

# WILLOW CREEK LAND EXCHANGE

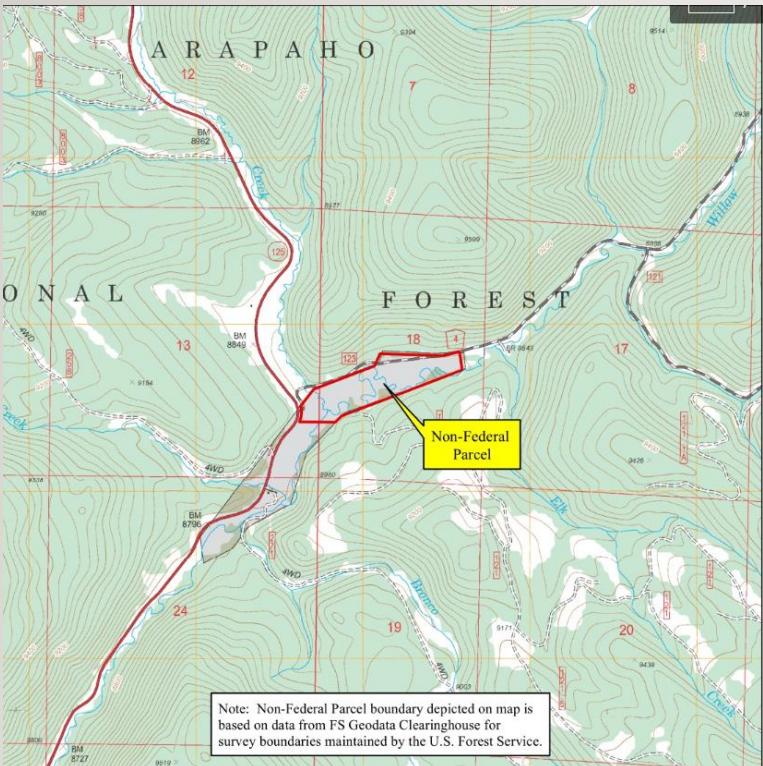
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TMII DEVELOPMENT, LLC    BRIDGER'S CACHE MULTI-FAMILY PROJECT – MJ CONDO'S

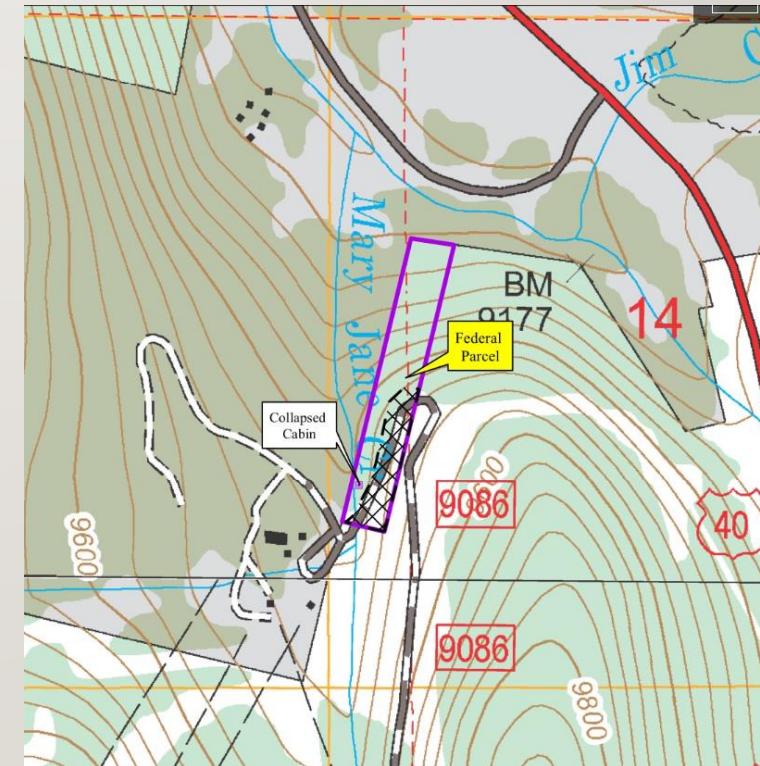
KEVIN MAGENIS 970-215-4405

# WILLOW CREEK LAND EXCHANGE - PROPERTIES

## NON-FEDERAL PARCEL



## FEDERAL PARCEL



# WILLOW CREEK LAND EXCHANGE - COMPARISON

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## NON-FEDERAL PARCEL

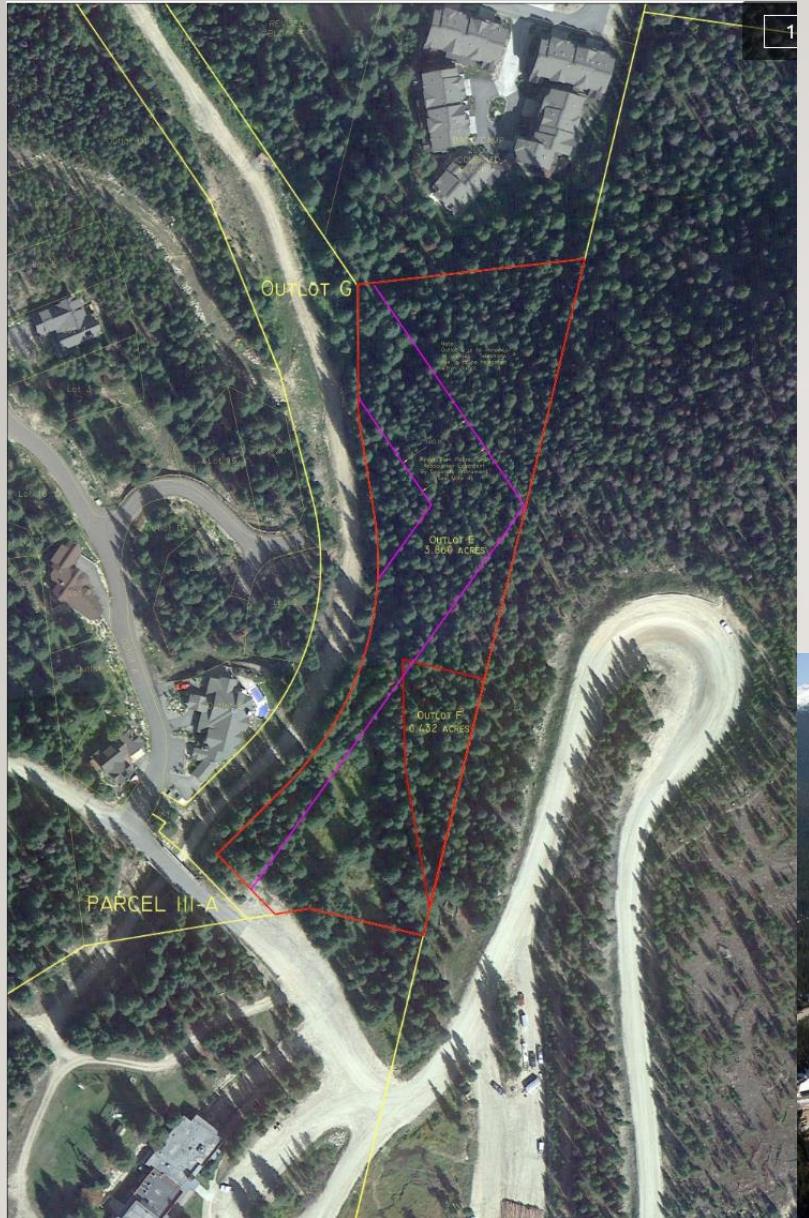
- 50.23 acres
- Rabbit Ears Range Grand County - 4.5 miles south of Willow Creek Pass on CR 4, east of HWY 125
- Vast wetlands complex, fed by flows from the Willow Creek watershed, 3 building envelopes
- Surrounded by Roosevelt National Forest
- Meets objectives of the Forest Plan
  - Consolidates NFS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

## FEDERAL PARCEL

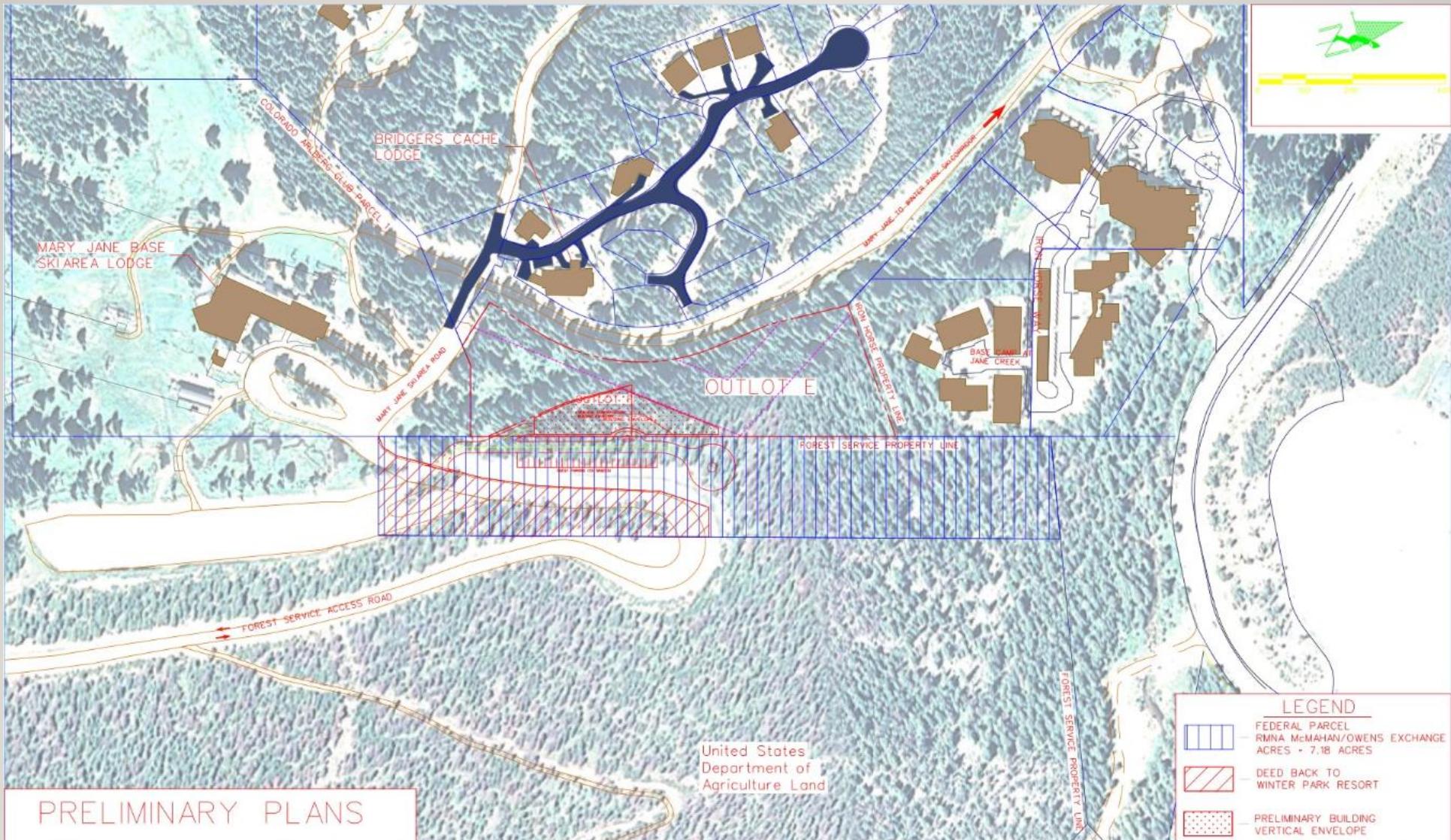
- 7.18 acres
- 700' of Mary Jane Road, Spruce Forest, steep slopes
- Facilitates ingress/egress & parking to BC Outlots E&F, using 1.35 acres, 3.73 acres will be open space.
- The MJ Road and part forest, parking area will be gifted to the WPRA, 2.1 acres
- Will be annexed into Bridger's Cache subdivision 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

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# BRIDGER'S CACHE FINAL PLAT

