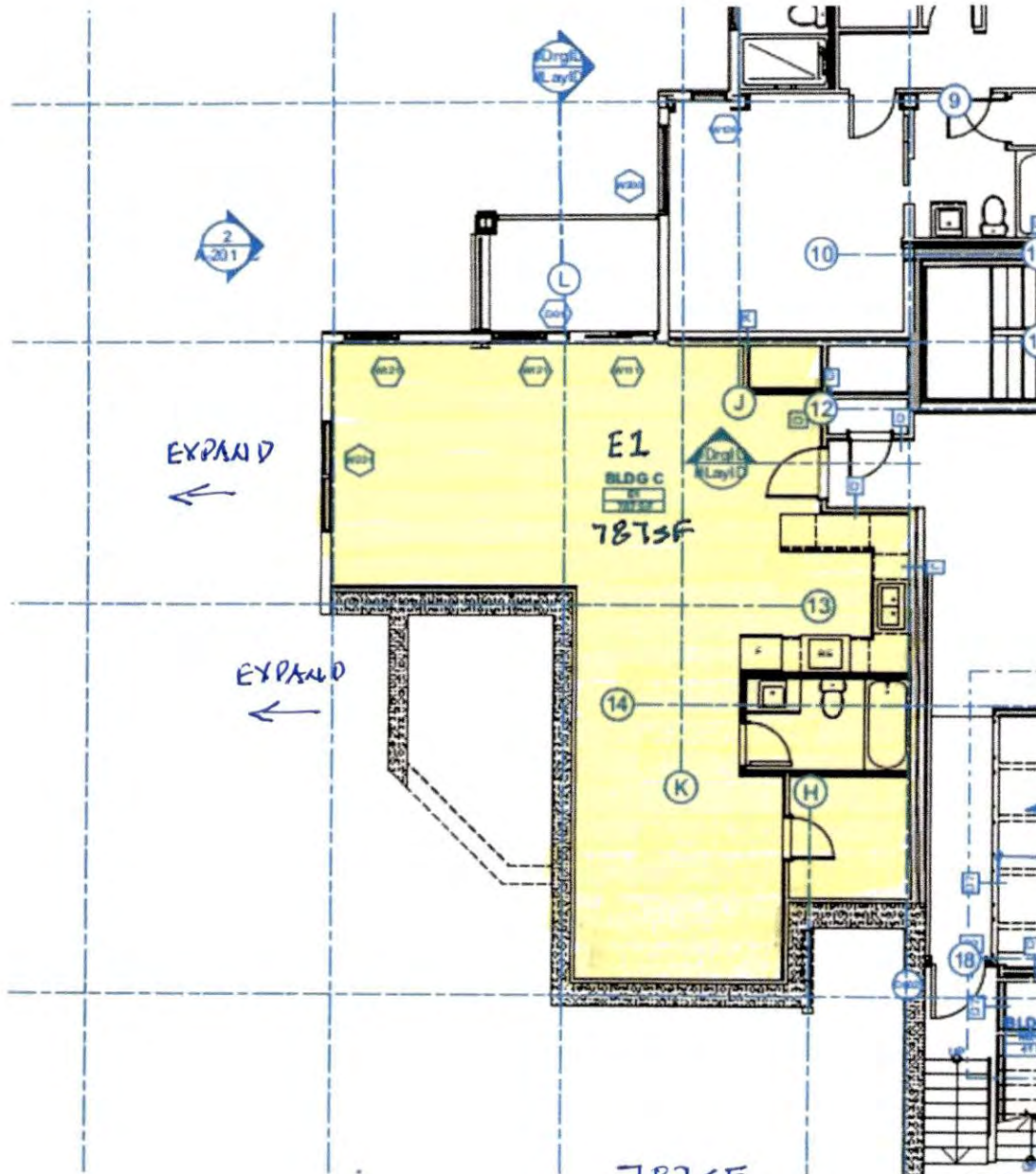
[illegible]

73

BLD AA SOUTH END, TURN CIRCLE LEVEL (FLOOR 1)
 GARAGE + STORAGE HIGHEST + BEST USE IS EMPLOYEE UNITS



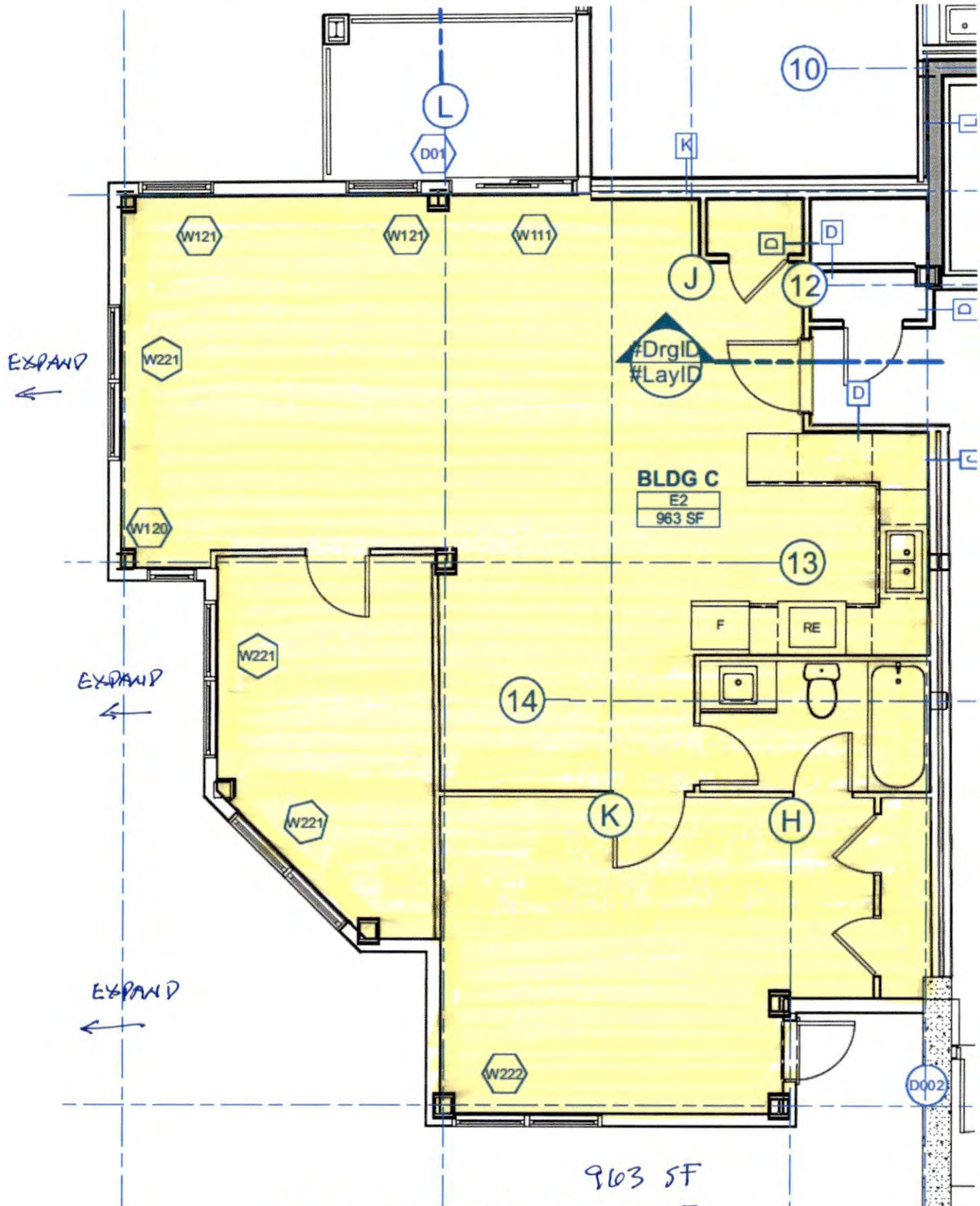
BLD C, FLOOR 2 EXISTING EMPLOYEE UNIT E1
 HIGHEST & BEST USE IS RENTAL CONDO



787 SF
 EXPAND TO THE WEST ≈ 1000 SF

 1787 SF

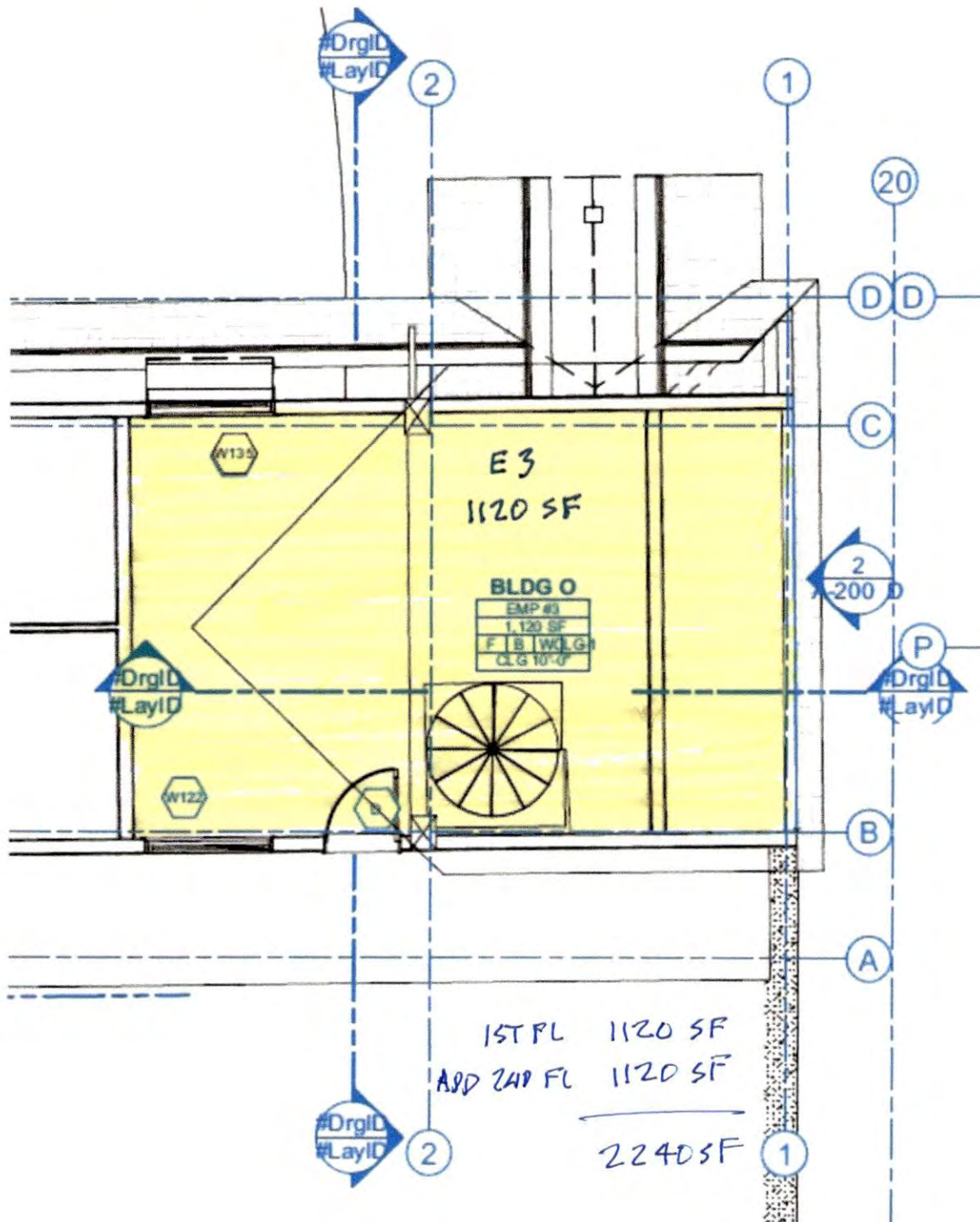
BLD C, FLOOR 3, EXISTING EMPLOYEE UNIT E2
HIGHEST & BEST USE IS A RENTAL CONDO



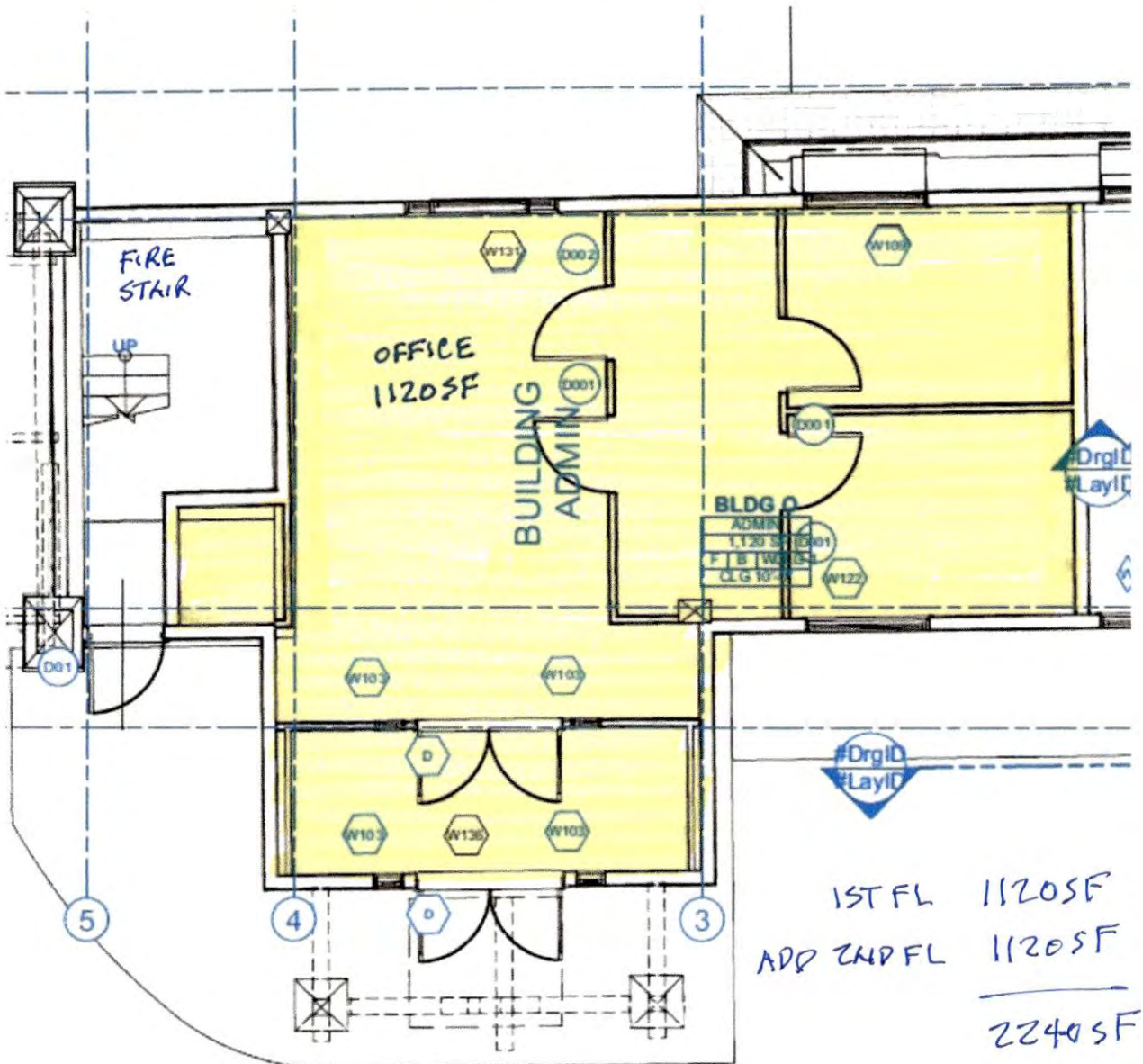
963 SF
EXPAND TO WEST & 1000 SF

1963 SF

EXISTING EMPLOYEE UNIT E3 TURN CIRCLE LEVEL
 HIGHEST & BEST USE RENTAL CONDO WITH SECOND STORY

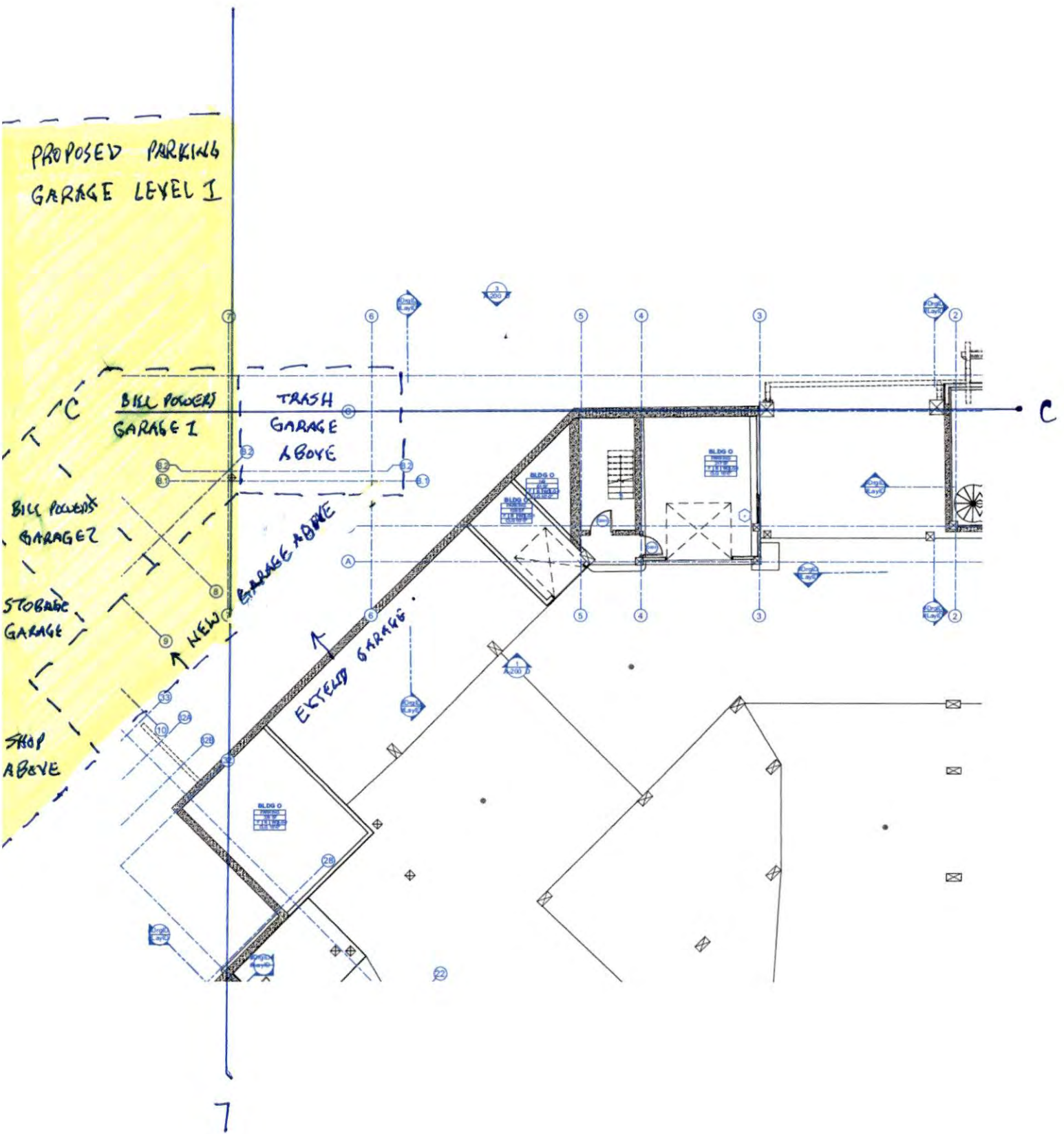


OFFICE, TURN CIRCLE LEVEL HIGHEST & BEST USE
 RENTAL CONDO WITH SECOND STORY



EXISTING PARKING GARAGE LEVEL (SE CORNER)
 PROPOSED NEW PARKING GARAGE AREA ~ 5000 SF
 PER LEVEL TOTALING 15000 SF.

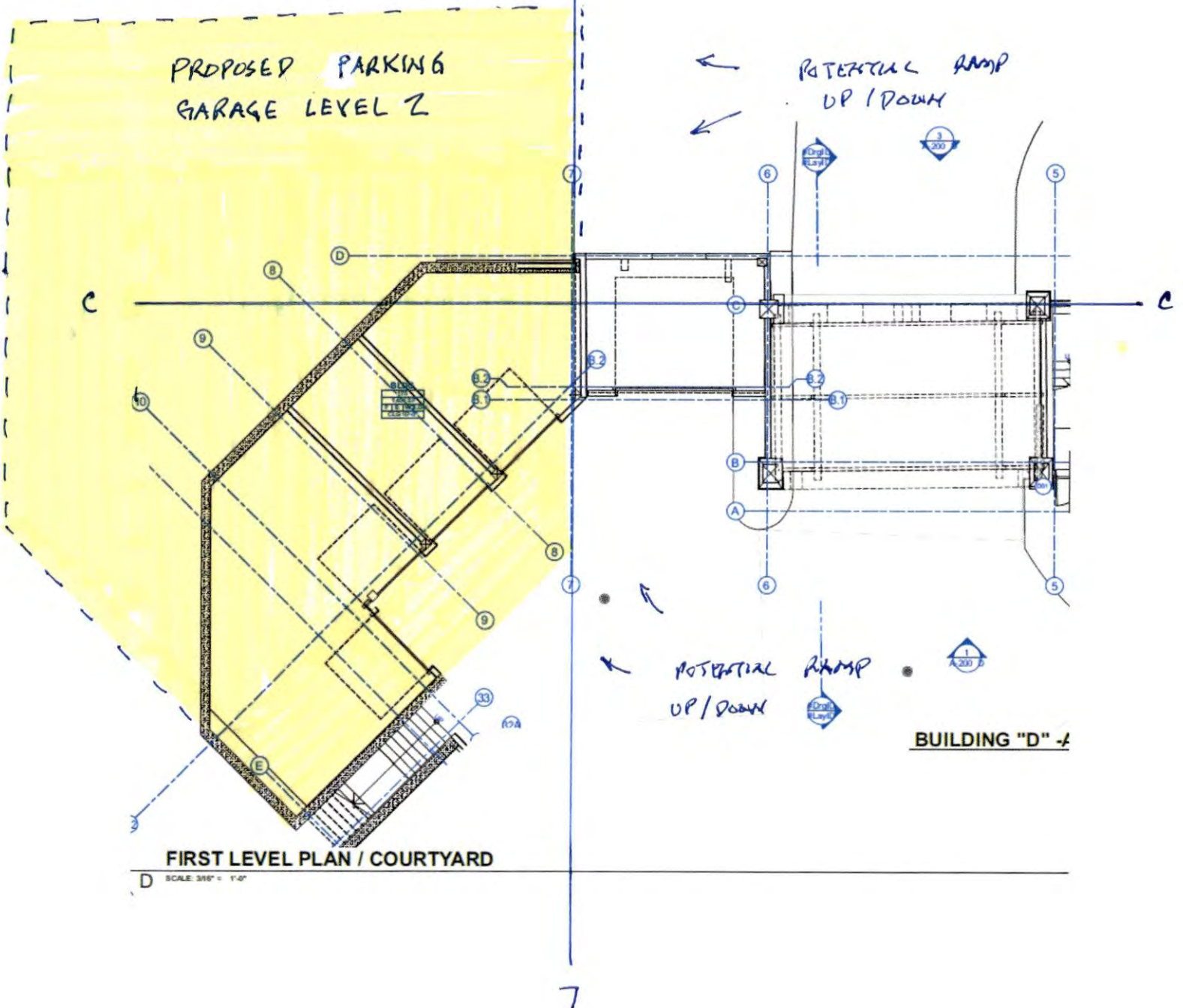
7



TURN CIRCLE LEVEL UPHILL SIDE ENTRY (SE CORNER)

PROPOSED NEW PARKING 7
GARAGE AREA ≈ 5000 SF
PER LEVEL TOTALING 15000 SF

PROPOSED PARKING
GARAGE LEVEL 2



ONE PARKING GARAGE LEVEL ABOVE TURN CIRCLE LEVEL (SE CORNER)
PROPOSED NEW PARKING GARAGE AREA \approx 5000 SF
PER LEVEL TOTALING 15000 SF

PROPOSED PARKING
GARAGE LEVEL 3

POTENTIAL RAMP
UP/DOWN

POTENTIAL RAMP
UP/DOWN

BUILDING "D" -

FIRST LEVEL PLAN / COURTYARD

D SCALE 3/16" = 1'-0"

PROPOSED ONE/TWO STORY RENTAL CONDO(S) + AMENITY (NOT TUB)
 * EMPLOYEE UNITS IF NEEDED ABOVE PARKING GARAGE LEVEL 3

PROPOSED ONE/TWO
 STORY RENTAL CONDO(S)
 ABOVE PARKING GARAGE
 LEVEL 3

POTENTIAL RAMP
 UP/DOWN

POTENTIAL RAMP
 UP/DOWN

BUILDING "D" - 1

FIRST LEVEL PLAN / COURTYARD

D SCALE 3/32" = 1'-0"