

DISCLOSURE STATEMENT

November 17, 2020

Dear La Quinta Prospective Homeowner,

This notice pertains to the properties in Los Estados, Mountain Estates, The Enclave, Santa Rosa Cove, Tennis Villas, Legacy Villas, Duna La Quinta, La Quinta Country Club (collectively, the "Adjacent Properties"), and their relationship with the La Quinta Resort & Club ("Resort").

The current ownership of the Resort has demonstrated its commitment to re-establishing the Resort as an iconic destination and one of the pre-eminent resorts in the Western United States. A great deal of work has already been completed including enhancements to the Resort's infrastructure, grounds, and remodeling of all Resort guest rooms. These efforts to enhance the guest and member experience have not gone unnoticed. The Resort was recently voted #1 Luxury Resort for all Waldorf Astoria properties in the United States!

Resort ownership and management has also been evaluating the access and use of the various Resort amenities including, without limitation, the Resort pools, spas, fitness center facilities, tennis facilities and room service ("Amenities"). In order to provide the best service and experience for the Resort's guests, members and participants in the rental management program operated by the Resort's leasing affiliate "La Quinta Resort Leasing" (the "Rental Management Program"), the Resort is regulating and restricting the access and use of the Amenities which are for the exclusive use of the Resort's guests, members and participants of the Rental Management Program. No person by virtue of their ownership of one of the Adjacent Properties may access the Amenities, unless such person is a Resort guest, member or participant in the Rental Management Program.

Current properties in the Rental Management Program that elect to continue participation are required to upgrade to meet the premium standards set by the Resort. On an ongoing basis, the Resort is focused on expanding the premium properties participating in the Rental Management Program that mirror the fit and finish of the Resort. Should you have a property that fits the criteria, or have a property with potential, please contact La Quinta Resort Leasing for a property evaluation.

We look forward to providing a luxurious experience for our guests, members, and Rental Management Program participants for years to come!

Sincerely,

La Quinta Resort and Club

Should you have any further questions or would like a leasing property evaluation, please contact:

Cindi Block, Leasing Manager

760-777-4992, cindi.block@waldorfastoria.com

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Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date