

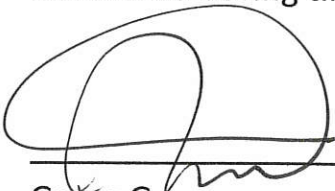


January 17, 2013

Re: Powder Mountain Snow Safety and Summit Development

Avalanche hazard or risk is determined by an assortment of factors that include; snow load, slope angle, terrain features, aspect of terrain and weather. The avalanche risks or hazards are identified by trained members of the Powder Mountain Snow Safety department after evaluating the following elements; past/recent history of avalanches in a specific area, consideration of snow load, integrity of snowpack, slope angle, terrain features and the effect current, as well as, forecasted weather conditions will have on the snowpack. Upon determination of an area that is considered to be an avalanche hazard or avalanche risk, efforts will be taken to mitigate the hazard/risk by use of explosives, ski cuts or a combination of both methods. Hazards and risks can also be mitigated by staying out of these areas until they have stabilized naturally. Known avalanche paths or areas of risk are evaluated/tested frequently to monitor the stability of the snowpack.

The areas of Summit's proposed development plan as indicated on the attached topographical map are considered to have a low risk of avalanche danger because their location is above the identified possible avalanche paths. The avalanche hazard or risk may change in the proposed development area by excavation or from avalanches from large or steep roofs on buildings or structures. These areas will be mitigated as a part of the Powder Mountain Avalanche program and will incorporate the methods currently used at the resort. If owners or guests plan on using the areas below the development plan, within the identified possible avalanche paths, caution shall be utilized and mitigation efforts shall be conducted during times when snow is present.



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Gregg Greer

General Manager

Powder Mountain Resort Management