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FREQUENTLY ASKED QUESTIONS



THE COLORADAN

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## THANK YOU FOR CONSIDERING A NEW HOME AT THE COLORADAN.

The Coloradan is much more than steel, concrete, glass and terra-cotta. It's a community. And we wanted a chance to explain that community to you. We also want to make the buying process at The Coloradan as easy as possible. So we've created this list of frequently asked questions. These are the questions we would ask if we were buying a new home.

### *The Coloradan Overview*

**How big is The Coloradan?** 19 stories tall, with 22,000 square feet of ground-floor retail, totaling 695,000 square feet and approximately 200' of total building height.

**How many residences are there?** 334 total, including 33 affordable homes, 294 market-rate residences and seven penthouses.

**What sizes are the residences?** The residences range from studios to three-bedrooms and start at 486 square feet, with the largest penthouse totaling 3,225 square feet.

**What's the price range?** From the mid-\$200,000s to over \$3 million.

**How many parking levels and spaces are there?** There will be two underground levels of parking and two-and-a-half above-ground levels of parking, with 432 total parking spaces.

## Frequently Asked Questions

**Will there be charging stations available to charge my electric vehicle?** Yes! While our parking consultants and operator are telling us we only need two stations, we are starting with four dual stations (eight total spaces) with infrastructure in place for up to 12 total spaces.

**How does storage work?** The majority of residences have storage space within the residence. For homes that don't, storage cages have been assigned as limited common elements and are included in the purchase price of the residence. Additionally, The Coloradan contains a dedicated bike storage room solely for the use of residents.

**Are there amenities, and what are they?** The city itself is The Coloradan's greatest and most important amenity, with everything you need just steps from the front door. Inside the building, residents have access to the 18th-floor club lounge and pool deck, fifth-floor community garden, a fitness center, the owners' lobby and library, a curated art collection throughout the building, Union Hall (our hub for the arts, located on the first floor) and more.

**What is Union Hall?** Union Hall is the community-gathering hub at The Coloradan, a launch point to Denver's vibrant arts and cultural scene. This gallery space and arts venue features exhibits, speaking engagements, small concerts and film premieres, private events and other unique chances for residents to interact with the greater creative community. Union Hall will receive the majority of its funding from a transfer assessment on real estate sales at The Coloradan equal to 0.50% of the sales price on both initial sales and resales, a similar system to the one that funds the very successful Riverfront Park Community Foundation.

**Can I buy my residence furnished?** In general, no, but we're happy to connect you with designers who can help complete your vision.

**How do finish selections work at The Coloradan?** Residences have one of three finish packages that are complementary but distinct. The finish package for each residence has already been assigned to each home. We don't offer upgrades because the materials we've chosen are high quality already. Of course, buyers are welcome to make custom modifications post-closing in accordance with the HOA's rules and regulations.

**What's the time frame for construction and delivery?** The Coloradan broke ground in August of 2016, and it's on schedule to be completed in the fourth quarter of 2018.

**What will the neighborhood look like in 2018?** NEARLY COMPLETE! The Coloradan will be one of the last buildings in the Union Station neighborhood to be completed. Kimpton Hotel Born and Whole Foods at the base of the Union Denver project both opened in late fall of 2017. The remaining construction in the Union Station neighborhood will be occurring to the north of 19th Street.



**What do you mean when you say The Coloradan is a healthy building?** A core principle in developing The Coloradan was to create a place to live that encourages new and progressive approaches to healthy living for its residents. It starts with our location — a former railyard that has been rehabilitated into the incredibly successful Riverfront Park and Union Station neighborhoods. With unparalleled access to transit, The Coloradan features awesome walkability, reducing emissions and trips in a variety of ways. New technology enables groundbreaking energy efficiency in building design and indoor air quality. And small design details such as encouraging residents to use stairs, water bottle filling stations throughout the building and our commitment to ongoing health and wellness programming add up to a truly elevated quality of life. We partnered with Certified Healthy to ensure and validate that The Coloradan is a healthy and safe place to live. And we held ourselves to the highest standards for healthy design and construction. The LEED rating and certification system is the industry standard for environmentally sustainable building. This process offers third-party verification that The Coloradan has been designed and built using strategies aimed at reducing energy and water usage, promoting better indoor air quality and improving quality of life. The Coloradan will be Gold certified under the LEED for Midrise Homes certification.

**Who is the developer of The Coloradan?** The Coloradan is being developed and sold by The Coloradan Development Company, LLC, which is part of the family of related but independent companies affiliated with East West Partners, Inc. The Coloradan Development Company, LLC, is a separate, single-purpose entity that is solely responsible for all of its obligations and liabilities, and it is not the agent of East West Partners, Inc., or any other entity.

**How will my guests come to visit me?** Guests will come to the mezzanine level and check in with the front desk. The concierge will call the owner, and the owner will come down to greet their guest and bring them to their residence. If it is after hours, there will be a call box for guests to use, and the owner can come down and let their guest up.

**Where do I get my mail?** Getting your mail at The Coloradan is a social experience. The mail room is an open area built into the larger owners' lobby on the mezzanine level. It's immediately adjacent to the front desk and the package room, so it promises to be a convenient and fun way to grab your mail and catch up with a neighbor or two.

**Will there be a doorman?** There will not be a doorman at The Coloradan. But there will be staff at the front desk in the owners' lobby 24 hours a day, seven days a week. During late evening, this staff will be part of the security team. But most of the time, the desk will be staffed by East West Urban Management team members.

**How does security work?** Costs for 24-hour security presence are included in the HOA dues. This security will rove the property, including the parking garages. The Coloradan has state-of-the-art security camera systems and access systems.

**Where do I dispose of trash and recycling?** There is a trash and recycling chute located on each residential floor near the service elevator. Owners can push a button to select trash or recycling depending on what they would like to put down the chute. The chute will then sort the trash and recycling.

**Will The Coloradan be pet friendly?** Absolutely! Residents at The Coloradan are allowed to have two pets. There are no restrictions on breeds, but all pets must be safe, and their existence cannot create a nuisance to other residents. There is an off-leash dog park in Riverfront Park, and Commons Park is a wonderful place to walk your best friend. Of course, you must be diligent about picking up after your pet, but there are several small green-space areas close by outside the building for pet relief. Refer to the governing documents (declaration, bylaws and rules and regulations) for the details.

**What are the ceiling heights?** Ceiling heights on floors 4 are 9'6". On floors 5-15, heights are 9'. On floors 16-17, heights are 9'6". On floor 18, heights are 9'10". On floor 19, the penthouses, the ceilings are 10'.

**Can I rent my residence?** Yes, you can rent your residence for terms of 30 days or more.



## Retail & Surrounding Neighborhood

**How large is the retail component of The Coloradan community, and what is the space like?** The Coloradan retail space includes approximately 22,000 square feet of shops and restaurants. The space will be clean, modern, open and experiential. The vibe will be comfortable and fun. Our retail partners are sophisticated, forward-thinking entrepreneurs. The whole idea is to embrace and embody authenticity, sustainability and health. The Coloradan will become a part of the city, inviting the public into the building to dine and shop and even use its lobby space as a thoroughfare to and from LoDo. This “interior street” occurs because The Coloradan connects directly to the pedestrian bridge at the north end of the train canopy linking The Coloradan to Union Station and LoDo.

**Who are the retailers at The Coloradan?** We are in the process of finalizing all of our retail tenants and will let you know as soon as they are set. Keep in mind, these Coloradan retail tenants add to the already amazing roster of world-class businesses choosing to call the Union Station neighborhood home. That list includes Whole Foods, King Soopers, the Colorado Athletic Club, Mercantile Dining & Provision, Stoic & Genuine, Tavernetta, Hearth & Dram, Tupelo Honey, Cooper Lounge, the Terminal Bar and the Thirsty Lion, to name just a few, as well as numerous coffee shops, fitness studios, flower shops, bakeries, liquor stores and more. Just about everything is located within blocks of The Coloradan.

**What about hotels in the area?** The Coloradan is literally surrounded by The Crawford, Hotel Indigo and Kimpton Hotel Born. With a total of 532 combined hotel rooms, these three leading Denver hotels afford plenty of additional space for visitors and guests should they want to stay nearby. The Oxford Hotel on 17th Street and a new Hilton Garden Inn at Chestnut and 19th are also just a short walk away.

## Homeowners Associations (HOAs)

**Who is handling the property management at The Coloradan?** East West Urban Management (EWUM) will be leading property management duties at The Coloradan. With over 17 years of experience conducting business in the heart of downtown Denver, EWUM specializes in the management of homeowners associations. EWUM manages 2,440 units in the Riverfront Park Association and hundreds of other units in The Landmark, Pinnacle and other developments throughout Denver.

**How are the HOAs structured?** There are three separate associations at The Coloradan. There is the Master Association to oversee matters that affect the entire building, the Residential Association to oversee matters that affect only the residence owners and the Commercial Association to oversee matters that affect only the retail and parking garage. The Master Association and Residential Association are most relevant to you as a purchaser.

### The Residential Association

The Residential Association (Residential HOA) covers all of the residential activity and is likely the most important to you. This HOA is responsible for residential common areas such as the corridors, owners' lobby and mail room, fitness area, bike storage, 18th-floor club lounge and pool deck, and resident-only elevators. The Residential HOA also pays for utilities, including gas, water and sewer for residences and common areas.

Assessments and voting rights within the Residential HOA are allocated based on the square footage of each residence as a percentage of the total residential square footage. For example, there are 370,000 total residential square feet. A residence with 1,300 square feet will have 0.35% voting interest (1,300 divided by 370,000).

### The Master Association

The Master Association encompasses the entire community, including all elements of the building that affect building occupants. This association is responsible for maintaining master common elements, including the building façade, foundation, structural systems, roof, service elevator and building-wide mechanical systems, as well as access areas, back-of-house areas such as the loading dock and landscaping of common areas, including the fourth-floor terrace and fifth-floor garden. The Master Association has a board of seven directors who represent both residential (four of seven) and commercial interests (three of seven).



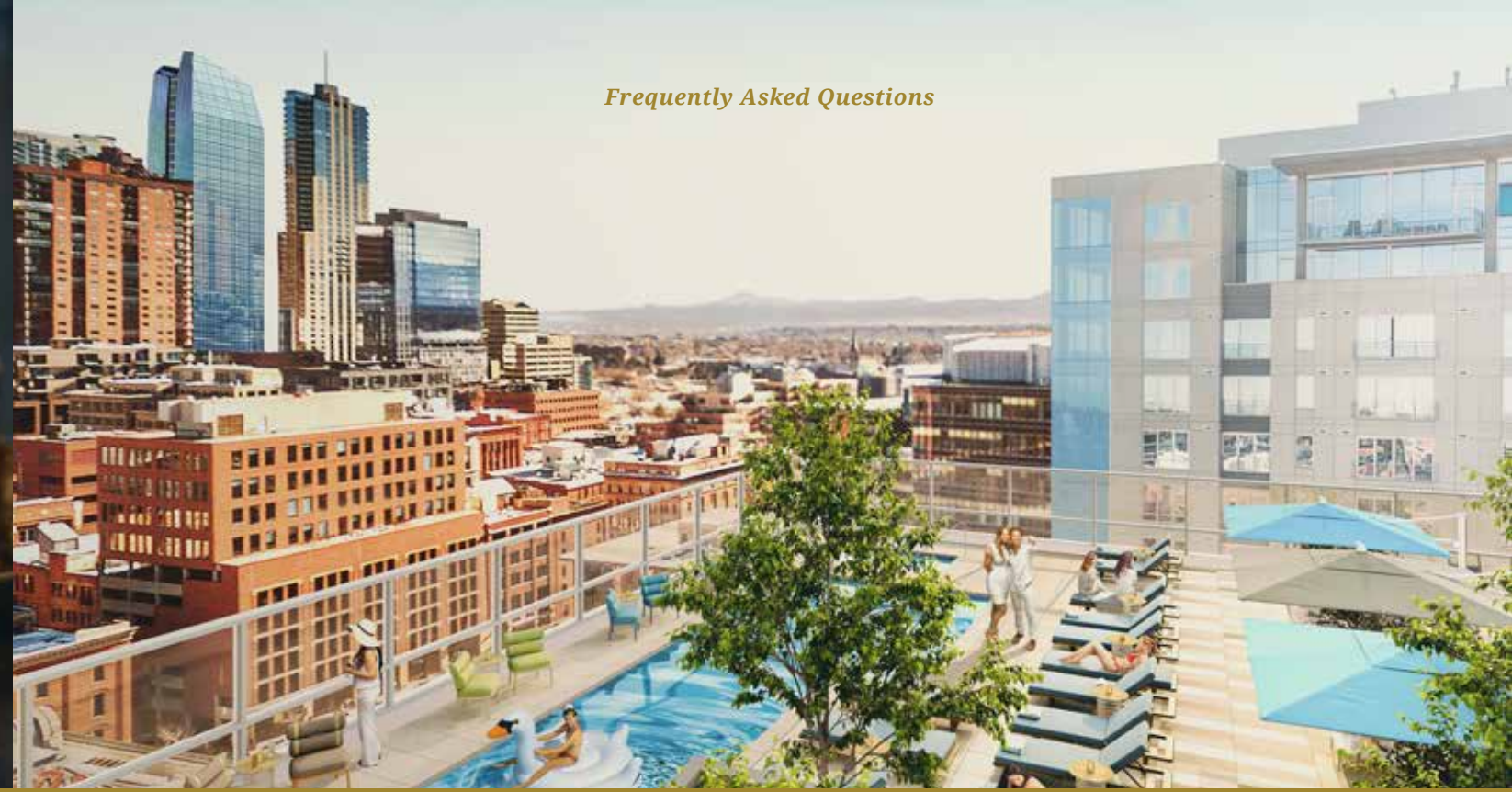
### The Commercial Association

The third association covers the commercial spaces, retail and parking and is responsible for the three-stop elevator that provides visitor access to The Coloradan ground floor and other building elements that solely impact retail and parking. This association really only impacts you as a homeowner in that there are certain shared easements for the circulation areas through the retail space.

**What is the voting and expense allocation for the Master Association?** The residential owners are responsible for 92% of the Master Association expenses, which are paid by the Residential HOA and included in your residential dues each month. The owner of the parking garage and the owner of the retail space split the remaining 8%. Voting on Master Association matters will be mostly through your Residential HOA Directors and not by direct ownership vote.

**How much are the HOA dues?** Current estimates are \$0.55 - \$0.60 per square foot per month. This means a 1,000-square-foot residence would pay between \$550 and \$600 per month. This amount includes the annual allocation to reserves for long-term repair and replacement of common elements.

**What will my HOA dues include?** The HOA dues include all of our amenities and residential services, property insurance, engineering services, water, sewer, trash, gas, recycling, snow removal and common-area property maintenance. These association dues also include payment of the Residential HOA's share of dues to the Master Association as mentioned above, so you will not make a separate payment for that.



**What additional costs will I be responsible for as an owner?** In addition to the individual HOA dues, each homeowner is responsible for bulk Internet, which is billed through the HOA, their home's electrical service, which is separately metered, communications (TV and phone), property taxes and homeowner's insurance for furniture, art or any residence upgrades performed by the homeowner after initial closing. In the event of a catastrophic loss, the HOA's insurance policy will cover improvements that the developer initially provided in the home. Anything in addition to that should be covered by homeowner's insurance.

**How are capital reserves funded for the associations?** The capital reserves for the associations are built up over time through the regular and ongoing collection of HOA dues. Capital reserves are kept separate from operating funds and are set aside for long-term capital maintenance projects. The annual reserve allocation is determined by an independent reserve study that is updated pursuant to the governing documents. The reserve study is a full evaluation of the building and building systems. As to your contribution, the regular monthly dues estimated at \$0.55 to \$0.60 per month per square foot will cover all operating costs and long-term capital reserves for the building.

**How is working capital funded for the associations?** Working capital is the funds on hand to use in case a large, unforeseen cost occurs or the HOAs' operating budget in a given year is insufficient to deal with the day-to-day operations of the building. All residents, both initial and future owners, will contribute three months of the HOA dues for their residence at the time of closing for working capital. When residents sell their home, the board may, at its

discretion, return a portion of any unused working capital appropriate for the time period of ownership by the seller.

**Will my HOA dues ever increase?** Certainly, there are costs that increase over time, such as utilities for common areas, as well as cost of living adjustments for staff in order to make sure we retain the best employees available. As a result, dues are expected to increase slightly over time. However, owners will be provided an opportunity to review and comment on the budget annually before it's approved. It is reasonable to expect at least an adjustment equal to inflation in a given year.

**When does the developer turn over control of the Residential HOA to the residents?** In HOA terms, the developer is called the declarant, which is the entity that prepares and records the governing documents. When 75% of The Coloradan residences have been sold and closed, the declarant control period ends and residents take control of The Coloradan Residential Association. The declarant control period for the Master Association ends when 75% of all units are conveyed.

**How do I get more acquainted with the Residential HOA?** Prior to closing, the HOA will offer a new-resident orientation in which it will provide you with a resident handbook, which explains much of the above and more, including a copy of the rules and regulations. Upon closing, you'll begin to receive communications to keep you informed of upcoming meetings and other important events and information.



## Purchase Details

**How can I review the Purchase and Sale Agreement and the related documents?** It is important to us that you have plenty of time to understand the Purchase and Sale Agreement (PSA) and all of the documents discussed in the agreement, including all of the association formation documents and title information. We have two options available to access these documents: electronically via download on our website or via a physical zip drive.

**How much is the earnest money deposit?** Five percent of the purchase price is due for all residences and ten percent of the purchase price is due for penthouses upon receipt of a fully executed Purchase and Sale Agreement. We can accommodate either a personal check or a

wire transfer. Earnest money will be held by Land Title Guarantee Company and will be applied toward your purchase at closing.

**Will there be additional earnest money due between executing a PSA and closing?** No, you will not be required to deposit additional earnest money, and the balance of funds will be due at closing.

**Is the earnest money refundable?** After signing the Purchase and Sale Agreement, we have a five-business-day document review period during which earnest money deposits are refundable. After that five-business-day period, the earnest money deposit will be nonrefundable.

**Who is handling closing and title insurance for The Coloradan?** Land Title Guarantee Company, located at 1660 17th St., #310, Denver, CO 80202. Closings can occur at any of Land Title's offices, and the most convenient option for all purchasers can be arranged.

**Do you have a list of lenders who have approval to lend at The Coloradan?** Yes, please reference our list of preferred lenders. That said, you are welcome to use other lenders with whom you have a relationship, but please note that our preferred lenders have already gained approvals to lend in The Coloradan, although you will still need to be personally approved for the loan.

**Who are the brokers representing The Coloradan?** Slifer, Smith & Frampton – Denver, Inc., is the listing brokerage for The Coloradan representing the Seller, but we work with all cooperating brokers, so you are welcome to have your own representative.

**How does closing work?** As The Coloradan nears completion, contract holders will be notified of a closing date. At that time, all the final recorded versions of the governing documents will be provided, along with a final title commitment. Contract holders will be invited to schedule a residence walk-through (discussed in additional detail below) where they can identify any items that need to be completed. Every owner's situation will be different, and our closing team will do our very best to coordinate closings in an orderly manner that meets the goals of each owner.

**Will there be any other team members integral to the closing process?** Yes, we have a Contract and Closing Coordinator who will make sure everything is executed properly and completely. They will circulate executed copies of contracts and closing documents as needed. Additionally, they will coordinate the closing process among the owner, the owner's broker, the lender and the title company. Additionally, we have an Homeowner Liaison who will assist with inspections, managing punch list repairs and scheduling moves. They will also be a great resource after you've moved into The Coloradan.

## Inspection of the Residence

**What if I find an issue before closing?** You will be allowed to inspect your residence with the Homeowner Liaison prior to closing. You may bring in a licensed inspector for this process in order to ensure that you feel totally comfortable with your new home, and they and the Homeowner Liaison can provide helpful hints about how to use things properly in your residence to ensure the long life of building systems and appliances.

During your inspection, we will create an inspection list of items that need to be addressed to complete the construction of your residence. Any items that we agree are to be fixed, we will complete as soon as possible, hopefully prior to your closing. However, please understand that it is possible that we won't be able to complete some items if we can't get a part in time or there are delays from a service company. We will do our best.

**What if I find an issue after closing?** Things happen. Even the highest-quality products and appliances have issues, or we may have missed something. If you notice something is not working or doesn't seem up to standard, we want you to be satisfied, and we'll do what we can to get things taken care of for you as soon as possible.

You will receive a one-year limited warranty as part of your purchase. For any warranty-covered issues, please coordinate with the Homeowner Liaison who assisted you with closing and move in. If your request isn't covered by your warranty, please report the issue in BuildingLink, our custom software program for reporting maintenance and other building issues. You'll get your login at your new-owner orientation.

Because this is a common-interest community, you may find that things in common areas need attention as well. Any concerns with these items should also be reported through BuildingLink. The system will route them to the appropriate person for completion.

## Parking

**How does parking work at The Coloradan?** Parking at The Coloradan is different, but we think it is the way of the future. It is a decision we made based on years of feedback from residents of past projects we've built and managed. Parking at The Coloradan will be provided on a shared basis, meaning that parking spaces will not be sold with the homes as assigned spaces. Instead, residents have the perpetual right to lease spaces on a month-to-month or longer-term basis for their use. All parking spaces will be unassigned.

**Why shared parking?** Shared parking is more fair and flexible than traditional deeded parking, as residents are free to customize a parking solution that fits their needs. Residents can add or subtract parking spaces as their lives and preferences change. Residents can add spaces for family members, guests and others who come to their home often, or dial down to as little as they need, as they need it. The shared parking strategy contrasts with the traditional method, which is bundled and inflexible, requiring all residents, regardless of car ownership, to pay for parking through HOA dues, even though a significant amount of parking sits unused the majority of the time.

The shared parking model is efficient, healthy (the model encourages the use of transit), better for visitors and beneficial for residence resales, because new purchasers won't have to wait for a home that comes with the number of spaces they need at that time. Through the use of new technology, shared parking allows for more spaces to be occupied more of the time while solving a long-time condominium parking problem regarding lack of parking for visitors.

**How many spaces come with each residence?** Based on the type of residence purchased, The Coloradan's residents will have a dedicated right to lease at least one space. An owner of a residence will have the right to lease parking as follows:

- Studio, affordable home and one-bedroom residence owners have the right to lease one parking space.
- Half of the two-bedroom residence owners have the right to lease one parking space, and the other half have the right to lease two parking spaces.
- Three-bedroom residence and penthouse owners have the right to lease two parking spaces.

Owners will be able to lease additional spaces on a month-to-month basis based on availability.





**How many total spaces are there?** The parking garage at The Coloradan will contain 432 total unassigned spaces. There are two below-ground parking levels and two-and-a-half levels above ground.

Residents will choose from two types of leases:

- **Upper Levels Lease:** 261 spaces on parking levels two, three and four will be dedicated for residents only. Those owners will park in a space on the upper levels every day.
- **Flexible Lease:** 171 spaces in the two below-ground parking levels will be open to owners and guests. These owners will park in a space on the lower or upper level every day as determined by the parking system's assessment of availability. Because there will be spaces available on the upper levels from time to time, flexible lease parkers will have the option to park on the upper levels when spaces are available.

No matter what, a resident who enjoys a parking lease will NEVER be without a space to park at The Coloradan. If the garage becomes full for any reason, the parking garage owner will valet park resident vehicles at no additional cost to the resident.

**If I don't own my parking space or spaces, how do I know I will have a place to park?** Residents' right to park at The Coloradan is documented in the governing documents of the building and in an individual parking lease agreed to between each resident and the parking garage owner. If at any point a resident is leasing a space and unable to locate a parking spot, they are able to use the valet parking at The Coloradan for no additional charge. Because of the benefits of smart parking technology, notices will be given to residents immediately if this situation arises.

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**Does shared parking increase the cost of buying at The Coloradan relative to other projects?**

While answering this question completely depends on each resident's parking needs, in general, shared parking reduces the up-front cost of the home. For a resident who chooses not to own a car or lease a space (perhaps because their residence is a second home), shared parking will reduce total cost of ownership, as those owners will avoid the cost of a parking space or spaces they don't need and will not pay any money toward parking maintenance in the HOA.

**How does shared parking affect my HOA dues?** Residential HOA dues are lower with leased parking because all operations, maintenance and long-term replacement reserves for the parking garage are the responsibility of the parking garage owner.

**How much is an average lease, and is there any protection from the lease rate increasing drastically?** Lease rates are approximately \$200/month. The governing documents require that the initial lease rate be equivalent to the market rate for monthly parking leases in garages within a quarter mile of The Coloradan.

Additionally, once you enter into a lease at the market rate, the parking lease rate increases annually on each anniversary date of the lease by the percentage increase during the prior one-year period in the Consumer Price Index (CPI). A parking lease may be transferred at the time you sell your residence at the CPI-protected rate. If you decide to cancel a monthly lease for a period of time but later decide to start a new lease, the new lease rate will be at the then-current market rate.

**Is my leased space reserved? How do I know where I will park every day?** There are no assigned spaces at The Coloradan. Residents who choose an upper levels lease are guaranteed a spot in the upper garage (two-and-a-half levels).

Residents who choose a flexible lease are guaranteed a spot in the lower or upper garage depending on availability in the upper garage levels.

This is probably very similar to the parking situation where you work or shop every day. You know that you are parking in that parking garage, but based on the time of day and your preferences, you will park in a different spot most days. To make locating your car easy, we're installing technology in each parking spot so residents can locate their vehicles with an app on their phones.

**Are there resident-only parking areas?** Yes, all upper parking levels are reserved for residents only. This garage will have high-speed, ceiling-mounted rolling gates with a security checkpoint to allow residential-only access. The security checkpoints utilize license plate recognition (LPR) technology to create seamless access to and from The Coloradan. This is the same technology used on Colorado tollways and highways.

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**How does security work in the parking areas?** The resident-only garage will be secured and only accessible to residents. After retail hours, the lower garage will also be secured and accessible to residents only. There will be a parking operator attendant at the public below-ground garage during operating hours. The garages will be bright and very well lit, and will include cameras at elevators and throughout the parking levels. The elevator cores up to the condo units will only be accessible to residents with a fob. Twenty-four-hour security will patrol the garage areas.

**How does visitor parking work?** Your visitors will greatly benefit from the shared parking scenario, as there are generally unused spaces at any given time. Visitors can utilize any open and available parking space on the lower levels. Visitors will be able to park in the public garage at the market-appropriate hourly parking rate, day and night. These rates will be comparable to market rates within the Union Station neighborhood. Visitors will then be able to take an elevator up to the ground floor, where they can be greeted by residents.

**You say parking at The Coloradan is “smarter.” What do you mean by that?** Parking at The Coloradan is smarter because it utilizes information technology to enhance the parking experience and maintain flexibility to adapt to new technology and parking trends. This system can monitor space availability and will provide the parking operations staff with a tool to more effectively manage the parking garage.

**How does parking work for the next homeowner?** If you currently have a monthly parking lease, you can transfer the lease at the same monthly rate set forth in the assigned parking lease, along with the annual CPI increases, to the new owner upon closing. If you do not currently have a parking lease or the new owner wants more parking than you have leased, the owner has the option to lease parking at the current market rate.

**When I sell my residence, potential buyers will be choosing between my residence and homes in other projects that have parking included in the price. Does this put me at a disadvantage in the marketplace?** On the contrary, we believe that shared parking at The Coloradan will create some advantages in the marketplace. Oftentimes the traditional model can limit the market for your residence. If you owned a home with one space and a buyer wanted two, the buyer might not consider your residence, and might be concerned about how guests would park as well. At The Coloradan, conceivably, all residences have access to two spaces subject to availability at any given time, and there is a built-in system to accommodate guests. Future buyers will always have the dedicated right to lease a parking space at The Coloradan if so desired.

We must admit there will be certain potential buyers who will object to not having a space assigned, but the advantages of shared parking far outweigh the disadvantages.



**Does for-lease parking impact my ability to get a mortgage?** No.

**Who owns the garage? How do we know we can trust the garage owner over the long term?**

The parking garage is separately owned; however, it can be assumed that the developer or an affiliate will own the parking garage for the first several years of its operation. Any future garage owner will be bound to the rules and procedures set forth in the recorded governing documents. These documents cannot be changed without the consent of 67% of the homeowners. Residents will also be able to rely on the terms of their individual parking leases, and because these leases can be assigned to future owners, residents can be assured that those terms will not change.

**What are you doing to address changing trends in parking and car usage, such as electric cars, driverless cars, ride sharing and other new technologies?**

The Coloradan parking garage will have eight spaces dedicated to electric cars at opening. The garage will also be wired to allow four more charging spaces to be added if there is demand. The garage will also include a car share program, allowing residents to rent a car for a range of one hour up to seven days. This allows owners the convenience of running simple errands or taking a road trip to the mountains without having to own a car. And in terms of the bigger trends that are even harder to predict (e.g., driverless cars), the shared parking model does allow for the parking garage space to be repurposed if demand for parking spaces declines significantly.

**IMPORTANT NOTE:** This FAQ document is provided as a convenience to persons interested in acquiring property within The Coloradan, but is not intended as a substitute for full and careful review of all documents related to such purchase, including the purchase contract and its related disclosures, and association declarations and other governing documents of The Coloradan. Dates, plans, densities and other information contained in this FAQ document discuss current plans, but such plans are preliminary, nonbinding and subject to change without notice.

**IMPORTANT NOTICE:** The information, designs, dimensions, finishes, prices and other elements or features contained in these materials cannot be relied upon as accurate and are subject to change without notice. Any square footage measurements indicated herein are approximate only. Square footage calculations may be made in a variety of manners, and different methods may yield different results. Furnishings, floor plans, sketches, renderings and other depictions shown herein are for illustrative purposes only and shall not constitute an agreement or commitment on the part of the Seller to include any such items in the sale or to deliver the residence in accordance with such illustrations. Interested buyers are advised to inspect the plans and specifications to determine the actual features, dimensions and square footages and to consult with the Seller as to other elements important to the purchase. In addition, pursuant to the terms of the Purchase Contract, the Seller has reserved certain rights to modify elements of the condominium residence and sale. Interested buyers are advised to consult the specific terms of the Purchase Contract. The Colorado and condominiums are being developed and sold by The Colorado Development Company, LLC, which is part of the family of related but independent companies affiliated with East West Partners, Inc. The Colorado Development Company, LLC, is a separate, single-purpose entity that is solely responsible for all of its obligations and liabilities, and it is not the agent of East West Partners, Inc., or any other entity. Any reference to "East West" or "East West Partners," in connection with The Colorado Development Company, LLC, does not imply that East West Partners, Inc., or any other entity is responsible for the obligations or liabilities of The Colorado Development Company, LLC. "East West" is a service mark of East West Partners, Inc. These materials shall not constitute an offer or solicitation in any state where prior registration is required. Void where prohibited by law. EQUAL HOUSING OPPORTUNITY. All information is subject to change. 