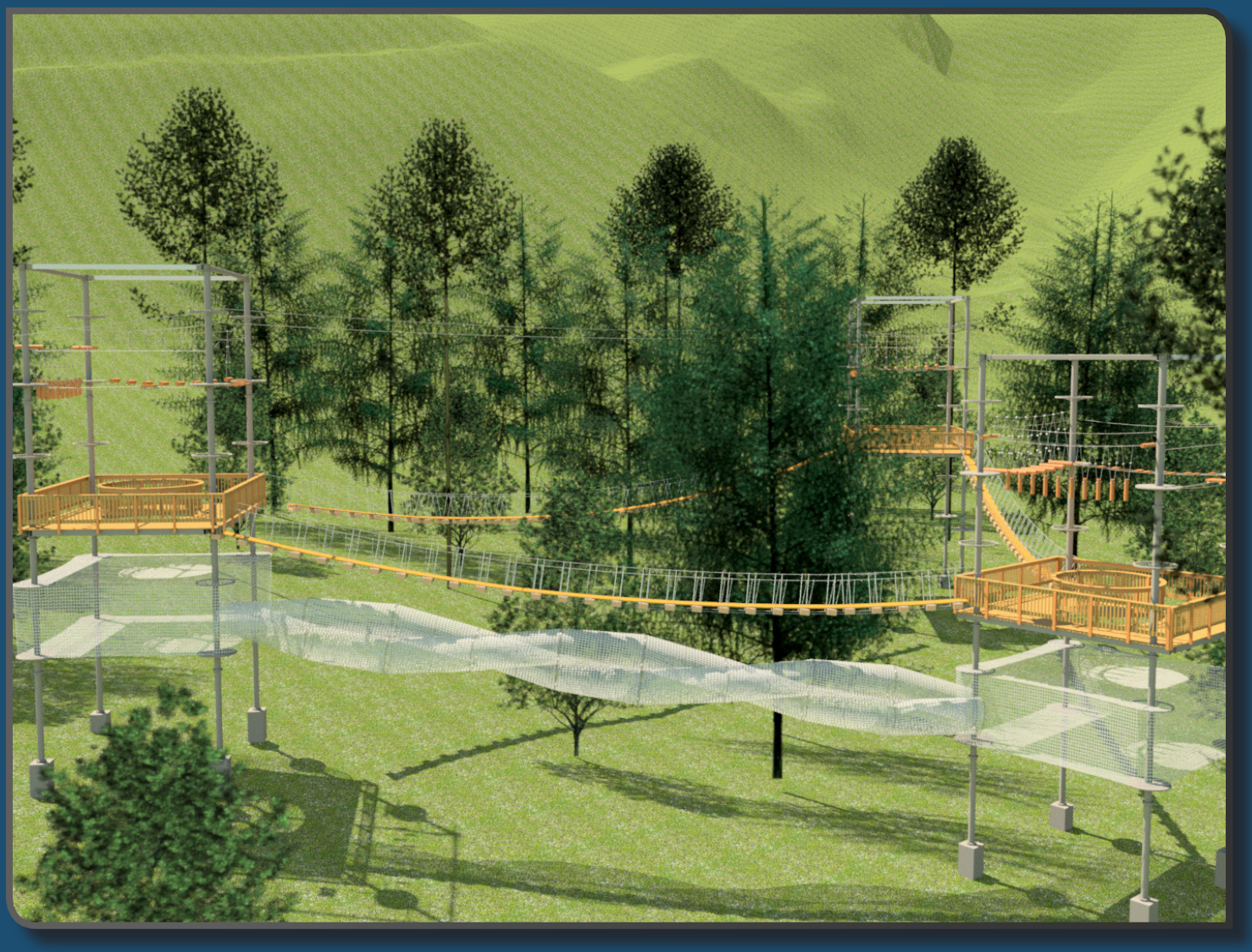
BONSAI

Snowbasin Resort

Feasibility Report - 3rd Generation Concept Design Services Proposal

December 19, 2017



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December 19, 2017

Snowbasin Resort

Huntsville, Utah

Projects: Trekking Towers; Sky-Bridge Tour; Dual Racing Zip Line; Kids Challenge Course

Dear Peter Baker,

Thank you very much for your interest in Bonsai's cutting edge design, installation and program options, as well as your logistical support during our site visit. Your attention and assistance during the Discovery Phase was very helpful, and we enjoyed collaborating with you on solutions to make your Aerial Adventure ideas come to life.

Enclosed herein is a third generation Feasibility Report, Concept Design, and Services Proposal. We've included an assessment of your site and program objectives, preliminary design renderings, and cost estimates to encourage the established momentum of this project.

The costs listed in the Services Proposal are valid for six months and are estimates dependent upon the scope and layout of the final design. To allow us to firmly schedule the design work and installation, please consider advancing from the Discovery to Design Phase via negotiation of a design contract.

Bonsai Design is dedicated to promoting a culture of stewardship, sustainability and ecologically friendly service while continuing to push the limits of innovative and accessible design in the outdoor adventure industry. Your team would be an ideal collaborator in achieving these pursuits and we genuinely appreciate the opportunity to develop a partnership in leading the charge to provide the public with world-class Aerial Adventure programs.

Sincerely,

Bonsai Design

I. Feasibility Report

Overview

Bonsai Design, LLC (“Bonsai”) conducted an original feasibility study on September 16, 2016, at Snowbasin Resort in Huntsville, Utah. Bonsai Design performed all of the on-site research, which included interviews and review of topographic maps, satellite images, and long-range photos. The field survey was performed by Thaddeus Shrader, and included owner interviews, review of topographic maps, satellite images, and long-range photos. The field survey included fall line projections and viability assessments of the customer-proposed course locations.

A second generation of design concepts and program layouts was determined by a secondary site visit in the Fall of 2017. This third generation report represents additional modifications to element designs and programming goals. Though final renderings of the trekking towers are not currently available, all efforts have been made to represent final designs as close as possible and to reflect all programming goals in this report.

Proposed Areas

The general topography of the proposed location is conducive to the successful installation of multiple Aerial Adventure Programs. The area around the base lodge supports the installation of all programs. Existing infrastructure will provide ideal surroundings and access points to the proposed programs. Products have been adjusted from the previous reports in order to reflect the Client’s program goals.

Centerpiece Trekking Tower

- This tower will serve primarily as an entrance tower to the remainder of the programs. It will provide an observation deck, jump / rappel zone (QUICKjump or other), kids play zones under the deck surface, and an entrance zip into the Adventure / Sky-Bridge Tour.
- This tower shall be located within the first small tree island adjacent to the maintenance building, near the alignment of the John Paul lift. The tower will be placed such as to minimize guy wire impingement on open ski terrain and also to maintain airspace separation/clearance requirement separation.

Trekking Towers w/ Sky-Bridge Tour

- The Trekking Towers will be independent vertical systems, providing three levels of progressively challenging play at each location. Two towers will be accessed via a system of ‘un-belayed’ bridges which provide access to multi-age groups not necessarily interested in strenuous activity. The third tower connection will be provided by a mid-level challenge element. Specifications of this element will be further explored throughout the design phase.

- Patrons can gain access to this grouping of elements via an entrance zip from the Centerpiece Tower or an un-belayed entrance bridge following a short hike.
- The trekking tower series shall be located in the tree grove just south and west of the entrance tower. They shall be placed within the treed zone such as to produce a wholesome and forested environment feel.

Dual Racing Zip Lines

- The Dual Racing Zip Lines will exit the Trekking / Sky-Bridge Tour and return patrons to the base lodge area.

Kids Challenge Course

- First choice location focuses on seasonal installation/ removal in the central area in front of the base lodge. Due to the modular design, specific location could be marginally flexible. It is currently proposed for the Kids Challenge Course to be part of a Phase 2 or Second-year installation.

Phases/Products

Bonsai Design is open to any variety of phasing for the proposed programs at Snowbasin Resort.

While a phased approach yields several financial advantages, building out the systems in a single push lowers overall costs by paring mobilization, crew housing, shipping, etc. Bonsai remains open and supportive of the client's preferred method. The Kids Challenge Course is understood to be part of a potential second Phase.

Trekking Towers

This proposed design creates an integrated set of Aerial Adventure Programs focused around the Trekking Towers. All PPE Systems would support this integration of activities.

This current design proposes a single tower serving as an observation deck, jump/rappel zone, and entry-option into a series of three towers connected by two Sky-Bridges and a challenge element. Each tower will have observation decks and three levels of challenge:

- Two towers will be connected with integrated off-belay Sky-Bridges. A third connection will be created by a challenge element.
- Kid's play zones in the 'bee hives' under the bridge and tower decking. This will consist of an off-belay netted area approximately 10 - 15' off the ground.
- On the kids play zone level, one tower connection will be provided by a spiraling kids netted tube, allowing for an exciting transfer from one bee-hive to another. The two additional transfers will be further explored throughout the design phase.
- Adventure Challenge Zone in the top of each tower. These zones will consist of a variety of Bonsai Challenge Elements able to be enjoyed by both groups and individuals.

It has been originally determined that the trees in this location are already under significant environmental stress, therefor Bonsai is proposing steel superstructure and wooden deck construction. This option not only mitigates further stress on this environment but also drastically reduces annual maintenance costs inherent to tree-based products.

- Bonsai has a wide variety of challenge elements to choose from, ranging from traditional elements to highly creative and custom-designed challenge activities. Difficulty levels would be vary based upon course height, with more challenging activities at the upper stations of each tower.
- Smart Belay Systems would be used where applicable; all PPE would be integrative throughout the property.
- Proximity to the lodge and access via the centerpiece Trekking Tower will increase patron interest and excitement.
- The course could be integrated into the surrounding tree canopy to highlight the natural environment. General topography is well-suited to achieve demanding course heights.

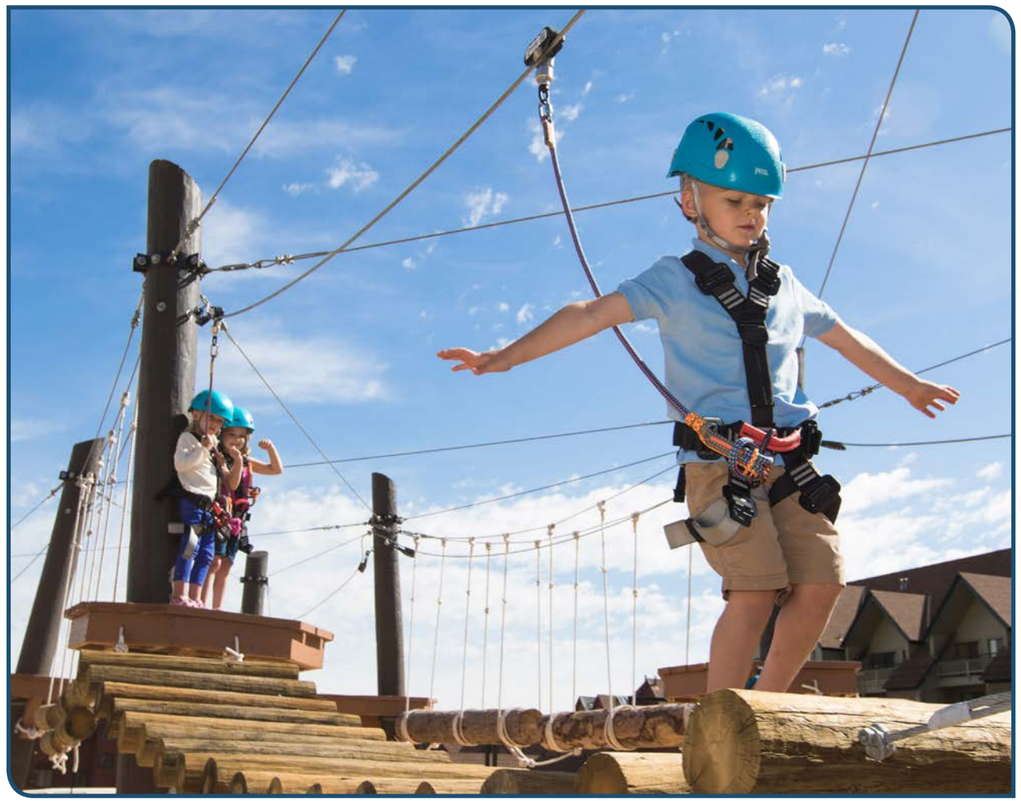
Dual Racing Zip Lines

A dual racing zip line would provide a dramatic exit from the Trekking Towers. Patrons choosing to stay off belay would be able to exit the towers via an ingress/egress bridge. Patrons choosing to participate in the challenge elements and/or wanting to experience the zip could be equipped with proper PPE and race their friends on the side-by-side racing zip.

Kids Challenge Course

The kids challenge course would provide kids the experience of aerial adventure on a seasonal basis. As a completely modular system, the Kids Challenge Course would be easily installed and removed for use on a seasonal basis, greatly increasing ROI potential while allowing for it not to interfere with traditional winter activities.

- It is currently proposed for this program to be part of a potential Phase 2 of the project.



The Environment

- The site exhibited aspects very conducive to the installation/operation of highly sought after aerial adventure systems.
- Seasonal use and access – spring/summer/fall use will be easy. For operational/business efficiencies, a likely shut down for winter months will be consistent with other seasonal tours or outdoor options in the area. If client so wishes, some exclusive winter event openings are possible. These would only be limited by staff availability or course access. No structural issues due to snow load or similar would preclude off season use, though maintenance programs may need to be considered for snow removal.
- Terrain – property topography is conducive to the installation of all of the proposed Aerial Adventure Programs. Elevation is accessible for the dual racing zip and entrance zip. The area proposed for the Trekking Towers will enable exhilarating course heights.
- An effort would be made to retain as much of the local flora as possible. Only small and low impact access roads would be created to facilitate both construction and subsequent emergency access requirements.
- Design calculations would take into account mountain location and possible high wind/ snow loading considerations.
- Drainage is adequate throughout the property. No standing water or swampy conditions are expected in any of the proposed locations.
- All rider envelopes would need to be designed with a high clearance to not pose any complications with traditional winter activities.

Environmental Conclusion

- ◊ Implementing a minimal-impact design and installation for the selected terrain and ecosystems is very feasible.
- ◊ The proposed programs yield an excellent long-term adventure attraction investment while protecting and retaining the natural environment, providing a superb educational platform.
- ◊ Therefore, with proper program layout, the overall environmental conditions of the area will be well protected, yet comfortably support the proposed Aerial Adventure activities.

Course Structural

- Braking systems for long span zip lines will incorporate zipSTOP primary brakes, as well as an emergency back-up system.
- Shorter tower-to-tower zips within the trekking towers will utilize the gravity brake and allow participants to alight on landing platforms without the difficulty of pulling through external braking systems.
- Bonsai has logged no soil test for the site yet. However, it is expected that soil analysis has been completed since significant construction has taken place on several parts of the property. The existing data will be incorporated during preliminary design analysis.
- Specific analysis of soil conditions will be required at bridge break-over and anchor stations, as well as anchors on challenge course and zip systems alike.

Course Structure Conclusion

- ◊ The proposed systems have undergone structural review on other projects and Bonsai does not foresee unknown issues with their installation.
- ◊ Bonsai has a rich history of building world-class Aerial Adventure Elements using wood and steel as primary structural components.

Ecological Impact

- Implementing a minimal-impact design and installation within the proposed locations is entirely possible, significantly elevating the adventure activities (especially during the summer season) on the property.
- Erosion prevention along all roads and access routes should be considered. Utilizing sustainable routing to avoid direct vertical ascending or descending will also mitigate water drainage issues.
- Design of all termination zones (towers or individual poles) would attempt to create as little ecological impact as possible.
- Where trees are surrounding installed structural components, all installation methods will focus on tree health and vitality with minimal invasion. Where trees are used as structural supports, Bonsai's installation techniques will focus on tree vitality and longevity.

Ecological Impact Conclusion

◊ The proposed programs yield an excellent long-term adventure attraction investment while protecting and retaining the natural environment, providing a superb educational platform.

◊ Therefore, with proper program layout, the overall environmental conditions of the resort should be well protected, yet comfortably support the proposed aerial adventure activities

Local Community Impact

- We believe the close proximity of a solid and able population will increase the demand for these products, especially when coupled with the traditional summer mountain tourism arenas which already exist on and near the property.
- The proposed location would not significantly increase traffic density beyond what was historic for the area already designed and built to accommodate.
- The increased traffic not withstanding; it is expected that the activities will meet with wide and very strong support.

Local Community Impact Conclusion

◊ Focused primarily on participants of a wide age group, as well as their families, Bonsai feels the immediate community will greatly benefit by the expansion of the property to include multiple Aerial Adventure Programs.

◊ Historically, the communities surrounding new Bonsai installations have benefited from the influx of additional tourism. At the same time, little to no change occurs in an area's natural terrain from the comparatively large-scale developments required to support similar levels of increased tourism and forest environment visitor-ship. Bonsai takes pride in constructing courses that blend in with the natural environment so there

should not be any objection from the community. Therefore, we believe the local and surrounding community will enjoy multifaceted benefits from the proposed aerial adventure based activities.

Programmatic

- The integrative nature of all Aerial Adventure Activities will serve as the foundation to all program considerations. Patrons could purchase a bundled package for multiple programs, while also singling out individual activities to participate in.
- The programs shall be designed specifically to accommodate clients of all ages, with an early focus on group activities. Challenge elements could be designed to maximize group dynamic and team-building intentions.
- Active teaching points will focus on personal challenge, team building, and breaking down mental barriers for all manner of participants.
- Passive teachable elements include local area history, geological aspects, local ecology, wildlife identification and historic reference.
- Platform and deck heights will allow for wonderful exposure and associated feeling of trepidation and excitement due to the perception of height.
- Challenge elements will be designed with a sequential progression of difficulty in order to increase the participant experience.

Programmatic Conclusion

◊ The teachable elements of the area and programs will provide interesting participant learning opportunities. The individually tailored programs will cater to a wide range of participant ages and abilities.

◊ In short, the area has the required aesthetics, existing infrastructure, recreation, and human resources to support the custom aerial adventure programs.

Access

- Multiple access roads exist around the property.
- Approximately 10 min. maximum travel time from the proposed build locations on the property to the base.
- Some new trail construction will be required for installation, operational and ongoing maintenance access.
- Emergency access would utilize newly built trails and current access roads. Primary

extraction would rely on foot traffic pathways.

- EMS Response should be planned as rural protocol with wilderness rescue/egress equipment available.
- Communication via hand held radios while on site for installation and emergency requirements as necessary.
- Cell service is noted to exist on the property
- All tour and program installations are planned to land and depart from within the overall property.

Access Conclusion

◊ Even though the proposed location may require additional trail/road construction for installation, operations and emergency services on the proposed area; the process is expected to go very smoothly.

Feasibility Report Conclusion

◊ The newly selected tower zone and alignment are very tasteful and will likely create an even higher level of interest and intrigue as they are positioned within view, yet far enough away so as to create a sense of wonder and curiosity.

◊ The additional potential for clients to experience the thrills, challenges and excitement of Bonsai Adventure Programs is excellently paired with the existing infrastructure and surrounding community.

II. Concept Design

Overview

Bonsai has the ability and desire to establish a lasting relationship with Snowbasin Resort in order to provide turn-key design/build services. Our firm is able to provide first class installations across all aspects of aerial adventure amenities. Providing a streamlined set of operations, maintenance and training manuals which apply across several types of adventure will keep liability low, and staff retention high.

With this installation, Bonsai's products will enhance the existing amenities as well as provide an educational platform from which locals and visitors can view natural landscapes with an element of (extreme) adventure.

Program Goals

The proposed programs intend to add new and highly sought after outdoor adventures which will compliment your existing setting. All development is intended to be designed and installed with minimal environmental impact and blend seamlessly with the natural setting. The aesthetics of Bonsai style courses will augment existing activities and will further both the education and excitement of visitors. Year one will likely focus primarily on group participation such as corporate / conference groups, etc.

Element and Course Options

The following elements and course options are conceptual in both scope and placement. They provide a general idea of how final designs would likely lay out. Bonsai can design and install each element individually, or as an incrementally staged effort to complete an overall master plan. Bonsai will also continue providing assistance in defining a programmatic structure, which utilizes the installations in an integrated and complimentary manner.

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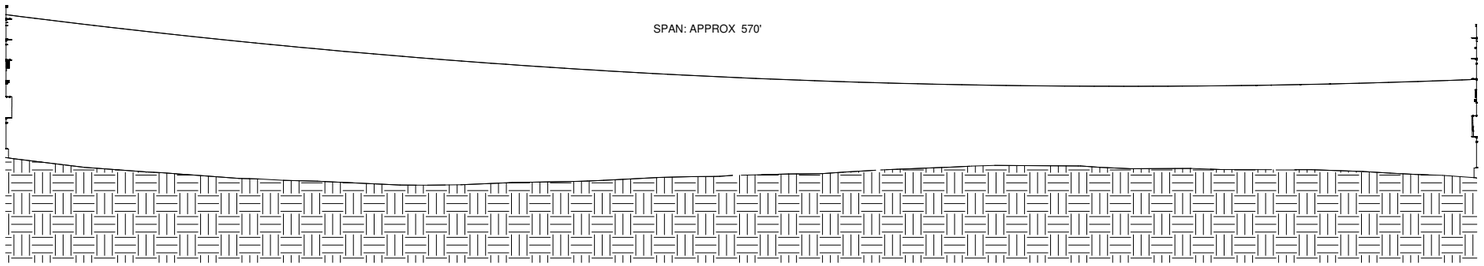
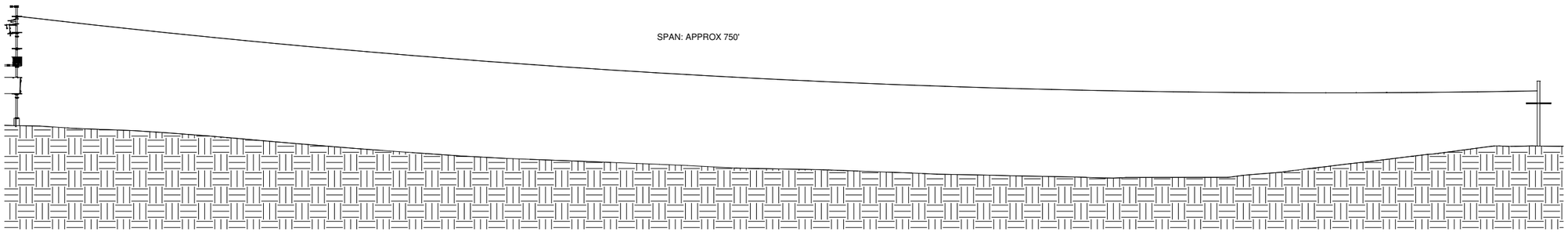
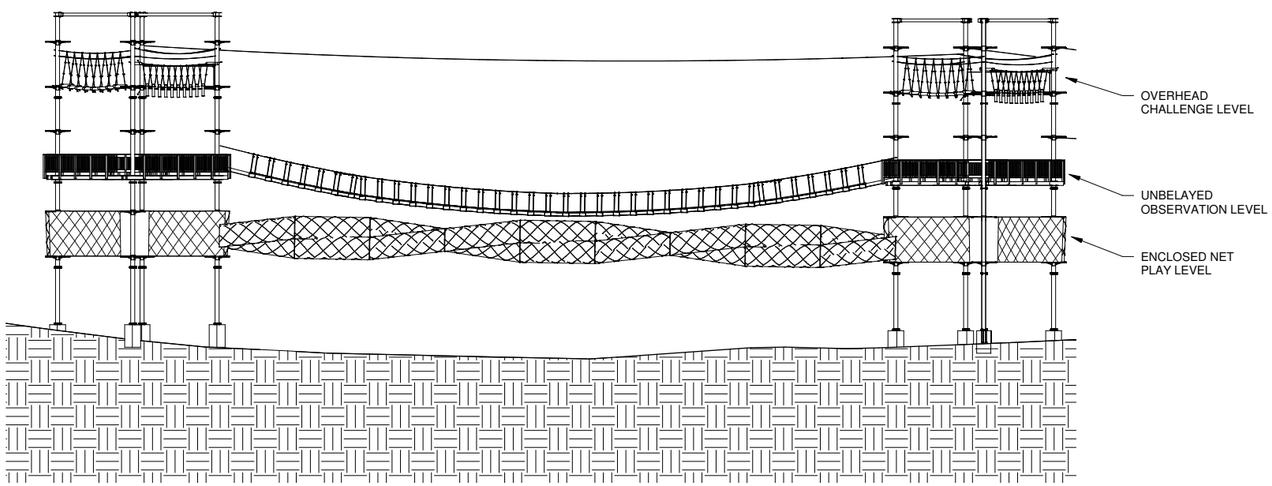
Course Layout



① TRANSFER ZIP TO MULTIPLE TOWERS
1/32" = 1'-0"



② DUAL RACING ZIP
1/32" = 1'-0"



③ PROFILE OF TOWER CONNECTION
1/16" = 1'-0"

Centerpiece Trekking Tower

Course Description

- Centerpiece Element
- Jump/Rappel Zone (QUICKjump or other)
- Off-belay netted Kids Play Zone beneath decking
- Observation deck
- Entrance zip to Trekking Tour

Target Population

- Primary target: Team Building Groups, Families, Children

Difficulty Level

- Easy

Tower Height

- Approximately 50’

Trekking Towers / Sky-Bridge Tour

Course Description

- 3 levels of adventure: kids play zone, adventure challenge zone, observation decks
  - Kids play zone: would be designed beneath bridge and tower decking in netted play tubes / ‘bee hives’, creating off-belay experience for children
  - Adventure Challenge Zone: on-belay series of challenge elements on upper portions of the Trekking Towers
  - 2 off-belay Sky-Bridges
  - 1 expansive challenge element
- Overall system would support both off-belay patrons as well as patrons wishing to experience the challenges of aerial adventure with associated PPE Systems.

Target Population

- Primary target: Team Building Groups, Families, Children

Difficulty Level

- Easy, moderate and challenging elements will be available.

Dual Racing Zip Line Exit

Course Description

- Primary function to serve as exit from Trekking Tour
- Patrons race against their friends/family back to base lodge area
- Participant Passive zipSTOP brakes would serve as the primary braking system. A Bonsai manufactured emergency braking system would also be utilized.

Target Population

- Children, families, guests of all ages and ability levels

Difficulty Level

- Moderate

Zip Length

- Dual racing exit zips will likely be about 650’ long
- Entrance tower to trekking zone zip line will likely be 600’ in length as well

Kids Challenge Course

Course Description

- 6 challenge elements incorporating smart belay systems: similar PPE systems as used in larger Aerial Adventure Programs on-site
- Modular design for seasonal installation
- Small course footprint for ease of operations

Target Population

- Children: typical weight range = 30 – 100 lbs.

Difficulty Level

- Easy / moderate for applicable ages

Component Descriptions

Fall Protection

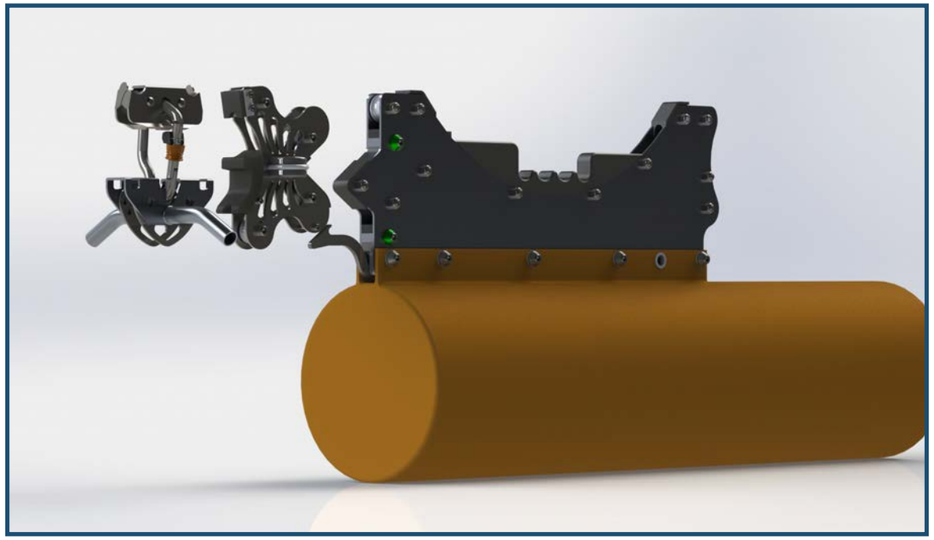
- Protection for guests on zip lines and climbing/jump towers will be provided by adjustable lanyards and steel clips attached to safety harnesses. Participants at-height will always be clipped in to belay-quality attachment points designed and installed to meet the fall protection standards recommended by the Association for Challenge Course Technology (“ACCT”). Transfers from one element to the next will be handled directly by trained guides.

Challenge Elements

- Bonsai has designed a variety of physically challenging elements which will support a wide range of participant skill levels. These activities range from traverses, to climbs, balances, wobbles, swings, and grapples. The area layout links elements in such a way as to provide multiple path options and re-congregate at multiple locations.

Braking Systems

- On our zip lines, Bonsai considers the specific and individual course speeds, forces and loads, and provides a custom mechanical braking system to safely stop participants. Our design targets ease of use, minimizing guide fatigue while maximizing participant safety and comfort. Bonsai has a suite of manufactured Braking Systems to compliment our various products.



III. Services Proposal

Installation

- Bonsai will provide project management and specialized skilled labor and materials for the installation of all courses. All elements of the project will be designed and built to meet or exceed the Association for Challenge Course Technology (ACCT) and other applicable standards and commercial codes.
  - ◊ Installation based upon design with field adjustments for optimization
  - ◊ Final proof testing and operations testing
  - ◊ Final map of course layout, infrastructure, and exact specifications
  - ◊ Full Course Commissioning Binder provided
  - ◊ Initial Course Installation Report provided by Bonsai

Safety Equipment

- Guests and guides will be outfitted with both fall protection equipment and zip line equipment in order to access and traverse the course. Equipment for use in rescues and emergencies will be placed strategically throughout the course as well, so that guides can quickly respond when participants require assistance. Once final designs for the course have been agreed upon, we will present options and recommendations for choosing course safety equipment. The following equipment will typically be required:

- ◊ Harnesses (seat and chest combination or full body)
- ◊ Helmets
- ◊ Adjustable fall protection lanyards
- ◊ Custom zip trolleys and zip positioning lanyards
- ◊ Personal protection and positioning gear for staff performing routine inspection and maintenance procedures
- ◊ Belay devices
- ◊ Take down equipment if needed for tower extraction
- ◊ Rescue equipment to be stationed at strategic locations on each course

Projected Capacity and Staffing

Staff requirements would be designed specific to each product.

Training

Bonsai will provide on-site training for up to 10 staff per group. The first two training sessions for two sets of staff will take two weeks. In addition to this intensive training program we will provide on-site consulting and oversight of the course during the first week of operation to ensure a safe and smooth start. Though the formal training sessions will lay the conceptual groundwork, only through continuing practice and experience will staff ultimately develop the judgment and skill required to manage course safety with consistency and reliability. Thus it will be very important to implement an ongoing program of in-house skills review and continuing education to build upon and consolidate the skills learned during the basic training program. Staff will receive the following 60 hour program approved training:

- Adventure Program Philosophy and Leadership
- Staff Qualifications
- Course Orientation and Rules
- Informed Consent
- Course Operation
- Equipment Inspection and Care
- Course Hardware and Inspection
- Rescue Procedures
- Emergency Protocol
- Lightning and Inclement Weather Protocols

All guides will receive 10 hours of assessment including a written exam and on-course skills demonstration.

On-Site Start-up Consultation

In addition to the intensive training program, we will provide on-site consulting on the course during the first week of operation to ensure a safe and smooth start.

Documentation

We will provide the following documentation as needed:

- Illustrated Guide Training Manual
- Written standard operating and risk management procedures
- Written inspection and maintenance logs with associated equipment
- Written record-keeping templates for ongoing staff development

On-going Support

Bonsai has great pride in our ongoing relationships with many of our original zip line and canopy tour customers. Our inspection, maintenance, repairs, equipment and training services reach farther than the usual client-vendor relationship. We consider all of our clients to be a part of the Bonsai family and they are given the highest priority of our business focus. Downtime is kept to a minimum and you can trust that we will be there when you need us.

Estimated Cost Ranges

Total Project Cost - Year One

- ◊ Including Design, Installation & an undefined number of PPE
- ◊ ..... **$825,000 to $1,060,000**

Itemized Programs

Centerpiece Trekking Tower w/ QUICKjump

- ◊ **$145,000**

Entry Zip

- ◊ **$70,000**

Set of 3 Trekking Towers and Components

- ◊ ..... **$565,000 to $615,000**

Dual Racing Zip

- ◊ Price applicable if incorporated into Trekking Tower Program
- ◊ **$225,000**

Potential Phase 2 Cost

Kids Challenge Course

- ◊ ..... **$130,000 to $150,000**

Next Steps

- ◊ Consider timing for design and installation
- ◊ Present a preliminary concept rendering and Master Development Plan
- ◊ Review Design & Installation master services agreement; process legal feedback loops and questions as necessary; determine necessary permitting / regulatory bodies and prepare compliance protocols – execute and begin services for design change order
- ◊ Confirm design and installation milestones
- ◊ Finalize Phase One client feedback, finalize schematic design, then finalize installation costs based on client scope choices
- ◊ Prepare necessary plans, drawings and specifications – engineer review
- ◊ Determine split costs and shared responsibilities where applicable (lodging, transportation, surveys, etc.)
- ◊ Establish a construction time line and finalize construction plans
- ◊ Execute installation services change order
- ◊ Installation!
- ◊ Provide staff training
- ◊ Certify the course
- ◊ Begin operations and celebrate a grand opening!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