

FACT SHEET – VILLAGE AT NORTHSTAR™
A Tahoe Mountain Resorts Community
www.VillageatNorthstar.com

- What:** **Village at Northstar:** A vibrant Village surrounded by first-class recreational experiences.
- Includes pedestrian-oriented retail and dining, new residences and lodging.
 - The residential component includes six new buildings in all, with 213 new luxury condominium residences in the center of the Village, with spacious one to four bedroom condominium residences available.
 - Phase I: 100 condominium residences
 - Phase II: 113 condominium residences
 - Ski area enhancements such as new terrain and chairlifts are planned for Northstar-at-Tahoe as well.
 - New High-speed Village Express quad lift out of Village opened 2005
 - Multi-phase mountain improvement plan includes 6 new lifts and additional ski terrain.
 - New high speed chondola running from Big Springs Day Lodge to Schaffer's Camp restaurant at the top of the mountain will open for the 2006-2007 ski season, facilitating the opening of 7 new ski runs.
- Where:** Located just off CA Highway-267 in Truckee, California.
- Located at the base of Northstar™-at-Tahoe, ski-in/ski-out minutes from Lake Tahoe.
 - Minutes from historic downtown Truckee in North Lake Tahoe; one and a half hours from Sacramento; three hours from the Bay Area; three and a half hours from San Jose; 40 minutes from Reno.
- When:** Groundbreaking for Phase I of Village was in spring of 2004 with completion in winter 2005/2006. Phase II of the Village began in spring of 2005 with a winter 2006/2007 completion.
- Amenities/
Activities:** The Village has everything a family needs. No need to leave and no need for a car.
- 9,000 square-foot ice-skating rink
 - A diverse retail mix planned to include:
 - Shopping: book stores, bakery, photo shop, a small convenience market
 - Dining: from fine dining to cafes and coffee shops
 - Après ski /nightlife: pubs and a microbrewery
 - Fitness centers for residential owners
 - Underground parking for residential owners
- Real Estate:** The 100 luxury condominium residences in Phase I are completely sold out. Only 30 luxury one- to four-bedroom residences are still available in Phase II, ranging from the mid-\$800,000s to just over \$2.5 million.
- 213 total residences when the project is complete.

- Owner/Developer:** East West Partners, www.eastwestpartners.com
Tahoe Mountain Resorts, www.tahoemountainresorts.com
- East West Partners' vision in North Lake Tahoe includes four distinctive communities: The Village at Northstar™, Old Greenwood, The Highlands at Northstar and Gray's Crossing. The company's other Tahoe holdings include Coyote Moon Golf Course and Wild Goose restaurant.
 - Tahoe Mountain Club memberships will be available to Village at Northstar buyers. Club member privileges with amenities include swimming, tennis, golf, skiing and snowsports, spa services and fine dining on the lake.

- Architect:** OZ Architecture, Denver, Boulder and Summit County, Colorado
- 2000 Firm of the Year Award winner by the American Institute of Architects (AIA) Western Mountain Region

The planned Village architecture is inspired by the local Sierra Nevada and western national park architecture. There will be varied roof pitches and building heights, traditional shed and dormer windows and overhangs, constructed with natural stone, milled timber and wood accents. Buildings will vary in height and will be situated to allow the maximum amount of sunlight in public gathering places.

- Environmental:** The Village at Northstar™, as with all East West Partners' projects, follows strict sustainability principles and could be the first in the nation to extend a set of national environmental protection and energy conservation measures to an entire resort development project, not just a single building. A sustainable operation is best described as responsible growth, and Northstar and East West Partners have planned the new Village at Northstar™ using guidelines of the Leadership in Energy and Environmental Design (LEED) rating system established by the U.S. Green Building Council, of which East West Partners is a member. Northstar-at-Tahoe™ is a recipient of the Silver Eagle Award for launching the Northstar Environmental Action Team (NEAT) to support improved relations between the local community and the resort.

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