



The Lodge & The Resort

AT TAOS SKI VALLEY

TAOS, NEW MEXICO

SHOPOFF

REALTY
INVESTMENTS



Project Overview

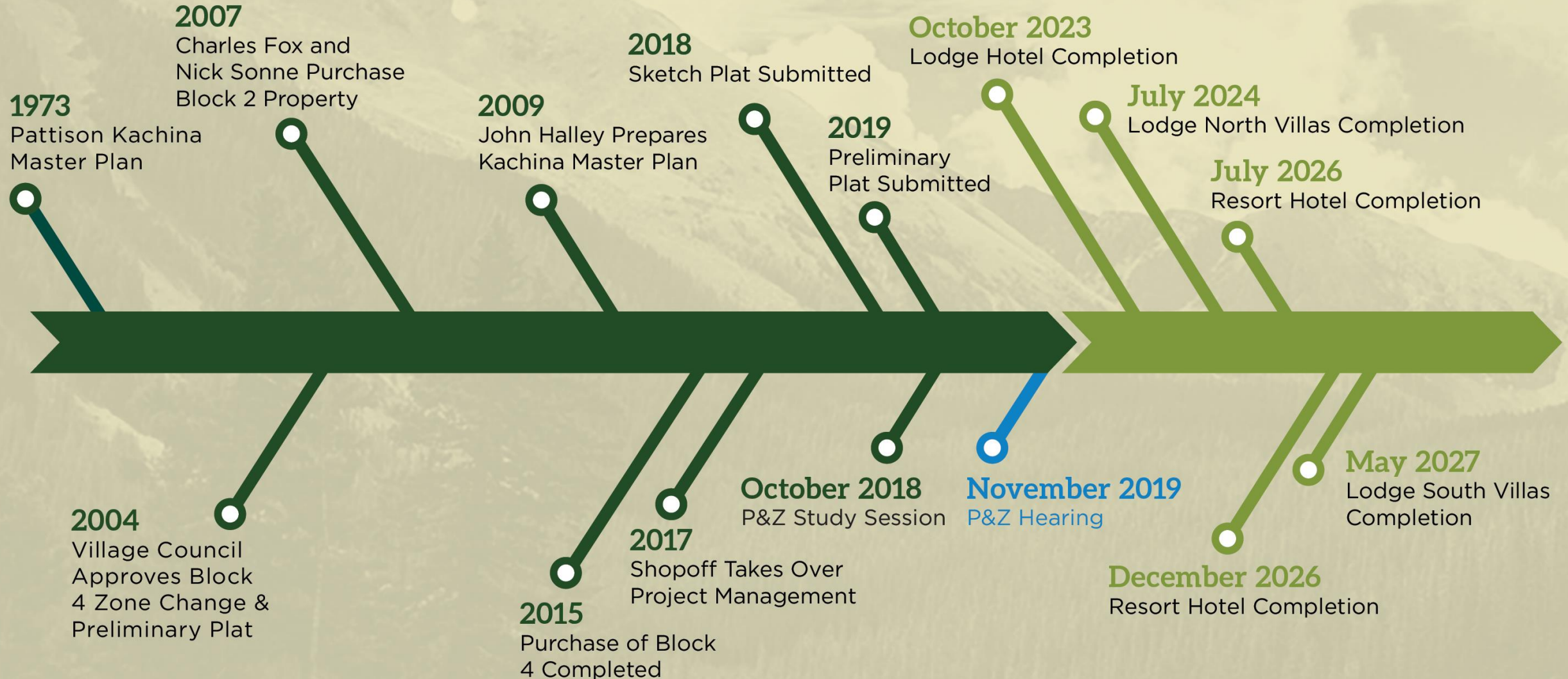
The Resort at Taos Ski Valley includes two distinct boutique luxury hotels and approximately 60 villas with resort access. The hotels will incorporate , food and beverage, and pool/spa amenities at the base of Kachina Peak.

The overall goal is to provide a sensitive development that unifies natural resource protection, trail access and recreation, while maintaining approximately 75% of the forested land as permanent open space.

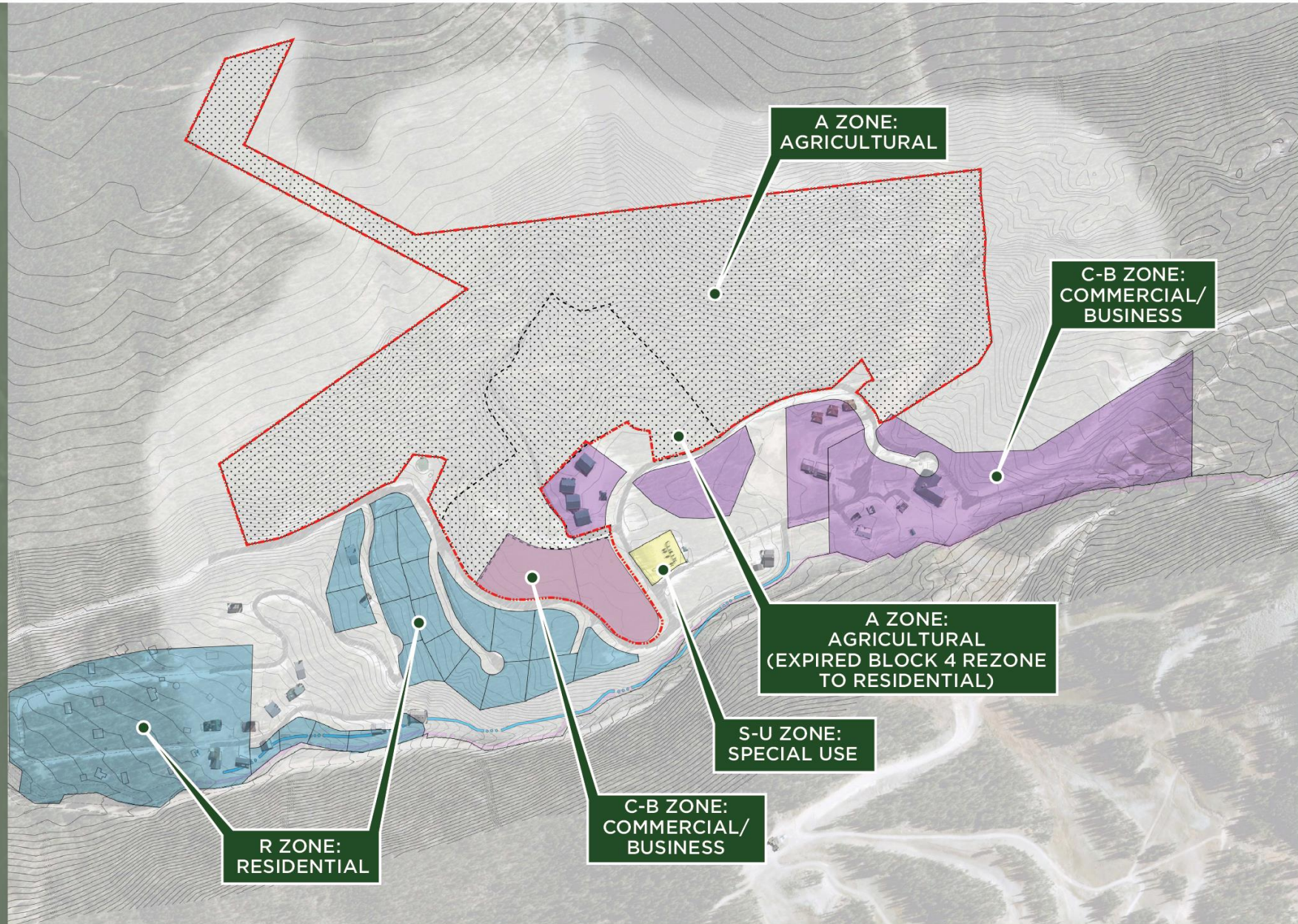
Site Location



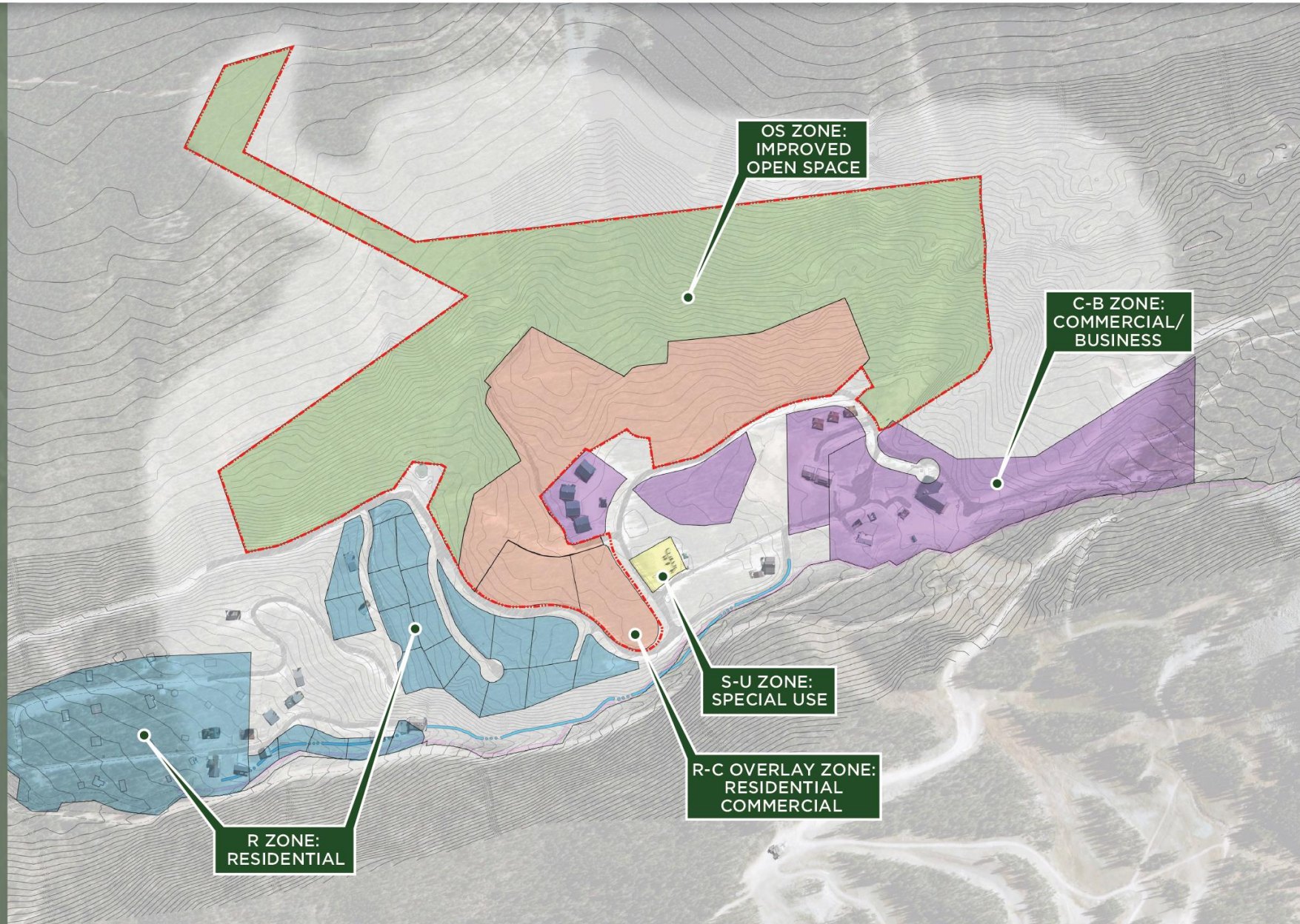
Timeline



Existing Zoning



Proposed Zoning



Zoning Changes

The Resort at Taos Ski Valley, LLC, is Seeking
the Following Changes in Zoning:

**BLOCK 2:
LOT 1 & 2**

Commercial Business Zone
to a Residential-Commercial
Overlay Zone

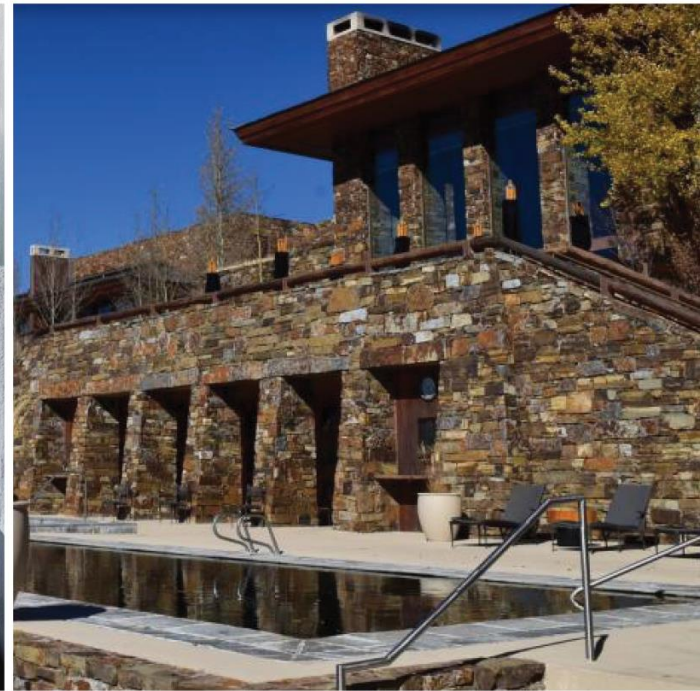
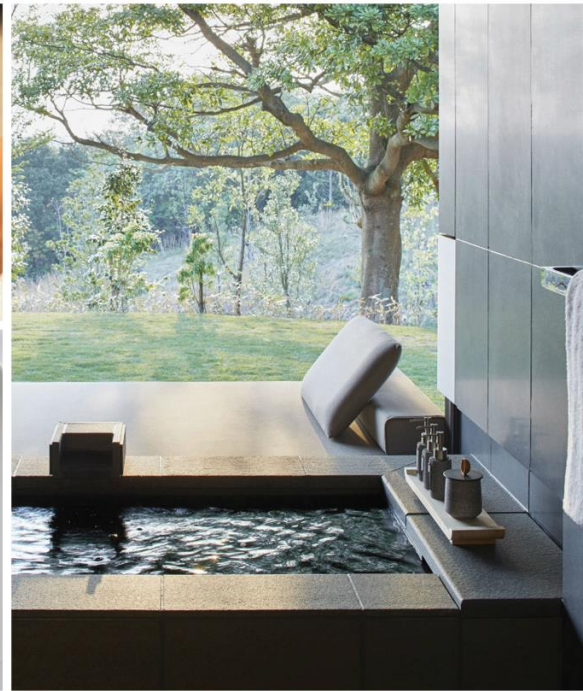
**BLOCK 4:
PROPOSED**

Recreational/Agricultural
to a Residential-Commercial
Overlay Zone

**BLOCK 4:
OPEN SPACE ZONE**

Recreational/Agricultural
to Improved Open
Space Zone

Overview of Azerai & Nama Resorts



AMANGIRI **Canyon Point, Utah**

Ochre in the morning light, apricot by midday, dazzling pink at dusk, the geology of the Grand Staircase-Escalante couldn't be more dramatic. Residing in 600 acres of the Colorado Plateau, Amangiri blends into countless untouched square miles of red rock country.

AMANGANI **Jackson Hole, Wyoming**

Blanketed in snow in winter, alive with vivid greenery in summer, Amangani's extraordinary wilderness at the foot of the Teton Mountains promises year-round, back-to-nature adventures and promises endless opportunities for spotting the region's abundant wildlife.

Site Planning



Existing Site Photos



Kachina Master Plan

1973

Pattison Trust
and Taos
Ski Valley, Inc.



Kachina Master Plan

2004

Block 4
Approved
Preliminary Plat



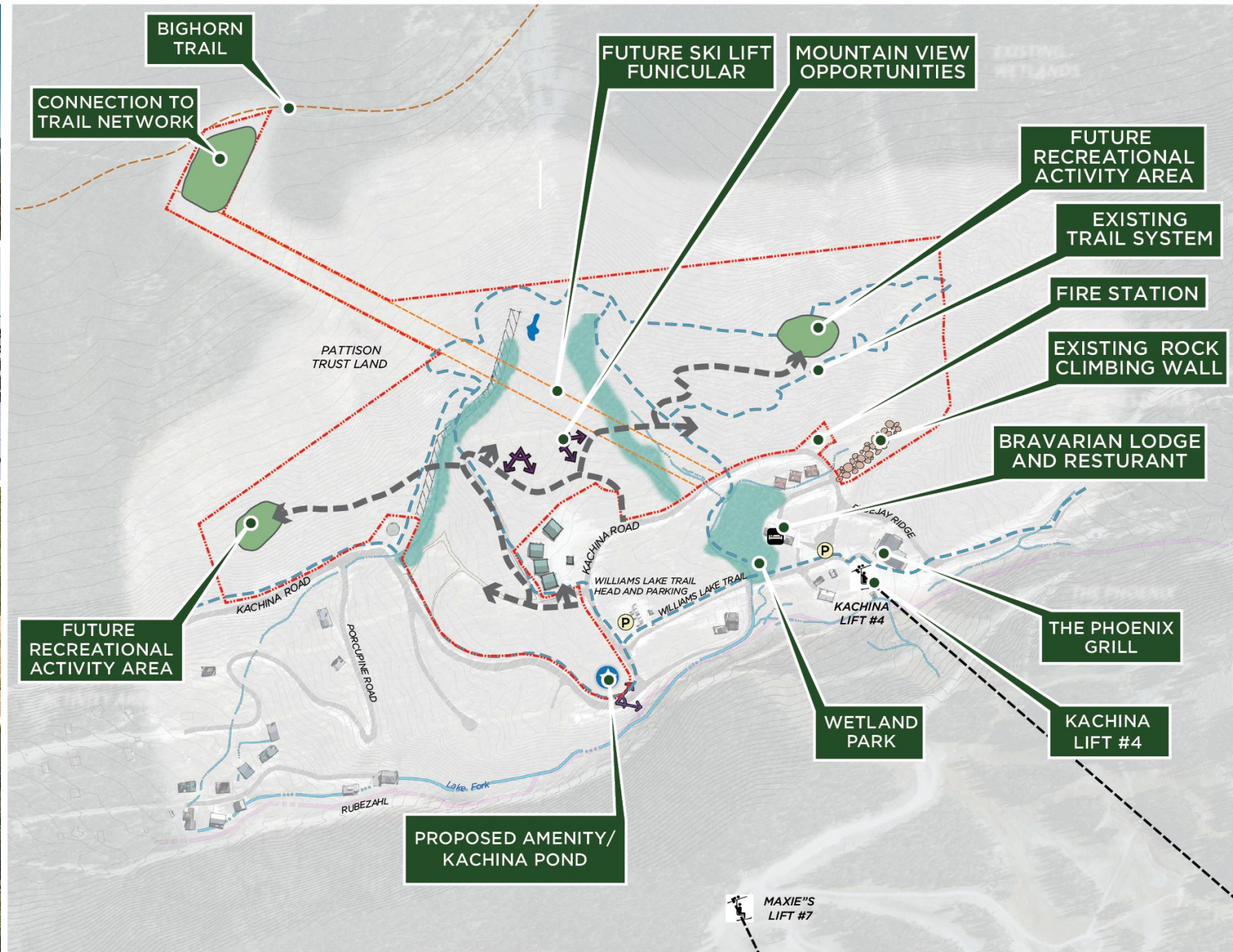
Kachina Master Plan

2009

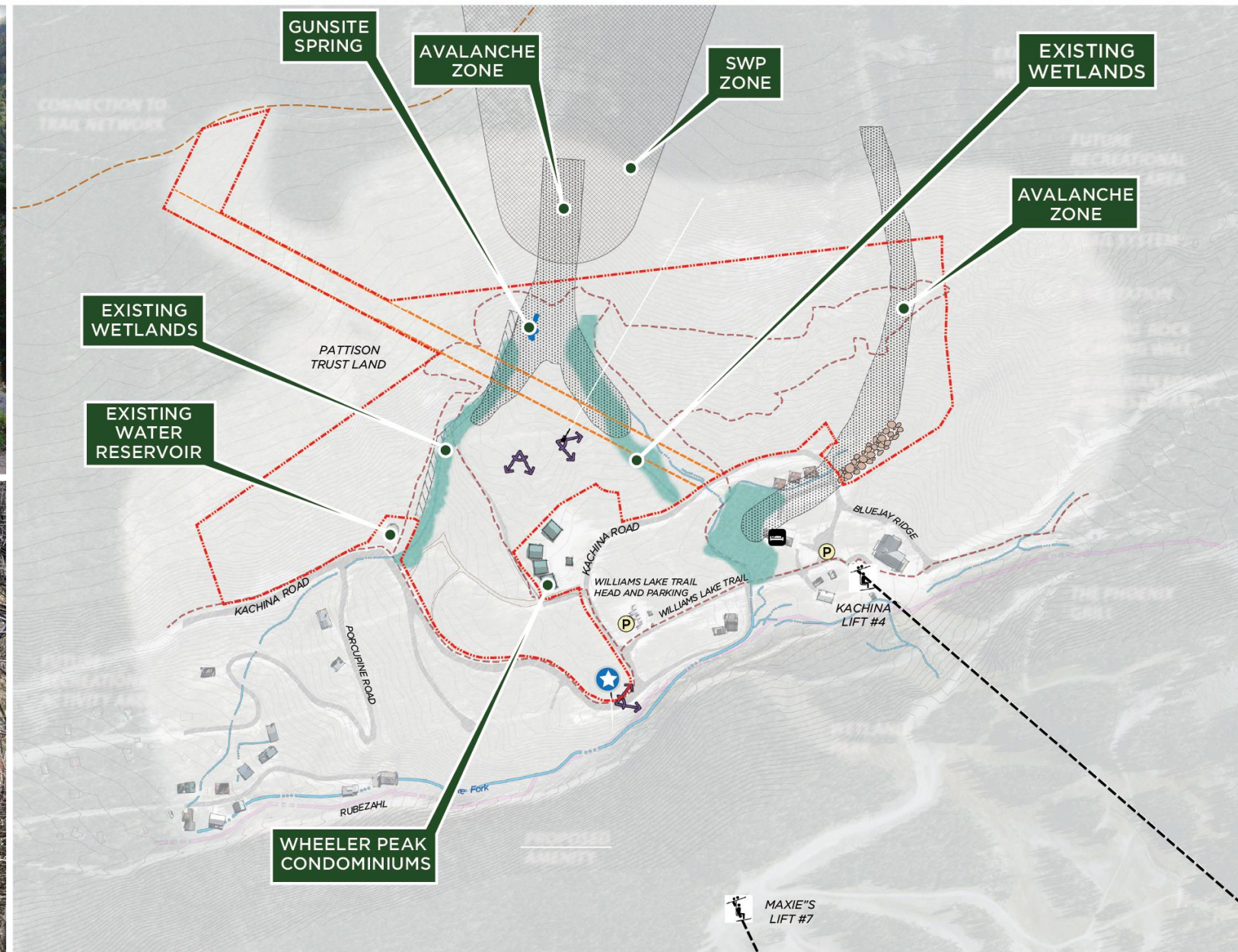
SBD Studio
John Halley



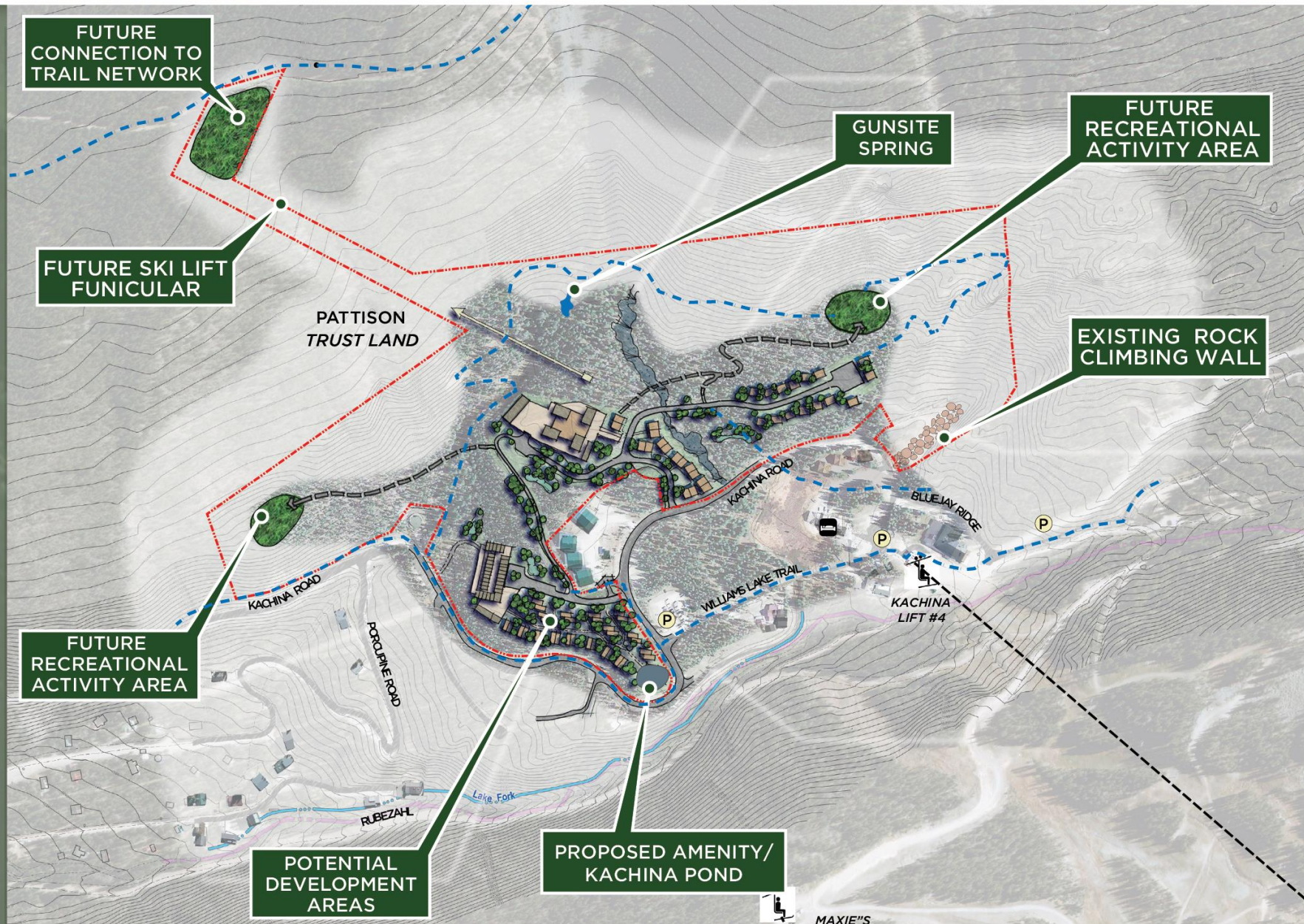
Opportunities



Constraints



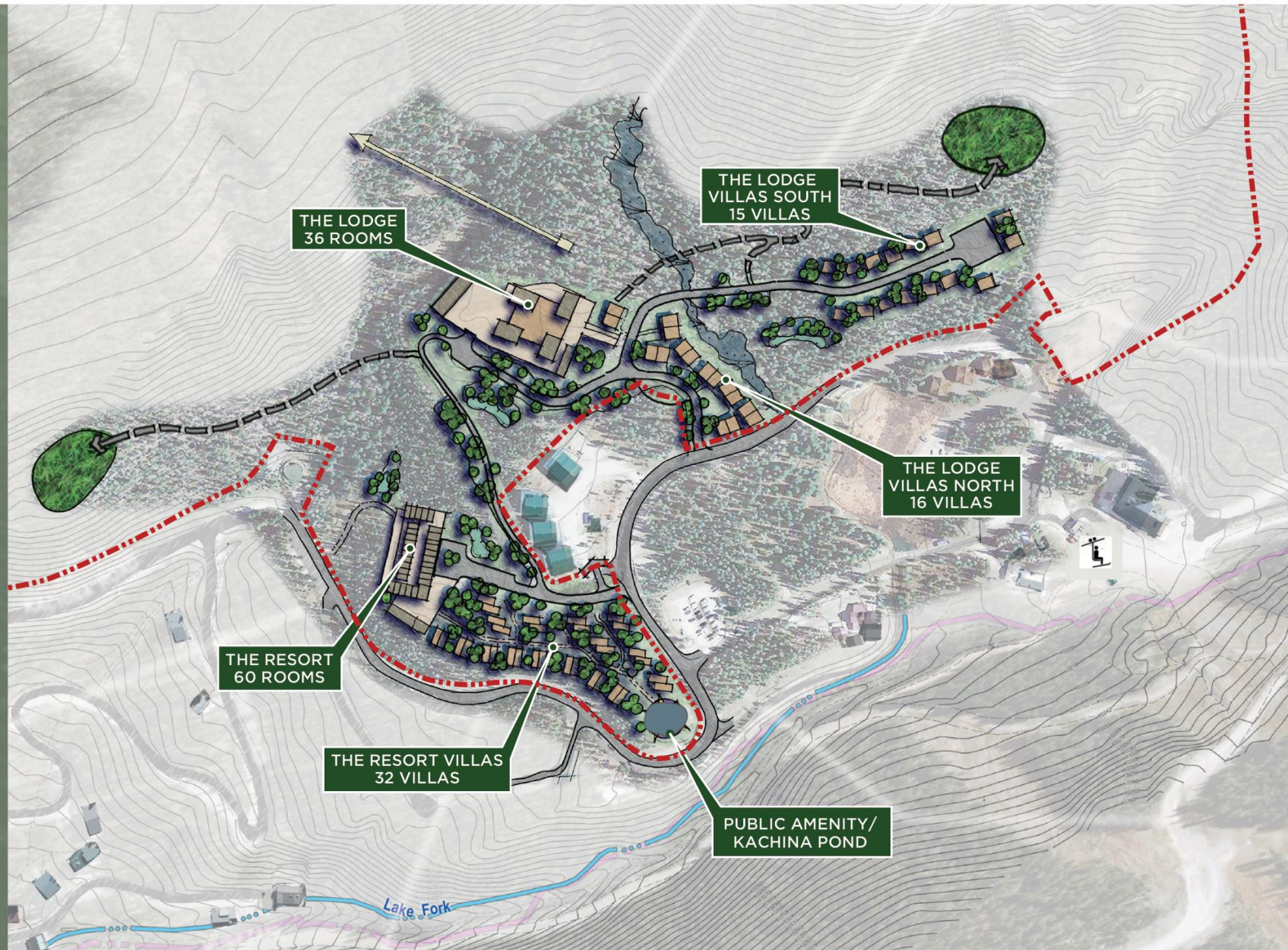
Conceptual Site Plan



Program Diagram

The Lodge & The Resort

PROGRAMS	ROOMS	VILLAS
The Lodge	36 Rooms	
The Lodge Villas North		16 Villas
The Resort	60 Rooms	
The Resort Villas		32 Villas
The Lodge Villas South		15 Villas
TOTAL	96 Rooms	63 Villas

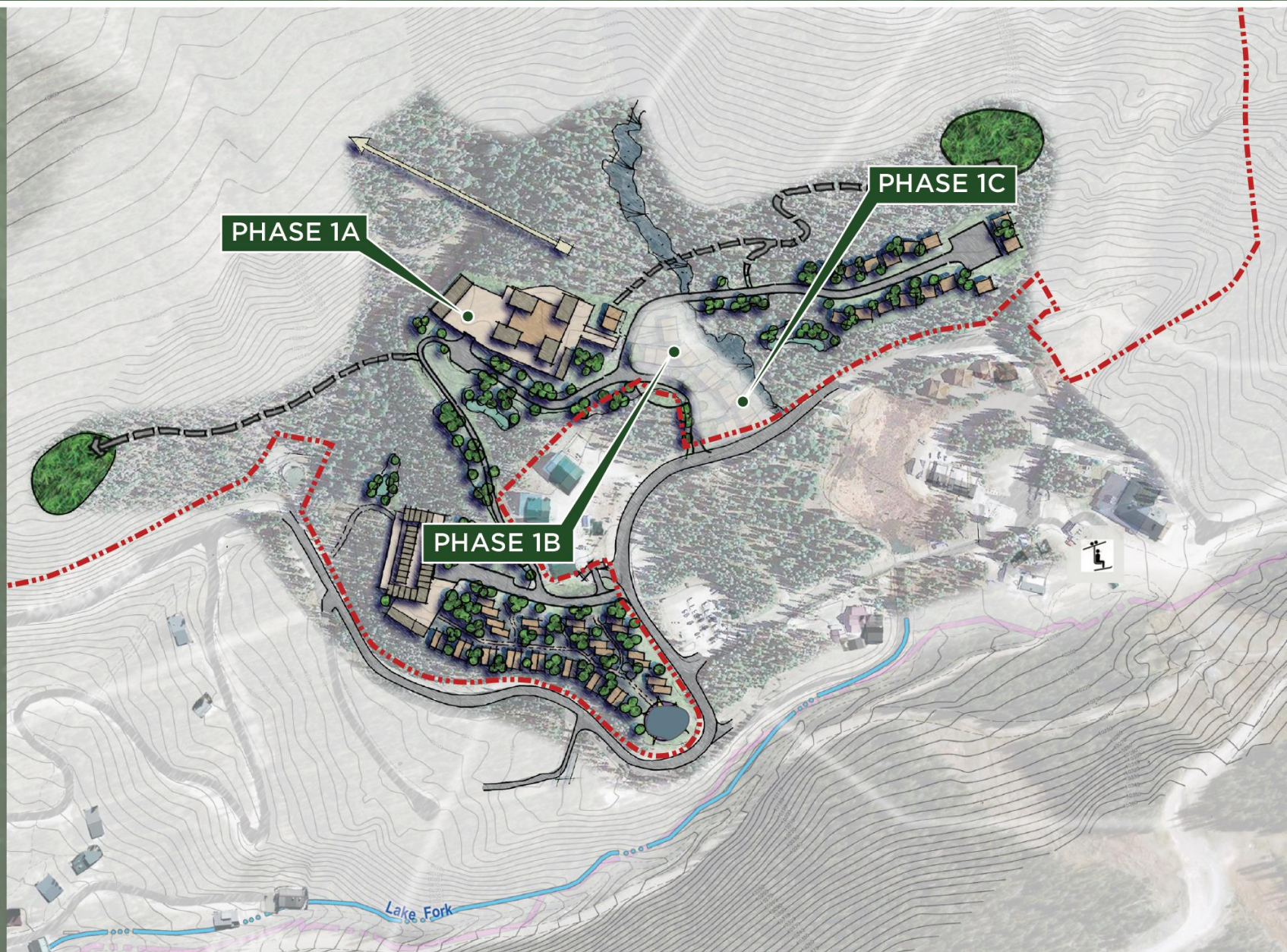
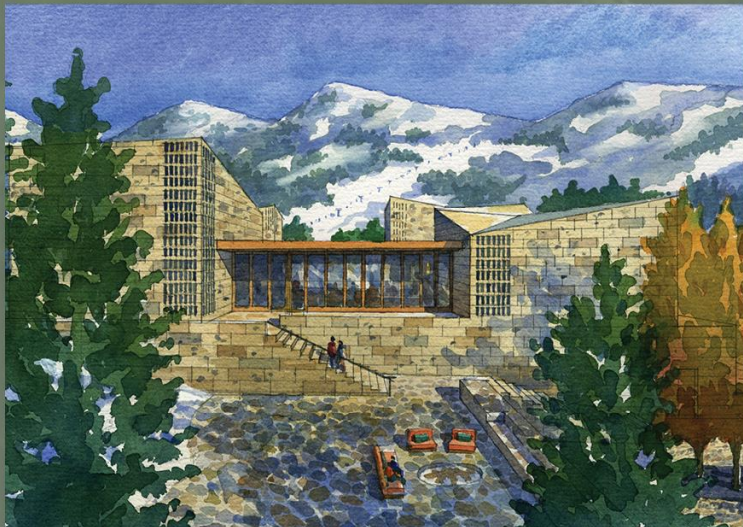


Phase 1

The Lodge & The Lodge Villas **North**

PHASING

The Lodge	Phase 1A	36 Rooms
The Lodge Villas North	Phase 1B, C	16 Villas

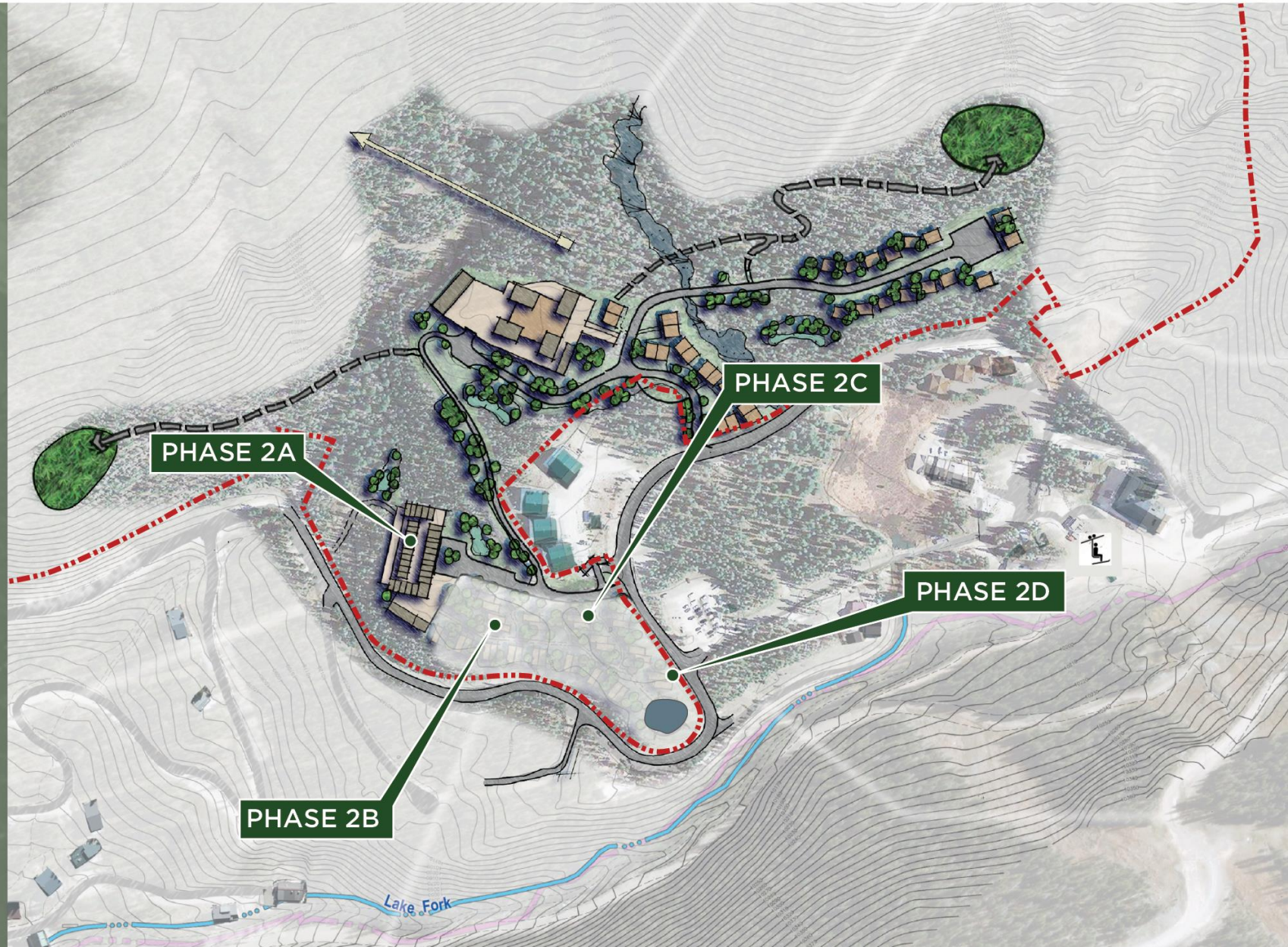
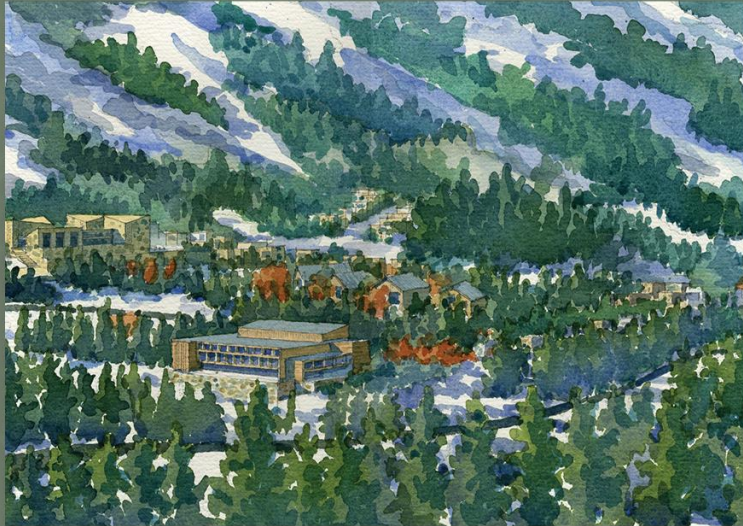


Phase 2

The Resort & The Resort Villas

PHASING

The Resort	Phase 2A	
The Resort Villas	Phase 2B, C, D	60 Rooms 36 Villas

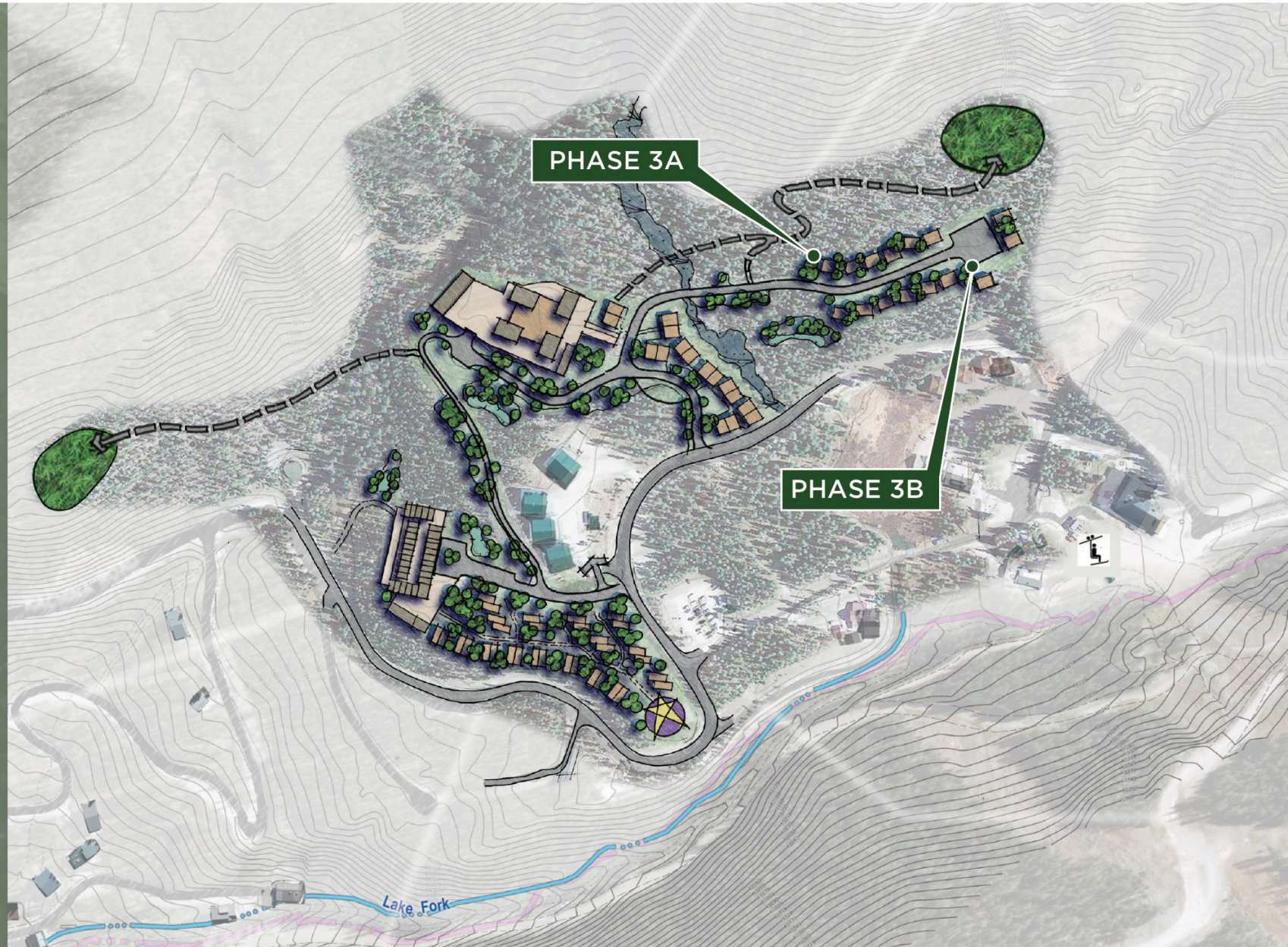
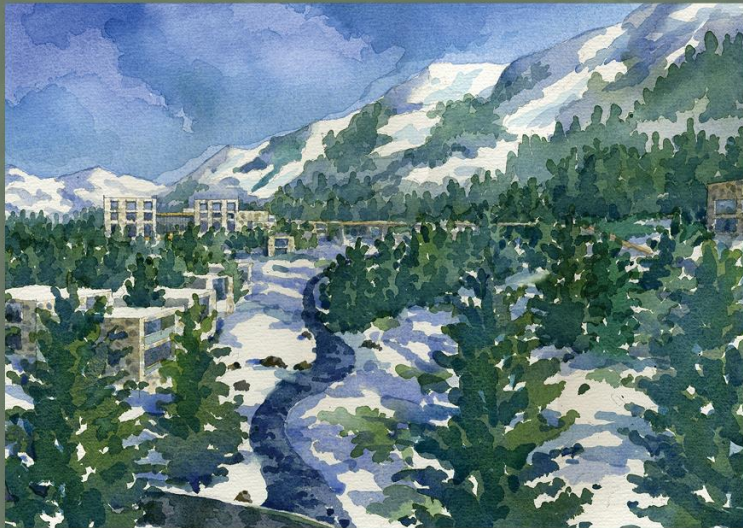


Phase 3

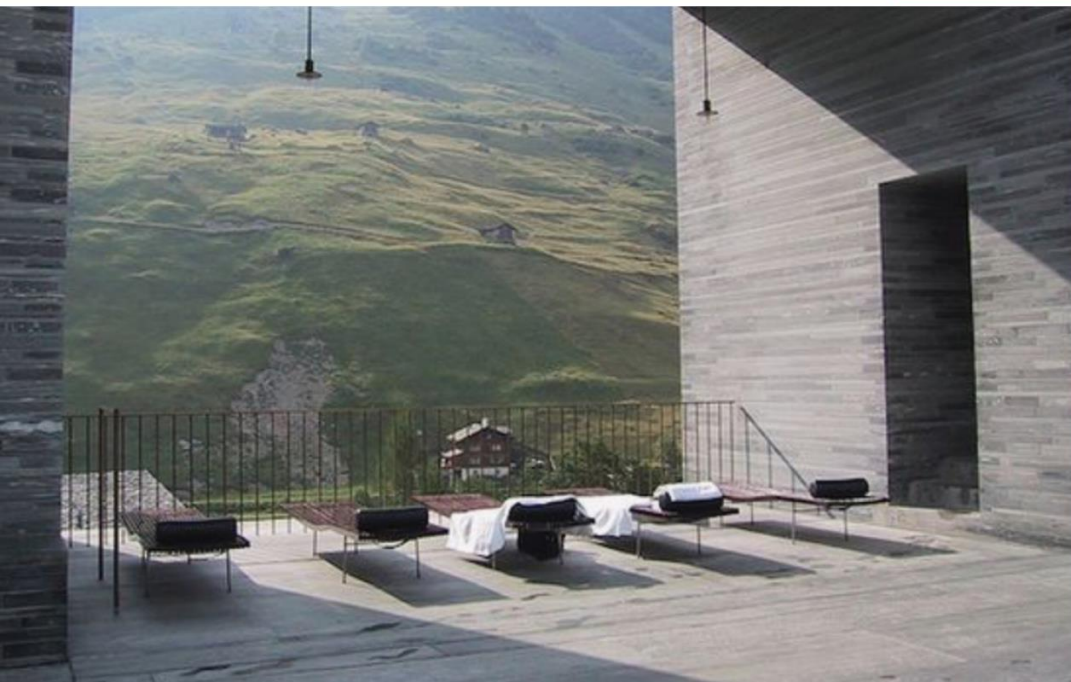
The Lodge Villas South

PHASING

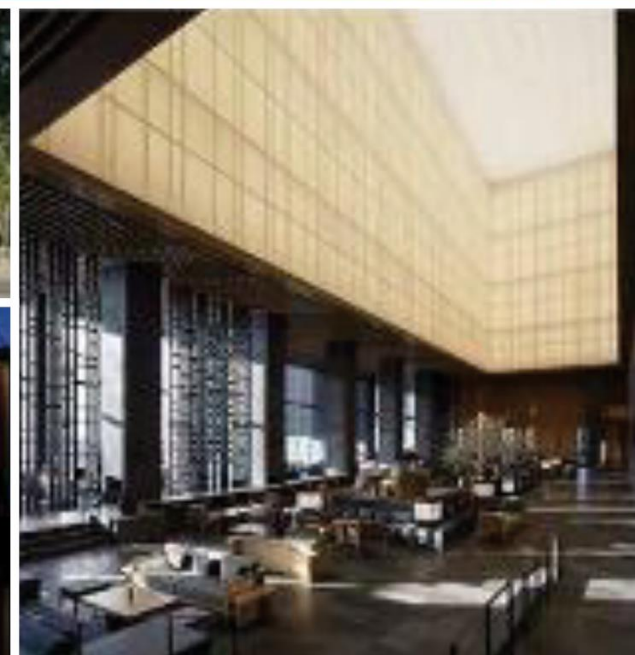
The Lodge Villas South	Phase 3A, B	15 Villas
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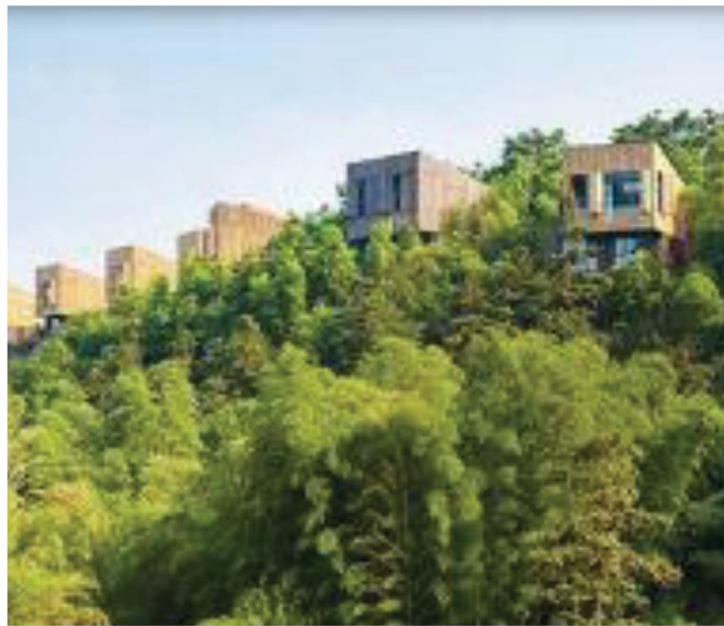
Materials & Architecture



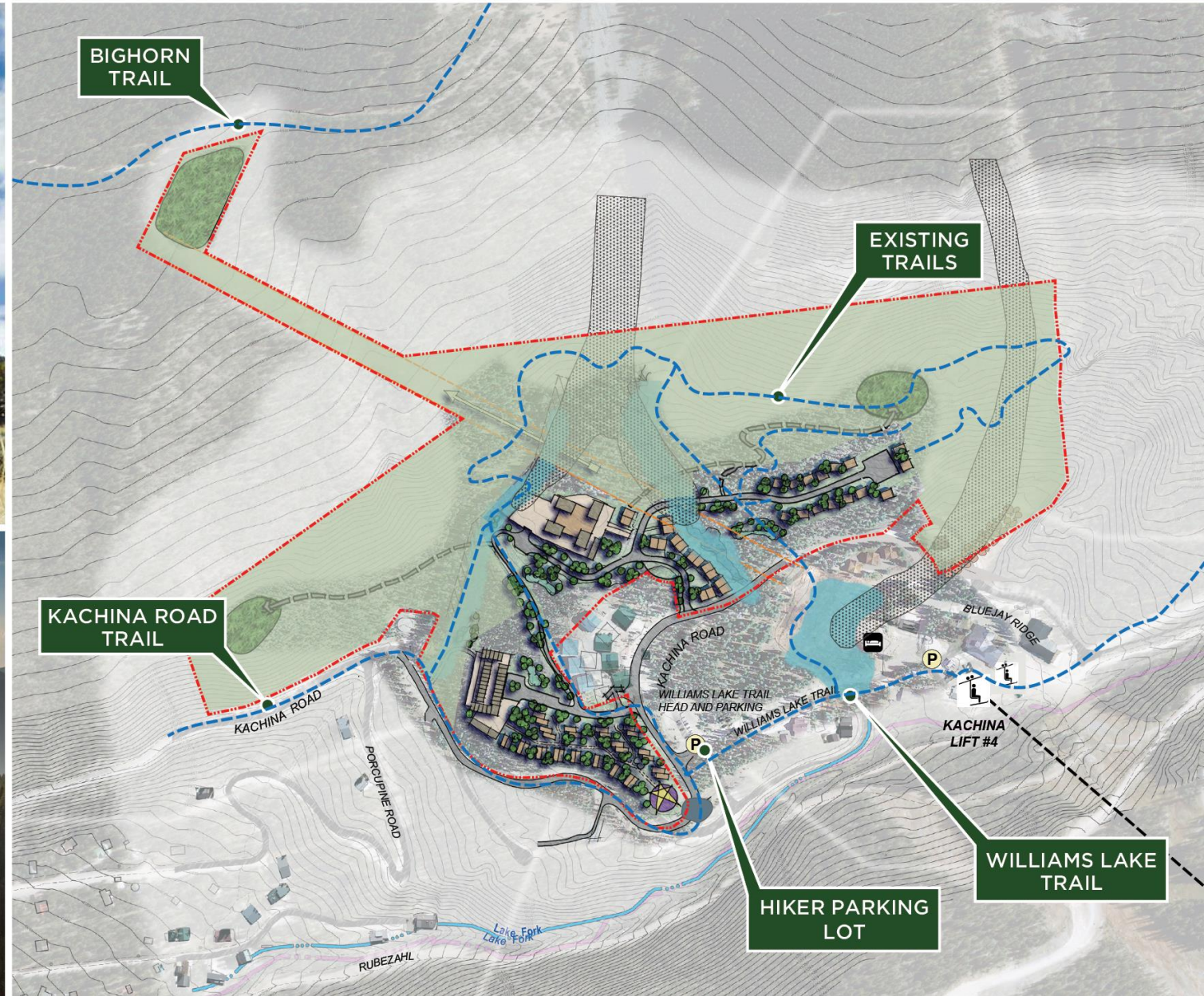
Architecture & Site



Architecture & Site



Trails & Open Space



Traffic Management & Parking

- Guest will have a travel plan arranged with the hotel prior to their stay.
- Hotel staff can track guests travel plans and provide up-to-date recommendations as weather conditions change.
- Majority of our guests will be transported from local airports by a trained professional in a private car.
- Other guests who prefer to make the journey on their own will be briefed beforehand by our concierge and given explicit recommendations for travel on Village roads. This will include what type of vehicle should be driven, drivetrain, chains, what time of day to travel on the roads etc. The concierge will also provide up-to-date weather and road conditions to each guest prior to arriving for their stay.



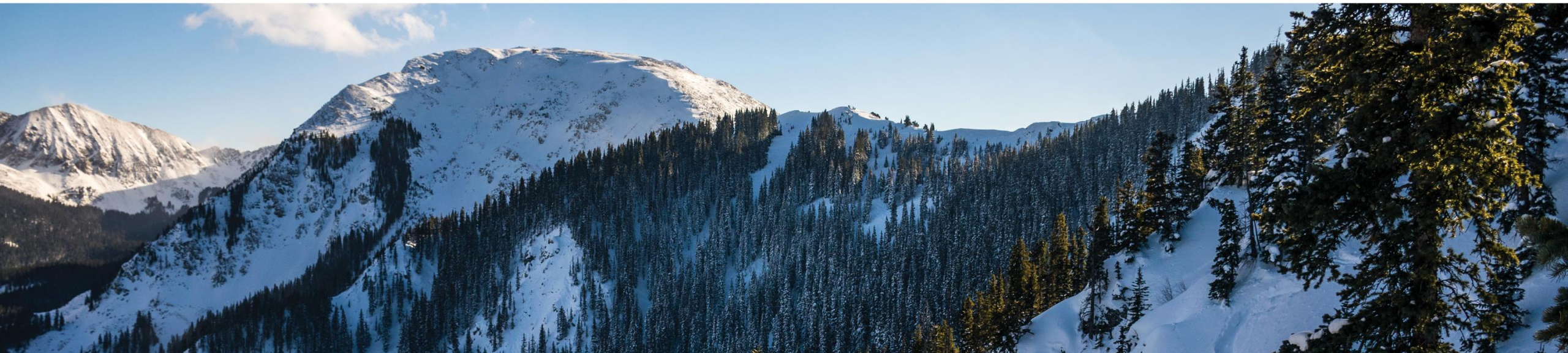
Snow Management

The hotel staff will be responsible for snow removal. Equipment will be stored on-site to handle this effort. The project has designated snow storage areas on-site.



Altitude Sickness

Guests will be educated by the concierge about altitude sickness prior to arriving to the Ski Valley. The welcome guide will also provide detailed information on altitude sickness including symptoms, recommendations and remedies. Oxygen will be provided to guests if requested. Additionally staff will be trained to help with medical attention.



Public Benefits

- Dedication of land & easements for Gunsite Spring
- Source water protection for Gunsite Spring
- Trails with public access



Public Benefits

- Funding of road improvements
- Additional tax revenue to support funding for public improvements in the TIDD



Kachina Bypass Study

Kachina Road Bypass Feasibility Report

Taos Ski Valley, New Mexico

Prepared For:

SHOPOFF REALTY INVESTMENTS
Transforming Opportunity into Value

Shopoff Realty Investments, L.P.
2 Park Plaza, Suite 700
Irvine, CA 92614

July 17, 2019

Prepared By:



Souder, Miller & Associates
Engineering • Environmental • Surveying

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Twining/Zap's/Porcupine/Kachina Road Improvements

Twining Road Improvements Feasibility Report

Taos Ski Valley, New Mexico

Prepared For:



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2 Park Plaza, Suite 700
Irvine, CA 92614

July 17, 2019

Rev. 1 October 8, 2019

Prepared By:



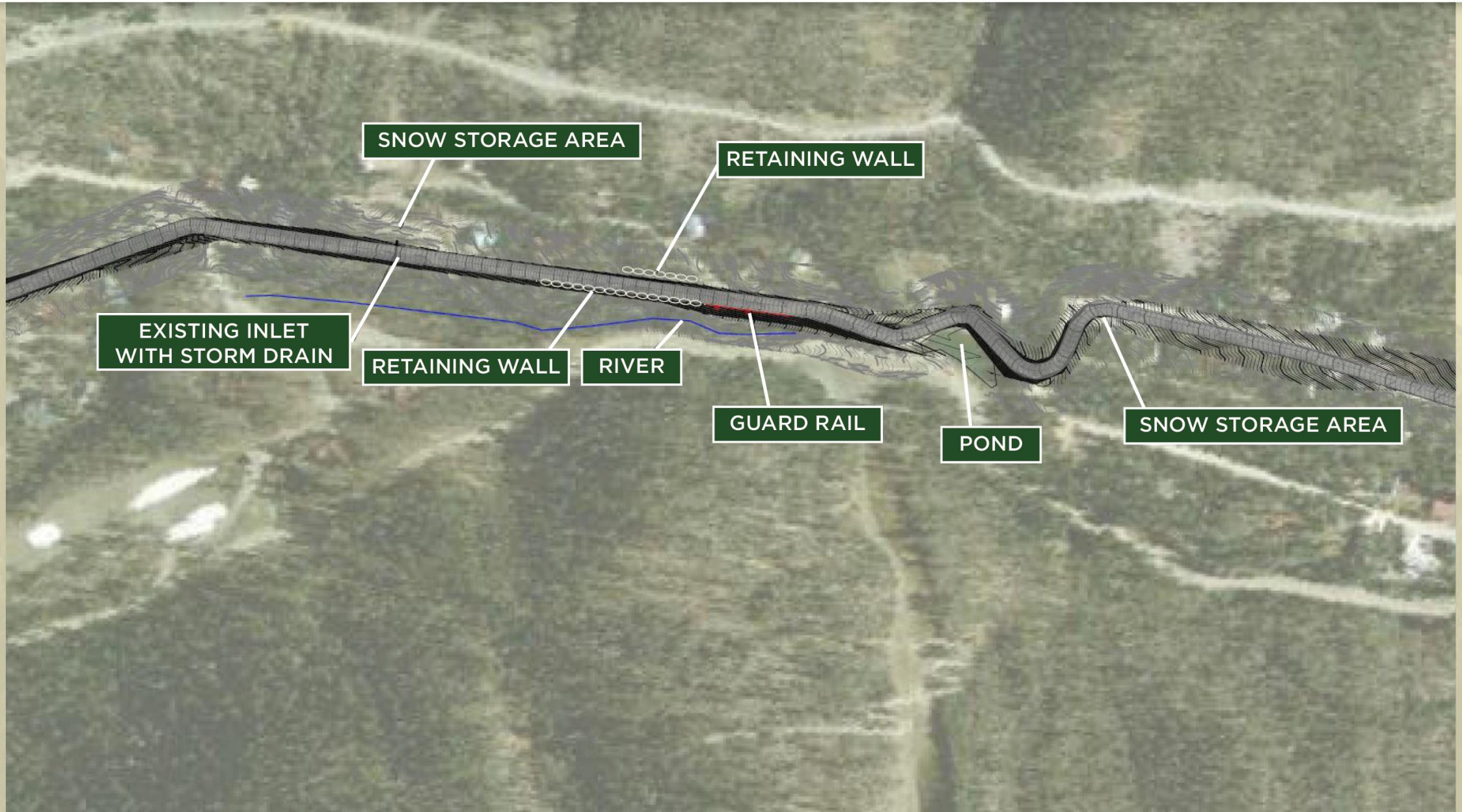
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- Improved Grades
- Guard Rails
- Paving
- Road Widening
- Creation of Additional Snow Storage Areas



Twining/Zap's/Porcupine/Kachina Road Improvements



Twining/Zap's/Porcupine/Kachina Road Improvements



The background of the slide is a photograph of a mountain range. In the foreground, there are dark, dense evergreen trees. Behind them, a mountain slope rises, covered in a mix of green grass and patches of brown or tan soil. The sky above is filled with white, fluffy clouds. A semi-transparent green rectangular box is positioned on the right side of the image, serving as a background for the text.

Thank You

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