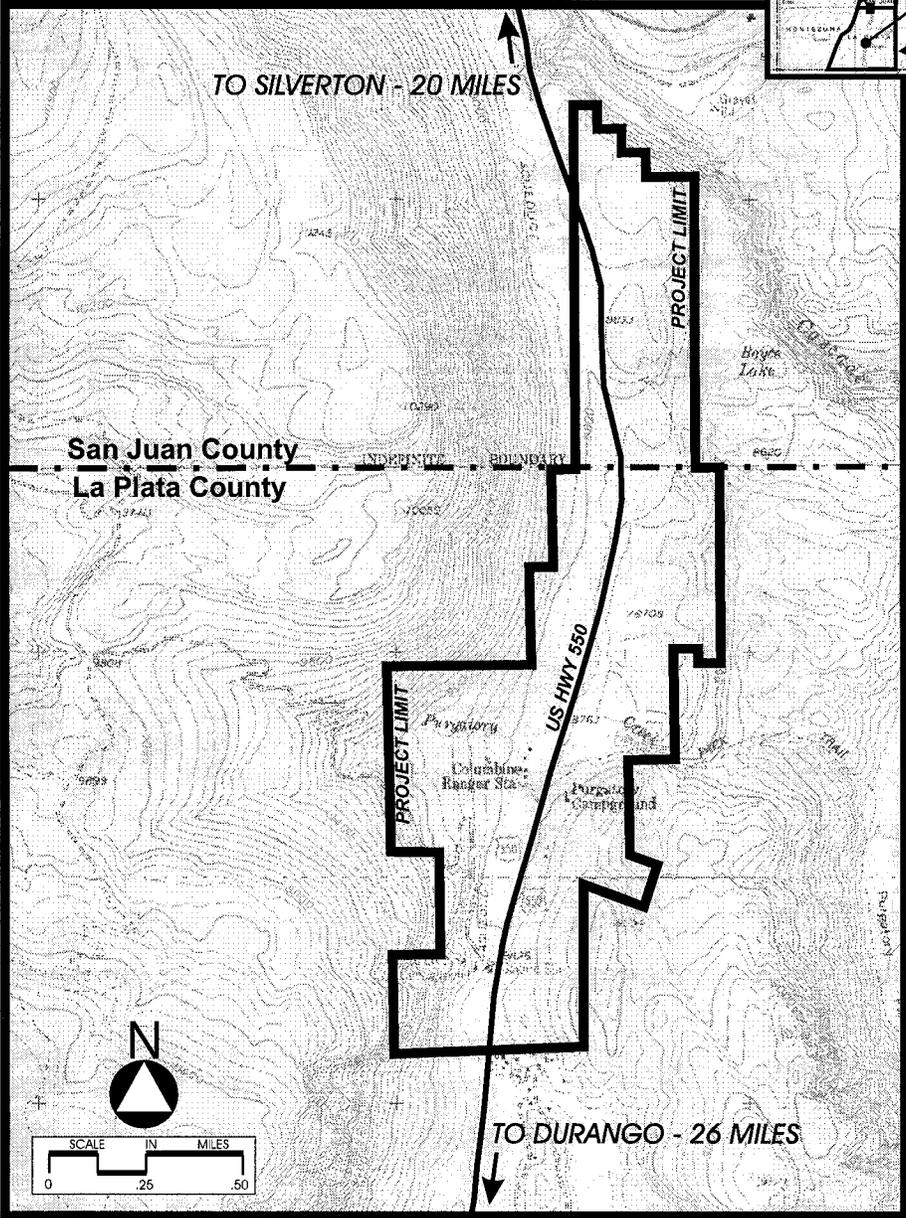




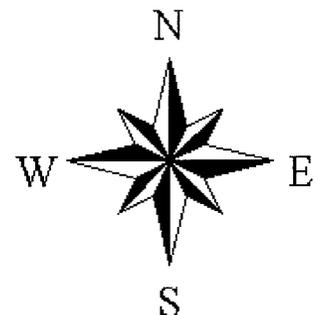
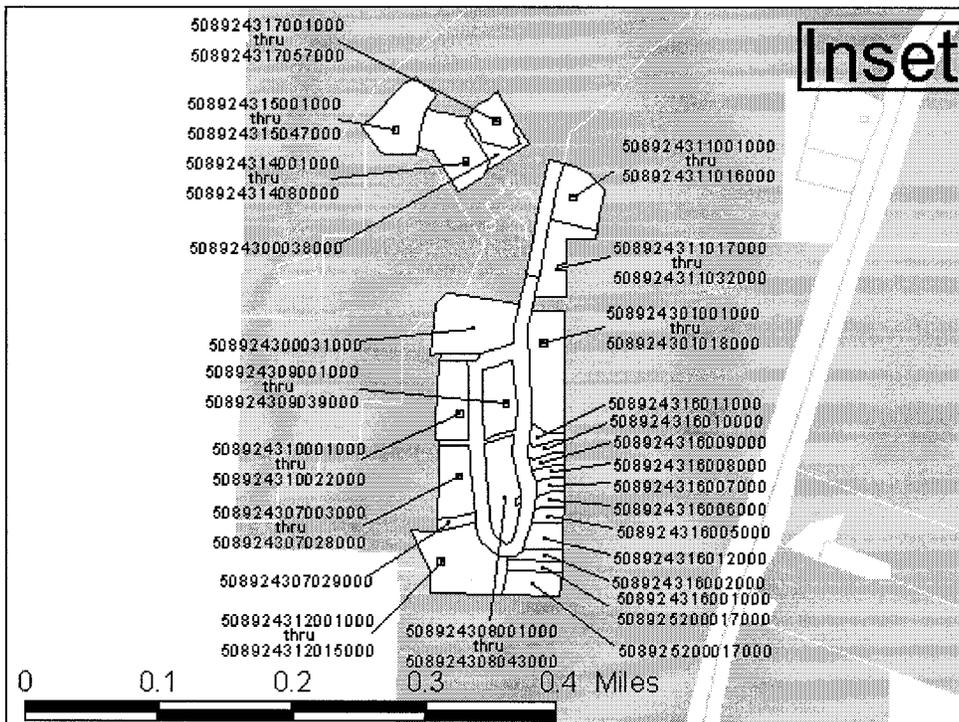
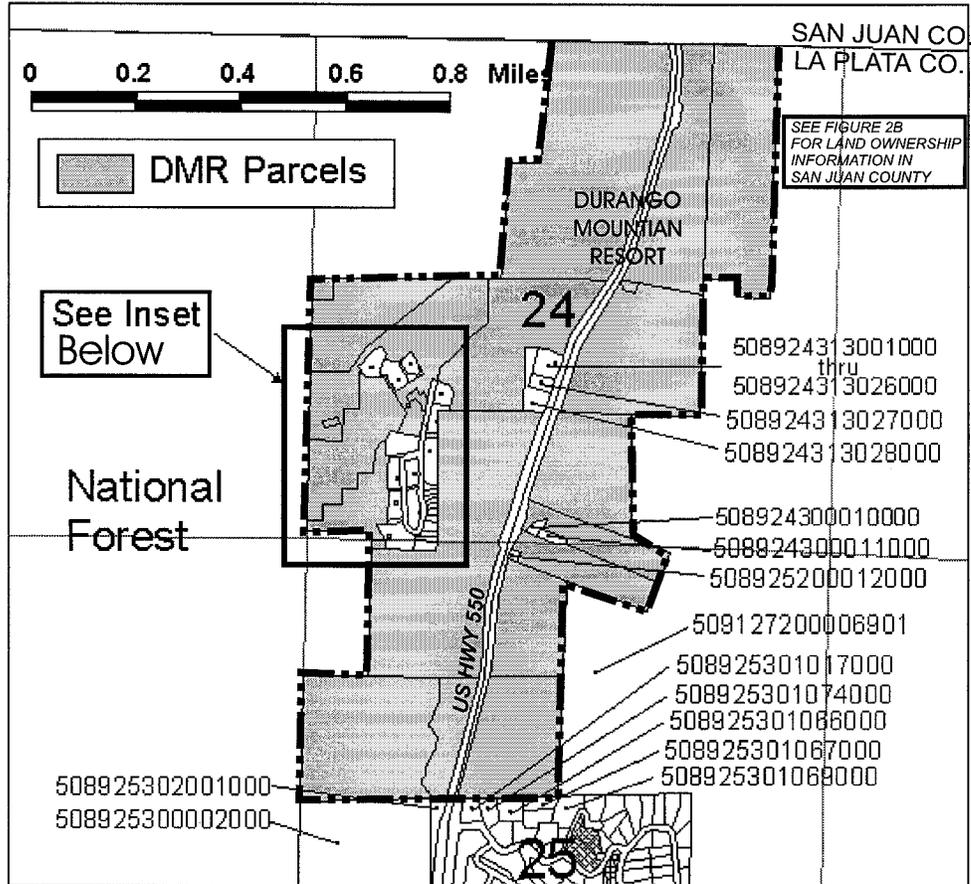
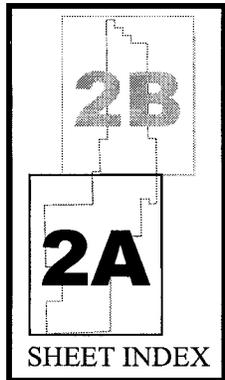
Location in Colorado



NOTES

- The project is located in San Juan County Township 39 North, Range 8 West, Sections 13 and 24 and La Plata County Township 39 North, Range 8 West, Section 25, NMPM.
- The Project is located in the Purgatory Creek watershed (tributary to the Animas River).

Note: Parcel numbers are referenced and owners can be identified at the La Plata County Assessor's Office (in Durango, Colorado).

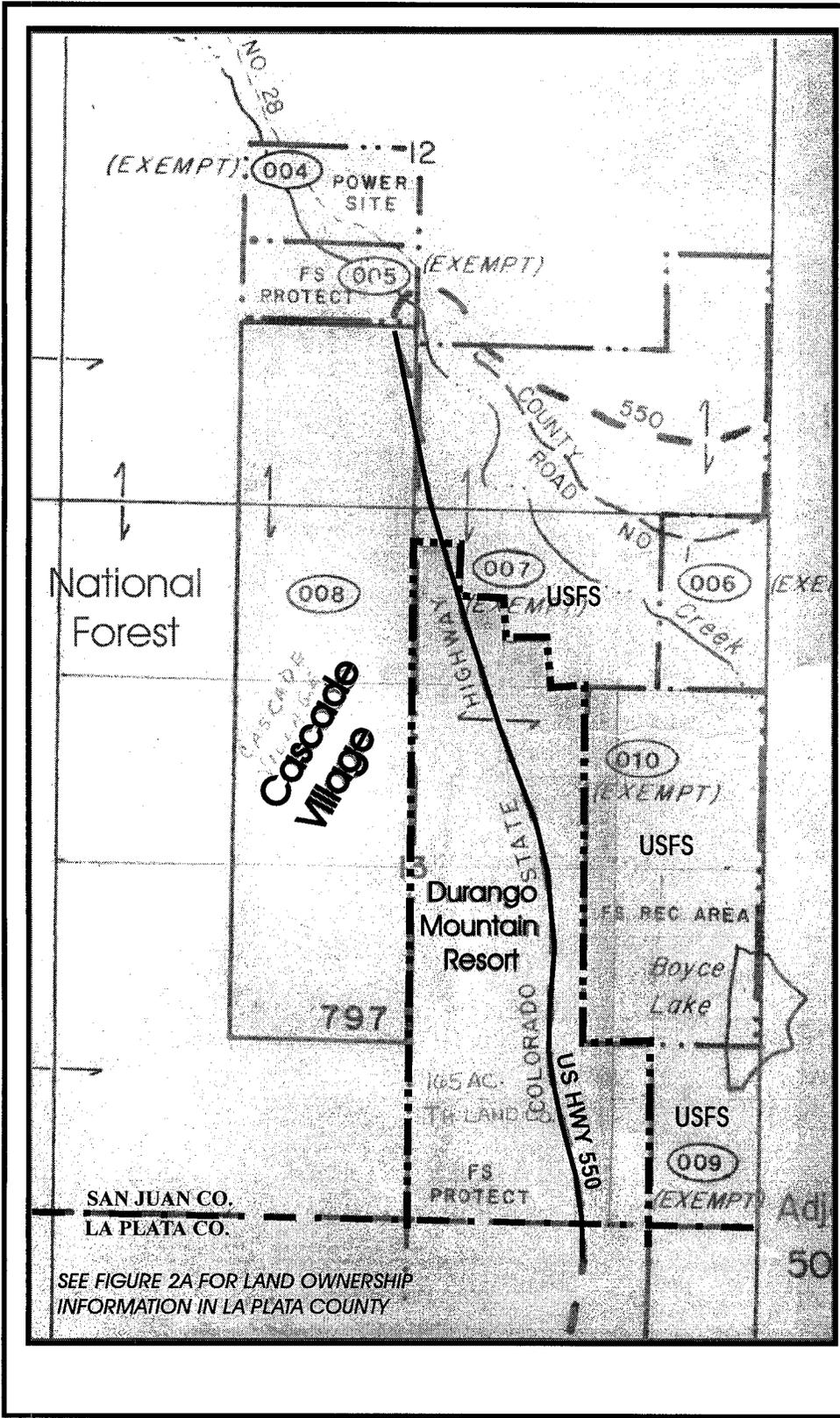
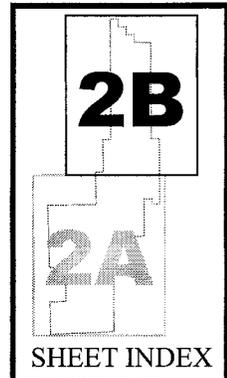


Note:
 For details on land owners within the 'Cascade Village' parcel as shown hereon, contact:

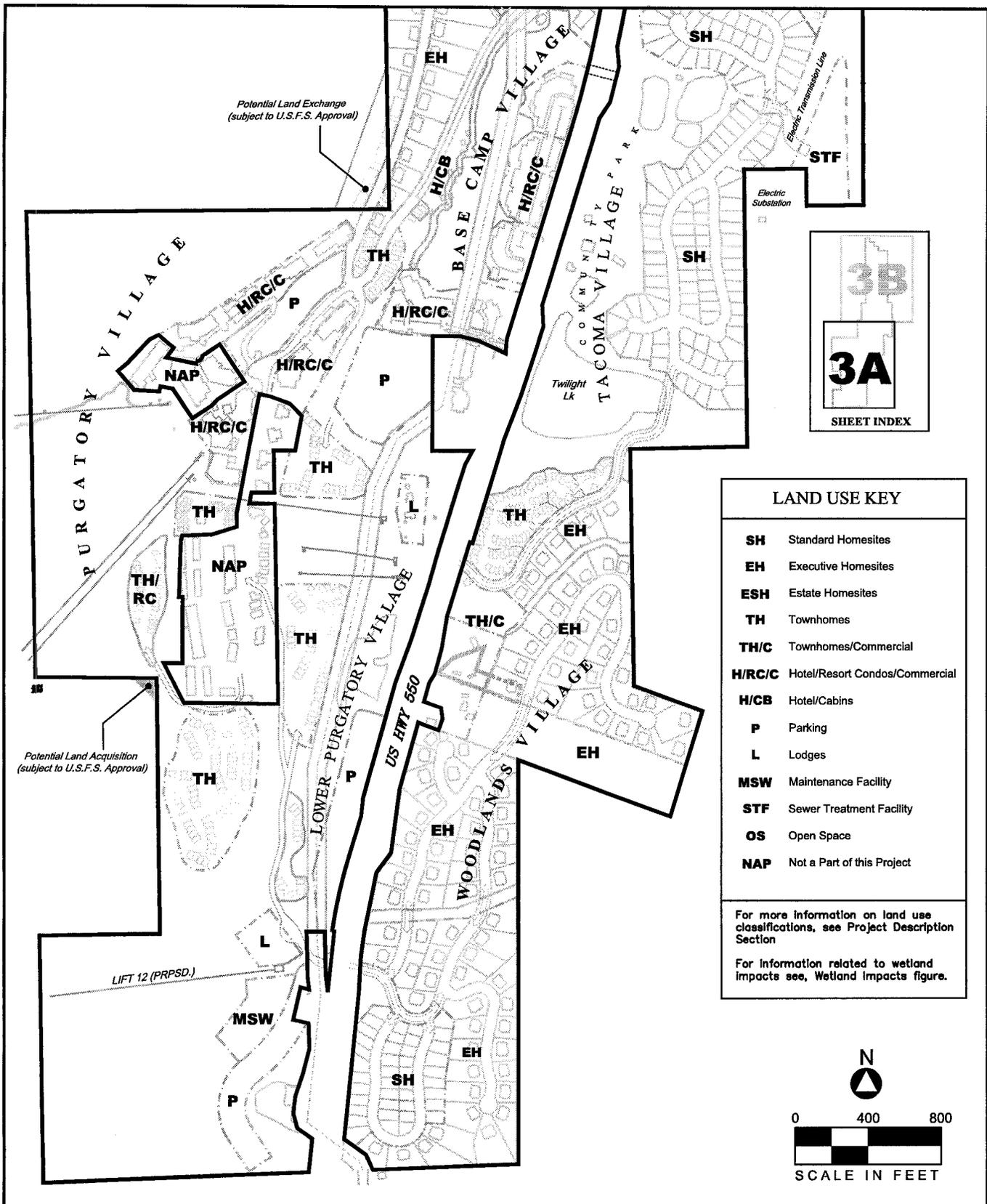
Mr. Mark Zemple
 c/o Cascade Village
 Condo. Assoc.
 50827 HWY 550 N.
 Durango, CO 81301

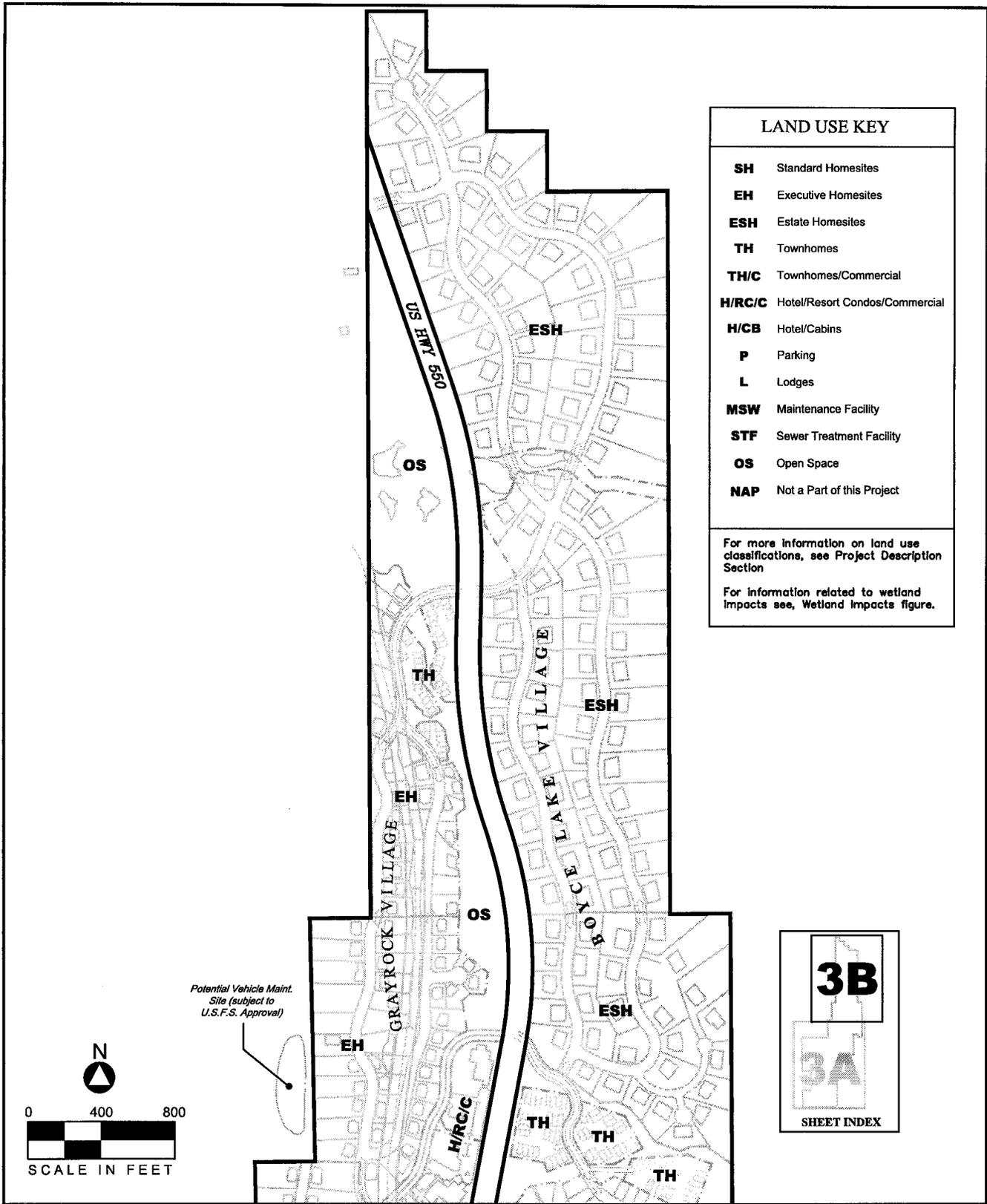
Parcels shown hereon as 'exempt' indicate ownership by the U.S. Forest Service. Please contact:

Mr. Mike Johnson
 Columbine Ranger
 District
 San Juan National Forest



 <small>©2001</small>	ADJACENT PROPERTY OWNERSHIP (SAN JUAN COUNTY)	FIGURE 2B
	DURANGO MOUNTAIN RESORT INDIVIDUAL 404 PERMIT APPLICATION	Source: San Juan County Assessors Office, Silverton, Colorado.





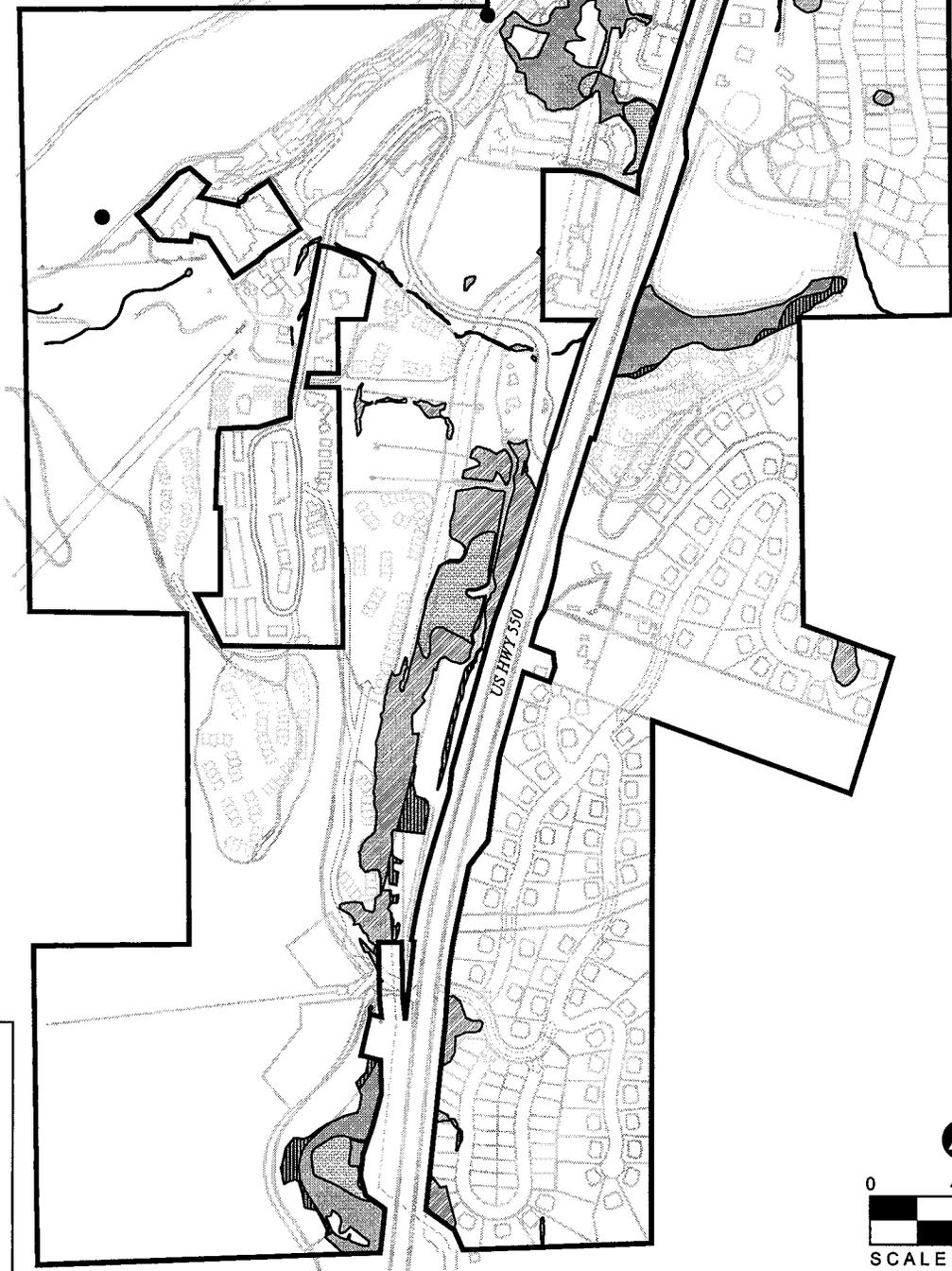
LAND USE KEY	
SH	Standard Homesites
EH	Executive Homesites
ESH	Estate Homesites
TH	Townhomes
TH/C	Townhomes/Commercial
H/RC/C	Hotel/Resort Condos/Commercial
H/CB	Hotel/Cabins
P	Parking
L	Lodges
MSW	Maintenance Facility
STF	Sewer Treatment Facility
OS	Open Space
NAP	Not a Part of this Project

For more information on land use classifications, see Project Description Section

For information related to wetland impacts see, Wetland Impacts figure.

WATERS OF THE U.S. ACREAGE		
CLASSIFICATION	EXISTING ACREAGE	IMPACT ACREAGE
Palustrine Emergent	39.20	2.63
Palustrine Emergent Scrub-Shrub	13.62	1.16
Palustrine Unconsolidated Aquatic Bottom	6.38	0.11
Other Waters	0.38	0.04
TOTAL (INCLUDES SHEETS 1 AND 2):		59.58
		3.94

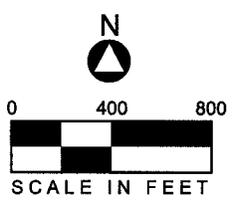
● Spring Location



4B

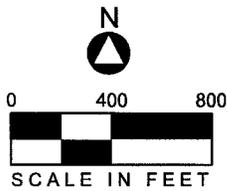
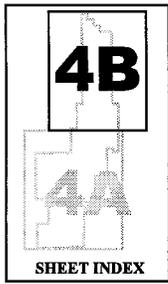
4A

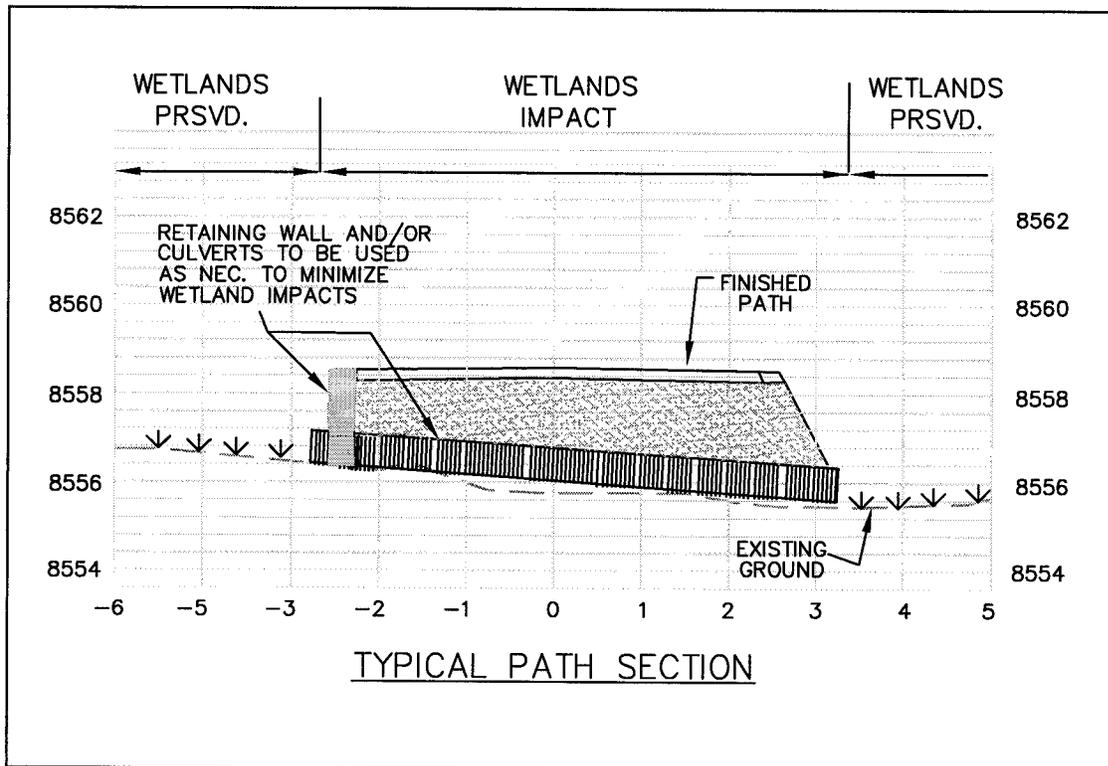
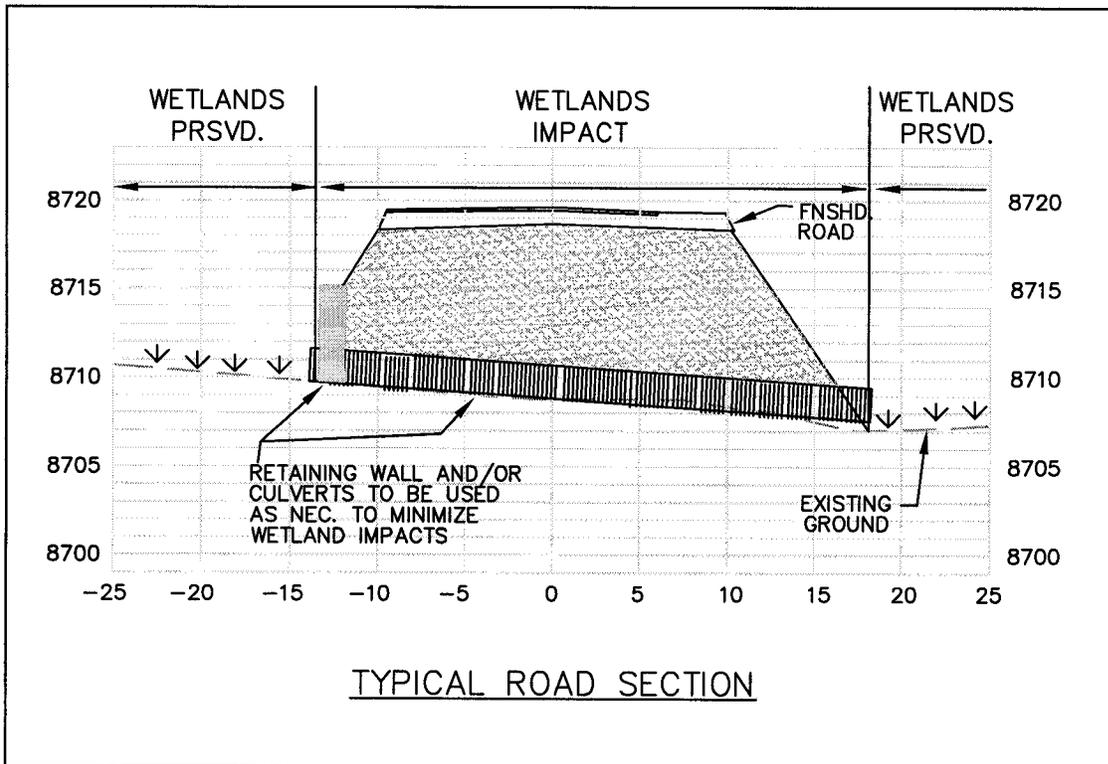
SHEET INDEX

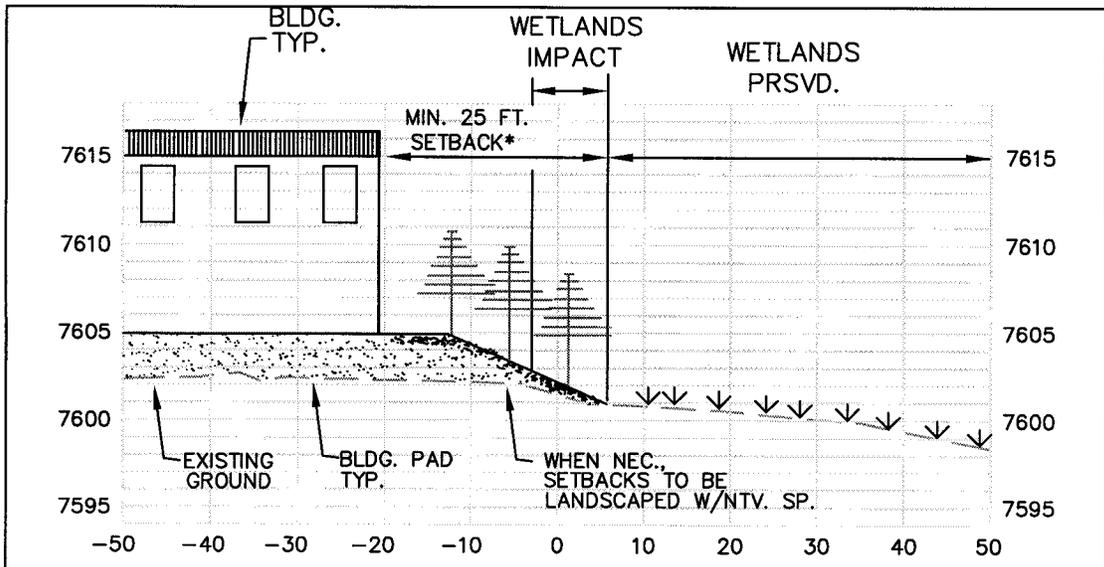


WATERS OF THE U.S. ACREAGE		
CLASSIFICATION	EXISTING ACREAGE	IMPACT ACREAGE
Palustrine Emergent	39.20	2.63
Palustrine Emergent Scrub-Shrub	13.62	1.16
Palustrine Unconsolidated Aquatic Bottom	6.38	0.11
Other Waters	0.38	0.04
TOTAL (INCLUDES SHEETS 1 AND 2):	59.58	3.94

● Spring Location



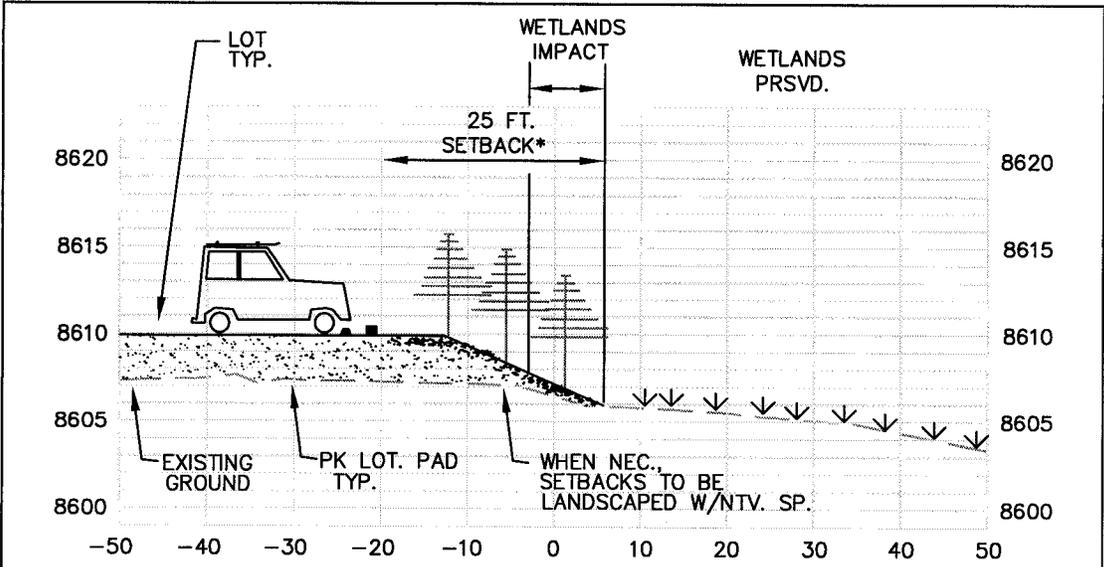




TYPICAL BUILDING PAD SECTION

NOTE: CULVERTS AND OR UNDERDRAINS WILL BE USED AS NEEDED UNDER BUILDING PADS AS TO MAINTAIN PRE-PROJECT HYDROLOGY ACROSS INTRUSION.

*WHERE SURFACE FLOW CAN BE DIRECTED AWAY FROM PRESERVED WETLAND, SETBACKS MAY BE LESS THAN 25 FEET AND RETAINING WALL WILL BE INSTALLED



TYPICAL PARKING LOT PAD SECTION

NOTE: CULVERTS AND OR UNDERDRAINS WILL BE USED AS NEEDED UNDER PARKING LOT PADS AS TO MAINTAIN PRE-PROJECT HYDROLOGY ACROSS INTRUSION.

*WHERE SURFACE FLOW CAN BE DIRECTED AWAY FROM PRESERVED WETLAND, SETBACKS MAY BE LESS THAN 25 FEET AND RETAINING WALL WILL BE INSTALLED

	WETLANDS			BIOLOGICAL/WILDLIFE	WHY ELIMINATED/PREFERRED FOR CONSIDERATION
	IMPACT	FUNCTIONAL VALUE IMPACTS	MITIGATION SCENARIO		
ALT. A - NO BUILD: NO CONSTRUCTION ACTIVITY, PROPERTY REMAINS IN ITS PRESENT STATE, MAJOR FINANCIAL LOSS TO DEVELOPER.	0.00 AC	NO CHANGE TO OVERALL FUNCTIONAL VALUE OF ON-SITE WETLAND RESOURCE	REQUIRES NO WETLAND MITIGATION	RETAINS ALL WETLAND AND UPLAND HABITATS. NO WILDLIFE MITIGATION NECESSARY	ELIMINATED DUE TO FINANCIAL LOSS TO DEVELOPER
ALT B. - ORIGINAL CONCEPT PLAN: MAXIMUM BUILD-OUT (2000 UNITS), MINIMUM CONCERN FOR WETLANDS IN DESIGN, MAXIMUM RETURN TO DEVELOPER (\$8 14 MILLION MORE THAN OTHER ALTS)	26.42 AC	MAJOR IMPACT TO ON-SITE WETLAND RESOURCE FUNCTIONAL VALUE REPLACED/GAINED THROUGH MITIGATION GOES TO REMOTE LOCATION	REQUIRES SIGNIFICANT OFF-SITE MITIGATION	ELIMINATES APPROX. 44% OF THE WETLAND HABITATS. FRAGMENTS ALL WETLAND HABITATS. ISOLATES 7 OUT OF 9 MAJOR WETLANDS FROM UPLAND HABITATS. MITIGATION MEASURES CREATE OFFSITE WETLAND HABITAT.	ELIMINATED DUE TO INABILITY TO FACILITATE THROUGH 404 PERMIT PROCESS AS A RESULT OF EXCESSIVE WETLAND IMPACTS
ALT. C - REVISED CONCEPT PLAN: REDUCED BLDG DENSITY (1735 UNITS) WETLANDS SOMEWHAT CONSIDERED IN DESIGN, LESS FINANCIAL RETURN TO DEVELOPER THAN B (\$8-14 MILLION LESS)	16.36 AC	SIGNIFICANT IMPACT TO FUNCTIONAL VALUE OF ON-SITE WETLAND RESOURCE - PART OF FUNCTIONAL VALUE LOSS REPLACED/GAINED THROUGH MITIGATION REMAINS ON-SITE, PART GOES TO REMOTE SITE.	FORCES SOME WETLAND MITIGATION OFF-SITE	ELIMINATES APPROX. 27% OF THE ONSITE WETLAND HABITATS. FRAGMENTS APPROX. 50% OF WETLAND HABITATS. ISOLATES 6 OUT OF 9 MAJOR WETLANDS FROM UPLAND HABITATS. MITIGATION MEASURES CREATE OFFSITE WETLAND HABITATS.	ELIMINTAED DUE TO INABILITY TO FACILITATE THROUGH 404 PERMIT PROCESS AS A RESULT OF EXCESSIVE WETLAND IMPACTS
ALT D - PREFERRED PLAN: SAME BLDG DENSITY AS C (1735 UNITS), BUT LAYOUTS/ALIGNMENTS MODIFIED TO MINIMIZE WETLAND IMPACTS, FINANCIAL RETURN REDUCED BY \$1-2 MILLION (COMPARED TO C)	3.94 AC	SHORT TERM LOSSES TO FUNCTIONAL VALUE OF ON-SITE WETLAND RESOURCE, BUT POTENTIAL FOR LONG-TERM GAIN THROUGH SUCCESSFUL IMPLEMENTAION OF APPRX. 9 AC OF ON-SITE, IN-KIND WETLAND MITIGATION PLAN	ALLOWS ALL MITIGATION ON-SITE	ELIMINATES APPROX. 7% OF CURRENT WETLAND HABITATS (TO BE MITIGATED ON SITE). FRAGMENTS APPROX. 20% OF WETLAND HABITATS. ISOLATES 3 OUT OF 9 MAJOR WETLANDS FROM UPLAND HABITATS. ON-SITE MITIGATION PLAN (WHICH CREATES 2.3X THE AMOUNT OF IMPACTED WETLANDS HELPS OFFSET LOSSES, FUNCTIONALLY AND AERIALY)	PREFERRED DUE TO BALANCE OF MINIMIZED IMPACTS TO WETLANDS AND FINANCIAL RETURN OF DEVELOPER