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October 6th, 2009

Hotel Suite Owners
LMS 4089
dba Westin Whistler Resort & Spa
Whistler, BC

Dear Owner:

Impact of the Amending Agreement on Distributions

At the request of your Owners' Council, a summary has been prepared of the performance of the Hotel for the first six months of 2009 with comparisons to the same periods in 2006 and 2007. The purpose was to assist in a determination of the impact of the cost control incentives introduced into the HMA through the 2008 Amending Agreement ("AA").

This summary is provided for your review (attached) and I would like to draw your attention especially to the comparison between 2006 and 2009 where revenues for the two periods are similar; 2009 revenues were approximately \$551,000 higher than those in 2006. Yet, subsequent to implementation of the AA, Department Expenses or those expenses that are directly related to providing guest services, were lower in 2009 by almost \$380,000. In other words, lower direct expenditures to obtain higher revenues with a net gain of \$930,000.

Yet, other improvements are also noticeable. Administrative costs were trimmed as was Marketing and Property Maintenance while fees paid to OHR also declined by \$76,000. Also of major benefit was a \$853,000 reduction in property taxes, a function of a change in provincial legislation. The expenses that did increase included credit cards fees which are set as a percentage of revenues, utilities where the cost of gas increased, and 'Other Fees and Expenses' which included new lease payments for the replacement televisions.

Overall, in the first six months of 2009 the Hotel generated 'Cash Available for Distribution' of \$1,670,702 more than in the same period of 2006. Of this increased 'bottom-line', \$952,374 was a direct consequence of improved cost control and more efficient management which was the intended purpose of the Amending Agreement.

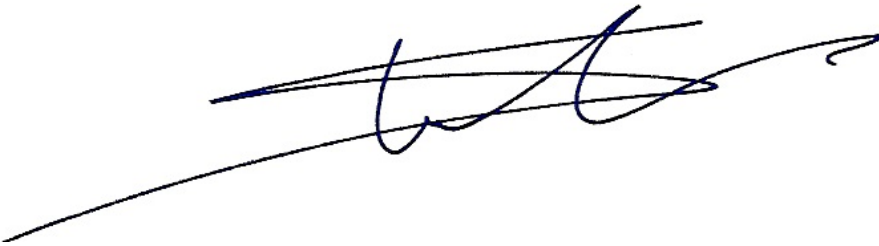
The benefit to all Owners of the AA is readily apparent but, the next important question is, "When do I see the money?"

The short answer is that the "Distribution" monies earned in the first three months of 2009 are being used to cover the Hotel's operating losses that have occurred in the subsequent months. As OHR has reported to your Owners' Council, along with other Whistler properties, the Hotel has experienced a very challenging summer with accommodation demand down significantly from projections.

One specific market segment that all but disappeared has been the 'Group' market, principally corporate sales, training, and product-release events that were cancelled, curtailed, or relocated as a consequence of the Global economy. Such events are a key source of business for the Westin Whistler during the summer producing both room catering demand. Without this business and despite continued attempts to cut costs wherever possible, financial losses have been reported for much of the summer.

Should you have specific question regarding these comments, I invite you to contact one of the Owners' Council or the undersigned.

Yours very truly,

A handwritten signature in blue ink, appearing to be "Stewart Instance", written over a horizontal line.

Stewart Instance, B.Sc. M.Arch., M.A., R.I
President

WESTIN WHISTLER RESORT & SPA

Impact of Amending Agreement on Distribution and OHR Fees

| | January - June 2006 Actual | January - June 2007 Actual | January - June 2009 Actual | Variance 2006 and 2009 | Variance 2007 and 2009 |
|--|----------------------------------|----------------------------------|----------------------------------|---------------------------|---------------------------|
| Percentage - Total Occupancy | 61.87% | 73.61% | 67.91% | | |
| Average Paid Rate | \$254.82 | \$260.29 | \$259.06 | | |
| RevPar (Revenue Per Available Room) | \$148.63 | \$182.33 | \$164.96 | | |
| Revenues | | | | | |
| Rooms | \$10,761,078 | \$13,201,010 | \$11,942,822 | | |
| Food and Beverage | 2,459,793 | 3,111,720 | 2,178,428 | | |
| Telecommunications | 77,293 | 142,900 | 98,290 | | |
| Sub-Rentals | 1,077,966 | 1,250,871 | 708,247 | | |
| Total Revenues | 14,376,130 | 17,706,501 | 14,927,787 | \$551,657 | (\$2,778,714) |
| Departmental Expenses | | | | | |
| Rooms | 2,754,737 | 3,285,095 | 2,899,017 | | |
| Food and Beverage | 2,270,388 | 2,698,936 | 1,921,510 | | |
| Telecommunications | 150,620 | 197,230 | 70,483 | | |
| Sub-Rentals | 569,798 | 704,686 | 476,195 | | |
| Total Departmental Expenses | 5,745,523 | 6,885,947 | 5,367,205 | -378,318 | -1,518,742 |
| Gross Operating Income | 8,630,608 | 10,820,552 | 9,560,582 | 929,974 | -1,259,970 |
| Percentage Gross Operating Income | 60.00% | 61.10% | 64.10% | | |
| Undistributed Expenses | | | | | |
| Administrative and General | 795,053 | 917,436 | 817,727 | | |
| Credit Cards Commissions | 199,588 | 217,903 | 221,486 | | |
| Sales and Marketing | 734,292 | 691,310 | 634,912 | | |
| Starwood Preferred Guest Cost | 205,688 | 201,178 | 229,355 | | |
| Property Maintenance | 526,831 | 650,445 | 493,851 | | |
| Utilities | 519,684 | 570,613 | 561,407 | | |
| Total Undistributed Expenses | 2,981,137 | 3,248,885 | 2,958,737 | -22,400 | 253,989 |
| Gross Operating Profit | 5,649,471 | 7,571,668 | 6,601,845 | 952,374 | -979,823 |
| Percentage Of Gross Operating Profit | 39.30% | 42.80% | 44.20% | | |
| Fixed Expenses - (Below Line Costs) | | | | | |
| OHR Management Fees | 544,797 | 653,090 | 468,622 | -76,175 | -184,468 |
| Starwood Fees | 821,714 | 1,008,135 | 787,510 | | |
| Owners' Strata Lot Expenses | 2,631,060 | 2,240,405 | 1,784,357 | -846,703 | -456,048 |
| Cressey Leases and Rents | 671,890 | 802,084 | 698,710 | 26,820 | -103,374 |
| Other Fees and Charges | 549,667 | 619,543 | 707,201 | 157,534 | 87,658 |
| Total Fixed Expenses - (Below Line Costs) | 5,219,129 | 5,323,257 | \$4,446,400 | -772,729 | -876,857 |
| Net Income | 430,345 | 2,248,424 | \$2,155,444 | 1,725,099 | -9,298 |
| Percentage of Revenue | 3.00% | 12.70% | 14.40% | | |
| FF&E Reserve | 546,694 | 774,248 | \$601,103 | 54,409 | -173,145 |
| Gross Cash Available For Distribution | -\$116,349 | \$1,474,176 | \$1,554,341 | \$1,670,702 | \$80,161 |
| Percentage of Revenue | -0.80% | 8.30% | 10.40% | | |