



VINES AT VAIL



The Tuscan countryside — dotted with vine-clad villas nestled along twisting, cypress-lined roadways, bathed in the fragrant scents of thyme, lavender, and rosemary continuously released by a warm breeze. This romance is quietly captured half-way around the world, in the charming mountain Town of Wolcott, Colorado, located in the heart of the world-renowned Vail Valley. Just 20 minutes from the legendary ski resort and Town of Vail, and 15 minutes from Beaver Creek Resort and Village, this is the perfect location for a Tuscan-inspired resort village featuring a winery, banquet hall and lodge amid multi-level piazzas and water features.

INTRODUCING:
VINES AT VAIL

A large, vertical photograph of a mountain valley. In the foreground, there are dark, rocky slopes with some green shrubs. In the middle ground, there are rolling hills with patches of yellow and orange trees, suggesting autumn. In the background, a large mountain range is visible under a clear blue sky, with a prominent peak covered in snow.

A WINE



LOVER'S RETREAT



THE VAIL VALLEY LIFESTYLE



Home to world-class ski resorts, gold-medal fishing, championship golf, and an abundance of exciting activities and cultural events, the Vail Valley is breathtaking. From the ultimate in luxury lodgings to full-service spas where indulgence is a full day quest, to exquisite dining that tantalizes your palate, each day is an experience in itself. Spanning over 50 miles, the Vail Valley consists of six individual communities: Vail, Minturn, Avon/Beaver Creek, Edwards/Wolcott, Eagle and Gypsum.

VAIL VALLEY STATISTICS:

2007 population: 52,236, a 3% increase from previous year

Median household income: \$62,682
(National household income: \$41,994)

2002 per capita personal income: \$37,923
(123% of the national per capita: \$30,906)

2000 census ranked the Vail Valley, Eagle County as #10 among the nation for the rate of population growth in the 1990s (90%)

7th fastest growing county in Colorado from 2000 – 2003 (10.5%)

Vail Valley age ranges:

<15	8,347	20.0%
16-24	6,183	14.8%
25-44	17,539	42.1%
45-64	8,341	20.0%
65+	1,249	3.1%



MEDICAL FACILITIES:

Vail Valley Medical Center — Vail
Licensed Beds: currently 58
(Looking to relocate to a more central location in the valley)

Accreditations:

Level III Trauma Center,
designated by the State of Colorado
JCAHO certified

Affiliated Clinics:

Avon Urgent Care Center
Beaver Creek Medical
Center (seasonal)
Eagle Care Medical Clinic
Frisco Physicians Office
Mountain Surgical Associates
Shaw Regional Cancer Center
Sonnenalp Breast Center
Vail Valley Home
Health & Mountain Hospice
Vail Valley Surgery Center

Valley View Hospital — Glenwood Springs
Licensed Beds: 80

Accreditations:

ACR American College of Radiation
JCAHO certified

Affiliated Clinics & Services

Eagle Valley Medical
Roaring Fork Hospice
Mountain Family Health
Outlaw Medical Arts
Silt Medical Center
A Woman's Place
Pediatric Partners

AIRPORTS

Vail/Eagle County (EGE)
Denver International (DIA)
Walker Field, Grand Junction (GJT)

SHUTTLE SERVICES

Colorado Mountain Express
High Mountain Taxi
Airlink Shuttle
All Mountain Transportation
Hummers of Vail
Elite Limousine Service, Inc.

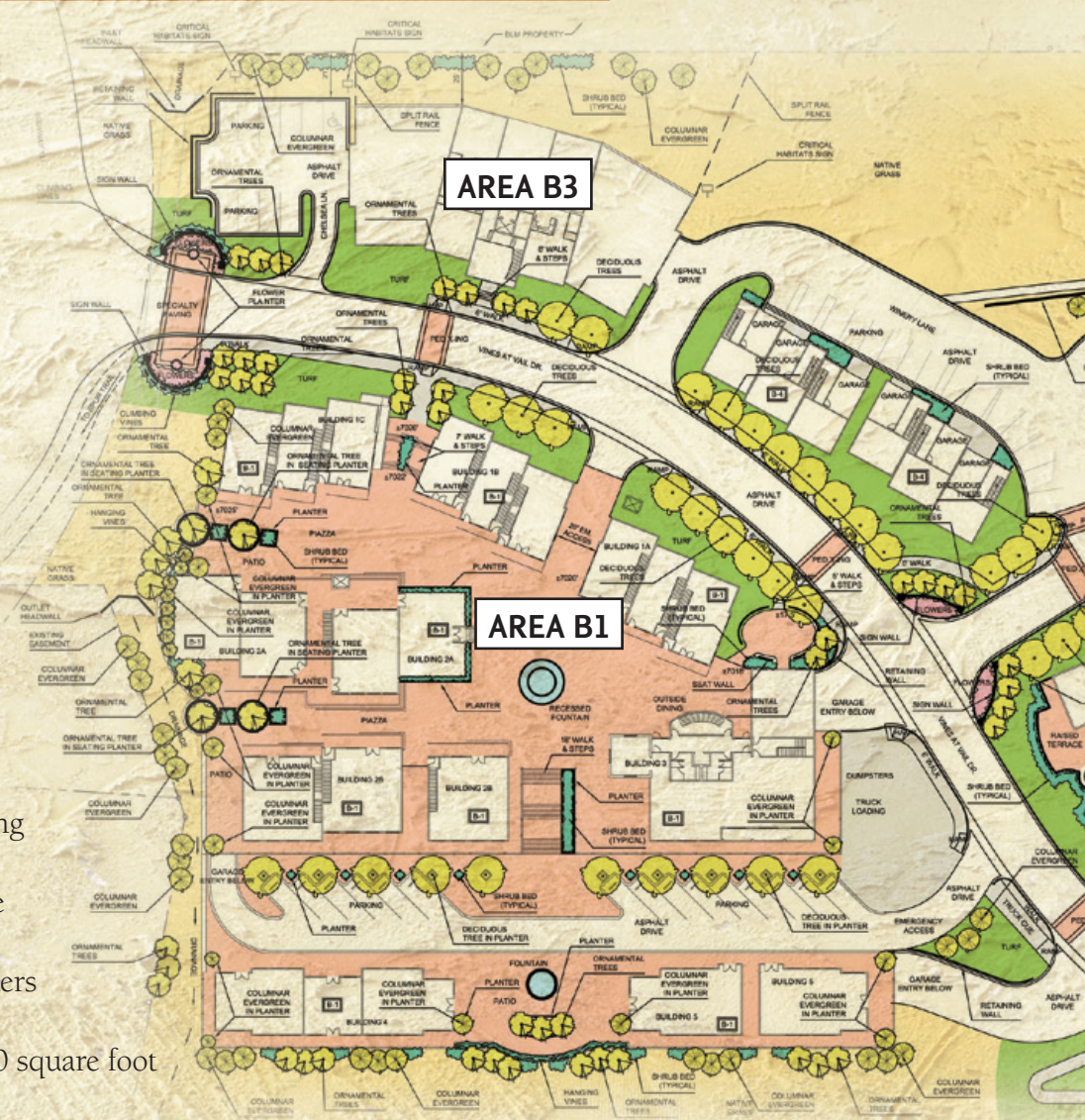
POPULAR ACTIVITIES:

Alpine Skiing & Snowboarding
Nordic Skiing
Fishing
Golf
Shopping
Dining
Snowshoeing
Hiking
Mountain Biking
Road Biking
Camping
Vilar Center for the Arts
Bravo! Vail Valley Music Festival
Vail International Dance Festival
Winemaking



PROPERTY SPECIFICATIONS

Although the altitude may be higher than the famed region in Italy, the scenic location and agreeable climate are idyllic for such a unique venture. The commercial winery will have the potential to produce over 10,000 cases of wine a year and with the large tasting room, this venue will be ideal for hosting wine tasting parties, private wine cellar tours and winemaker dinners in the cellar. The adjoining 5,000 square foot meeting/banquet hall will be reserved for conferences, seminars or catered events, and the resort lodge can accommodate large parties with ten guest rooms, a lounge and private rooms for break-out meetings, smaller parties and seminars. The area surrounding the lodge will feature 20 one- and two-bedroom suites and villas intermingled among four buildings.



Total number of residential units:

- 31 free market
- 11 local resident
- 12 deed restricted

Commercial/Residential Parcel:

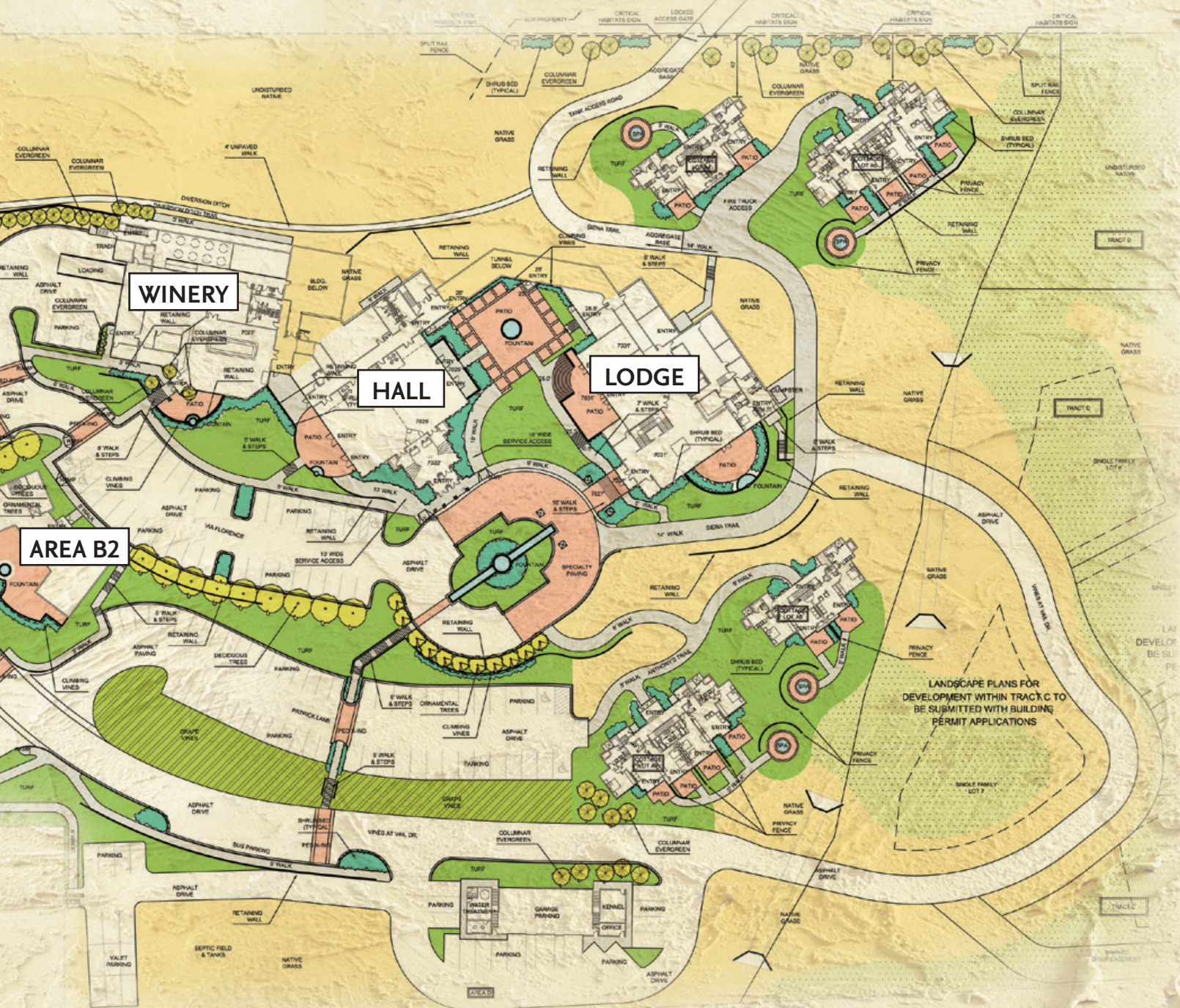
- 49,600 square feet of commercial
- 10,400 square feet of flexible space

Lodge/Winery/Banquet Hall:

- 20,500 square feet

Architecture and Design:

- Tuscan-inspired village with a winery focus



LEGEND

	PAVING		GRAPE VINES
	SPECIALTY PAVING		DECIDUOUS TREE
	WATER FEATURE		ORNAMENTAL TREE
	SHRUBS/ GROUNDCOVERS		EVERGREEN TREE
	TURF GRASS		UNDISTURBED NATIVE AREA
	NATIVE GRASS		
	FLOWERS		



A HEALTHY ENVIRONMENT FOR INTEGRATIVE MEDICINE

Also included within this vine-clad property is a large parcel allocated for commercial and residential use, also known as “live work” units. Functional yet flexible, these units provide a unique opportunity for a multidisciplinary center for wellness and integrative medicine. The property’s central location in the Vail Valley is virtually equidistant from both the Vail Valley Medical Center Hospital in Vail and the Valley View Hospital in Glenwood Springs, as well as 15 minutes from the Vail/Eagle Airport with direct summer and winter flights to several major U.S cities.

All the buildings in this dual-purpose area can be up to three floors in height with a 50-foot height restriction. The first level of each building will be retail/commercial space ranging in size from 800 to 5,000 square feet. Directly above the retail will be the second and third floors with 24, two-story residential live/work loft units ranging in size from 1,600 to 3,500 square feet. Owners are legally allowed home offices within these units that customers can visit. The retail level and the residential lofts above can be deeded separately.

COMMERCIAL/RESIDENTIAL PROPERTY SPECS:

Area B1:

1st floor—
34,600 square feet commercial

2nd floor & 3rd floor—
10,400 square feet
live-work & flex space
24 residential units

Approved Uses for B1
(including but not limited to):

- Multi-Family Residential, including live-work units
- Home Business
- Administrative Offices
- Professional Offices
- Pharmacy
- Medical or Dental Clinic, including chiropractic and acupuncture
- Community or Public Building
- Educational Facility
- Library
- Restaurant
- Retail Sales

Area B2:

5,000 square feet commercial

Approved Uses for B2
(including but not limited to):

- Spa
- Retail Sales
- Administrative Offices
- Professional Offices
- Medical or Dental Clinic, including chiropractic and acupuncture
- Restaurant

Area B3:

10,000 square feet commercial

Approved Uses for B3
(including but not limited to):

- Multi-Family Residential
- Retail Sales
- Spa
- Administrative Offices
- Professional Offices
- Medical or Dental Clinic, including chiropractic and acupuncture
- Restaurant





CHOOSE TO THRIVE WITH INTEGRATED WELLNESS PROGRAMS



Experience an innovative approach to wellness in the perfect place to achieve it.

By bringing together an entire continuum of healing arts from allopathic and complementary medicine in the tranquility of this unique, rocky mountain vineyard, winery and resort lodge, you will have access to a truly integrative place for wellbeing and healing. Benefit from a state-of-the-art, health-fitness campus where the best of wellness and medicine will be combined in an experiential and educational environment that sets the standard for balanced lifestyle choices and a thriving life—a philosophy that fits perfectly into our conscientious mountain community.

As the health of our modern society begins to feel negative effects of the fast-paced pressures in everyday life, a revolution toward healthier lifestyles is taking shape.

Medical insurers are recognizing the need to support the cost-effectiveness of wellness.

Corporate wellness programs are gaining popularity resulting in higher productivity and lower health care costs. Facilities, supporting enterprises and medical offices are poised to change lives and promote a healthier society for all to enjoy.



PROPOSED INTEGRATIVE MEDICINE CAMPUS

- 40 – 50 room lodge for both destination medicine and destination resort guests
- Leading edge, health-fitness center complete with lap and Turtle pools
- Medical offices
- Experiential spa
- Retail space
- Luxury condominiums offering wellness services and spa membership as amenities of ownership

The proposed integrative medicine facilities will provide:

- Premier training facility, staffed by physical therapists, personal trainers and other practitioners of collaborative wellness in cooperation with physicians
- Stress-free, full-service boutique resort environment with access to the world-class recreational facilities of Colorado's Vail Valley
- Five-star "health tourism" destination resort that combines extensive recreational opportunities with wellness and medical treatments

PROPOSED PROGRAMS AND SERVICES

- Collaborative multidisciplinary programs strategically designed to coordinate clients' health and wellness needs
- Wellness programs designed to assist corporations in reducing health care costs while achieving maximum employee health and productivity
- Progressive, personal training services that prepare clients for surgical procedures and physical rehabilitation following injury or surgery
- Integrative medical strategies to help clients with chronic ailments achieve the highest possible level of functionality and wellbeing
- Lifestyle coaching that focuses on how to make wellness and medical choices that fulfill lifestyle goals and achieve a functional lifestyle extension
- Cancer therapy wellness programs aimed at enhancing quality of life and functionality for cancer patients undergoing therapy.



THE WELLNESS INDUSTRY AND AMBULATORY SURGERY CENTERS (ASC)



As the Vail Valley continues to expand, a grassroots approach to health and wellness in the community is evolving. Valley residents welcome the concept of an integrative medicine-focused campus. Not only is our local and extended community growing larger, it is growing older, and the primary factors for establishing an ASC—quality of care, convenience and cost—grow with it. The innovative methodology of an integrated medicine campus complements the economic necessity of an ASC. While the local community will benefit from the convenience and cost effectiveness of a centralized wellness campus with an established ASC, a visitor will most likely favor convalescing in a quiet, serene location. And both will benefit from the highest quality of care and integrated medicine.

Most of Colorado's current ASCs are located in or around the more populated cities in the Front Range. Few are located in mountain towns or resort locations. In fact, the Vail Valley has only one, located in Vail proper. The ever-expanding population west of Vail will enjoy the added convenience of another ASC in the calm respite of a vineyard.

The primary types of procedures performed by ASCs across the nation are orthopedic (21%), gastro-intestinal (18%), pain management (16%) and ophthalmology (15%), respectively. And the wellness industry seems to facilitate the elective procedures that our country can afford. The Vail Valley is prime with potential to support these outpatient surgical procedures.



The integrative medicine and wellness genre will be a gravitational force that attracts revenue with:

- Fit families programs
- Kids wellness programs
- Destination medicine
- Expansion of personalized medicine services
- Retail opportunities
- “Wellness in the Wilderness” programs
- Opportunity for this unique operational model to expand to other properties

A COMPLETE HEALTH CONNECTION



- Regenerative Medicine • Men’s Integrative Health
- Women’s Integrative Health • Healthy Beginnings
- Intelligent Weight Management



THE RIGHT TIME IN THE RIGHT PLACE



With the union of medicine and wellness being embraced by the medical community, physicians are increasingly promoting preventative care and wellness medicine in their practices. Health care, wellness and development visionaries in the Vail Valley have a unique opportunity to create a facility that will make a major contribution to health improvement and the economic development of Eagle County.

This innovative wellness and integrated medicine campus model can be expanded to include all elements of a client's lifestyle, particularly recreational activities such as golf, skiing, tennis and biking, all popular activities in the Vail Valley. And there are several critical success factors that also will apply to this conscious living facility including:

- Location and real estate that supports the overall nature of the business
- Integration of clinical and retail components to provide a seamless continuum of products and services for all clients
- Personalized services and products delivered by highly qualified and dedicated professionals
- Infrastructure necessary to measure outcomes and adjust programs using real-time data
- Availability of diverse programs to meet the needs, desires and motivations of patients and members in the areas of physical, mental and emotional health





As a successful, medically based health and wellness business, positioning this integrated medicine campus for the future will: :

- Create a nourishing environment where highly personalized experiences are delivered to clients and patients
- Manage the risk factors of various groups
- Build valuable relationships with the community, consumers, physicians, corporations, managed care organizations and their own employees
- Enhance and leverage image equity
- Create an environment for fully integrating care pathways to produce superior health outcomes

Now is the time for not only introducing the collaborative wellness and integrative medicine concept to the growing health tourism market, but also for establishing this first-class facility in a region already known the world over for its recreational and lifestyle excellence.

VINES AT VAIL

A GROUND BREAKING OPPORTUNITY





VINES AT VAIL

Patrick Chirichillo

Owner/Developer

970.471.0420

churchre@vail.net

PO Box 18296

Avon, CO 81620