		Alterna			
			Maximum Daily		
		Total Acres	Acreage	Total Cut/Fill	
Phase	Land Under Construction	Distrubed ¹	Disturbed ²	Material ³	Time Frame
Phase 1a					
Site Grading		14.1	3.52	159, 200 CY	May 15, 2011-October 15, 2011
Building Construction	48,000 sf Lodge ⁴			(1,040 CY per	October 16, 2011- December 21, 2013
	135 Hotel Units ⁵			day)	
	13 Workforce Apartments				
	30,000 sf Skier Services				
	25,000 sf Commercial				
	1 acre parking structure				
	Water tanks (56,000 sf)				
.	30 Penthouse condos				v 1 24 204 2 2 1 24 204
Paving					November 21, 2013-Decebmer 21, 2013
Exterior Coatings Phase 1b and 1c					August 10, 2013-December 21, 2013
Site Grading		3.5	0.88	2.000 CY (22	May 15, 2014-August 15, 2014
Building Construction	56 Residences/Condos 6	3.3	0.00	CY per day)	August 16, 2014- December 21, 2016
Paving	56 Residences/Condos			Ci pei day)	November 21, 2016-December 21, 2016
Exterior Coatings					August 10, 2016-December 21, 2016
Phase 2a					nagast 10, 2010 December 21, 2010
Site Grading		3.21	0.8	28.000 CY (304	May 15, 2017-August 15, 2017
Building Construction	South Residential Building 7			CY per day)	August 16, 2017- December 21, 2018
	2,000 sf Skier Services			- 1	
Paving					November 21, 2018-Decebmer 21, 2018
Exterior Coatings					August 10, 2018-December 21, 2018
Phase 2b					
Site Grading		4.06	1.02	14,500 CY (157	May 15, 2019-August 15, 2019
Building Construction	North Residential Building ⁸			CY per day)	August 16, 2019- December 21, 2020
	16 Townhomes				
Paving					November 21, 2020-Decebmer 21, 2020
Exterior Coatings Notes					August 10, 2020-December 21, 2020

Source: URBEMIS2007; Tirman pers. comm (B)

Alternative 3					
Phase	Land Under Construction	Total Acres Distrubed ¹	Maximum Daily Acreage Disturbed ²	Total Cut/Fill Material ³	Time Frame
Phase 1a					
Site Grading		14.1	3.52	300,000 CY	May 15, 2011-August 15, 2011
Building Construction	48,000 sf Lodge ⁴ 135 Hotel Units ⁵ 13 Workforce Apartments 30,000 sf Skier Services 25,000 sf Commercial 1 acre parking structure Water tanks (56,000 sf) 30 Penthouse condos			(3,297 CY per day)	August 16, 2011- December 21, 2013
Paving					November 21, 2013-Decebmer 21, 2013
Exterior Coatings					August 10, 2013-December 21, 2013
Phase 1b and 1c					
Site Grading		3.5	0.88	2,200 CY (24	May 15, 2014-August 15, 2014
Building Construction Paving Exterior Coatings	56 Residences/Condos ⁶			CY per day)	August 16, 2014- December 21, 2016 November 21, 2016-Decebmer 21, 2016 August 10, 2016-December 21, 2016
Phase 2a					
Site Grading		3.21	0.8	35,000 CY (385	May 15, 2017-August 15, 2017
Building Construction	South Residential Building ⁷ 2,000 sf Skier Services			CY per day)	August 16, 2017- December 21, 2018
Paving					November 21, 2018-Decebmer 21, 2018
Exterior Coatings					August 10, 2018-December 21, 2018
Phase 2b					
Site Grading	2	4.06	1.02	.,	May 15, 2019-August 15, 2019
Building Construction	North Residential Building ⁸ 16 Townhomes			CY per day)	August 16, 2019- December 21, 2020
Paving					November 21, 2020-Decebmer 21, 2020
Exterior Coatings					August 10, 2020-December 21, 2020

Notes

⁸ Includes 49 residential condo units Source: URBEMIS2007; Tirman pers. comm (B)

¹ URBEMIS default value based on land-use inputs

² URBEMIS default value unless otherwise noted

 $^{^3\,\}mathrm{Statistics}$ provided by JMA Ventures, LLC

 $^{^4}$ Includes mid-mountain lodge (15,000 sf), gondola terminal (18,000 sf) and maintenance facility (15,000 sf)

 $^{^{\}rm 5}$ Includes 75 hotel rooms and 60 condo/hotel units

⁶ Includes 36 residential condos and 20 fractional condos

⁷ Includes 50 residential condo units

⁸ Includes 49 residential condo units

¹ URBEMIS default value based on land-use inputs

 $^{^2\,\}mbox{URBEMIS}$ default value unless otherwise noted

³ Statistics provided by JMA Ventures, LLC

⁴ Includes mid-mountain lodge (15,000 sf), gondola terminal (18,000 sf) and maintenance facility (15,000 sf)

⁵ Includes 75 hotel rooms and 60 condo/hotel units

 $^{^{\}rm 6}$ Includes $\,$ 36 residential condos and 20 fractional condos

⁷ Includes 50 residential condo units

	Alternative 4					
		Maximum Daily				
		Total Acres	Acreage	Total Cut/Fill		
Phase	Land Under Construction	Distrubed ¹	Disturbed ¹	Material	Time Frame	
Phase 1						
Site Grading	16 Residential Lots	5.17	1.3	N/A	May 15, 2011- October 15, 2011	

Alternative 5					
			Maximum Daily		
		Total Acres	Acreage	Total Cut/Fill	
Phase	Land Under Construction	Distrubed ¹	Disturbed ²	Material ³	Time Frame
Phase 1a					
Site Grading		9.73	2.43	249,000 CY	May 15, 2011-August 15, 2011
Building Construction	48,000 sf Lodge ⁴ 75 Hotel Units 12 Workforce apartments 30,000 sf Skier Services 25,000 sf Commercial 0.7 acre parking structure Water tanks (56,000 sf)			(2,736 CY per day)	August 16, 2011- December 21, 2013
Paving					November 21, 2013-Decebmer 21, 2013
Exterior Coatings					August 10, 2013-December 21, 2013
Phase 1b and 1c					
Site Grading Building Construction Paving Exterior Coatings	225 Residential Condos	14.06	3.52	2,100 CY (24 CY per day)	May 15, 2014-August 15, 2014 August 16, 2014- December 21, 2016 November 21, 2016-December 21, 2016 August 10, 2016-December 21, 2016
Phase 2a					
Site Grading Building Construction Paving Exterior Coatings	8 Residential Lots 2,000 sf Skier Services	0.64 (5)	0.16	N/A	May 15, 2017-August 15, 2017 August 16, 2017- December 21, 2018 November 21, 2018-December 21, 2018 August 10, 2018-December 21, 2018
Phase 2b					
Site Grading	8 Residential Lots	0.55 ⁽⁵⁾	0.14	N/A	May 15, 2019-August 15, 2019

Alternative 6						
		Maximum Daily Total Acres Acreage Total Cut			,,	
			Acreage	Total Cut/Fill		
Phase	Land Under Construction	Distrubed ¹	Disturbed ²	Material ³	Time Frame	
Phase 1a						
Site Grading	_	10.48	2.62	249,000 CY	May 15, 2011-August 15, 2011	
Building Construction	48,000 sf Lodge ⁴ 75 Hotel Units ⁵ 12 Workforce apartments			(2,736 CY per day)	August 16, 2011- December 21, 2013	
	20,000 sf Skier Services 25,000 sf Commercial 0.7 acre parking structure Water tanks (56,000 sf)					
Paving					November 21, 2013-Decebmer 21, 2013	
Exterior Coatings					August 10, 2013-December 21, 2013	
Phase 1b and 1c						
Site Grading		9.06	2.26	2,100 CY (24	May 15, 2014-August 15, 2014	
Building Construction	145 Residential Condos			CY per day)	August 16, 2014- December 21, 2016	
Paving					November 21, 2016-Decebmer 21, 2016	
Exterior Coatings					August 10, 2016-December 21, 2016	
Phase 2a						
Site Grading	7 Residential Lots	0.64 (6)	0.16	N/A	May 15, 2017-August 15, 2017	
Building Construction Paving	2,000 sf Skier Services				August 16, 2017- December 21, 2018 November 21, 2018-Decebmer 21, 2018	
Exterior Coatings					August 10, 2018-December 21, 2018	
Phase 2h					August 10, 2010-Detellibel 21, 2010	
	7 Residential Lots				May 15 2010 August 15 2010	
Site Grading				10,000 CY (109	May 15, 2019-August 15, 2019	
Building Construction	Residential Building ⁷	3.67 ⁽⁶⁾	0.92	CY per day)	August 16, 2019- December 21, 2020	
Paving				Ci per day)	November 21, 2020-Decebmer 21, 2020	
Exterior Coatings Notes					August 10, 2020-December 21, 2020	

Source: URBEMIS2007; Tirman pers. comm (B)

Notes

Assumes that 225,00 sf will be graded for the roadways leading to the lots. No re-grading is assumed for the commercial lot as it would be sold in its current form

²Assumes that 0.25% of the total acres distrubed will be disturbed daily Source: URBEMIS2007; Tirman pers. comm (B)

¹ URBEMIS default value based on land-use inputs

 $^{^2\,\}mathrm{URBEMIS}$ default value unless otherwise noted

 $^{^3\,\}mathrm{Statistics}$ provided by JMA Ventures, LLC

 $^{^4}$ Includes mid-mountain lodge (15,000 sf), gondola terminal (18,000 sf) and maintenance facility (15,000 sf)

⁵ Assumes 12,000 sf will be graded for the roadways leading to the lots. Source: URBEMIS2007; Tirman pers. comm (B)

¹ URBEMIS default value based on land-use inputs

² URBEMIS default value unless otherwise noted

 $^{^3\,\}mathrm{Statistics}$ provided by JMA Ventures, LLC

⁴ Includes mid-mountain lodge (15,000 sf), gondola terminal (18,000 sf) and maintenance facility (15,000 sf)

⁵ Includes 50 hotel rooms and 25 condo/hotel units

 $^{^{\}rm 6}$ Assumes 12,000 sf will be graded for the roadways leading to the lots.

⁷ Includes 50 residential condo units