

WILLOW CREEK LAND EXCHANGE

TMII DEVELOPMENT, LLC BRIDGER'S CACHE MULTI-FAMILY PROJECT – MJ CONDO'S

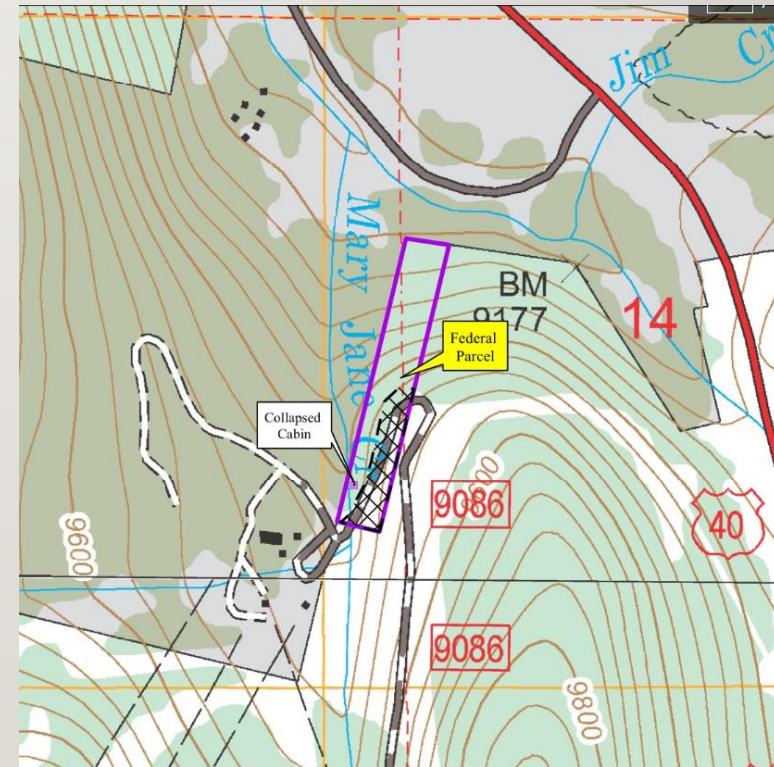
KEVIN MAGENIS 970-215-4405

WILLOW CREEK LAND EXCHANGE - PROPERTIES

NON-FEDERAL PARCEL



FEDERAL PARCEL



WILLOW CREEK LAND EXCHANGE - COMPARISON

NON-FEDERAL PARCEL

- 50.23 acres
- Rabbit Ears Range Grand County - 4.5 miles south of Willow Creek Pass on CR 4, east of HWY 125
- Vast wetlands complex, fed by flows from the Willow Creek watershed, 3 building envelopes
- Surrounded by Roosevelt National Forest
- Meets objectives of the Forest Plan
 - Consolidates NFS lands
 - Protects and enhances Forest resources including fisheries and wetland habitat..includes any endangered species
 - Provides recreational opportunities for the public

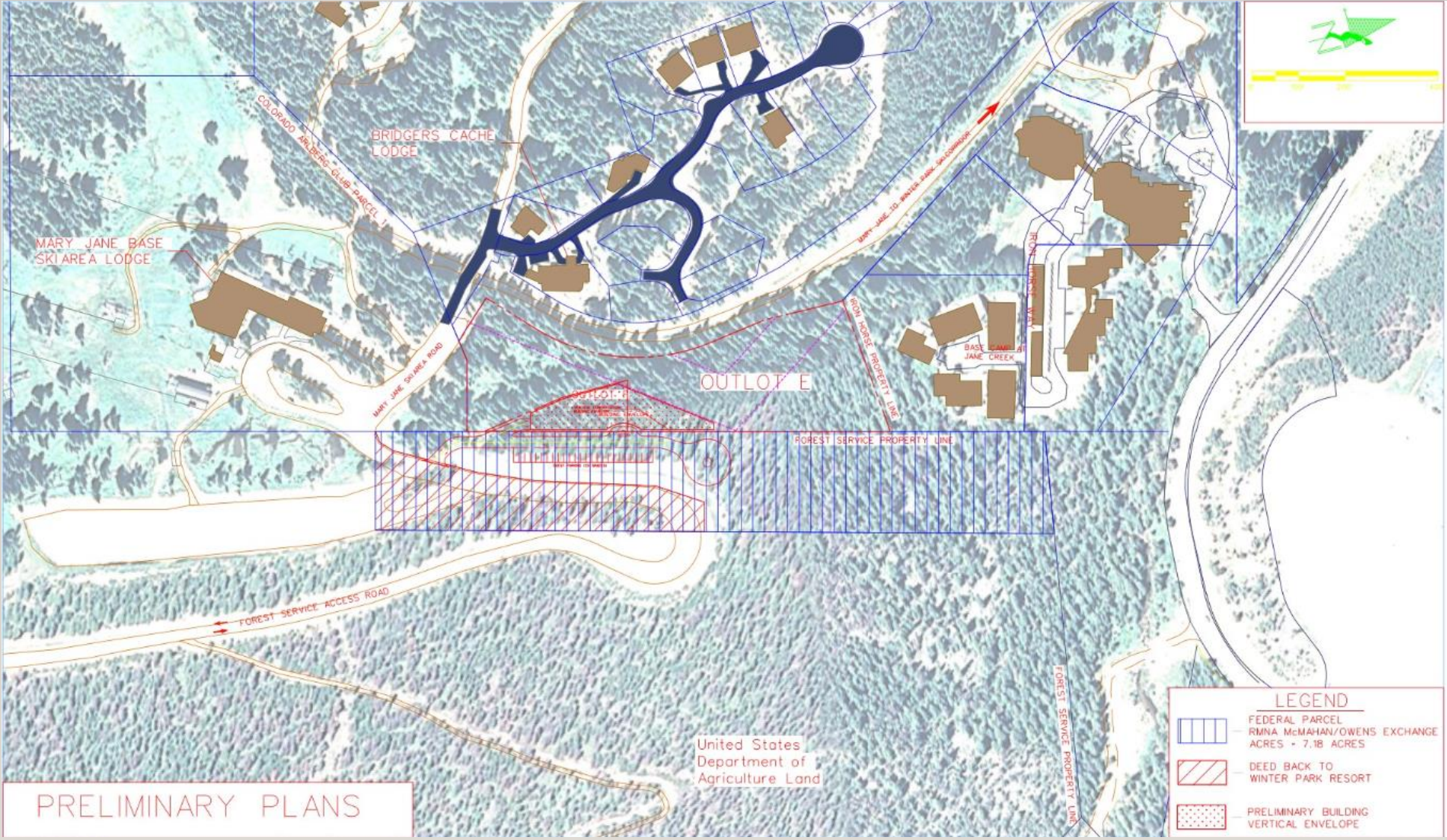
FEDERAL PARCEL

- 7.18 acres
- 700' of Mary Jane Road, Spruce Forest, steep slopes
- Facilitates ingress/egress & parking to BC Outlots E&F, using 1.35 acres, 3.73 acres will be open space.
- The MJ Road and part forest, parking area will be gifted to the WPRA, 2.1 acres
- Will be annexed into Bridger's Cache subdivision in the Town of Winter Park.
- Will enhance Winter park's desirability as a destination resort facilitating "hot beds", paved MJ Road and new base to base chair lift. Support from Town of WP, WPRA and Arlberg Club.

NON-FEDERAL PARCEL



DETAIL FEDERAL PARCEL EXCHANGE



MARY JANE CONDOS



