

Mr. Pablo David
AJ Capital Partners
Vice President, Government Affairs and Community Relations
429 Chestnut Street
Nashville, TN 37203

Dear Mr. Pablo David,

We are proud to welcome the Sundance Film Festival to Boulder beginning in 2027. This is an extraordinary opportunity for our city, and we look forward to artists and visitors from around the world experiencing Boulder's beauty, culture, and community. With the festival designating the historic Hotel Boulderado as Festival Headquarters, the hotel will play a central role in showcasing Boulder at its best.

In recent weeks, Boulderado workers have shared concerns with us about wages, inconsistent scheduling, and short staffing. As local officials, we hope we can count on the Boulderado to operate as smoothly as possible during this major international event. Stable operations and a reliable workforce are essential to the success of the Sundance Film Festival and to Boulder's reputation as a welcoming, well-run host city.

We are also aware of concerns raised in other communities regarding AJ Capital Partners' development and hotel management practices. We have read the attached report summarizing issues in Miami, Palo Alto, New York City, East Lansing, and Bloomington. While each situation is unique, we wish to avoid these types of challenges here in Boulder, especially as our city is on an international stage.

We support the Boulderado workers' call for a fair process to decide on unionization that is free from threats, coercion, or intimidation, and we respectfully request information on how AJ Capital Partners and Schulte Hospitality plan to ensure smooth operations for the festival, its staff, and attendees and avoid disruption in the coming months. Time is of the essence, and we know you share our desire to protect the success of the Festival and the experience of its guests.

We look forward to your reply and partnership in making Sundance a success for Boulder.

Sincerely,



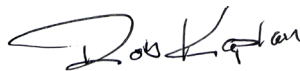
Aaron Brockett
Mayor of Boulder



Taishya Adams
Boulder City Council



Matt Benjamin
Boulder City Council



Rob Kaplan
Boulder City Council



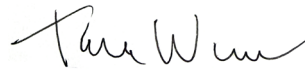
Tina Marquis
Boulder City Council



Ryan Schuchard
Boulder City Council



Nicole Speer
Boulder City Council



Tara Winer
Boulder City Council

Cc: Tim Ryan, Chief Investment Officer, Campus Lodging