

**EXHIBIT A**  
**Design**  
**Development Application**  
**Cost Reimbursement**

Design development application costs include those direct costs incurred by the Town and Triumph Development, as co-applicants, to determine the development potential of the Lot 3 Project site and obtain development approvals and entitlements from the Town of Vail Planning & Environmental Commission and Design Review Board for the Lot 3 Project equivalent to the current development approvals and entitlements granted for the Booth Heights Parcel.

Those direct costs include:

- project due diligence, such as geotechnical testing, environmental assessment, traffic studies, environmental impact reports;
- civil engineering,
- landscape design,
- life-safety analysis,
- traffic reports and studies;
- architectural design;
- development application and design review fees;
- professional consultant fees for preparing and presenting design development applications to the Town of Vail Planning & Environmental Commission and Design Review Board;
- costs incurred to demonstrate compliance with the adopted rules, regulations and codes of the Town, as may be applicable, in pursuit of design development application approval.
- legal fees for all parties directly related to the pursuit of this alternate development site;

Costs directly related to pre-construction services, construction estimating, testing, construction planning, or other similar costs incurred outside of the development application approval processes are **NOT** reimbursable expenses.