

GRAPHIC SCALE 1"=400'

DAVIS²
CONSULTING EARTH SCIENTISTS

Georgetown, CA 95634
P.O. Box 734

Tel. (530)333-1405
FAX (530)333-1009

INTEGRATED ENVIRONMENTAL RESTORATIVE SERVICES, INC. (IERS)

Preliminary Land Capability Map

Soil Description Site
Polygon Number
Capability Challenge Area
FIELD VERIFICATION POINTS - IERS

SEZ PRE VERIFICATION
SEZ POST VERIFICATION - IERS
LAND CHALLENGE AREA

SLOPE PERCENTAGES			
Color	Range Beg.	Range End	Percent
Green	0.00	15.00	5.5
Yellow	15.00	30.00	39.1
Red	30.00	100.00	55.4

Area
2617156.7
18822973.0
26644588.0

- GENERAL NOTES:
- EXCEPTING THOSE AREAS AS DELINEATED ON SHEET C1 OF 6, "LAND CAPABILITY & SEZ EXHIBIT OVERALL", AS SHOWN ON THAT PLAN PREPARED BY NICHOLS, CHTD., ENGINEERING & ENVIRONMENTAL SERVICES, DATED 9-26-08.
 - LAND CLASSIFICATIONS AND SOIL DESCRIPTION SITES FROM SID DAVIS.
 - REVISED SEZ POST VERIFICATION FROM IERS, INC.
 - PORTIONS OF THIS MAP REFLECT DEPICTIONS OF A REVISED SEZ BOUNDARIES ON HOMEWOOD MOUNTAIN RESORT PROPERTY BASED ON A FIELD ASSESSMENT CONDUCTED BY TRPA AND IERS, INC. ON 10-22-2010.
 - PRE-VERIFICATION 4,687,581 SF TOTAL
POST-VERIFICATION 2,402,537 SF TOTAL
 - ALL POST-VERIFICATION INFORMATION IS INCORPORATED INTO THE ABOVE TABLES IN ACCORDANCE WITH ITEM NO. 4 ABOVE.
 - NO FIELD ASSESSMENT WAS CONDUCTED IN THE QUAIL LAKE AREA. SEZ INFORMATION IN THIS AREA IS DEPICTED AS PRE VERIFICATION PER ORIGINAL TRPA OVERLAYS.

*Applicant Copy - Land Capability Verification
Homewood Mtn Resort - excluding UCE areas
approved in 2008.*

Note: (1) SEZ areas delineated in field 10-22-10 estimating/monitoring stream transects in 15 areas and applying these measurements thru out stream length segments. Field measurements/determinations corroborated w/ aerial + topo work. SEZ delineation deemed appropriate for Master Planning EIR/EIS process. Any future development w/ near SEZ will require additional LCA w/ 2' contour interval survey.

(2) non-SEZ areas based on slope-phase adjusted Bailey.

097-060-023 // LCPA2010-0304 // 10/27/2010
HOMEWOOD VILLAGE RESORTS LLC
Gary Midkiff - Midkiff & Associates
0 Viking Way - Placer County
080 - Land Capability Verification



TRI STATE SURVEYING, LTD
1925 E. PRATER WAY
SPARKS, NEVADA 89434
(775) 358-9491 • FAX 358-3664

REVISIONS

MARK

DATE

NO.

DESIGNED BY
CHECKED BY
APPROVED BY

DRAWN BY
DATE SURVEYED

BENCHMARK
LAKE TAHOE DATUM

FOOTING
SLOPE / C MAP

HOMEWOOD VILLAGE RESORTS, LLC
SITUATE WITHIN A PORTION OF SEC. 1, 2, 11 AND 12
T-4N, R-12E, M-04N.
PLACER COUNTY
CALIFORNIA

JOB NO. 06287.01-RC
DATE 12-15-2010
SHEET 1
OF 1

Heather Beckman 12-20-10

TAHOLE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada
www.trpa.org

P.O. Box 1038
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Email: trpa@trpa.org

September 19, 2001

Kevin Agan
Agan Consulting Corporation
P.O. Box 9180
Incline Village, NV 89452

Dear Mr. Agan:

EXISTING LAND COVERAGE VERIFICATION, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 97-130-05 et. al., TPRA FILE NUMBER 20010384.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Tahoe Regional Planning Agency (TRPA) staff has verified the following existing land coverage:

APN 97-130-05	Square Feet
Buildings	4,950 sq. ft.
Decks	850 sq. ft.
AC Paving	58,061 sq. ft.
Dirt Walk	200 sq. ft.
Total	64,061 sq. ft.

APN 97-130-11	Square Feet
AC Paving	19,539 sq. ft.
Total	19,539 sq. ft.

APN 97-130-12	Square Feet
Buildings	1,125 sq. ft.
Decks	400 sq. ft.
AC Paving	34,386 sq. ft.
Total	35,911 sq. ft.

APN 97-130-13	Square Feet
Buildings	913 sq. ft.
Skier Facilities	1,406 sq. ft.
AC Paving	8,100 sq. ft.
Dirt Walk	8,142 sq. ft.
4 x 4 roads	1,700 sq. ft.
Revegetation Roads	1,600 sq. ft.
Total	30,861 sq. ft.

21,861

in 2006/7 review of coverage for BLA analysis an error was identified in this table. As noted on the last page of this letter, a portion of dirt walk 047-130-13 not verified. Only 8/42 verified, therefore the total verified coverage for this APN should be 21,861 sq. ft.

rtg 12/13/06

<u>APN 97-130-14</u>	<u>Square Feet</u>
Skier Facilities	6 sq. ft.
<u>AC Paving</u>	<u>19,500 sq. ft.</u>
Total	19,506 sq. ft

<u>APN 97-130-15</u>	<u>Square Feet</u>
Skier Facilities	9 sq. ft.
Total	9 sq. ft.

<u>APN 97-130-16</u>	<u>Square Feet</u>
Skier Facilities	136 sq. ft.
4 x 4 Roads	2,200 sq. ft.
Revegetation Roads	2,475 sq. ft. →
Total	4,811 sq. ft.

<u>APN 97-130-17</u>	<u>Square Feet</u>
Revegetation Road	420 sq. ft. →
Total	420 sq. ft.

<u>APN 97-140-03</u>	<u>Square Feet</u>
Buildings	139 sq. ft.
AC (Fawn Street)	1,428 sq. ft.
<u>Dirt Walk/ Parking</u>	<u>57,760 sq. ft.</u>
Total	59,327 sq. ft.

<u>APN 97-141-33</u>	<u>Square Feet</u>
Skier Facilities	1,293 sq. ft.
AC Paving	16,200 sq. ft.
4 x4 Roads	3,000 sq. ft.
Total	20,493 sq. ft.

<u>APN 97-210-01</u>	<u>Square Feet</u>
AC Paving	9,925 sq. ft.
Building	600 sq. ft.
<u>Dirt Areas</u>	<u>6,288 sq. ft.</u>
Total	16,813 sq. ft.

<u>APN 97-210-02</u>	<u>Square Feet</u>
AC Paving	6,600 sq. ft.
Total	6,600 sq. ft.

<u>APN 97-050-05</u>	<u>Square Feet</u>
Buildings	15,021 sq. ft.
Skier Facilities	1,235 sq. ft.
Gas Tank	240 sq. ft.
AC Paving/	42,797 sq. ft.
Pedestrian Area	
Dirt Areas	12,543 sq. ft.
4 x 4 Roads	9,920 sq. ft.
Total	81,756 sq. ft.

<u>APN 97-170-13</u>	<u>Square Feet</u>
AC Paving	15,487 sq. ft.
Total	15,487 sq. ft.

- Grand Total 375,627

Please be advised, during the site visit, a portion of the dirt walk on APN 97-130-13 was not verified as legally established coverage.

If you have any questions, please call me at (775) 588-4547.

Sincerely,



Julie Thompson
Assistant Planner
Project Review Division

c: Homewood Mountain Resort
P.O. Box 165
Homewood, CA 96141



TRPA Executive Director/Designee

9-25-01

Date

TAHOE REGIONAL PLANNING AGENCY

128 Market Street
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www.trpa.org

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Stateline, Nevada 89449

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Fax (775) 588-4527
Email: trpa@trpa.org

March 1, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-060-10, TRPA FILE NUMBER 20050799.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

Dirt Access Roads:	80,121 square feet
<u>Ski Facilities:</u>	<u>9,112 square feet</u>
Total Existing Land Coverage	89,233 square feet


Note, 16,105 square feet of coverage was restored and banked on this parcel per TRPA File Number 970662 (former APN: 097-210-01).

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

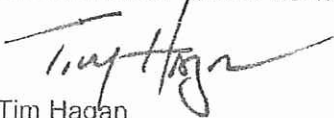
Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,



Heather Gustafson
Associate Planner/Soil Scientist
Environmental Review Services



Tim Hagan
Principal Planner/Soil Scientist
Land Capability Program Manager
Environmental Review Services

TAHOE REGIONAL PLANNING AGENCY

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March 1, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-060-12, TRPA FILE NUMBER 20050801.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

Dirt Access Roads:	106,154 square feet
<u>Ski Facilities:</u>	<u>150 square feet</u>
Total Existing Land Coverage	106,304 square feet

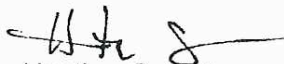
Note, 16,105 square feet of coverage was restored and banked on this parcel per TRPA File Number 970662 (former APN: 097-210-01).

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

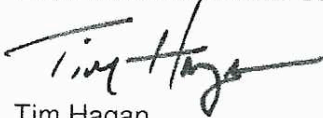
Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,



Heather Gustafson
Associate Planner/Soil Scientist
Environmental Review Services



Tim Hagan
Principal Planner/Soil Scientist
Land Capability Program Manager
Environmental Review Services

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March 1, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-060-07, TRPA FILE NUMBER 20050800.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

Dirt Access Roads:	27,339 square feet
<u>Ski Facilities:</u>	<u>1,059 square feet</u>

Total Existing Land Coverage 28,398 square feet

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,



Heather Gustafson
Associate Planner/Soil Scientist
Environmental Review Services



Tim Hagan
Principal Planner/Soil Scientist
Land Capability Program Manager
Environmental Review Services

TAHOE REGIONAL PLANNING AGENCY

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March 1, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-050-21, TRPA FILE NUMBER 20050791.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

<u>Dirt Access Roads:</u>	<u>3,831 square feet</u>
Total Existing Land Coverage	3,831 square feet

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,


Heather Gustafson
Associate Planner/Soil Scientist
Environmental Review Services


Tim Hagan
Principal Planner/Soil Scientist
Land Capability Program Manager
Environmental Review Services

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March 1, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-050-22, TRPA FILE NUMBER 20050792.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

<u>Dirt Access Roads:</u>	<u>26,416 square feet</u>
Total Existing Land Coverage	26,416 square feet

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,



Heather Gustafson
Associate Planner/Soil Scientist
Environmental Review Services



Tim Hagan
Principal Planner/Soil Scientist
Land Capability Program Manager
Environmental Review Services

TAHOE REGIONAL PLANNING AGENCY

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March 1, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-050-24, TRPA FILE NUMBER 20050793.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

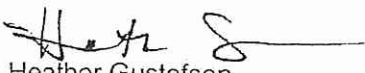
Dirt Access Roads:	57,232 square feet
<u>Ski Facilities:</u>	<u>969 square feet</u>
Total Existing Land Coverage	58,201 square feet

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,


Heather Gustafson
Associate Planner/Soil Scientist
Environmental Review Services


Tim Hagan
Principal Planner/Soil Scientist
Land Capability Program Manager
Environmental Review Services

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March 1, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-050-40, TRPA FILE NUMBER 20050796.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

Dirt Access Roads:	133,591 square feet
<u>Ski Facilities:</u>	<u>2,723 square feet</u>
Total Existing Land Coverage	136,314 square feet

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,


Heather Gustafson
Associate Planner/Soil Scientist
Environmental Review Services


Tim Hagan
Principal Planner/Soil Scientist
Land Capability Program Manager
Environmental Review Services

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March 1, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-050-42, TRPA FILE NUMBER 20050797.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

Dirt Access Roads:	72,704 square feet
<u>Ski Facilities:</u>	<u>1,378 square feet</u>

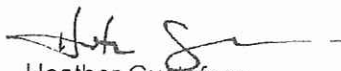
Total Existing Land Coverage	74,082 square feet
-------------------------------------	---------------------------

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,



Heather Gustafson
Associate Planner/Soil Scientist
Environmental Review Services



Tim Hagan
Principal Planner/Soil Scientist
Land Capability Program Manager
Environmental Review Services

TAHOE REGIONAL PLANNING AGENCY

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Email: trpa@trpa.org

March 21, 2000

Kevin Agan
Agan Consulting Corporation
PO Box 9180
Incline Village, NV 89452-9180

Dear Mr. Agan:

HOMEWOOD SKI AREA BANKING OF EXISTING LAND COVERAGE, PLACER COUNTY,
APN 97-210-01, FILE NUMBER 970662

Summer of 1998 Tahoe Regional Planning Agency (TRPA) staff visited the subject site and determined that the existing land coverage on Lombard Street (126,324 square feet), verified by the July 28, 1998 letter (attached), has been removed and restored. Therefore, 126,324 square feet of land coverage is considered banked at the subject site, and is available for transfer offsite or use onsite with TRPA review and approval.

If you have any questions, do not hesitate to call.

Sincerely,



Brian R. Judge
Senior Environmental Specialist

BRJ:

Attachment

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547
Fax (702) 588-4527
Email: trpa@sierra.net

July 28, 1998

Mr. Kevin Turner
Homewood Ski Corporation
P.O. Box 165
Homewood, CA 96141

Dear Mr. Turner:

HOMEWOOD SKI AREA EXISTING LAND COVERAGE VERIFICATION AND BANKING, PLACER COUNTY, APN 097-210-01, TRPA FILE NUMBER 970662.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) has reviewed the submitted land coverage verification and banking application for Homewood Ski Area. This letter includes coverage that was verified by Chris Adair in October 1997. TRPA is able to verify the following soft land coverage:

Existing Land Coverage

Ore Car	56,628 sq. ft.
Lombard Street	126,324 sq. ft.
Cassandra Crossing	34,848 sq. ft.
Road One	26,136 sq. ft.
Road Two	108,900 sq. ft.
Road Two and a Half	8,712 sq. ft.
Road Three	47,916 sq. ft.
Old Homeward Bound	30,492 sq. ft.
SS #1	52,272 sq. ft.
SS #2	30,492 sq. ft.
Sunnyside	43,560 sq. ft.
El Capitan	31,400 sq. ft.
Quail Road	26,136 sq. ft.
Spring Chair Road	3,000 sq. ft.

Total Verified Existing Coverage **626,816 sq. ft.**

Please note that the land coverage has been verified but not banked in TRPA records. This land coverage will be banked once TRPA has inspected the area to ensure the revegetation of the site has been completed. Banked land coverage will then be available for future use or transfer, subject to TRPA review and approval.

This letter verifies only the portion of coverage identified by the applicant to be removed and restored. The coverage associated with other roads, sheds, buildings, lift-terminals, etc. has not been verified.

*restored and
banked summer of
1998.
1-21-99*

If you have any questions regarding this verification, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon-Paul Harries". The signature is fluid and cursive, with a large initial "J" and a long, sweeping horizontal stroke at the end.

Jon-Paul Harries
Assistant Planner
Project Review Division

/JPH

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March 1, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-050-06, TRPA FILE NUMBER 20050790.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

<u>Dirt Access Roads:</u>	<u>19,195 square feet</u>
Total Existing Land Coverage	19,195 square feet

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,



Heather Gustafson
Associate Planner/Soil Scientist
Environmental Review Services



Tim Hagan
Principal Planner/Soil Scientist
Land Capability Program Manager
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Stateline, Nevada 89449

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Fax (775) 588-4527
Email: trpa@trpa.org

December 18, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-050-41, TRPA FILE NUMBER 20062002.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

<u>Dirt Access Roads:</u>	<u>9,205 square feet</u>
Total Existing Land Coverage	9,205 square feet

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,



Heather Gustafson
Associate Planner / Soil Scientist
Environmental Review Services

/hg

TAHOE REGIONAL PLANNING AGENCY

128 Market Street
Stateline, Nevada
www.trpa.org

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March 1, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-060-18, (FORMERLY PART OF APN 097-060-03) TRPA FILE NUMBER 20050798.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

Dirt Access Roads:	135,232 square feet
<u>Ski Facilities:</u>	<u>3,780 square feet</u>

Total Existing Land Coverage 139,012 square feet

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,



Heather Gustafson
Associate Planner / Soil Scientist
Environmental Review Services



Tim Hagan
Principal Planner/Soil Scientist
Land Capability Program Manager
Environmental Review Services

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December 18, 2006

Gary Midkiff
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P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-050-36, TRPA FILE NUMBER 20062001.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

<u>Dirt Access Roads:</u>	<u>61,440 square feet</u>
Total Existing Land Coverage	61,440 square feet

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,



Heather Gustafson
Associate Planner / Soil Scientist
Environmental Review Services

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March 1, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-050-33, TRPA FILE NUMBER 20050789.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

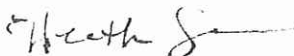
Dirt Access Roads:	494,229 square feet
<u>Ski Facilities:</u>	<u>2,836 square feet</u>
Total Existing Land Coverage	497,065 square feet

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

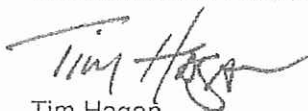
Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,



Heather Gustafson
Associate Planner/Soil Scientist
Environmental Review Services



Tim Hagan
Principal Planner/Soil Scientist
Land Capability Program Manager
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March 1, 2006

Gary Midkiff
Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-050-35, TRPA FILE NUMBER 20050795.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

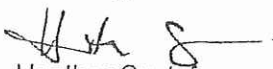
Dirt Access Roads:	184,742 square feet
<u>Ski Facilities:</u>	<u>679 square feet</u>
Total Existing Land Coverage	185,421 square feet

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

Should you have any questions regarding this matter, please feel free to call.

Sincerely,



Heather Gustafson
Associate Planner/Soil Scientist
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March 1, 2006

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Midkiff & Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

Dear Mr. Midkiff:

EXISTING LAND COVERAGE VERIFICATION, 5145 WEST LAKE BLVD, PLACER COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 097-050-34, TRPA FILE NUMBER 20050794.

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the submitted information, TRPA will recognize the following existing land coverage:

Dirt Access Roads:	41,426 square feet
<u>Ski Facilities:</u>	<u>750 square feet</u>
Total Existing Land Coverage	42,176 square feet

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the existing land coverage. Transfers and banking of land coverage require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this Verification Letter may be appealed within twenty-one (21) days of receipt of this correspondence.

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Sincerely,



Heather Gustafson
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