

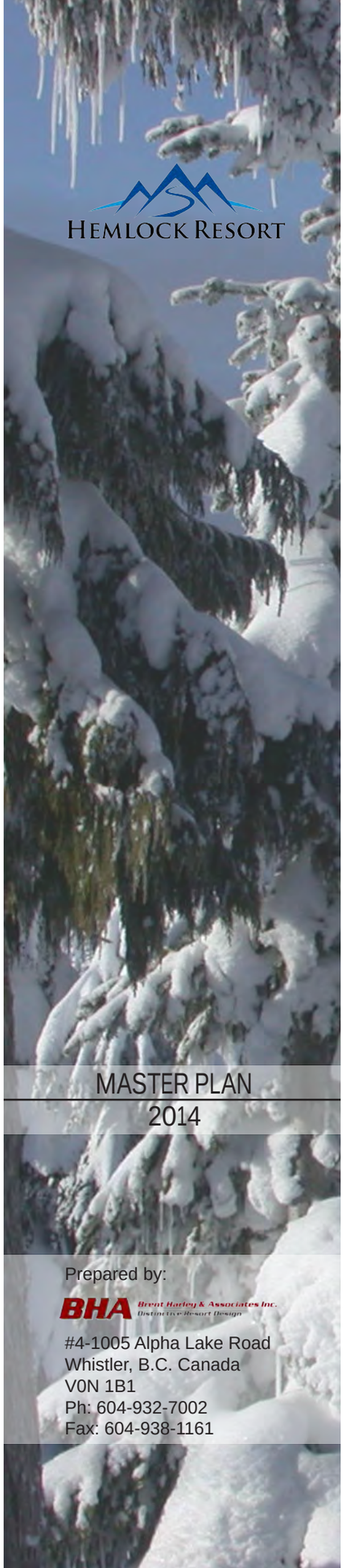
HEMLOCK RESORT

MASTER PLAN 2014

Prepared by:

BHA Brent Harley & Associates Inc.
Distinctive Mountain Resort Design

#4-1005 Alpha Lake Road
Whistler, B.C. Canada
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Cover Photo: Hemlock Resort, BC, Canada

March 10, 2014

Ms. Terry Pratt
Ministry of Tourism, Culture and the Arts
#510, 175 2nd Avenue
Kamloops, BC V2C 2C2

Re: Hemlock Resort Master Plan

Dear Ms. Pratt,

On behalf of the Berezan Group, we are pleased to submit the following proposed Hemlock Resort Master Plan for your review and consideration.

The Master Plan describes an opportunity to create an exciting, one-of-a-kind, all season mountain resort and lifestyle community that will enhance British Columbia's reputation as a world class tourist destination. The potential is to establish a well balanced and integrated mix of winter mountain facilities at Hemlock, anchored by skiing and snowboarding, all staged from a series of unique and special villages. This will be complemented by an equally attractive blend of summer facilities directly associated and linked with a waterfront village on Harrison Lake. A joint venture agreement between the Berezan Group and the sts'ailes Indian Band is currently being negotiated to facilitate the development of portions of the project.

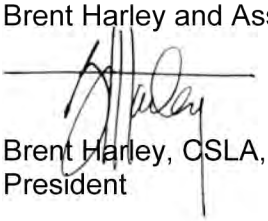
The phased implementation of the Master Plan is designed to create a completed resort product in an incremental fashion, growing in response to the demands and expectations of the marketplace.

The fact that the proposed development of these world class mountain resort facilities and attributes: are located within the largely untapped regional market of the Fraser Valley; are within two hours drive of 2.5 million people; are easily accessible from the Vancouver International Airport, and; will be developed within the context of a well established working relationship between the Berezan Group and the Sts'ailes Indian Band; all strongly suggests that Hemlock Resort has the makings of being a major success.

As you evaluate the contents of the Master Plan, please feel free to call if you have any questions or comments.

I look forward to hearing from you.

Respectfully,
Brent Harley and Associates Inc.



Brent Harley, CSLA, BES, MBA
President



HEMLOCK RESORT

EXECUTIVE SUMMARY



HEMLOCK RESORT

Introduction

This Master Plan delineates an exciting opportunity for Hemlock Resort to significantly improve the quality of their offering and establish the area as a world class destination mountain resort and community.

The intent of this document is to provide a conceptual road map to these improvements in an environmentally, socially, culturally and economically sustainable fashion. The Master Plan describes a well balanced expansion, designed to act as a placeholder to enable sequential and timely responses to the marketplace's demand for a distinctive mountain resort product in British Columbia. It was created with considerable insights from the Berezan Group, the resort owners. Throughout the design and planning process, Mr. Ralph Berezan has worked closely with Chief William Charlie and the Sts'ailes First Nation, to create a joint venture approach to expansion of the resort. The Current Sts'ailes Chief Harvey Paul and council "strongly support" the Hemlock Ski Resort Master Plan.

The Planning Process

Hemlock has long been identified as having the potential to be a significant mountain resort. The area has a wide variety of skiable terrain with a reliable snowpack, year round backcountry recreation opportunities and a beautiful mountainous setting with striking vistas. It is approximately a one hour drive from Abbotsford International Airport and just over two hours from Vancouver International Airport. Hemlock is immediately adjacent to the largely un-serviced skier marketplace of the Fraser Valley. This combination has had all of the markings of success. Unfortunately, circumstances have caused the resort's development to stall and languish. With the purchase of Hemlock by the Berezan Group in the fall of 2006, the resort was poised for a fresh start.

In March of 2008, Brent Harley and Associates Inc., (BHA) were retained to create a new Master Plan to guide the future development of Hemlock. Anticipating a growing market for a unique, well rounded, all-season mountain resort experience, a comprehensive Vision for Hemlock was crafted as the foundation of the Master Plan. Subsequently a detailed terrain analysis of the study area confirmed the technical viability for major expansion of the area's alpine skiing and snowboarding. Complementing this, an in-depth analysis found an assortment of base area and associated four season resort facility lands with direct connections to the potential mountain development. A wide variety of concepts were created to explore the resort development opportunities. These concepts were vetted through an iterative process, culminating in the Hemlock Master Plan.

A Vision for the Future

Hemlock Resort is envisioned:

"To be a unique cutting edge, four season mountain resort, catering to local, regional and destination guests, in a dynamic fashion, offering an easily accessible refuge and escape from the City."

Supporting this, the following goals and objectives acted as the guide to the creation of the Hemlock Master Plan:

- Respect the natural attributes of the mountain and the setting recognizing that these are Hemlock's primary attraction and currency;
- Establish an unprecedented working relationship with the Sts'ailes First Nation – one that will assist both parties to respectfully achieve sustained prosperity[1];

[1]Sustained Prosperity is defined as the steady state condition where the Resort able to maintain, ongoing economic well being without requiring the continued land development and physical growth that will ultimately compromise the unique attributes which make up the social, cultural and natural environments that are the cornerstone to its character and success.

- Provide state of the art, all-season facilities linking the mountain, the village and base areas and Harrison Lake;
- Focus on the development and operation of a wide variety of recreation and retreat pursuits;
- Cater to the needs and expectations of the day use visitors and the local resort residential population, establishing them as the baseline community to which destination guests will strive to identify with;
- Provide a well-balanced, lift serviced alpine skiing and snowboarding experience as the primary winter attraction;
- Offer a diverse range of attractions to complement the alpine skiing including, but not limited to, cross-country skiing, tubing, snowshoeing, snowmobiling and backcounty touring;
- Establish summer facilities including, but not limited to, lift serviced mountain biking, cross-country mountain biking, nature trails, hiking, swimming, boating, golfing, ATVing and horseback riding;
- Establish a diverse mix of village based facilities and amenities including restaurants, pubs, bistros, retail, equipment rental, training facilities, spas and "unique to Hemlock" outlets and galleries;
- Incorporate resort residential developments, designed to be directly connected to all of the area's attributes by capitalizing on "ski in/ski out" opportunities, immediately accessible all season trails, well positioned solar access and world class viewscapes.
- Progressively establish a distinctive mountain resort community at Hemlock.

Existing Resort

LOCATION

Hemlock is an existing ski resort located on the northern edge of the Fraser Valley, approximately 65 km west of Chilliwack and 125 km east of Vancouver, BC. The Vancouver and Abbotsford International Airports offer easy access for visitors from all over the world.

REGIONAL CONTEXT

Hemlock's close proximity to the 2.3 million people that live in the greater metropolitan Vancouver area gives the resort a very large market to draw from.

Hemlock is located within Area 'C' of the Fraser Valley Regional District. Land use decisions are legally guided by an Official Community Plan (OCP) and Zoning Bylaws specific to the Resort.

EXISTING LAND USES

Within the defined Study Area, existing land uses have been inventoried and taken into account in the creation of the development concepts and ultimately the Master Plan.

ENVIRONMENTAL SUMMARY AND MITIGATION

Pottinger Gaherty Environmental Consultants Ltd. (PGL) was engaged by Berezan Management Ltd. in the fall of 2008 to complete an overview assessment of potential environmental issues associated with the proposed expansion of Hemlock. In conclusion, PGL found no environmental "show stoppers" that would suggest that the lands within the study area should not be considered for the proposed expansion and development of Hemlock Resort. Ways to avoid or mitigate the potential impacts are summarized in their report. A more detailed environmental assessment will be required as the foundation to final design and mitigation.

EXISTING FACILITIES

Mountain Facilities

The current alpine skiing facilities at Hemlock consist of 4 ski lifts servicing 146.8 hectares of developed ski terrain on 35 named trails with a Controlled Recreation Area (CRA) of 346 hectares. Skiing and snowboarding are offered on the south and southwest slopes of Hemlock, utilizing a 100% natural snowpack to ski on.

These facilities have a Comfortable Carrying Capacity (CCC) of approximately 1,150 skiers/boarders per day. (For the purposes of this Master Plan, any future reference to skiers will imply skiers and snowboarders).

An analysis of the existing ski terrain found it to be unbalanced in terms of the distribution typically found in the skier marketplace. A goal of the Master Plan is to address this imbalance.

The Balanced Resort Capacity (BRC) is the cumulative capacity of the resort's facilities in terms of visitors per day. Hemlock's existing BRC equals 1,640 guests per day.

Base Area Facilities

The primary critical mass of existing base area facilities is found in the Hemlock Base Lodge area. The analysis of these facilities, as they relate to the BRC, found some shortcomings in the amount of built space for retail, washrooms, public lockers and day care. Adjustments to these shortcomings will be addressed in the proposed improvements.

Overnight Accommodation

The existing residential and commercial accommodation facilities at Hemlock have evolved over time, originally designed to coincide with the development of the skiing facilities. Currently, the existing overnight accommodation total 226 existing resort residential units at Hemlock.

This equates to 1,072 bed units. About 60% of the existing overnight accommodation units can be classified as ski in/ski out or are within a comfortable walking distance to the base area. This equates to 598 bed units that have direct access to the skiing. This is a positive attribute that differentiates Hemlock from most other mountain resorts in North America. As a comparison, Whistler has only about 20% of its bed base that can be designated as ski in/ski out.

Parking

Parking for day use visitors are provided for in the dedicated parking lots in front of the Day Lodge. The parking lot capacity totals about 750 cars equating to approximately 2,250 day use visitors. In addition, parking capacity for another 594 guests is accommodated within resort residential units that have ski in/ski out qualities or are within comfortable walking distance. As such, Hemlock currently has the capacity to park a total of 2,844 guests. Comparing this to Hemlock's existing BRC of 1,640 guests per day, there appears to be more than sufficient capacity to cater to the number of guests that would be at Hemlock on a full day.

Site Analysis

THE MOUNTAIN AND THE BASE

The study area was analysed in terms of slope, elevation, aspect and fall-line in order to gain an understanding of the alpine skiing development potential and its capability to physically and environmentally support additional four season recreation activities.

The terrain is varied in terms of its aspect and gradients. It is effectively a series of faces and bowls that will provide a wide variety of skiing experiences. The way these areas are physically tied together makes the development very phaseable. It also enables the creation of facilities that will cater to sense of exploring, adventure and escape, different than the "yo-yo" skiing found at so many other ski areas. At buildout, it is easy to picture a mountain resort that will enable the skier to stage from one area of the mountain and travel to several remote destinations and back again over the course of the day. Done well, this will differentiate Hemlock, making it unique. In doing so, it will strength the overall mountain resort offering within the Province. This could enable Hemlock to become a major world class destination resort.

As the physical potential was being determined, the resultant study area was evaluated by the environmental consultants, Pottinger Gaherty. The results of their review were used during the subsequent planning and design exercises, in an effort to determine and minimize impact on the land.

Master Plan

The Hemlock Master Plan describes the proposed transformation of this fledging ski area into a major, all-season world class destination resort. The Master Plan document is divided into a series of parts describing the various elements of the proposed development and associated rationale. This includes the Mountain and Facilities Plans, Winter Mountain Facilities, Summer Mountain Facilities, Balanced Resort Capacity, Base Area Village Development Plans, Controlled Recreation Boundary, Phased Implementation, Socio-Economic Impact, Market Review, Environmental Overview and Pro Forma.

MOUNTAIN AND FACILITIES PLAN

The Mountain and Facilities Plan defines the vast array of facilities proposed for development at Hemlock. The design and location of these facilities carefully take into account the natural attributes of the terrain, the setting and the environment, in an effort to minimize the "footprint" on the land. Where there is impact, it is recognized that mitigation actions will be necessary, with the objective of healing the land as quickly and completely as possible.

In the winter, the proposed facilities include the expanded ski lift and trail offering, complemented by ski touring, cross-country skiing, tubing, snowshoeing, snowplay, and snowmobiling. In the summer, the proposed facilities and development opportunities include downhill and cross-country mountain biking, hiking, sightseeing, ziplining, boating, fishing, swimming, ATVing, golfing and horseback riding.

WINTER SEASON

Winter Mountain Facility Development Goals

The primary development goals for the mountain as they relate to winter facilities are to:

- Establish Hemlock as an economically viable all-season resort;
- Ensure that all winter facility development is completed in an environmentally sensitive fashion;
- Develop an alpine skiing and snowboard product that establishes a unique and distinctive character, and is fundamentally about 'mountain play'.
- Creatively expand the ski lift and trail configuration at Hemlock, sequentially establishing and maintaining a balanced offering that anticipates and capitalizes on evolving market trends, reflects skier expectations and market composition;
- Incorporate a variety of new facilities and amenities designed to diversify the range of winter activities, facilities and amenities available at Hemlock.

WINTER MOUNTAIN FACILITIES AND AMENITIES DEVELOPMENT PLANS

Expansion Areas

With skiing being the primary winter attraction at Hemlock, the Master Planning process focused a great deal of detail and attention on the design of the ski terrain expansion. A wide variety of ski terrain will be established, staged from a new village, replacing the existing base area as well as from two new additional villages. As planned, the resort will offer new skiing opportunities for all levels of skiers with trails leading to and connecting to the existing mountain and base facilities. The skiing experience will be very diverse, with day skiers, destination guests and residents able to choose to focus on a single area of the mountain or spend their day exploring the

mountain, travelling over snow from one end of Hemlock to the other. Conceptually, this creates a resort experience similar to that found in Europe, but unique to the specific attributes of Hemlock.

Ski Lifts and Trails

The new ski lift and trail configuration at Hemlock has been designed to:

- Upgrade and modernize the ski lift systems;
- Balance the uphill capacity of the ski lifts with the downhill capacity of the ski trails;
- Reflect the full spectrum of the skill class distribution found within the skier marketplace;
- Develop terrain that offers something for everyone, (from traditional ski runs to gladed, adventure terrain for all ability levels) - that reinforces the diverse expectations of the skier marketplace;
- Develop intermediate/entry level glades that are 'feathered' into more advanced gladed terrain;
- Maximize and enhance the ski to/ski from capabilities of the base village and resort residential areas.

At buildout of the Master Plan, Hemlock will consist of 23 ski lifts servicing 283 formal trails plus glades. This is an increase of 19 ski lifts and 248 ski trails from what is currently in place. With the addition of approximately 1,108.8 hectares of developed ski terrain, this will bring Hemlock's total developed ski terrain to 1,255.6 hectares.

Comfortable Carrying Capacity

In total, at buildout, the alpine skiing facilities will have a Comfortable Carrying Capacity (CCC) of approximately 13,440 skiers/boarders per day.

Distribution

The resultant offering will approximate the distribution of the skill classes found in the skier marketplace.

Other Winter Facilities and Amenities

Hemlock has the opportunity of be so much more than just alpine skiing. Some of this has been initiated already. Combining the diverse range of natural attributes that the Hemlock area has to offer with the needs and expectations of residents, guests and visitors, the Master Plan includes a wide variety of winter activities. The objective will be to gradually add more to the winter offering. These include the establishment of:

- Expanded facilities for cross-country skiing, backcountry touring, winter play, ice skating, snowshoeing, tubing, snowmobiling, etc.;
- Winter zip lining and treetop adventures;
- An extensive multi-use network of trails throughout the resort including:
  - A lighted "valley trail" system acting as the primary spine that links all areas of Hemlock, designed to cater to walking, snow running and track-set cross-country skiing, "pouch-loop" skiing, horse drawn sleigh rides, etc.;
  - Smaller, single track trails for hiking, dog walking, snowshoeing, backcountry touring, winter mountain biking, running and training, etc.;
  - Snowmobile trails leading away from the resort and connecting to regional trails, outside of the Controlled Recreation Area;
- Snowmobile staging facilities including drop off areas, storage, gas and maintenance;
- Village oriented winter attractions (water park, health and wellness spas, conference centre, shopping, dining, galleries, programmed events, concerts, celebrations, and hotel escapes, etc).

SUMMER SEASON

Summer Mountain Facility Development Goals

To date, formalized summer activity at Hemlock has been largely non-existent. However, with the beautiful mountain setting, the skiing facilities, the development of on-mountain villages, and the lakeside development on Harrison Lake, it is readily apparent that the Hemlock area is very well suited to the development of summer facilities, amenities and operational programs. As such, the primary development goals for the mountain, as they relate to summer facilities are to:

- Establish Hemlock as an economically viable all-season resort;
- Establish facilities of a unique and distinctive character that is fundamentally about 'mountain play'.
- Establish a wide range of summer facilities and amenities on the mountain that will act as "escape to the mountains" type of attractions that complement the size and scale of development established for winter use;
- Establish Hemlock as a downhill and cross-country mountain biking "mecca";
- Establish a wide range of waterfront amenities and facilities on Harrison Lake;
- Establish a hierarchy of multi-use trail systems;
- Establish at least one and possibly two golf courses overlooking Harrison Lake;
- Build on the development of the ski lift serviced infrastructure and village development, programming their use for summer and the shoulder seasons;
- Ensure that all summer facility development is completed in an environmentally sensitive fashion.

Summer Mountain Facilities and Amenities Development Plans

Over the course of the Master Planning process, it became very clear that Hemlock has the physical potential to realize their summer season goals. One of the primary summer opportunities that has been identified and incorporated into the plans is to establish Hemlock as a destination mountain biking centre, catering to both to lift serviced and cross-country disciplines. Hemlock has an ideal mix of the slope gradients and vertical for all types of mountain biking. This, along with improvements to the ski lift configuration, combined with the largely untapped market of the Fraser Valley, strongly suggests that the resort is well placed to service this opportunity.

Further, a wide array of summer oriented facilities have been incorporated into the plans, designed to cater to the perceived desires and expectations of guests, second home owners and residents. These include the following:

- An extensive network of trails throughout the resort. This will largely utilize the same trail system used for winter facilities. It will include a:
  - Paved "valley trail" system as the primary spine that links all areas of Hemlock, designed to cater to walking, jogging, roller blading and biking;
  - Gravel surfaced trails for hiking, jogging, dog walking, cross-country mountain biking, horseback riding, interpretive programs, etc.;
  - Single track trails for technical hikes and mountain biking, etc.;
- Lift-serviced facilities and activities (downhill mountain bike park, sightseeing, zip lines, tree walk adventures, hiking interpretive tours, horseback riding, etc.);
- Waterfront oriented facilities, activities and amenities on Harrison Lake (beaches, boating, marina, swimming, fishing etc.);
- An eighteen hole golf course staged from the proposed Quqwathem Village.

Balanced Resort Capacity

With the development and expansion of the:

- outdoors attractions of nordic skiing, tubing, skating, winter play, and snowmobiling;
- indoors attractions of a conference centre, spa, health and wellness facilities;

plus

- the passive visitors at the resort just to watch, shop and enjoy the ambience;

another 3,201 guests per day have been added to the total number of guests that can be expected at the Resort at capacity. Cumulatively, the Balanced Resort Capacity (BRC) increases the total potential at Hemlock to 16,641 guests per day.

The Mountain Plan

The following (Figures E-1, E-2 and E-3) illustrates Hemlock Resort at build out.

FIGURE E-1: HEMLOCK RESORT AT BUILDOUT 3D

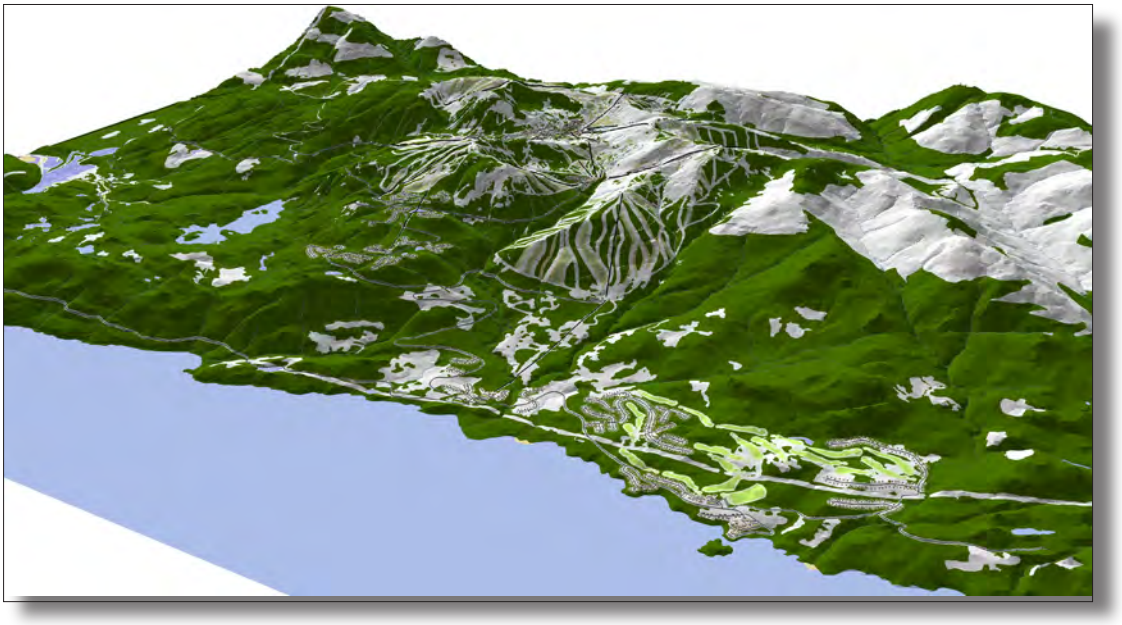


FIGURE E-2: HEMLOCK RESORT AT BUILDOUT 3D





HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

- Proposed Ski Lifts
- Existing Ski Lifts
- Proposed CRA
- Proposed Joint Venture

Ski Runs

- Extreme
- Expert
- Advanced
- Intermediate
- Low Intermediate
- Novice
- Beginner
- Cat Track

Vegetation

- Gladed-Dense Cover
- Gladed-Sparse cover
- Full cover

Prepared for:

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Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:30,000

0 300 600 900 1,200 Meters

N

Illustrative by Skier Category

Fig E-3

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BASE AREA VILLAGE DEVELOPMENT PLANS

The proposed improvements and expansion of the base area village development at Hemlock have been designed to complement the mountain's attributes, amenities and planned facilities. These developments will be gradually incorporated in balance with the establishment of additional skiing and associated mountain resort attractions.

Base Area Village Development Goals

The primary development goals for the base area facilities are to:

- Develop the base areas at Hemlock in a comprehensive and integrated fashion that caters to day use visitors and destination guests, second home owners and residents in a high quality, all-season capacity;
- Incorporate direct linkages to and from the base areas and the resort residential developments by establishing and maintaining ski to/ski from trail development to the greatest degree possible, as well as establishing the highly integrated all-purpose trail network;
- Establish the base area facilities and resort residential development in in balance with the capacities of the resort's attractions - recognizing that there are absolute limits to growth;
- Ensure that all base area development is completed in a proactive, environmentally sensitive fashion;
- Balance base area facilities and bed units with on-mountain capacity and BRC;
- Incorporate a variety of resort residential accommodation forms;
- Incorporate affordable resident and employee housing;
- Improve the quality of all of the base area elements at Hemlock in an all-season capacity.

BUILT SPACE

Built space requirements are driven by the BRC of the resort's facilities. At buildout, Hemlock must have the ability to provide for the needs of approximately 16,641 guests on any given day. The types of built space need to complement needs and expectations ranging from restaurants, bars, commercial and retail outlets, rental and repair shops, guest services, ski school, patrol and first aid, day care, lockers, resort administration and employee facilities. As Hemlock grows in stature and reputation as a destination resort, these facilities need to be broadened to provide for the expectations of guests staying for extended visits. These include a greater variety of restaurants, retail outlets, convention, seminar and retreat facilities, theatre, spas and recreation facilities. Further, as more accommodation is used by full time residents, their needs also have to be taken into account, including such facilities as a grocery store, liquor store, day care, drug store, hardware, post office, church, community centre, etc.

By buildout, the amount of facility related space increases from the existing 16,200 square feet to 279,542 square feet. Internal to this, destination and resident oriented space grows from the current zero square feet to 79,900 square feet.

The location of these base area facilities will be spread over the resort in a variety of locations, directly associated with the adjacent mountain facilities and resort residential development.

Overnight Accommodation

Overnight accommodation is directly connected to the appropriate number of bed units that should be in place at Hemlock. Based on the ASRG Bed Unit Model and the calculated BRC of 16,641 guests per day, the number of bed units that should be in place at Hemlock at buildout is 19,969. Of these there are already 1,072 bed units in place.

Over the course of development of resort residential from the current offering to buildout, the distribution of bed units by accommodation type will be 40% public (available for nightly rental), 45% private (privately held and used) and 15% resident/employee deed restricted housing (the working community necessary to key all aspects of the resort functioning).

Development Areas

The development areas defined within the Master Plan include, Hemlock Village, the West Face Village, the Residents, the Pinnacle, the Chateau Hemlock, the Enclave, Cottonwood Estates, Quqwathem Village and Northwood. Each of these areas have special qualities, attributes and characteristics. They have all been laid out to service and complement the adjacent mountain facilities. Each development area, as illustrated in the site plans, has been designed to tie into the land. While these are pre-engineering plans, the roads and development areas have been graded to ensure that they are valid and representative of what can be built.

West Face Village

The West Face Village has been identified as the first base area development opportunity to be capitalized on. It will become the iconic focal point for Hemlock. Once developed, it will become the centre of the community and resident activity at Hemlock. By buildout, on a year round basis it will house such fundamental resident needs as a grocery store, liquor store, post office, medical centre, school, church, community services centre, library, theatre, hardware and retail stores. This will be augmented with such tourist oriented facilities as restaurants bars, cafes, Hemlock specific galleries, shops and specialized retail and sporting goods outlets. As planned, it will be a pedestrian oriented Village, with easy vehicle access complemented by convenient day use, destination and short term parking. Each of the plazas internal to the Village will be designed to create and maintain unique character designed to maximize enjoyable experiences. It will have direct connections to the skiing as well as gondola links to the Pinnacle and ultimately out to the Chateau Hemlock.

FIGURE E-4: WEST FACE VILLAGE PLAN

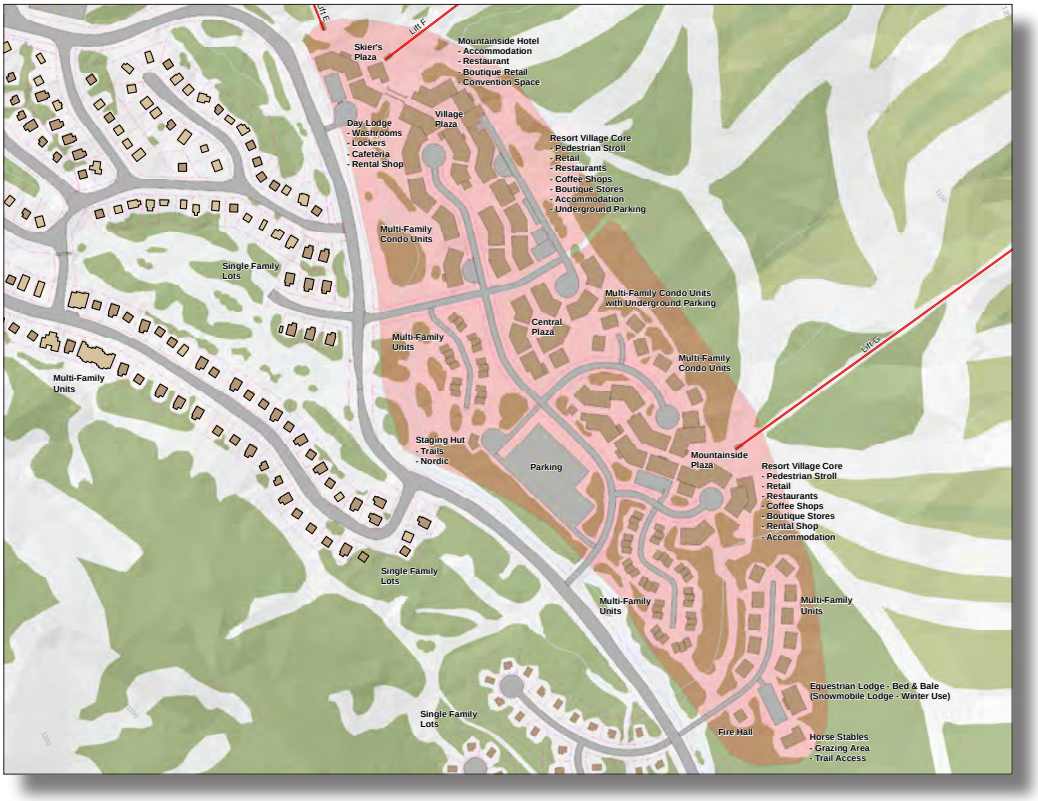


FIGURE E-5: WEST FACE VILLAGE 3D



Hemlock Village

Over the course of the development of the West Face Village, the existing base area will be renovated and expanded into Hemlock Village. This will continue to be day use oriented, with a variety of restaurants, a pub and cafes, equipment rental and repair, visitor services, day care, medical clinic, and retail. At buildout, the core area will be surrounded by relatively high density resort residential.

FIGURE E-6: HEMLOCK VILLAGE PLAN

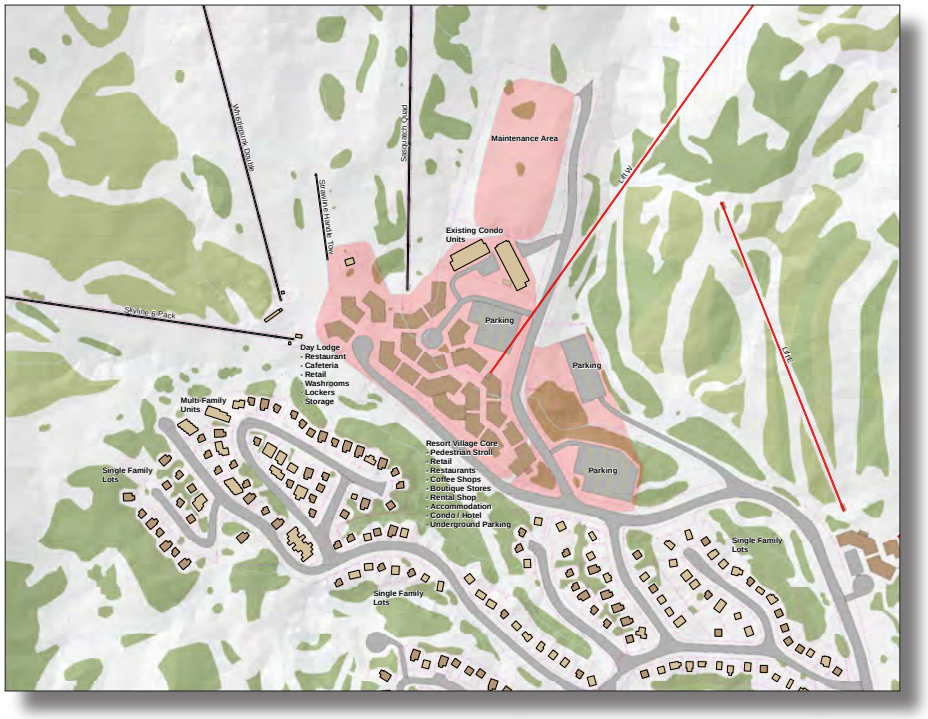
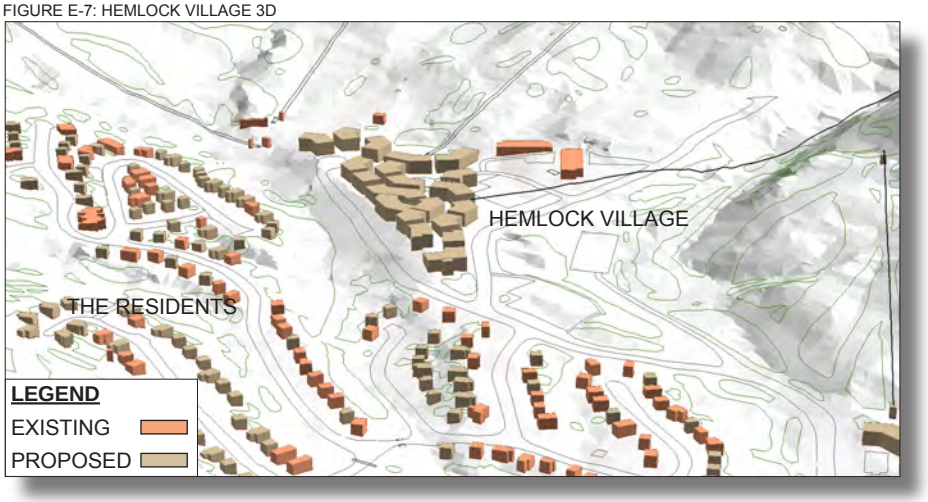


FIGURE E-7: HEMLOCK VILLAGE 3D



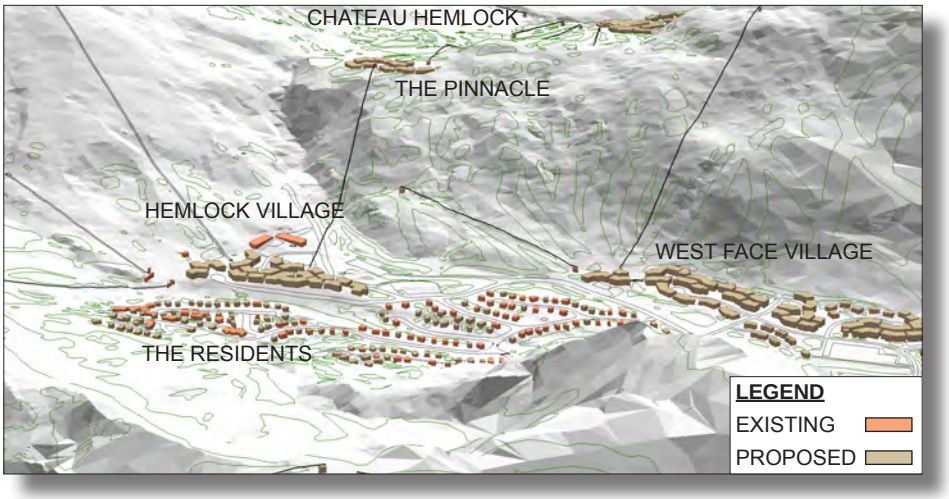
The Pinnacle

The Pinnacle will be a completely unique-to-Hemlock development. It will house a mountain top village experience accessed via a new gondola. The development, which will have incredible views and solar access, will include a hotel, restaurant and limited retail. Guests will stage out of Hemlock Village.

FIGURE E-8: THE PINNACLE PLAN



FIGURE E-9: THE PINNACLE 3D



HEMLOCK RESORT

Chateau Hemlock

On the backside of the mountain, the focal point of Chateau Hemlock will be a hotel/conference centre complex. This upscale product will be patterned after the grand hotels of the National Parks (ie Banff Springs Hotel, Chateau Lake Louise). It will contain a series of restaurants and cafes, retail, and indoor/outdoor recreation facilities (pool and spa). Access will be via road and gondola.

Resort residential development will be adjacent to and directly associated with the Chateau complex.

The year round trail system will give all visitors immediate access to the alpine skiing, nordic skiing and mountain biking, linking Chateau Hemlock to the rest of the resort.

FIGURE E-10: CHATEAU HEMLOCK PLAN



FIGURE E-11: CHATEAU HEMLOCK 3D

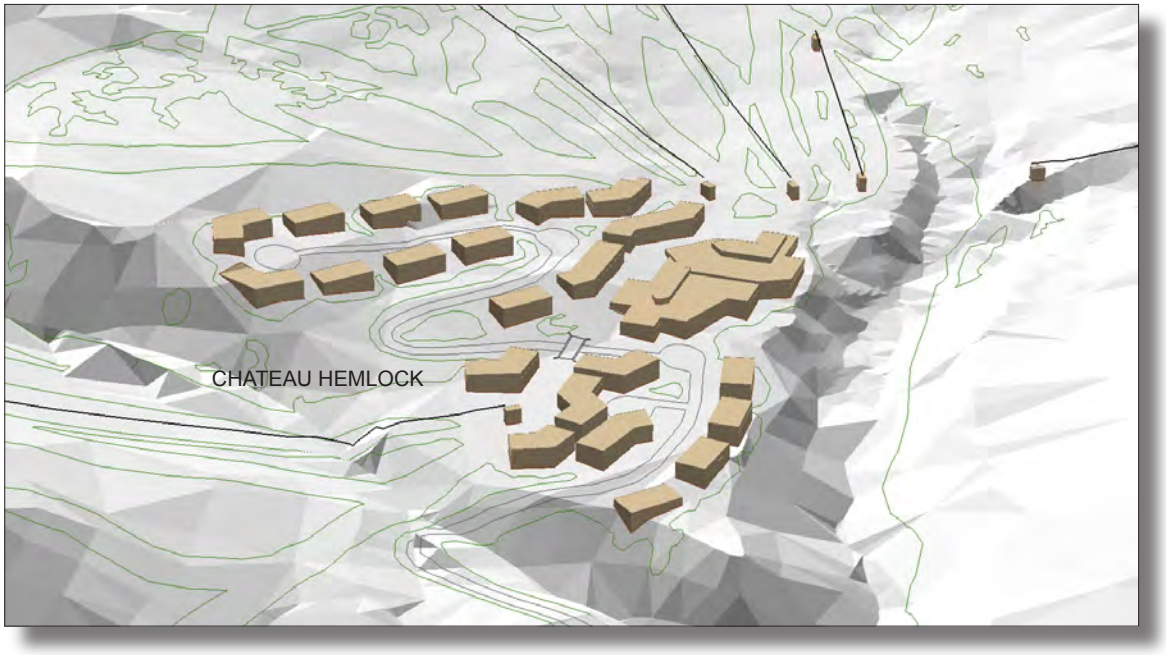
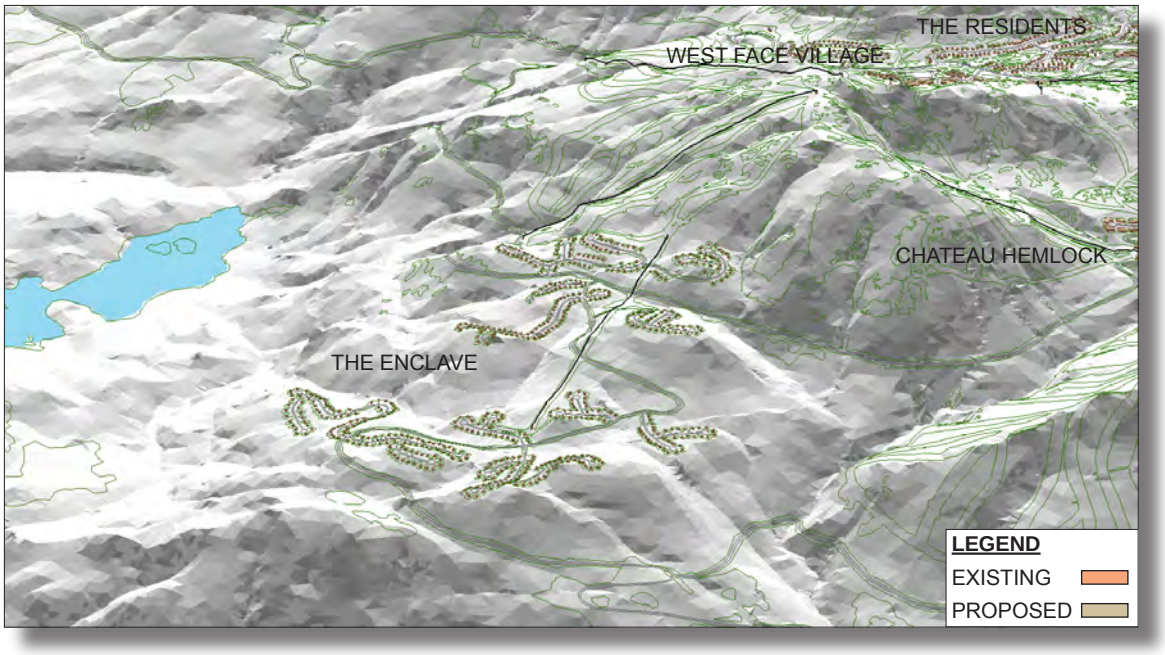


FIGURE E-12: THE RESIDENTS 3D



The Residents

The long standing existing resort residential development will be infilled and expanded. There will be a mix of low density single family units and medium density multi-family units. All effort has been made to maximize the number of units with direct trail access to and from these units.

The Enclave

On the east side of the mountain is a terrain bench with development opportunity for low density resort residential. A people mover oriented ski lift will give the area's residents and guests direct access to the skiing. Likewise, the Enclave will have good connections to the mountain trails, views of the surrounding vistas and great morning sun rises.

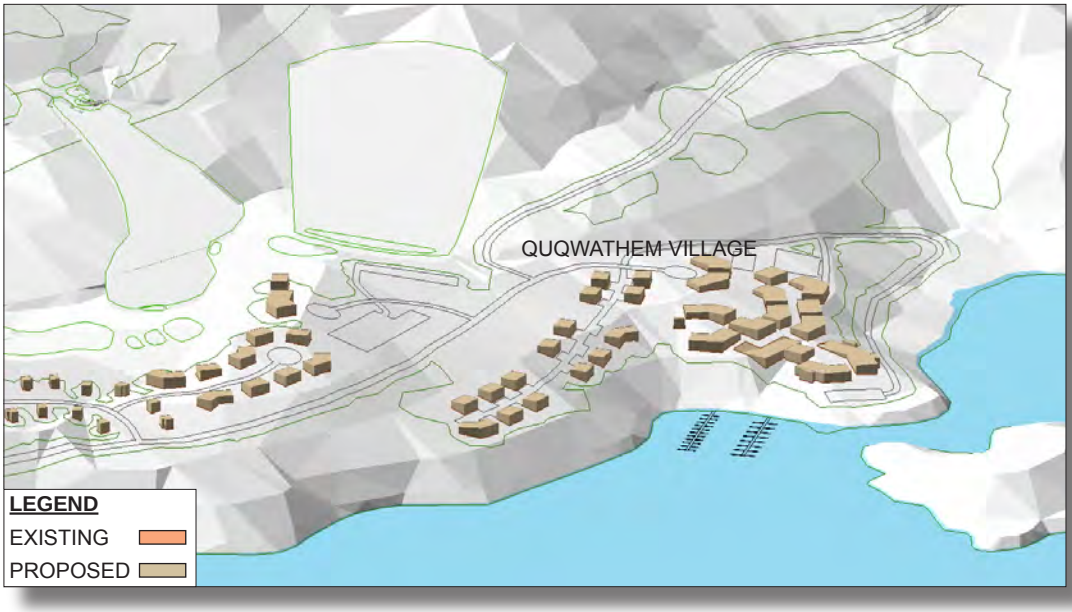
Quqwathem Village

Part of the traditional Sts'ailes territory, Quqwathem translates as Ten Mile Bay. The development of Quqwathem Village is proposed as a joint venture between the Sts'ailes and the Berezan Group. Being adjacent to the Harrison Lake, the Village is planned to incorporate a boat launch, marina, beach, catering to fishing, boating and swimming. The Village will be designed to reflect traditional Sts'ailes First Nation values, architectural styles and activities. While it remains to be fully programmed, the intention is to include hotels, restaurants, retail, resort residential and opportunities for fully active First Nations industry.

FIGURE E-13: QUQWATHEM VILLAGE PLAN



FIGURE E-14: QUQWATHEM VILLAGE 3D



Cottonwood Estates

Cottonwood Estates incorporates an 18 hole golf course overlooking Harrison Lake and is surrounded by low density resort residential. Like Quqwathem Village, the development of the golf course and the adjacent residential area will be a joint venture development between the Sts'ailes and the Berezan Group.

FIGURE E-15: COTTONWOOD ESTATES PLAN

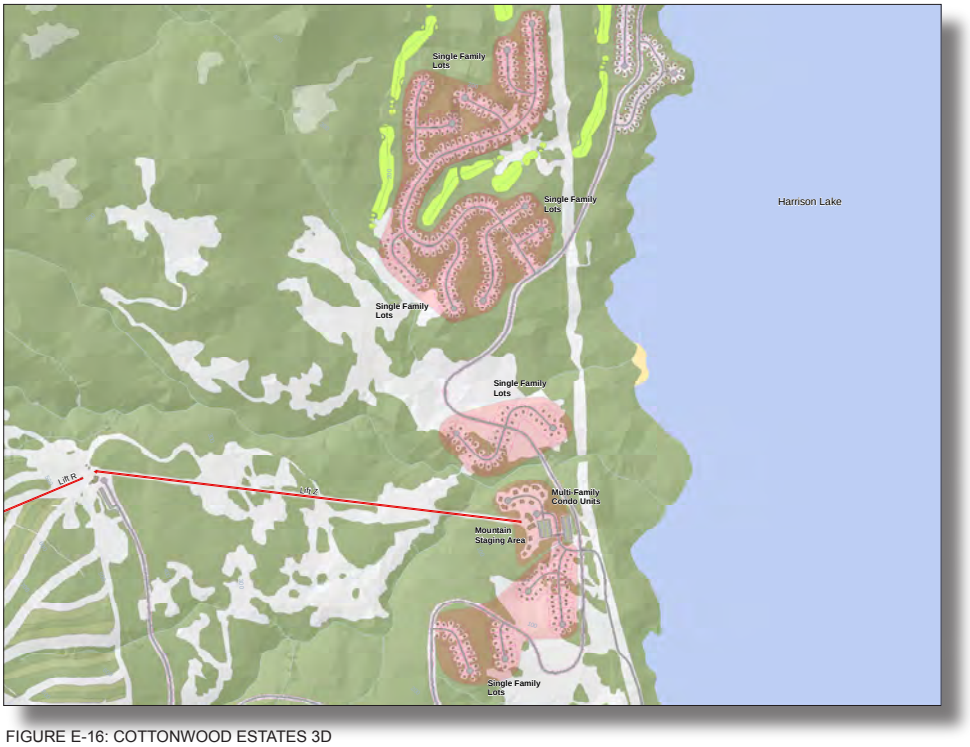


FIGURE E-16: COTTONWOOD ESTATES 3D



The East Base

The East Base will act as a remote day lodge for Hemlock. It will enable the guests and residents of Quqwathem Village, Cottonwood Estates and Northwood to begin and end their day of skiing in relatively close proximity to home. The Lodge will primarily be a restaurant with some limited skiers services. Conceptually skiers will be able to travel over snow from all areas of Hemlock to the East Base as a destination and either utilize the offerings there or carry on down to the Harrison Lake developments via the people mover lift.

FIGURE E-17: EAST BASE AREA PLAN



Access and Traffic Impact

In the summer of 2008, the Berezan Group and the Province reached a cost sharing agreement to upgrade the access road up to Hemlock. Initial work was completed during that summer. More upgrades are currently underway and planned. If necessary, detailed traffic impact analysis may be completed as the resort incrementally expands on a phase by phase basis.

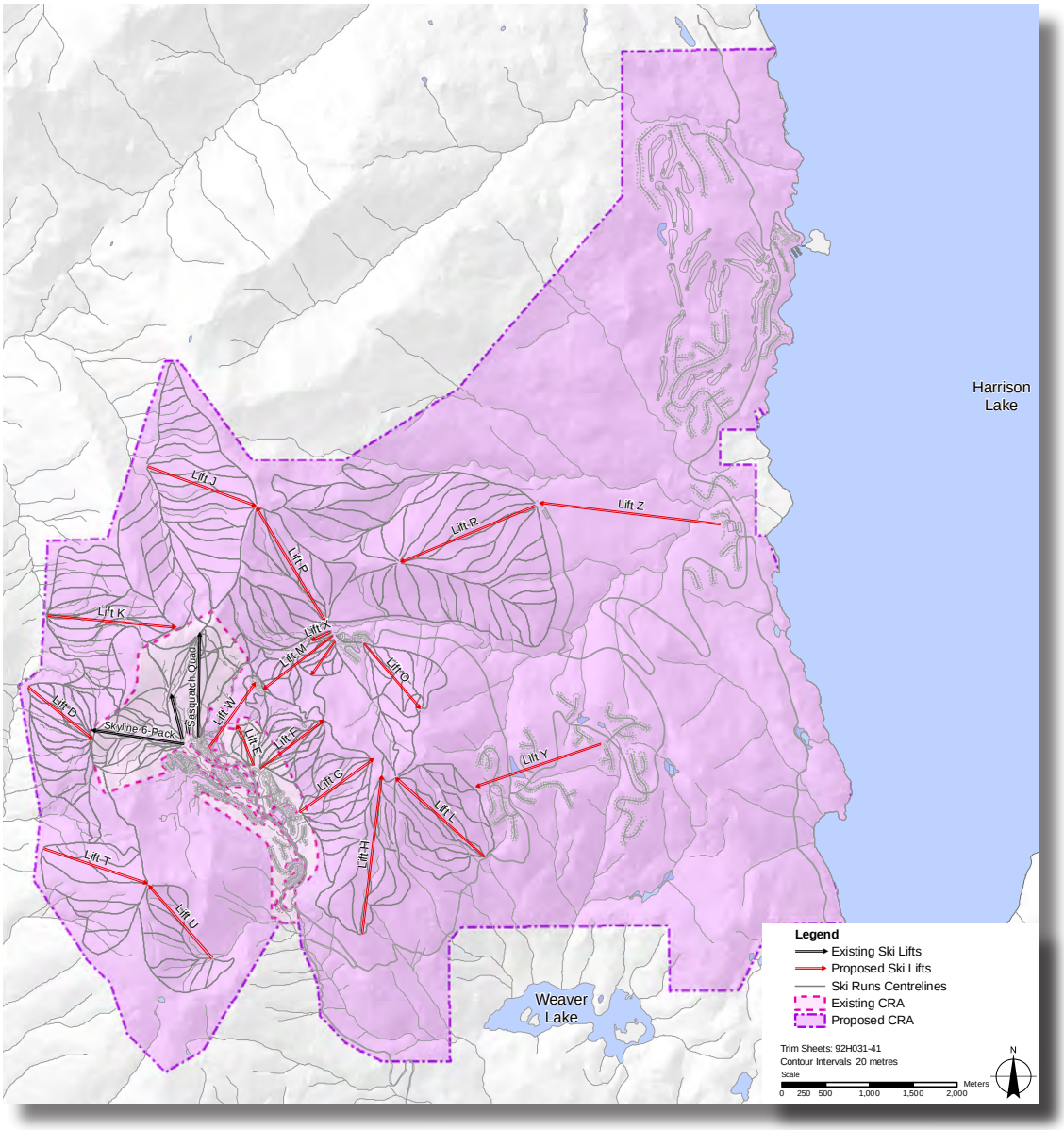
Joint Venture Agreement

The Sts'ailes First Nation and Berezan Group are working to establish a Joint Venture Agreement designed to advance the development of Hemlock Resort while promoting the development of Quqwathem Village, Northwood and Cottonwood Estates.

Controlled Recreation Area

At buildout, the Hemlock Resort Controlled Recreation Area (CRA) is proposed to be 6,371.7 hectares, as compared to the current 346 hectares. At buildout, the Joint Venture Lands will encompass approximately 6,305 hectares.

FIGURE E-18: PROPOSED CRA



HEMLOCK RESORT

Implementation Strategy

The pace of implementation of the Hemlock Master Plan will be driven by the resort marketplace and economic conditions. However, moving from existing conditions to buildout, the proposed development is divided into five sequential phases. It is important to note that each Phase has been designed as a finished, well balanced project in its own right. The objective with this approach is to ensure that one phase is not dependant upon the next.

The proposed implementation and phasing program recognizes that it will take many years before Hemlock will reach buildout. While addressing acknowledged shortcomings of the past, the initial steps Phase One, the following short term implementation strategies have been developed, designed to set the plan in motion.

Designed to set the plan in motion, the steps within Phase One, involve a series of short term implementation strategies. Over the course of Phase One, the sequenced development steps are envisioned as follows:

1. Obtain a determination from the Environmental Assessment Office (EAO) regarding the reviewability as per the Environmental Assessment Act of the proposed expansion of Hemlock. (Note In a letter from Nicole Vinette, Project Assessment Manager of the EAO, dated June 16, 2010, "According to the information provided to the Environmental Assessment Office (EAO) to date, I can advise that the proposed expansion (of Hemlock) would not be considered a Reviewable Project under the Act as it does not appear to trigger any of the thresholds under the Reviewable Projects Regulation. (See Appendix 7)

2. Obtain all approvals for the Master Plan and agree to a Master Development Agreements with the Crown;

3. Obtain all approvals for initial development from the Fraser Valley Regional District;

4. Install Lift D (detachable quad) and the associated trails, creating a major announceable event;

5. Remove the Skyline Double Chair;

6. Install the Skyline Six;

7. Improve the existing facilities at the resort;

8. Initiate base village development at the north end of the West Face Village, establishing a hotel and new day lodge;

9. Install Ski Lifts E and F, along with the associated ski trails;

10. Remove the Sasquatch Triple Chair;

11. Install the Sasquatch Detachable Quad;

HEMLOCK RESORT

Master Plan Summary

The key points of the Master Plan are illustrated in the Master Plan graphic and associated 3D images. The details are summarized in the following table:

TABLE E-1: MASTER PLAN SUMMARY

Phase	Mountain						Base Area				
	Lift Name	Total Lifts	Lift Type	(CCC)	Total Ski Trails	Ski Trails Area (Ha)	Bed Unit Type	Bed Units Added	Total Bed Units	(BRC)	Total Built Space (Sq. Ft.)
Existing	Skyline	1	Double				Public				
	Whistlepunk	1	Double				Hotel		0		
	Strawline	1	Handletow				Multi-Family		284		
	Sasquatch	1	Triple				Pensions/ B&B		0		
							SFU		252		
							Private				
							SFU		252		
							Multi-Family		284		
							Employee		0		
	Total	4		1,156	35	146.8	Total	0	1,072	1,640	16,200
Phase 1	NEW Skyline	1	Detachable Six				Public				
	Whistlepunk	1	Double				Hotel	338	338		
	Strawline	1	Handletow				Multi-Family	273	557		
	NEW Sasquatch	1	Detachable Quad				Pensions/ B&B	56	56		
	NEW Lift D	1	Detachable Quad				SFU	124	376		
	NEW Lift E	1	Fixed Grip Quad				Private				
	NEW Lift F	1	Detachable Quad				SFU	539	791		
							Multi-Family	392	676		
							Employee	422	422		
	Total	7		3,626	77	286.2	Total	2,144	3,216	4,655	76,877
Phase 2	Skyline	1	Detachable Six				Public				
	Whistlepunk	1	Double				Hotel	676	1,014		
	Strawline	1	Handletow				Multi-Family	795	1,352		
	Sasquatch	1	Detachable Quad				Pensions/ B&B	113	169		
	Lift D	1	Detachable Quad				SFU	469	845		
	Lift E	1	Fixed Grip Quad				Private				
	Lift F	1	Detachable Quad				SFU	1300	2,091		
	NEW Lift G	1	Detachable Quad				Multi-Family	1035	1,711		
	NEW Lift H	1	Fixed Grip Quad				Employee	845	1,267		
	NEW Lift L	1	Fixed Grip Quad								
	Total	10		5,548	126	496.3	Total	5,233	8,449	7,041	116,914

TABLE E-1: MASTER PLAN SUMMARY - CONTINUED

Phase	Mountain						Base Area				
	Lift Name	Total Lifts	Lift Type	(CCC)	Total Ski Trails	Ski Trails Area (Ha)	Bed Unit Type	Bed Units Added	Total Bed Units	(BRC)	Total Built Space (Sq. Ft.)
Phase 3	Skyline	1	Detachable Six				Public				
	Whistlepunk	1	Double				Hotel	511	1,525		
	Strawline	1	Handletow				Multi-Family	682	2,034		
	Sasquatch	1	Detachable Quad				Pensions/ B&B	85	254		
	Lift D	1	Detachable Quad				SFU	426	1,271		
	Lift E	1	Fixed Grip Quad				Private				
	Lift F	1	Detachable Quad				SFU	1,054	3,145		
	Lift G	1	Detachable Quad				Multi-Family	863	2,574		
	Lift H	1	Fixed Grip Quad				Employee	639	1,906		
	Lift L	1	Fixed Grip Quad								
	NEW Lift J	1	Detachable Quad								
	NEW Lift K	1	Fixed Grip Quad								
	NEW Lift Z	1	Detachable Quad								
	Total	13		8,483	179	728.6	Total	4,260	12,709	10,591	177,218
Phase 4	Skyline	1	Detachable Six				Public				
	Whistlepunk	1	Double				Hotel	481	2,006		
	Strawline	1	Handletow				Multi-Family	642	2,676		
	Sasquatch	1	Detachable Quad				Pensions/ B&B	80	334		
	Lift D	1	Detachable Quad				SFU	401	1,672		
	Lift E	1	Fixed Grip Quad				Private				
	Lift F	1	Detachable Quad				SFU	993	4,138		
	Lift G	1	Detachable Quad				Multi-Family	812	3,386		
	Lift H	1	Fixed Grip Quad				Employee	602	2,508		
	Lift L	1	Fixed Grip Quad								
	Lift J	1	Detachable Quad								
	Lift K	1	Fixed Grip Quad								
	Lift Z	1	Detachable Quad								
	NEW Lift W	1	Gondola								
	NEW Lift M	1	Gondola								
	NEW Lift N	1	Fixed Grip Quad								
	NEW Lift P	1	Detachable Quad								
	NEW Lift R	1	Detachable Quad								
	NEW Lift X	1	Carpet								
	Total	19		11,239	249	1,037.7	Total	4,011	16,720	13,934	233,924
Phase 5	Skyline	1	Detachable Six				Public				
	Whistlepunk	1	Double				Hotel	390	2,396		
	Strawline	1	Handletow				Multi-Family	520	3,196		
	Sasquatch	1	Detachable Quad				Pensions/ B&B	65	399		
	Lift D	1	Detachable Quad				SFU	325	1,997		
	Lift E	1	Fixed Grip Quad				Private				
	Lift F	1	Detachable Quad				SFU	804	4,942		
	Lift G	1	Detachable Quad				Multi-Family	658	4,044		
	Lift H	1	Fixed Grip Quad				Employee	487	2,995		
	Lift L	1	Fixed Grip Quad								
	Lift J	1	Detachable Quad								
	Lift K	1	Fixed Grip Quad								
	Lift Z	1	Detachable Quad								
	Lift W	1	Gondola								
	Lift M	1	Gondola								
	Lift N	1	Fixed Grip Quad								
	Lift P	1	Detachable Quad								
	Lift R	1	Detachable Quad								
	Lift X	1	Carpet								
	NEW Lift O	1	Double Chair								
	NEW Lift T	1	Detachable Quad								
	NEW Lift U	1	Fixed Grip Quad								
	NEW Lift Y	1	Double Chair								
	Total	23		13,440	283	1,255.6	Total	3,249	19,969	16,641	279,542

FIGURE E-19: PROPOSED RESORT AT BUILDOUT 3D, VIEWED FROM THE NORTH EAST

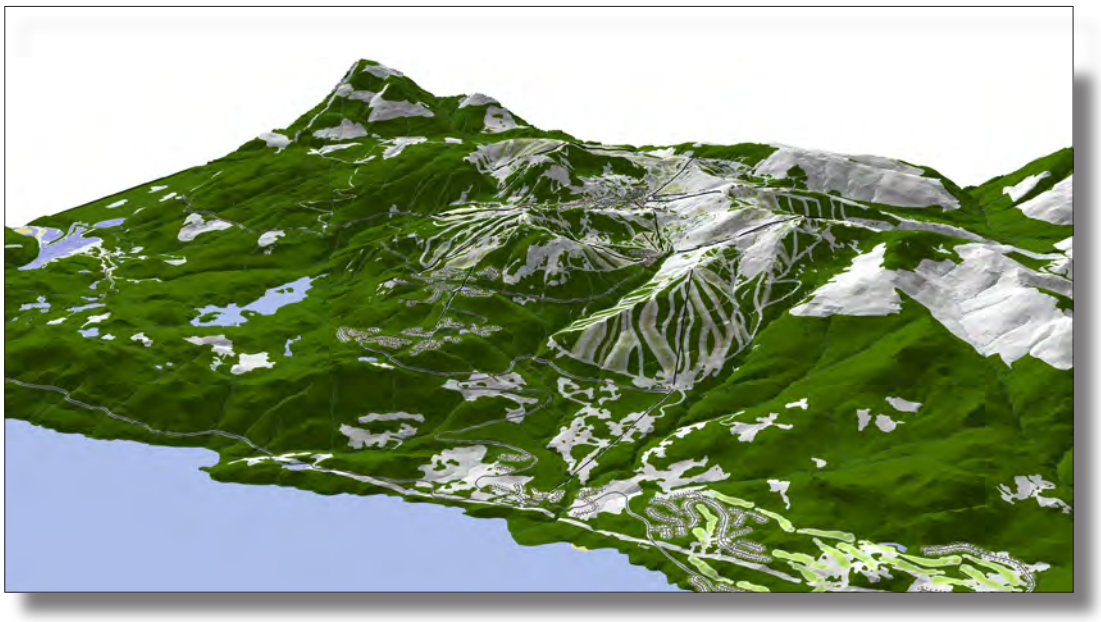
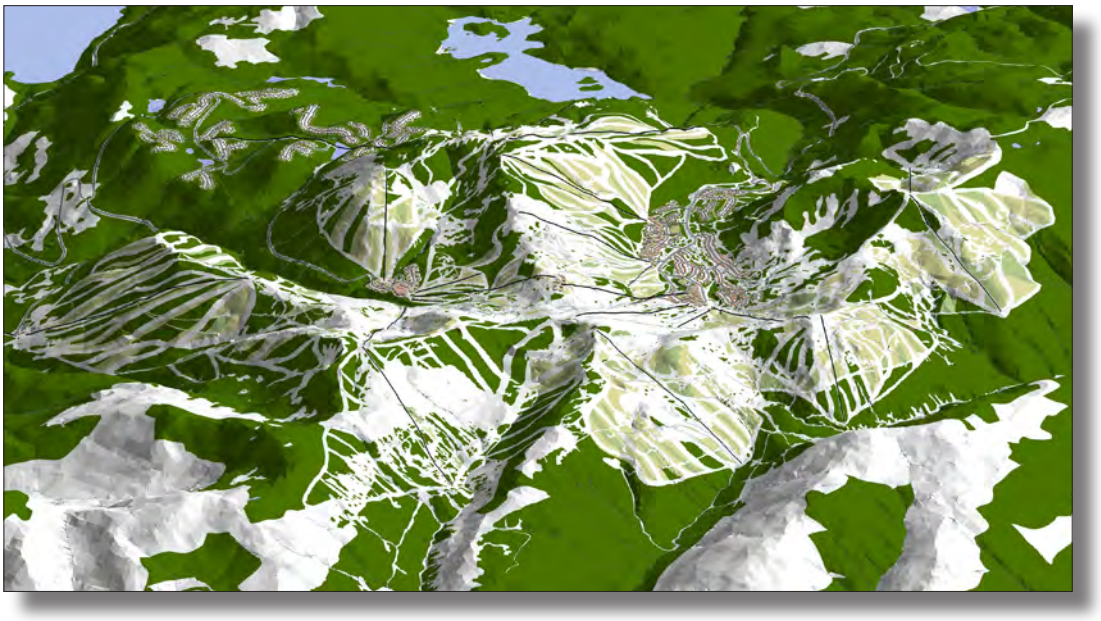
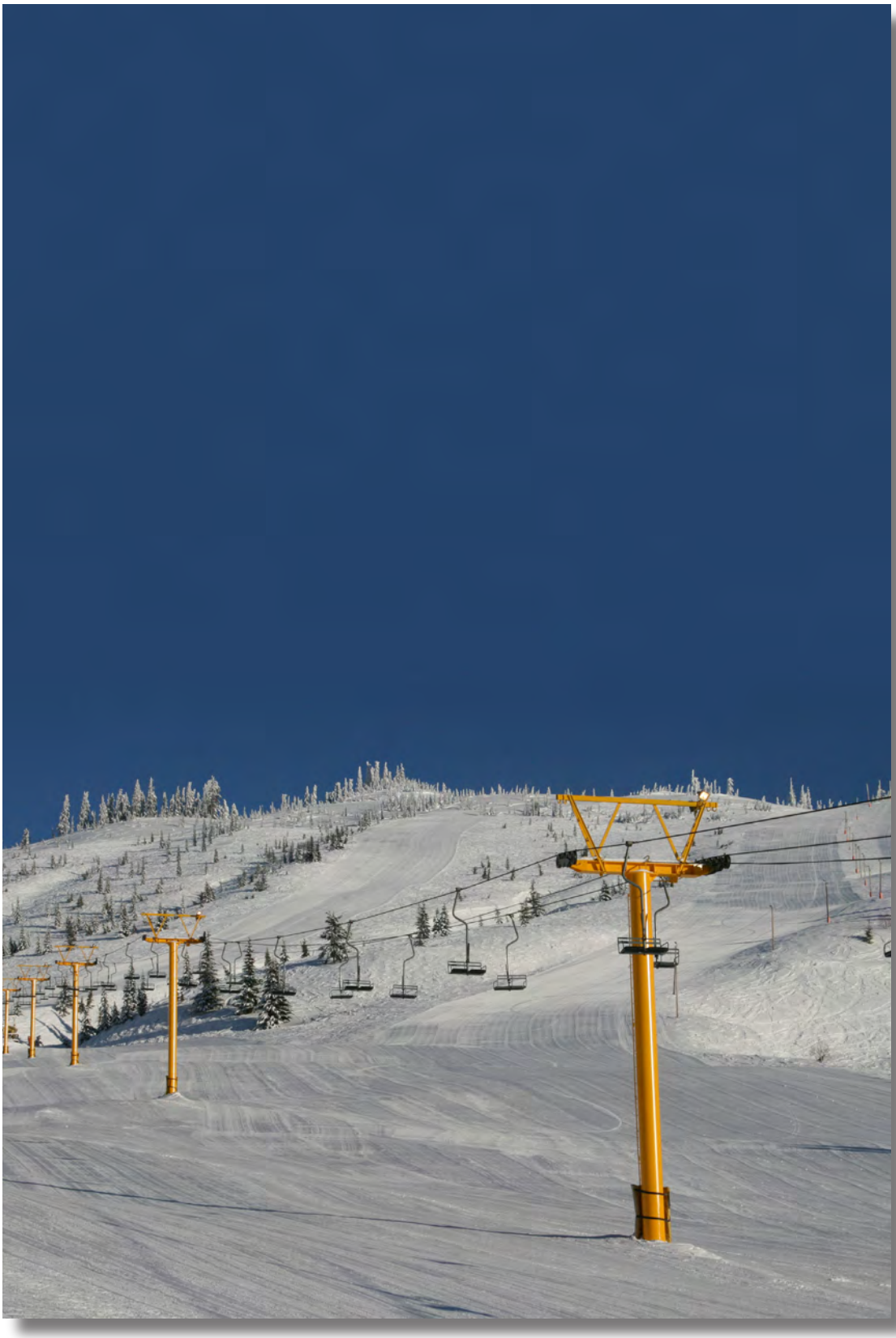


FIGURE E-20: PROPOSED RESORT AT BUILDOUT 3D, VIEWED FROM THE NORTH WEST







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HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Proposed CRA
- Existing Ski Lifts
- Proposed Ski Lifts

Vegetation
- Gladed-Dense Cover
- Gladed-Sparse cover
- Full cover

Prepared for:

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www.brentharley.com

Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:40,000

0 250 500 1,000 1,500 Meters

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Illustrative Plan at Buildout ***Fig E-21***

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HEMLOCK RESORT

INTRODUCTION



1.0 Introduction

1.1 Project Overview

Hemlock Resort is a small ski resort perched high above Harrison Lake in the Fraser Valley of British Columbia. Serviced by four ski lifts on a diverse range of terrain and consistently reliable snowfalls, the skiing offered is one of the best kept secrets in the BC Lower Mainland. Its base area is made up of a day lodge and parking lots, flanked by a quaint alpine community comprised of cabins, townhouses and condominiums. It is primarily winter oriented with the predominate activity being lift-serviced alpine skiing and snowboarding. In addition, the area has cross-country skiing, snowshoeing, snowmobiling, tobogganing and a tube park.

This Master Plan delineates an exciting opportunity for Hemlock Resort to significantly improve the quality of their overall mountain resort experience. The intent of this document is to provide a conceptual road map to these improvements in an environmentally, socially and economically sustainable fashion. The content describes a well balanced expansion of Hemlock, designed to act as a placeholder to enable sequential and timely responses to the marketplace's demand for distinctive mountain resort product in British Columbia.

The Hemlock Resort Master Plan responds to the requirements of the Commercial Alpine Ski Policy (CASP) and its contemporary, the All Seasons Resort Policy (ASRP). It has been created by Brent Harley and Associates Inc. (BHA) with considerable insights from Berezan Management Ltd., the resort owners. Throughout the design and planning process, Mr. Ralph Berezan has worked closely with Chief William Charlie and the Sts'ailes[1] (Chehalis) First

1 The Chehalis Indian Band changed their name to the Sts'ailes First Nation. Any reference to the old name of Chehalis within the remainder of this document is to be superseded by the new name of Sts'ailes.

Nation, incorporating their input into Hemlock's long term plans. The goal is to establish a joint venture agreement and approach to expansion of the resort. The Sts'ailes First Nation have stated in written correspondence that they "strongly support" the Hemlock Resort Master Plan.

1.2 The Proponent

Hemlock Resort is wholly owned by a numbered BC Company herein after referred to as the Berezan Group. In addition to planned major development projects at Hemlock, they have become increasingly involved in resort development with projects at Big White (with a 600 room hotel/condominium development), Langley and Surrey.

1.3 Planning Process

Hemlock has long been identified as having the potential to be a significant mountain resort. The area has a wide variety of skiable terrain with a reliable snowpack, year round backcountry recreation opportunities and a beautiful mountainous setting with striking vistas. It is about two hours drive from Vancouver International Airport and immediately adjacent to the largely un-serviced skier marketplace of the Fraser Valley. This combination has had all of the markings of success. Unfortunately, circumstances have caused the resort's development to stall and languish. With the purchase of Hemlock by the Berezan Group. in the fall of 2007, the resort is poised for a fresh start.

In March of 2008, Brent Harley and Associates Inc., (BHA) were retained to create a new Master Plan to guide the future development of Hemlock. Anticipating a growing market for a unique, well rounded, all-season

mountain resort experience, a comprehensive Vision for Hemlock was crafted as the foundation of the Master Plan.

Subsequently, high quality topographic information was acquired enabling a detailed terrain analysis of the study area. BHA carefully reviewed and analyzed the undeveloped potential of the mountain with an eye to update the skiing and snowboarding product. The objective was to take into account the existing development and expand onto terrain that would assist to improve the balance of the offering, reflecting changes in the expectations of the skier marketplace. This exercise confirmed the technical viability for major expansion of the area's alpine skiing and snowboarding. From this, the existing and potential Comfortable Carrying Capacity (CCC) of the lift serviced skiing and snowboarding was determined.

The cumulative capacity of the attractions (the alpine skiing and snowboarding, the cross-country skiing, the tubing, the backcountry touring, the snowmobiling) enabled the determination of the Balanced Resort Capacity (BRC) of Hemlock.

Complementing the winter oriented development, proceeding toward a goal of becoming a true all-season resort, Hemlock has intentions to develop a summer season with recreation activities centred around a variety of summer pursuits.

In support of these findings, an in-depth analysis of the area found an assortment of base area and associated four season resort facility lands with direct connections to the significant development potential on the mountain. A wide variety of concepts were created to explore the resort development opportunities. These concepts were vetted through an iterative process, culminating in the Hemlock Master Plan.

1.4 Vision, Goals and Objectives

Hemlock Resort is envisioned:

> ***"To be a unique cutting edge, four season mountain resort, catering to local, regional and destination guests, in a dynamic fashion, offering an easily accessible refuge and escape from the City."***

Supporting this, the following goals and objectives acted as the guide to the creation of the Hemlock Master Plan:

- Respect the natural attributes of the mountain and the setting recognizing that these are Hemlock's primary attraction and currency;
- Establish an unprecedented working relationship with the Sts'ailes First Nation– one that will assist both parties to respectfully achieve sustained prosperity[2];
- Provide state of the art, all-season facilities linking the mountain, the village and base areas and Harrison Lake;
- Focus on the development and operation of a wide variety of recreation and retreat pursuits;
- Cater to the needs and expectations of the day use visitors and the local resort residential population, establishing them as the baseline community to which destination guests will strive to identify with;
- Provide a well-balanced, lift serviced alpine skiing and snowboarding

2 Sustained Prosperity is defined as **the steady state condition where the Resort has** achieved is able to maintain ongoing economic well being without requiring the continued land development and physical growth that will ultimately compromise the unique attributes which make up the social, cultural and natural environments that are the cornerstone to its character and success."

experience as the primary winter attraction;

- Offer a diverse range of attractions to complement the alpine skiing including, but not limited to, cross-country skiing, tubing, snowshoeing, snowmobiling and backcounty touring;
- Establish summer facilities including, but not limited to, lift serviced mountain biking, cross-country mountain biking, nature trails, hiking, swimming, boating, golfing, ATVing and horseback riding;
- Establish a diverse mix of village based facilities and amenities including restaurants, pubs, bistros, retail, equipment rental, training facilities, spas and "unique to Hemlock" outlets and galleries
- Incorporate resort residential developments, designed to be directly connected to all of the area's attributes by capitalizing on "ski in/ski out" opportunities, immediately accessible all season trails, well positioned solar access and world class viewscapes;
- Progressively establish a distinctive mountain resort community at Hemlock.

The expansion and changes contemplated in this Master Plan are proposed to implement this Vision, Goals and Objectives. This plan is designed to elevate Hemlock as one of the premier mountain resort of British Columbia.

POWDER DAY AT HEMLOCK RESORT



1.5 First Nations

The Hemlock Resort Master Plan study area has a series of overlapping First Nations interests. These include the Sts'ailes, the Kwantlen First Nation, the Skwah First Nation and the Sto:lo Tribal Council.

The Sts'ailes has been identified as having the most prominent presence surrounding the Hemlock study area. They consider much of the study area as being part of their primary traditional territory. Their historic uses of the area include hunting, gathering, trapping, fishing, waterfront villages, spiritual sites, archaeological sites and pictograph sites.

The Kwantlen First Nation is a member of the Sto:lo Tribal Council, located primarily in the Fort Langley centred area, associated with the Fraser River, with interests up Harrison Lake.

The Skwah First Nation is located primarily in the Chilliwack centred area, associated with the Fraser River with interests up Harrison Lake.

The Sto:lo Tribal Council is made up of 11 member First Nations Bands, centred on the Fraser River, east to Hope, west to Vancouver, north to the headwaters of Harrison Lake and south to the Canada / USA border. The Hemlock study area is blanketed by Sto:lo area of interest.

As the planning process was initiated, the Berezan Group approached the Sts'ailes to determine if and how they could work together. The result of this dialogue has created a trust and sincere relationship between the two groups. Berezan and the Sts'ailes executed a Participation Agreement March 9, 2012 to bring certainty to the project and benefits to Sts'ailes and are working toward a "joint venture" agreement for property development along Harrison Lake. The intent is to ensure that the development and expansion of Hemlock and the joint venture projects will be respectfully beneficial to both parties.

Complementing this agreement the Kwantlen First Nation, through correspondence with the Sts'ailes an executed agreement confirmed that they deferred any interest in the proposed expansion and development of Hemlock to the Sts'ailes.

Chehalis Indian Band
4690 Salish Way Agassiz, BC V0M 1A1
PH: (604) 796-2116 FAX: (604) 796-3946

August 7, 2009

Ms. Terry Pratt
Manager, Major Projects
Resort Development Branch
Ministry of Tourism, Culture and the Arts
510 – 175 2nd Avenue
Kamloops, B.C.
V2C 5W1

Re: Hemlock Resort Master Plan

Dear Ms. Pratt,

For the past several months the Chehalis Indian Band has been in direct consultations with Mr. Ralph Berezan regarding the Hemlock Resort Master Plan. Mr. Berezan has been very accommodating to Chehalis and we want you to know that we strongly support the basic master plan as presented to us by Mr. Berezan. Among other things, Mr. Berezan was asked to consider enlarging the area of his proposed development to incorporate the interests of the Chehalis Indian Band.

Although we haven't signed a formal accommodation agreement with Mr. Berezan, we are confident that we will in the near future.

By way of this letter, the Chehalis Indian Band offers its support to Mr. Berezan and his Hemlock Resort Master Plan.

Sincerely yours

Chief William Charlie
Cha-qua-wet

cc. Ralph Berezan, 210, 19988 – 84th Avenue, Langley, BC, V2Y 3C2, Canada
cc. Ross Douglas, ILMB, 200 – 10428 153 Street, Surrey BC, V3R 1E1 Canada

1.6 Master Plan Goals and Objectives

The primary goal of this planning process is to create a new Resort Master Plan for Hemlock that will guide in the ongoing development of the resort. It must reflect the:

- Unique development opportunities of Hemlock;
- Defined Vision, Goals and Objectives;
- Changes in the mountain resort marketplace;
- Requirements and expectations of:
  - The Berezan Group;
  - The Sts'ailes First Nation;
  - The Regional District of Fraser Valley;
- The Ministry of Tourism, Culture and the Arts.
- Requirements of the Commercial Alpine Skiing Policy (CASP) and the All Season Resort Policy (ASRP).

HEMLOCK RESORT

EXISTING CONDITIONS



2.0 Existing Conditions

2.1 Location

Hemlock is an existing ski resort located on the northern edge of the Fraser Valley within the Coast Range Mountains. It is situated within Area 'C' of the Fraser Valley Regional District, approximately 125 km east of Vancouver, BC. The Vancouver and Abbotsford International Airports offer easy access for visitors from all over the world. (See Figure 2-1 and 2-2).

The setting is an area of striking natural beauty, sheltered by the coastal mountains, with a magnificent southern view of the National Border Mountain Chain. The resort is located in a narrow valley at the headwaters of Sakwi Creek. It is bordered to the east and south by the slopes of Mt. Klaudt and Mt. Keenan respectively. The valley has a narrow entrance, surrounded by two major bluffs rising about 300 metres above the valley floor.

To the west of the valley floor, the Cohen Creek watershed is located in the steep mountain terrain. To the east, a series of steep mountain benches forming a long ridge contain several tributaries of the Sakwi Creek. Second growth trees cover most of the slopes. The existing residential development in Hemlock is confined to the narrow valley bottom and a short distance up the various mountain slopes.

FIGURE 2-1 REGIONAL CONTEXT

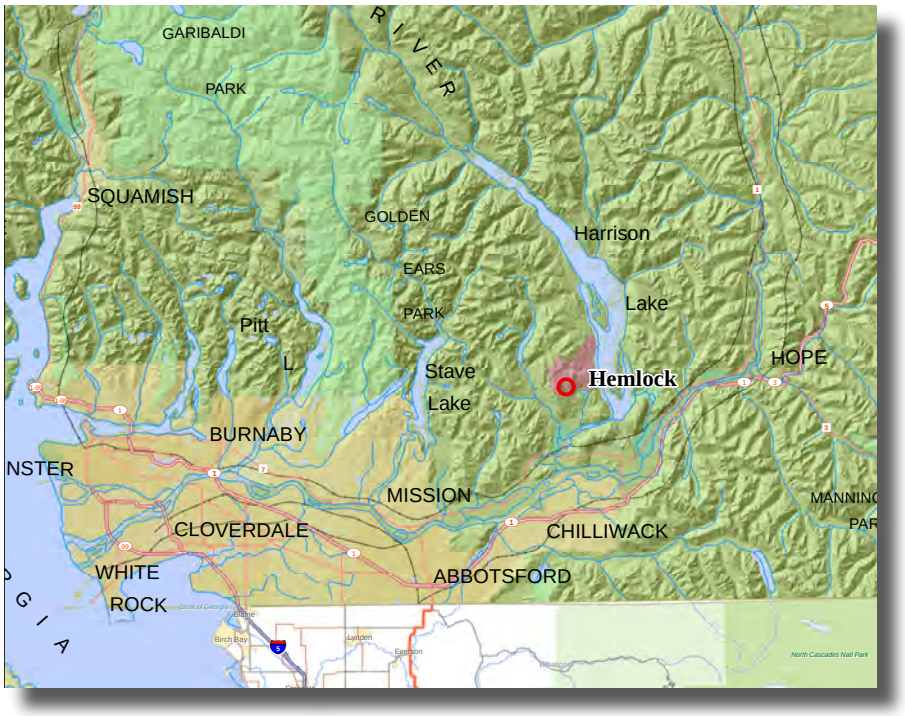
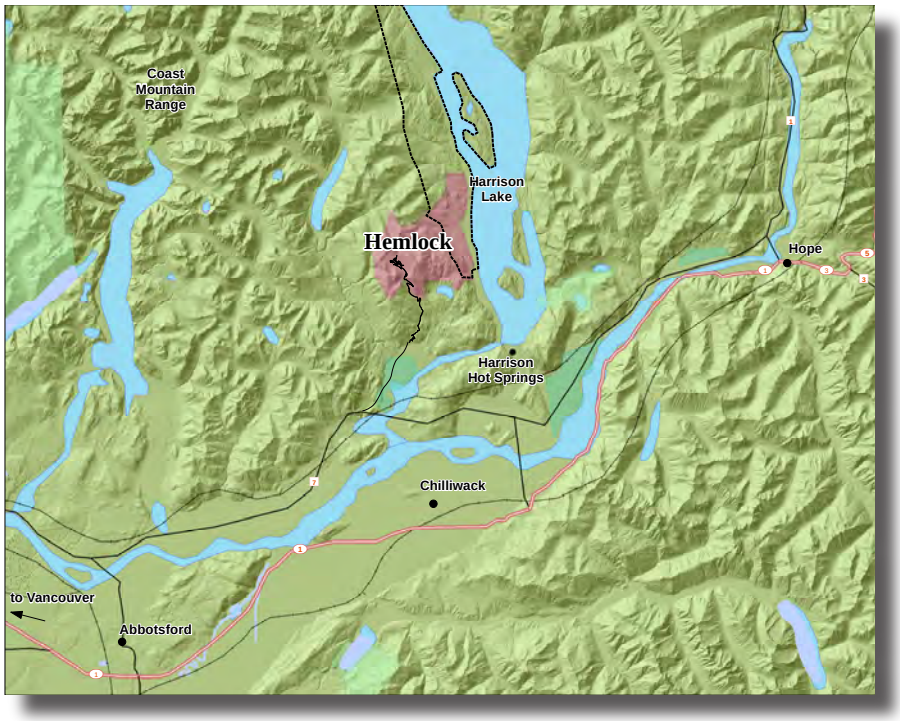


FIGURE 2-2 LOCAL CONTEXT



2.2 Access

Hemlock Resort is located about 65 kilometres west of Chilliwack and 50 kilometres east of Mission, B.C. It is about a 1.5 hour drive from Vancouver via the Trans-Canada Highway or 2 hours via the Lougheed Highway (Highway #7).

Access to Hemlock is via the 21 kilometre Hemlock Valley Road that exits from of Highway #7. The road winds along the Sakwi Creek up to Hemlock Valley, widening out between two high ridges. The Valley has a generally north-south axis with the large bowl at its terminus. The access road has been recently upgraded and will be paved to the resort.

2.3 Historic Context

Hemlock Valley was originally opened up and made accessible from the Fraser Valley floor by lumber companies who logged the area from the early 1950's to late 1960's. The logging companies clear cut large areas of the hillside, creating logging roads which exist today and form the basis of the trails for alpine and cross-country skiing. The majority of the area that was logged has since been replanted and appears today as second growth forest on the slopes of Hemlock Valley.

Skiing was first introduced into the valley by a few enthusiastic loggers who established rudimentary ski tours in the area in the early 1950's. It was not until the sixties that public skiing was established when Hemlock Valley Recreations Ltd. (HVR) upgraded a private access logging road from the Lougheed Highway at Harrison Mills to the ski area. The development of Hemlock Valley as a family oriented ski resort began with its opening on

December 21, 1969 with a 4,400 square foot day lodge, a rope tow and a double chair lift.

The next year, negotiations between HVR and the Province were initiated in order to acquire the right to develop Crown land in the base area and create a recreational subdivision. A Crown land lease was granted, covering approximately 50 hectares at the base of the resort, with an option for HVR to purchase half the lands in order to develop a ski area base. One of the first major tasks undertaken by the company was to reroute and improve the road in order for the Ministry of Transportation and Highways (MoTH) to gazette it as a public highway. Since then, MoTH has been responsible for maintaining and improving the road up to Hemlock Valley.

By 1976, with tenure secured, Hemlock Valley Recreations Ltd. proceeded to develop the area. The initial phase of development included the sale of 55 lots, improvements to the lodge, the construction of the maintenance building and a water storage dam. In subsequent years, additional lifts were added along with further improvements to the lodge and construction of underground services. By 1979, additional areas had been subdivided, adding approximately 170 lots to the resort community, along with two precast concrete six-story condominiums containing a total of 60 suites. A new sewage treatment plant was also constructed in 1979. Numerous improvements to the base lodge facilities and skiing terrain, including night skiing and snowboarding activities were undertaken, although no further land has been developed since 1980.

Due to the effects of the recession experienced in the early 1980's, the resort ownership was transferred to the British Columbia Development Corporation (BCDC). Mr. Joe Peters acquired the company from BCDC and the company's name was changed to Hemlock Valley Resorts Inc. (HVRI). Relatively little development and investment activity occurred during the following two decades and the resort underwent a prolonged period of receivership during this time.

In the fall of 2006, Hemlock Valley Resorts Inc. was purchased by The Berezan Group, a Langley based company with deep roots in the hospitality industry. Despite the late timing of the transaction, the resort was open in time for the 2006 - 2007 ski season. Since then, utility and building upgrades have been undertaken and a new pub, reception area and retail stores built. In keeping with their business philosophy, the new owners have further improved the resort by extending operating hours, replacing rental shop equipment, adding new signage and enhancing the existing amenities.

With the development of the new Master Plan in 2014 and a close working relationship with the Sts'ailes First Nation, the future of Hemlock appears to be very positive.

2.4 Regional Context

Hemlock's close proximity to the 2.5 million people that live in the greater metropolitan Vancouver area, gives the resort a very large market to draw from.

Economically, the Fraser Valley has developed around resource extraction, farming, logging and gravel mining. Much of the Fraser Valley's land base is located within the Agricultural Land Reserve (ALR). Tourism, retirement and recreational services (like campgrounds, RV parks, boating, skiing etc.) have become increasingly important to the region. However, most commercial and industrial activities are kept within the municipalities of Chilliwack, Mission and Abbotsford, leaving the majority of lands for farming and rural residential uses.

2.4.1 REGIONAL PLANNING POLICY

Hemlock is located within Area 'C' of the Fraser Valley Regional District. Land use decisions are legally guided by an Official Community Plan (OCP) and Zoning Bylaws specific to the Resort. The Plan serves as a statement of the broad objectives and policies of the Regional Board regarding the form and character of existing and future land use and servicing in the Plan area. When approved by the Province of British Columbia, the new Resort Master Plan for Hemlock Resort will be incorporated into the OCP. Further, the Official Community Plan provides a formal document which reflects the values and concerns of the community at Hemlock which will assist in, and set parameters for future planning and development.

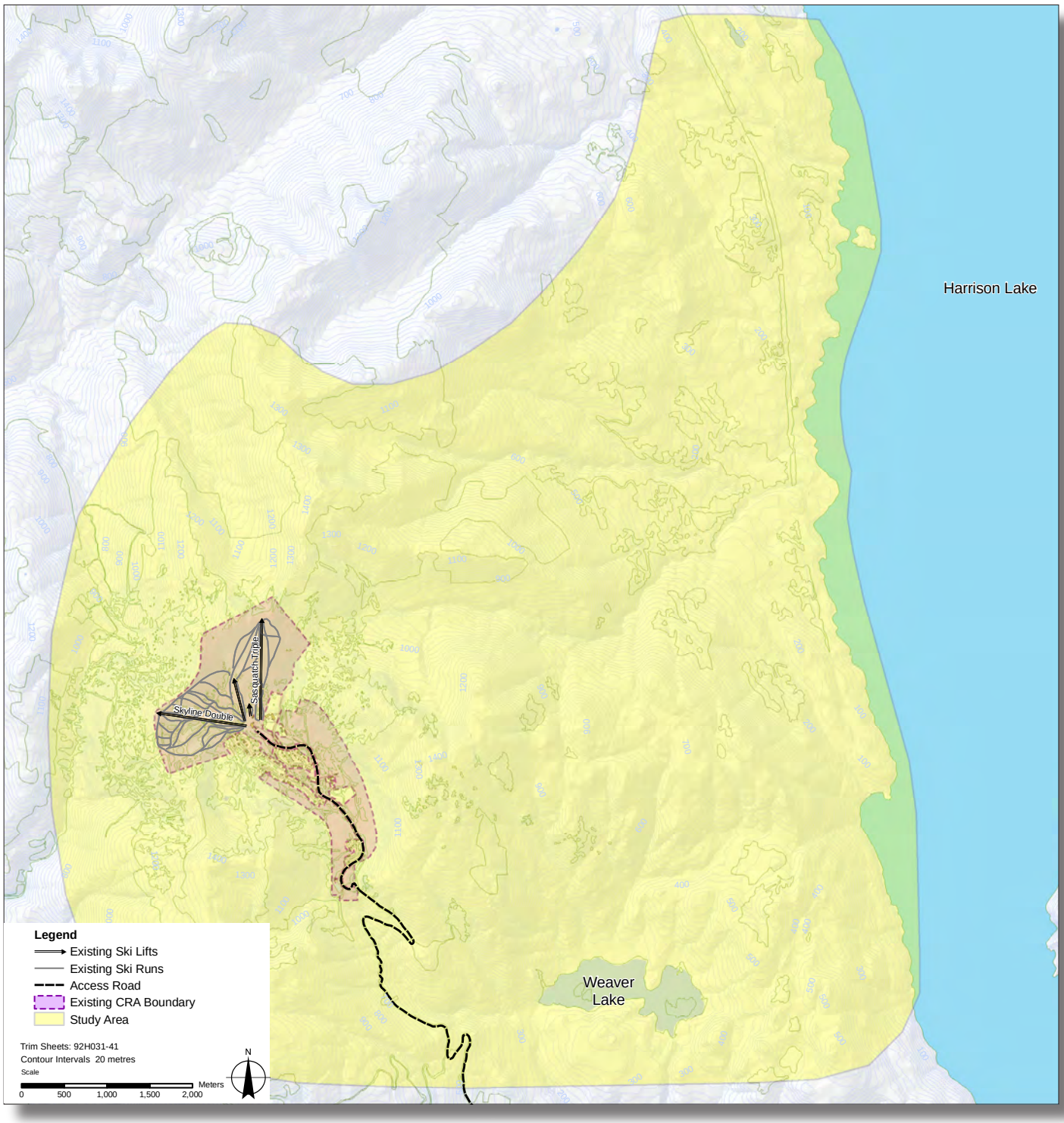
2.4.2 GEOTECHNICAL, AVALANCHE AND ENVIRONMENTAL CONSIDERATIONS

Within the OCP, geotechnical, avalanche and environmental issues have been outlined and discussed. The Master Plan take these into account. However, it is critical to note that the site plans within this Master Plan are conceptual and will have to be evaluated, engineered and potentially adjusted to ensure that they are conforming to the government's geotechnical, avalanche requirements before they are approved for development. Nineteen existing properties within the resort boundary have been identified as unsafe for residential occupation due to a high avalanche risk. All new development will be directed away from these hazards. At the request of the Province, a Master Plan update will identify potential future developable Crown lands, should the Province wish to explore relocation options with the affected land owners.

2.5 Study Area

For the purposes of this planning exercise, the Study Area has been delineated well outside of the existing CRA boundary (See Figure 2-3). The intent was to explore all of the physical opportunities and potential for Hemlock aligned with the development vision, goals and objectives.

FIGURE 2-3 STUDY AREA



2.6 Existing Land Uses

Within the defined Study Area, existing land uses have been inventoried and taken into account in the creation of the development concepts and ultimately the Master Plan. Existing land uses include:

- Wildlife Interests;
- Recreation Areas;
- Private Lands;
- Forest Tenures;
- Mineral Tenures;
- Water Interests.

and are described below.

2.6.1 WILDLIFE INTERESTS

Seasonal Deer habitat along with trapline boundaries and old growth management areas have been identified on Figure 2-4. In order to mitigate potential increases in human/wildlife conflicts (specifically Black Bears) a Bear Aware campaign will be implemented within the resort. If additional conflicts arise specific managment plans may need to be developed to moitigate the effects of increased development.

Precautions will be taken to ensure that future development will not significantly impact the integrity of existing recreational fishing opportunities in the area. Potential mitigations include ensuring adequate buffers are in place to protect the recreational experience and fishery values. Additional existing wildlife information is contained within the PGL Environmental Overview. See Appendix 4.

2.6.2 PUBLIC RECREATION AREAS

There are five designated public recreation areas within the Proposed CRA with an additional pending recreation reserve located on the western boundary of private lot DL4573. See Figure 2-5. The Weaver Lake Recreation Area is immediately adjacent to the proposed CRA and will not be modified or impacted. The Elissa Lake recreation site is on the northern boundary of the proposed CRA and will not be affected by development. The Simms Creek Big Tree recreation site is within the proposed golf course area and the proposed development will be modified to exclude the Big Tree site so that the area will not be impacted. The remaining recreational areas will be subject to Provincial review as the plan progresses.

ID	Name	Type
REC99122		Recreation Reserve - Pending
REC0067	Weaver Lake	Recreation Site
REC0091	Simms Creek Lookout	Recreation Reserve
REC3123	Simms Creek Big Tree	Recreation Reserve
REC3183	Camp Cove	Recreation Reserve
REC5618	Elissa Lake	Recreation Reserve

We acknowledge that some sections within the proposed CRA are popular for both summer and winter moterized and non-motorized recreation activities. Existing summer and winter motorized and non-motorized activities and stakeholders include:

Activity	Association
ATV Trail Riding	Quad Riders ATV Association of BC
Horse Trail Riding	Back Country Horsemen Society of BC
Off Road Driving	4 Wheel Drive Association
Snowmobiling	Public Users

In order to co-ordinate future activities within the CRA a working group will be created that includes stakeholders and selected members of the local motorized and non-motorized recreation clubs. The goal of this working group will be to complete a Public Recreation Management Plan.

2.6.3 PRIVATE LANDS

Two crown grants are located on the western shoreline of Harrison Lake, adjacent to the area identified as the location for the proposed Cottonwood Estates. The land owners have been engaged in an effort to start a working relationship, and discussion is ongoing. See Figure 2-6.)

2.6.4 FOREST TENURES

Six harvest authorizations are currently held within the proposed CRA and are spread north to south in isolated islands within its eastern third. A managed Woodlot is located in the south of the proposed CRA, held by the Sts'ailes. Various forestry access roads scatter the areas associated to harvesting. A timber license is also held by International Forest Products, located to the west of the Hemlock resort and extends west outside of the proposed CRA. See Figure 2-7.

Forestry practices have been active within the proposed CRA since the early 1950's and the existing Hemlock Resort is partly a result of logging roads accessing viable skiable terrain, historically working within and around forestry tenures.

TABLE 2.1: FOREST TENURES SUMMARY

Tenure ID	Tenure Holder	Forestry Type
Forest Harvest Authorizations		
A19201	Teal Cedar Products LTD.	Forest Licence
A92069	Sakwi Creek Hydro Limited Partnership	Forest Licence
L49574	Sakwi Creek Hydro Limited Partnership	Occupant Licence to Cut
A83905	Wood King Contracting Ltd.	SB TSL S20 Single Mark
A88548	Karen Ely	SB TSL S20 Single Mark
A83295	Mount 7 Adventure Company LTD.	SB TSL S20 Single Mark
Timber Licence's		
TO703	International Forest Products LTD.	
Managed Licence's		
W0089	Sts'ailes	Woodlot Licence

There will be some constraints put on timber harvesting within the CRA because of the resort project. Over time, the land will be developed for resort operations including the development of ski runs, lift rights of ways, golf courses, residential development, etc. If this Master Plan is approved by the Province, the intention, in an effort to lessen the impact on the Timber Harvest Land Base, is to integrate the resort development project with sustainable timber harvesting at a reduced level. We have a joint venture partnership with the Sts'ailes, and they have shown an interest in placing a First Nation Woodland Tenure over the proposed expanded Control Recreation Area. The Province and forest licencees support this approach and are working with the Sts'ailes on this initiative.

2.6.5 MINERAL TENURES

There are existing Mineral Tenures within the existing and proposed Hemlock CRA boundaries (Figure 2-8), the following table illustrates all those within the proposed CRA.

TABLE 2.2: MINERAL TENURES SUMMARY

Type of Interest	Tenure ID. Number	Tenure Holder
Mineral Claim	1023009	Howell, William Alfred
Mineral Claim	1017409	Laroche.
Mineral Claim	1017433	Laroche.

We acknowledge that the mineral tenures listed above are contained within or intersect with the proposed Hemlock CRA and understand that we may have to co-ordinate access and activities with the tenure holders. We further acknowledge that additional mineral tenures may be located within, or intersect with the proposed Hemlock CRA in the future and that we may have to co-ordinate access and activities with future tenure holders.

2.6.7 WATER INTERESTS

Hemlock Resort currently has three water licences on Cohen Creek and Cohen Lake with water storage and sewage treatment on site. Three other active water licences are within the proposed CRA boundary; one each on Sakwi and Keenan Creek for the newly approved independent water power project; one on Cabus Creek for Scouts Canada to service the Camp Cove recreation site, and one just outside the proposed CRA on private lot DL 4573. See Figure 2-9. At present there are no plans for snow making, therefore, snowmaking reservoirs will not be required for Phase 1 and 2. Based on an assessment from Golder Associates (see Appendix 7) the projected seasonal water requirements for the Phase 1 development are 199,110 gallons a day (GAD) during the operating season (Dec-May) and 43,245 GAD during the non-operating season. Given the current and projected Phase 1 water usage data, the existing water licensces on Cohen Creek are adequate to support the current and projected Phase 1 water usage on a daily and annual basis. Feasibility studies for water and sewer systems will be completed for each phase. In order to ensure water availablity for each phase of expansion, we will work with the Water Stewardship Branch to explore options and submit the necessary water license applications.

HEMLOCK RESORT

RESORT MASTER PLAN
2014

Harrison Lake

Weaver Lake

Skyline Double

Sasquatch Triple

Legend

- Existing Ski Lifts
- Access Road
- Study Area
- Existing CRA Boundary
- Traplines Boundaries
- Deer Winter Range
- Old Growth Management Area - legal
- Guide Outfitter Area (Whole Prop. CRA)

Deer Habitat Model Classes

- Classic
- Forage

Prepared for:

HEMLOCK RESORT
20955 Hemlock Valley Road,
Hemlock Valley, BC, Canada. V0M 1A1
Tel: 604 797 4411
Toll Free: 1 866 567 6866
Fax: 604 797 4440

Planning by:

BHA Brent Harley & Associates Inc.
Distinctive Mountain Resort Design

4-1005 Alpha Lake Road,
Whistler, BC, Canada. V0N 1B1
Tel: 604 932 7002
Fax: 604 938 1161
email: bha@brentharley.com
www.brentharley.com

Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:50,000

0 250 500 1,000 1,500 2,000 Meters

N

Wildlife Interests

Fig 2-4

P:Dwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan Plots 2010\Figure 2-4) Wildlife Interests.mxd

Recreation Reserve
SKWELLEPIL CREEK - 22999

Recreation Reserve
UNNAMED LAKE (Elissa) - 26899

Recreation Reserve
SIMMS CREEK LOOKOUT - 23015

Recreation Reserve
SIMMS CR BIG TREE - 25882

Harrison
Lake

Recreation Reserve
99123

Recreation Reserve
CHEHALIS LAKE SOUTH - 23108

Sasquatch Triple

Skyline Double

Recreation Reserve
CAMP COVE - 25903

Recreation Reserve
WEAVER LAKE - 22996

Recreation Reserve
FRANCIS LAKE HARRISON - 22997

P:Dwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan Plots 2010\(Figure 2-5) Recreation Areas.mxd

HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

- Access Road
- Forestry Road Sections
- Study Area
- Existing CRA Boundary
- Recreation Sites - Pending
- Recreation Sites - Existing
- Woodlots

Prepared for:

HEMLOCK RESORT
20955 Hemlock Valley Road,
Hemlock Valley, BC, Canada. V0M 1A1
Tel: 604 797 4411
Toll Free: 1 866 567 6866
Fax: 604 797 4440

Planning by:

BHA Brent Harley & Associates Inc.
Distinctive Mountain Resort Design
4-1005 Alpha Lake Road,
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Tel: 604 932 7002
Fax: 604 938 1161
email: bha@brentharley.com
www.brentharley.com

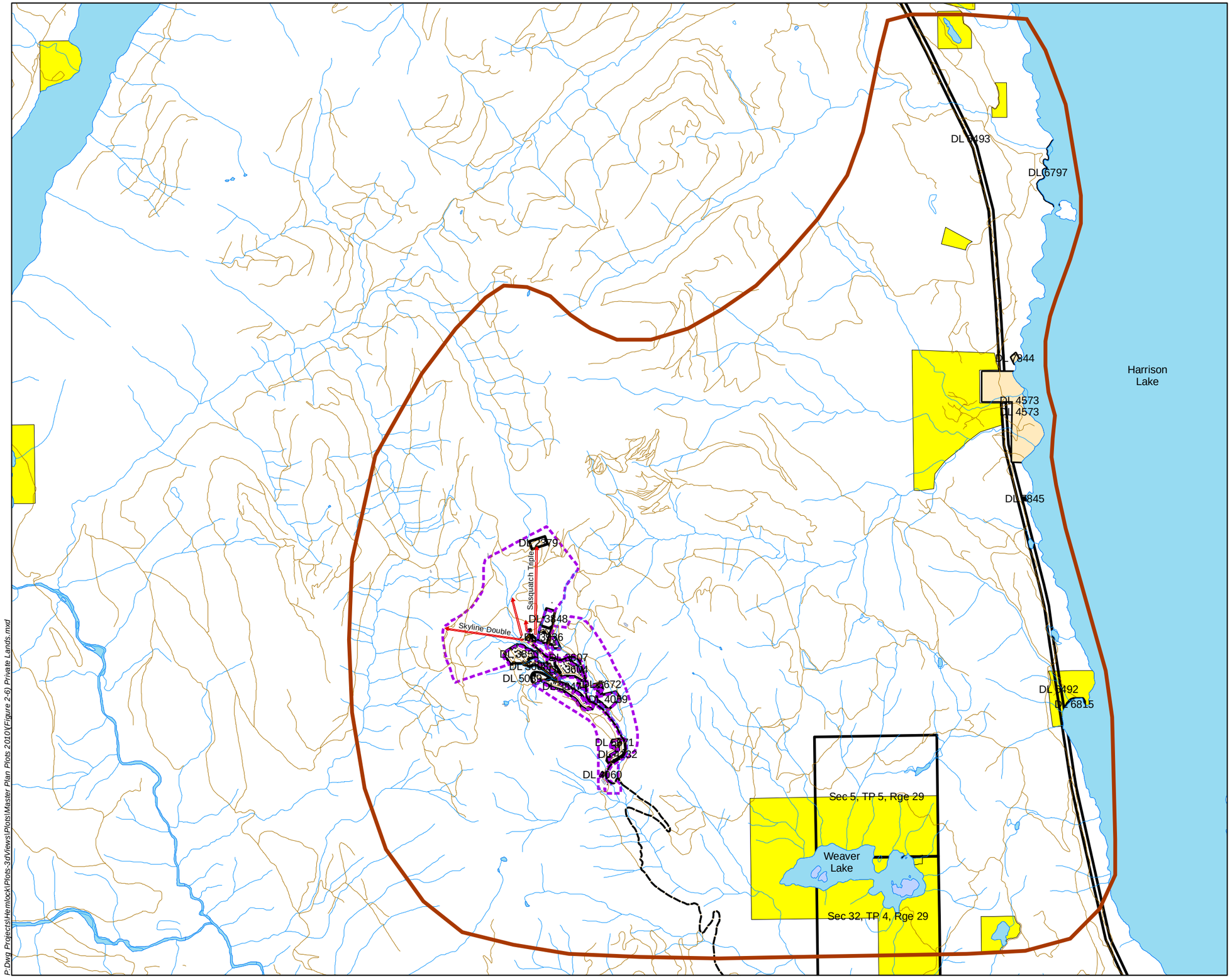
Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:50,000

0 500 1,000 1,500 2,000 Meters

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Recreation Areas

Fig 2-5



HEMLOCK RESORT

RESORT MASTER PLAN

2014

Legend

- Existing Ski Lifts
- Access Road
- Study Area
- Existing CRA Boundary
- Primary Survey Parcels
- PrivateLots DL4573 & DL7844
- Recreation Areas - Active & Pending

Prepared for:

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Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:50,000

0 250 500 1,000 1,500 2,000 Meters

N

Private Lands

Fig 2-6

HEMLOCK RESORT

RESORT MASTER PLAN

2014

INTERNATIONAL FOREST PRODUCTS LIMITED
T0703

INTERNATIONAL FOREST PRODUCTS LIMITED
T0703

W1698 B SCHEDULE_B

W0089 A SCHEDULE_B

Skyline Double

Sasquatch Triple

Harrison Lake

Weaver Lake

Legend

- Existing Ski Lifts
- Access Road
- Study Area
- Forest Service Roads
- Existing CRA Boundary
- TimberLicenceActive
- Forest Harvest Authorizations - Active
- Managed Licence - Active - FTEN
- Recreation Areas - Active & Pending

Prepared for:

HEMLOCK RESORT
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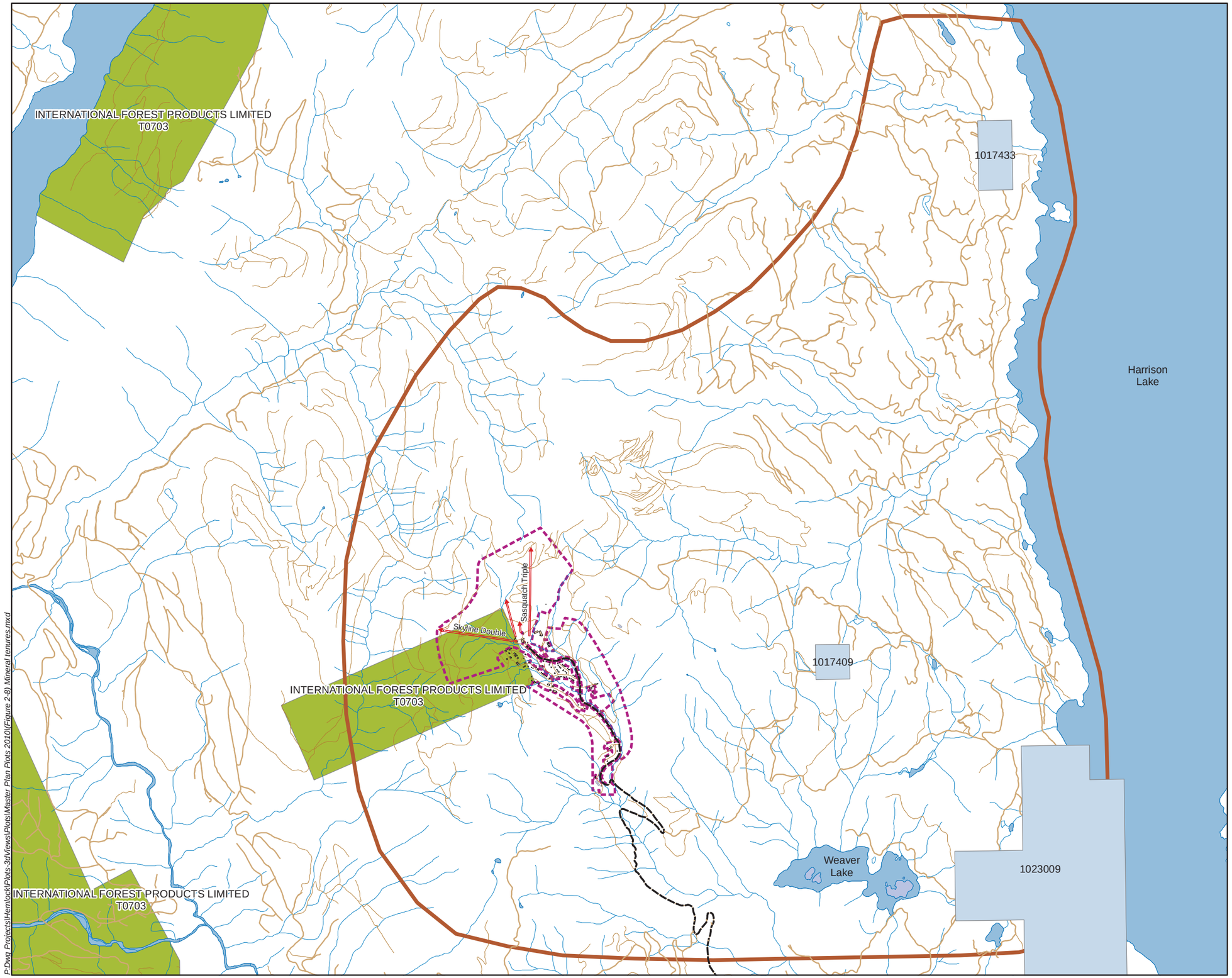
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Contour Intervals 10 metres
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0 250 500 1,000 1,500 2,000 Meters

N

Forest Tenures

Fig 2-7

P:\Dwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan Plots 2010\Figure 2-7 Forest Tenures.mxd



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HEMLOCK RESORT

RESORT MASTER PLAN

2014

Legend

- Existing CRA Boundary
- Timber Licence
- Mineral Claims

Prepared for:

HEMLOCK RESORT
20955 Hemlock Valley Road,
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www.brentharley.com

Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:50,000

0 260 520 1,040 1,560 2,080 Meters

N

Mineral Tenures

Fig 2-8

HEMLOCK RESORT

RESORT MASTER PLAN

2014

Harrison Lake

PD43822

PD74237

Skyline Double

Sasquatch Triple

PD43816

PD43815

PD43816

PD81157

PD185476

PD43438

Weaver Lake

PD43434

PD75844

Legend

- Water Wells

Points of Diversion

- Active Application
- Active Licence
- Licence Water Works: Building
- Existing Ski Lifts

Prepared for:

HEMLOCK RESORT

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Trim Sheets: 92H031-41

Contour Intervals 10 metres

Scale 1:50,000

0 250 500 1,000 1,500 2,000 Meters

N

Water Interests

Fig 2-9

P:\Dwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan Plots 2010\Figure 2-9) Water interest.mxd

HEMLOCK RESORT



2.7 Environmental Context

Pottinger Gaherty Environmental Consultants Ltd. (PGL) was engaged by Berezan Management Ltd. in the fall of 2008 to complete an overview assessment of potential environmental issues associated with the proposed expansion of Hemlock. BHA provided PGL with mapping, study area and development goals and objectives and preliminary development areas.

The resultant PGL overview and opinions were used during the resort design and planning process in an effort to avoid or minimize environmental impacts.

As planning proceeded, in conjunction with dialogue with the Sts'ailes First Nation and their interest in the resort development, the study area was expanded down to Harrison Lake. Subsequently the PGL study was increased to cover all of the land under consideration.

The PGL Environmental Overview report in its entirety can be found in Appendix 4. It discusses potential environmental issues associated with this site, and possible challenges related to the proposed development and potential environmental impacts, including:

- Comments regarding the quality of vegetation onsite;
- Comments regarding the quality of wildlife habitat onsite;
- Comments regarding fish habitat values associated with watercourses in the study area;
- The potential existence of Species at Risk (SAR) and other species/ ecosystems of conservation concern onsite; and
- A discussion of potential project impacts on the above environmental issues.

The results of this fairly high level study, recognizing that detailed environmental inventorying an analysis will have to be completed on lands specific to the incrementally phased development of the resort. The PGL report was designed to identify any environmental issues that would lead to the conclusion that the expansion of the resort development should be dramatically altered or abandoned . Finding none, the planning proceeded acknowledging that plan refinements and possible mitigation may be required as detailed approvals, implementation and construction nears.

The following is a summary of the PGL report The full report can be found in Appendix 4.

2.7.1 ENVIRONMENTAL SUMMARY

Pottinger Gaherty Environmental Consultants Ltd. (PGL) was retained by the Berezan Group to conduct a preliminary site reconnaissance and associated desktop research to scope potential environmental issues within the Hemlock Resort project area. The goal was to assess the preliminary feasibility of the proposed project from an environmental perspective, summarize preliminary environmental issues and outline environmental mitigation strategies.

PGL conducted a site visit in October 2008 and collected information related to environmental issues onsite. PGL also met with representatives from the Sts'ailes First Nation in March 2010 to collect additional environmental baseline information. The information gathered from the meeting and collected in the field was assessed in combination with a desktop overview to determine key environmental issues.

Several environmental issues were uncovered during this investigation, including:

- The potential species at risk (SAR) occurrence of provincially listed plant communities and provincially and federally listed plant SAR;
- The potential occurrence of 17 wildlife SAR;
- Identified fish habitat in Sakwi Creek and its tributaries;
- Identified sensitive terrestrial ecosystems (i.e., wetlands and riparian habitat) near Sakwi Creek and its tributaries; and
- The confirmed presence of previously recorded archaeological sites near Hemlock Valley.

In conclusion, PGL found no environmental "show stoppers" that would suggest that the lands within the study area should not be considered for the proposed expansion and development of Hemlock Resort. Ways to avoid or mitigate the potential impacts are summarized in their report. Based on the results of the Master Plan's approvals process, a more detailed environmental inventory and assessment will be required as the foundation to a final design and, if necessary, defining the best course of action for mitigation.

HEMLOCK RESORT



2.8 Existing Mountain Facilities

2.8.1 INTRODUCTION

The existing winter attractions at Hemlock include lift serviced alpine skiing and snowboarding, cross-country skiing, tubing, and snow shoeing. The alpine skiing and snowboarding are the predominant attractions, with the cross-country skiing a significant but distant second. The other attractions act primarily as complements that round out the offering at the resort. Currently, there is no formal summer offering at the resort. The following describes and illustrates the existing mountain facilities at the resort.

2.8.2 SKIING AND SNOWBOARDING

The existing lift serviced mountain facilities consist of 4 ski lifts accessing 35 named ski trails on over 145 hectares of skiable terrain (358 acres). Skiing and snowboarding are largely offered on the east face Mt Kleenan, utilizing 100% natural snowfall. These facilities have a Comfortable Carrying Capacity (CCC) of approximately 1,156 skiers per day. The existing mountain layout is illustrated on Figures 2-10, 2-11, and 2-12.

It is important to note that throughout this document, any reference to skiing and skiers applies equally to skiers and snowboarders alike.

The CCC is a measure of the optimum number of skiers/snowboarders who can utilize the resort at any one time, being guaranteed a pleasant recreational experience without causing a decline in the quality of the environment. Generally, depending on weather and snow conditions, 40% of the total CCC will be actively skiing, 25% will be on the lifts, 10% will be waiting in lift queues and the remaining 25% of skiers are rated as passive and will be using the skier service facilities and amenities.

The calculation of the CCC of a ski area is the single most important planning criterion for the resort. Based on the proper identification of the mountain's true capacity, all other related skier service facilities such as restaurants, retail outlets, resort services, parking, overnight accommodation, and other destination facilities can be planned.

FIGURE 2-10: 3D VIEW OF EXISTING RESORT, VIEWED FROM THE SOUTH

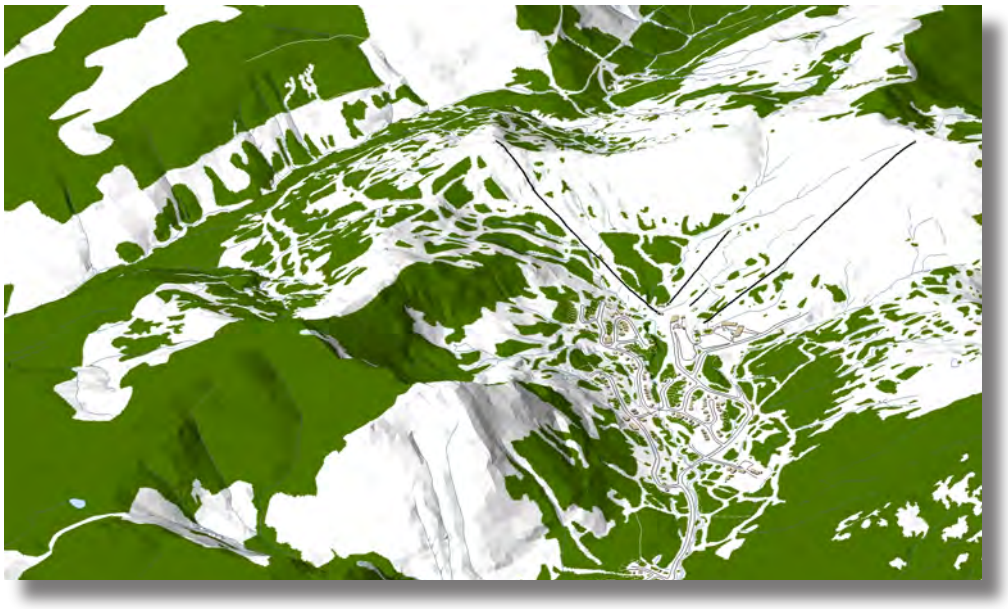
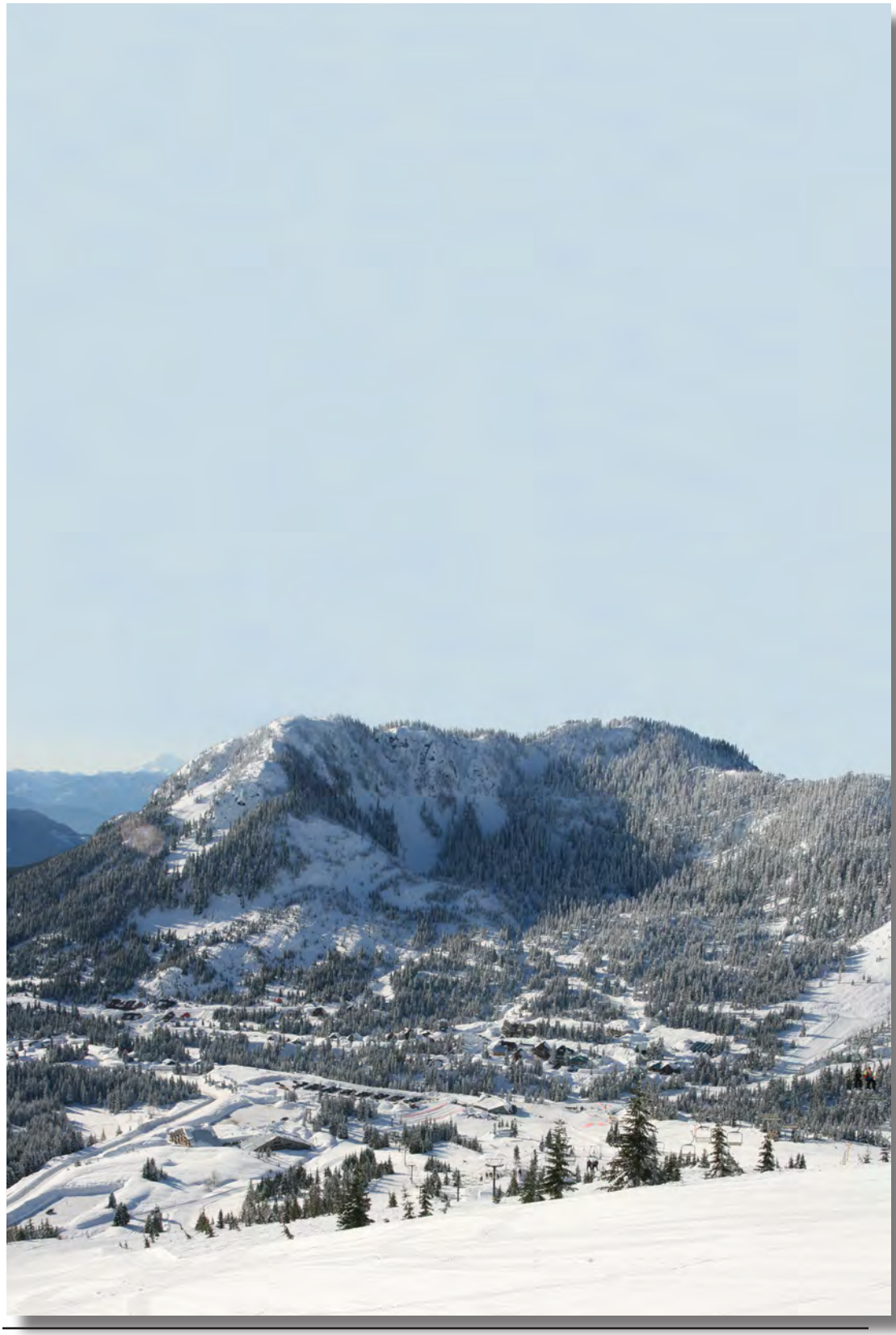
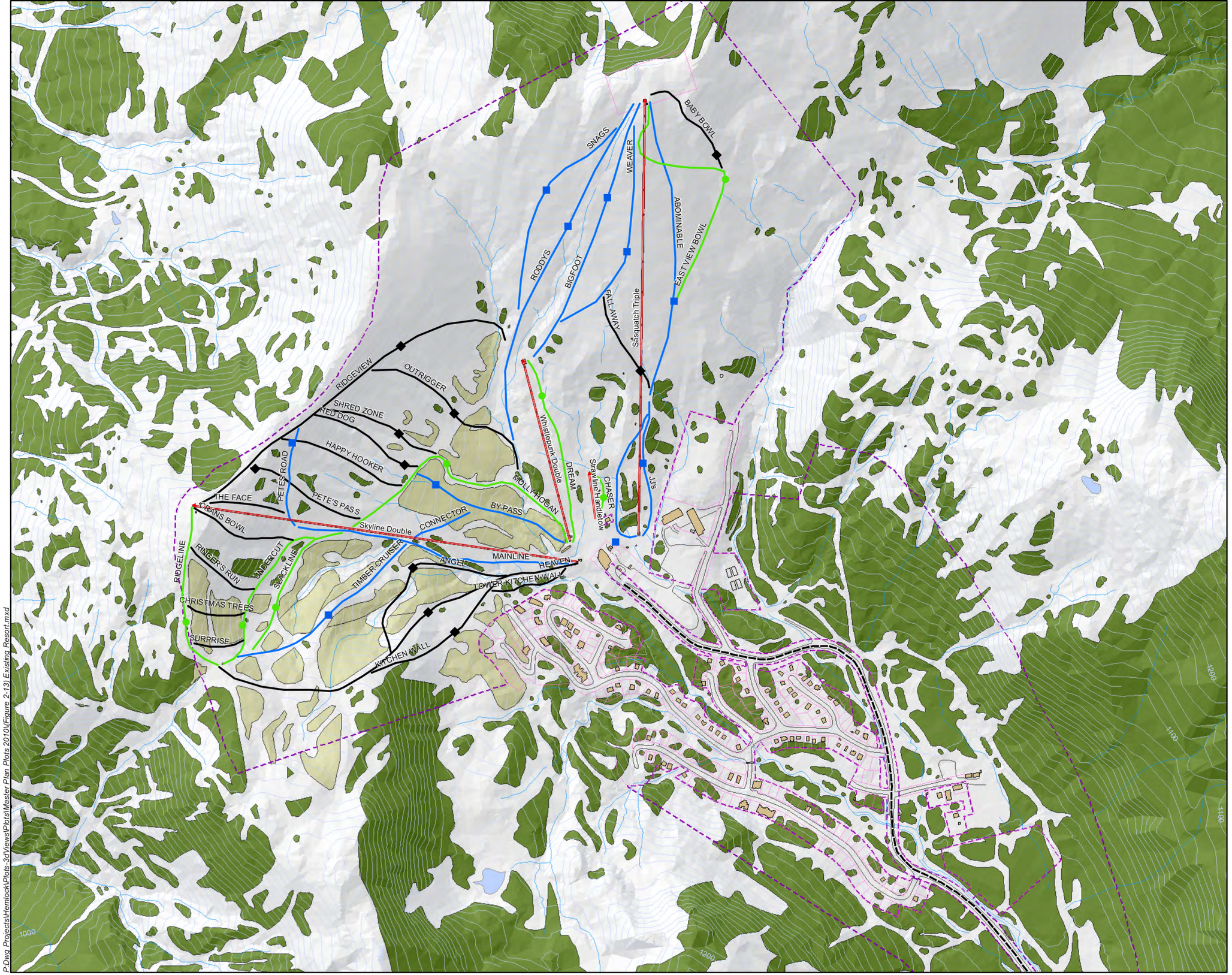


FIGURE 2-11 HEMLOCK TRAIL MAP







P:\Dwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan Plots 2010\[Figure 2-13] Existing Resort.mxd

HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Existing CRA Boundary
- Existing Ski Lifts

Ski Runs
- Expert
- Advance
- Intermediate
- Novice
- Beginner
- Access Road

Vegetation
- Gladed Cover
- **Full Cover**

Prepared for:

HEMLOCK RESORT
20955 Hemlock Valley Road,
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Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:10,000

0 50 100 200 300 400 Meters

N

Existing Resort

Fig 2-12

2.8.3 EXISTING SKI LIFTS

The existing Mountain Plan at Hemlock consists of 4 uphill conveyances for the ski operations. These include; one triple chairlift (3C); two double chairlifts (2C); and one beginner handletow lift. Figure 2-13 and Table 2.1 provide an illustration and specification of the existing ski lifts at Hemlock.

TABLE 2.3: SUMMARY OF EXISTING LIFTS

Lift Name	Lift Type	Bottom Elevation (m)	Top Elevation (m)	Vertical Drop (m)	Horizontal Length (m)	Slope Length (m)	Hourly Capacity (Theor.)	Hourly Capacity (Actual)	Weighted Vertical Demand	Loading Efficiency	Hours of Operation	Access Reduction	Uphill CCC	Downhill CCC	Phase
Skyline Double	2C	985.10	1297.92	312.82	1034.34	1098.40	1,200	1,000	5,226	85%	7.00	0%	356	982	E
Whistlepunk Double	2C	993.70	1082.48	88.78	496.14	506.44	1,200	800	1,000	80%	7.00	0%	398	144	E
Sasquatch Triple	3C	980.89	1319.46	338.57	1160.08	1215.01	2,200	1,000	5,266	85%	7.00	0%	383	622	E
Strawline	Handletow	995.10	1018.83	23.73	123.84	126.40	250	150	1,000	80%	7.00	0%	20	19	E
Totals													1,156	1,767	

2.8.4 EXISTING SKI TRAILS

Existing ski trails at Hemlock are contained within 2 terrain pods covering a relatively extensive area. The existing ski trails have been categorized by skier/ snowboarder ability level. The international standard for classifying ski trails is by easiest (green circle), more difficult (blue square) and most difficult (black diamond).

To undertake an accurate analysis, the existing trail network was overlaid onto the 5 metre contour topographic mapping and organized into groups of trails or 'pods' that are associated with each lift. Trails that cross into one or more pod areas are generally associated with the lift at which they return. Some pods may be associated with one or more lifts depending on the flow and layout of the mountain. The tables on the following pages provide characteristics for each ski run at Hemlock.

TABLE 2.4: TABLES OF EXISTING SKI TRAILS

Pod	Run Name	Trail Name	Slope Length (m)	Maximum Slope (%)	Average Width (m)	Trail Area (ha)	Skill Class
Whistlepunk Pod							
Whistlepunk	DREAM	514	18%	24%	80	4.1	Beginner
Total Skiable Area						4.1	
Skyline Pod							
Skyline	RIDGELINE	473	15%	23%	50	2.4	Novice
Skyline	HEAVEN	1,117	23%	50%	50	5.6	Advanced
Skyline	ANGEL	537	28%	44%	30	1.6	Advanced
Skyline	LOWER KITCHEN WALL	217	16%	28%	50	1.1	Advanced
Skyline	KITCHEN WALL	459	39%	65%	80	3.7	Expert
Skyline	TIMBER CRUISER	576	24%	36%	50	2.9	Intermediate
Skyline	SLACKLINE	422	14%	29%	40	1.7	Beginner
Skyline	MOLLY HOGAN	770	17%	24%	20	1.5	Beginner
Skyline	CONNECTOR	164	19%	23%	20	0.3	Intermediate
Skyline	UNDERCUT	470	19%	44%	40	1.9	Beginner
Skyline	SURPRISE	149	43%	44%	60	0.9	Advanced
Skyline	CHRISTMAS TREES	177	52%	63%	80	1.4	Advanced
Skyline	RINGER'S RUN	240	54%	64%	100	2.4	Advanced
Skyline	CRANS BOWL	328	48%	72%	120	3.9	Expert
Skyline	RIDGEVIEW	1,030	20%	37%	40	4.1	Intermediate
Skyline	THE FACE	228	54%	67%	50	1.1	Advanced
Skyline	PETE'S PASS	356	41%	50%	80	2.8	Advanced
Skyline	HAPPY HOOKER	381	43%	60%	100	3.8	Advanced
Skyline	RED DOG	345	42%	59%	50	1.7	Advanced
Skyline	SHRED ZONE	358	43%	57%	100	3.6	Advanced
Skyline	OUTRIGGER	546	32%	50%	200	10.9	Advanced
Skyline	PETES ROAD	276	23%	29%	30	0.8	Intermediate
Skyline	MAINLINE	761	25%	35%	50	3.8	Intermediate
Skyline	BY-PASS	450	21%	31%	40	1.8	Intermediate
Skyline	Glading					25	
Total Skiable Area						90.8	
Strawline Pod							
Strawline	CHASER	136	18%	21%	40	0.5	Beginner
Total Skiable Area						0.5	
Sasquatch Pod							
Sasquatch	BIGFOOT	771	31%	39%	50	3.9	Intermediate
Sasquatch	RODDYS	1,019	28%	38%	70	7.1	Intermediate
Sasquatch	SNAGS	611	31%	44%	60	3.7	Intermediate
Sasquatch	WEAVERZ	629	30%	40%	40	2.5	Intermediate
Sasquatch	ABOMINABLE	839	33%	40%	150	12.6	Intermediate
Sasquatch	FALL AWAY	293	36%	46%	70	2.0	Advanced
Sasquatch	BABY BOWL	322	34%	49%	100	3.2	Advanced
Sasquatch	PEPI's TERRAIN PARK	390	16%	24%	50	1.9	Intermediate
Sasquatch	JJ's	372	19%	24%	75	2.8	Intermediate
Sasquatch	Glading					11.6	
Total Skiable Area						51.4	
Total Existing Skiable Area						146.8	

Ski trail capacity is a function of the acceptable density of users per hectare rated by skier-skill class. Typically, the range of acceptable densities for ski trails by skill class is as follows:

TABLE 2.5 ACCEPTABLE DENSITIES TABLE

Skill Class	Acceptable Density	Density Used at Hemlock
Beginner	35 – 75 /ha	35
Novice	30 – 60 /ha	30
Low Intermediate	20 – 40 /ha	20
Intermediate	15 – 30 /ha	15
Advanced	10 – 20 /ha	10
Expert	5 – 10 /ha	5

Successful ski resorts catering to destination guests strive to provide a high quality skiing experience. This is best achieved when trail densities are maintained at the lower end of the spectrum. The acceptable density of skiers on gladed trails is generally 15% to 30% of the comparable skier skill class, depending on the spacing of the trees and the acceptable densities of the trails around them. It should be noted that the preferred and acceptable skier/rider densities have decreased considerably in recent years (for all skill classes). The advent of shaped skis, combined with snowboarding's relatively easy learning curve, has enabled a larger number of skiers and snowboarders to negotiate steeper and more adventuresome slopes sooner and with greater control than ever before. What was once considered "experts-only' terrain ten years ago is now accessible to a much broader segment of the skiing population. This has led to new terrain being opened up in areas that were traditionally too steep to ski or ride. In addition, skiers are skiing faster. This has led to an increase in the vertical demand of skiers and snow boarders - the amount of skiing they can do in a day. The net result is that the traditional lift and trail configurations are less and less able to provide the quality of experience that is expected by today's skier/boarder marketplace.

The issue of what is acceptable, what is expected, and what is desirable, has to be given careful consideration. All destination skiers expect a low-density skiing experience. Resorts that wish to cater to a powder skiing experience need to keep the density even lower. Urban skiers may still be willing to accept higher densities in exchange for the convenience created by ease of access - but this too is changing rapidly.

Acceptable trail density varies at the resort depending on the day and time of year. On a weekend, guests are likely to expect a more crowded experience. However, a destination traveller who is skiing for an entire week will experience mid-week days where the density on the trails is much lower than on the weekends. Hemlock serves a combined day use skier and limited destination marketplace. In order to capture the appropriate conditions and in tune with the resort's aspirations, BHA has applied low densities.

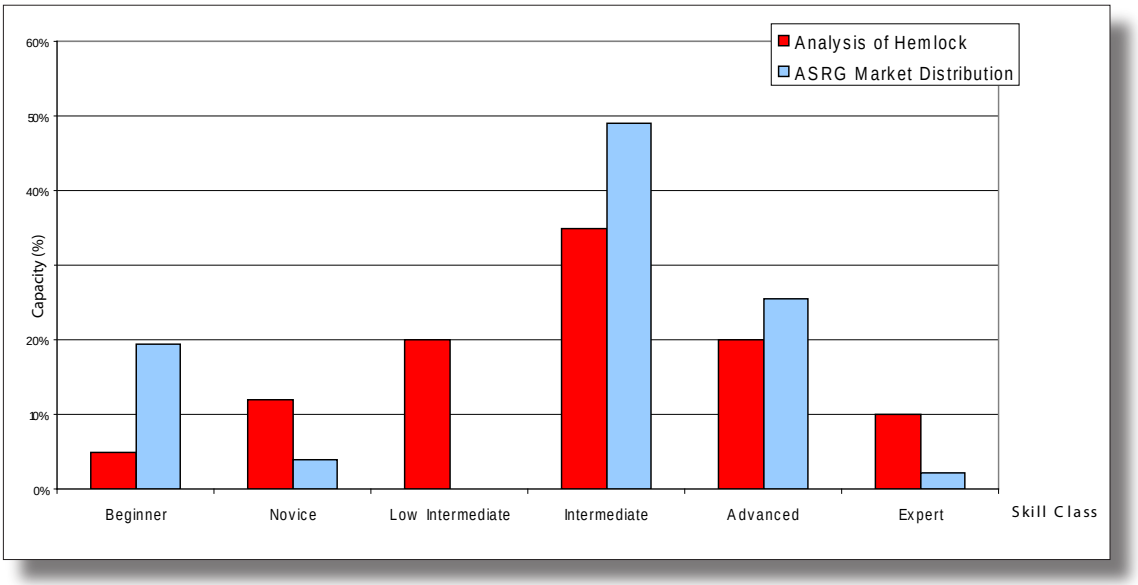
2.8.5 EXISTING TERRAIN AND DISTRIBUTION ANALYSIS

The existing ski trails have been assessed as to their degree of consistency with the accepted distribution of the skier marketplace. This distribution is compared to the All Season Resort Guidelines (ASRG) Table 2.4 and Chart 2.1 indicates the assessed market distribution of the existing Hemlock ski terrain:

TABLE 2.6: EXISTING CAPACITY DISTRIBUTION

Market Distribution	Existing %	ASRG Market (%)
Beginner	19%	5%
Novice	40%	12%
Low Intermediate	0%	20%
Intermediate	49%	35%
Advanced	25%	20%
Expert	100%	10%

CHART 2.1: EXISTING CAPACITY DISTRIBUTION



A review of the Existing Capacity Distribution illustrates an excess of beginner, intermediate and advanced terrain; a lack of novice and expert terrain, and; no low intermediate terrain. These imbalances will be addressed to the greatest degree possible in the new mountain plan (Section 4).

2.8.6 EXISTING COMFORTABLE CARRYING CAPACITY

The All Season Resort Guidelines 2005 (ASRG) defines Comfortable Carrying Capacity, "...as the optimum number of skiers that can utilize the resort per day, while being guaranteed a pleasant recreation experience without causing a decline in the quality of the physical and sociological environment."

It is a dynamic number that takes into account the use of the mountain throughout the day. It is calculated as a function of the uphill capacity of the ski lifts combined with the downhill capacity of the ski trails and terrain as influenced by the market breakdown of the skier skill classes.

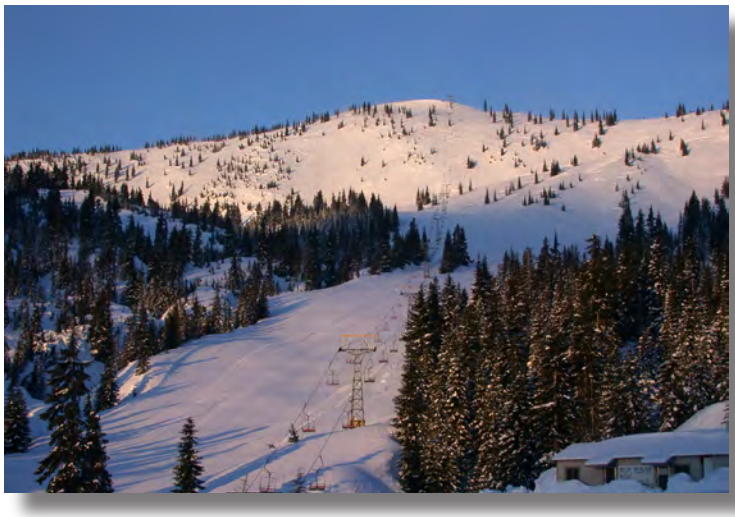
The existing lift and trail capacities at Hemlock were calculated and illustrated within Table 2.5 and 2.6.

TABLE 2.7 EXISTING UPHILL CCC

Lift Name	Lift Type	Bottom Elevation (m)	Top Elevation (m)	Vertical Drop (m)	Horizontal Length (m)	Slope Length (m)	Hourly Capacity (Theor.)	Hourly Capacity (Actual)	Weighted Vertical Demand	Loading Efficiency	Hours of Operation	Access Reduction	Uphill CCC	Downhill CCC	Phase
Skyline Double	2C	985.10	1297.92	312.82	1034.34	1098.40	1,200	1,000	5,226	85%	7.00	0%	356	982	E
Whistle-punk Double	2C	993.70	1082.48	88.78	496.14	506.44	1,200	800	1,000	80%	7.00	0%	398	144	E
Sasquatch Triple	3C	980.89	1319.46	338.57	1160.08	1215.01	2,200	1,000	5,266	85%	7.00	0%	383	622	E
Strawline	Handle-tow	995.10	1018.83	23.73	123.84	126.40	250	150	1,000	80%	7.00	0%	20	19	E
Totals													1,156	1,767	

EXISTING SKI LIFT IMAGRY FROM HEMLOCK





HEMLOCK RESORT

TABLE 2.8: EXISTING DOWNHILL CCC

Existing Ski Runs																
Pod	Run Name	Slope Length (m)	Average Slope (%)	Maximum Slope (%)	Average Width (m)	Trail Area (ha)	Beginner (ha)	Novice (ha)	Low Int.	Intermediate (ha)	Int. Glade (ha)	Advanced (ha)	Adv. Glade (ha)	Expert (ha)	Expert Glade (ha)	Re Skill Class
Skyline	RIDGELINE	473	15%	23%	50	2.4		2.4								Novice
Skyline	HEAVEN	1,117	23%	50%	50	5.6						5.6				Advanced
Skyline	ANGEL	537	28%	44%	30	1.6						1.6				Advanced
Skyline	LOWER KITCHEN WALL	217	16%	28%	50	1.1						1.1				Advanced
Skyline	KITCHEN WALL	459	39%	65%	80	3.7								3.7		Expert
Skyline	TIMBER CRUISER	576	24%	36%	50	2.9				2.9						Intermediate
Skyline	SLACKLINE	422	14%	29%	40	1.7	1.7									Beginner
Skyline	MOLLY HOGAN	770	17%	24%	20	1.5	1.5									Beginner
Skyline	CONNECTOR	164	19%	23%	20	0.3				0.3						Intermediate
Skyline	UNDERCUT	470	19%	44%	40	1.9	1.9									Beginner
Skyline	SURPRISE	149	43%	44%	60	0.9						0.9				Advanced
Skyline	CHRISTMAS TREES	177	52%	63%	80	1.4						1.4				Advanced
Skyline	RINGER'S RUN	240	54%	64%	100	2.4						2.4				Advanced
Skyline	CRANS BOWL	328	48%	72%	120	3.9								3.9		Expert
Skyline	RIDGEVIEW	1,030	20%	37%	40	4.1				4.1						Intermediate
Skyline	THE FACE	228	54%	67%	50	1.1						1.1				Advanced
Skyline	PETE'S PASS	356	41%	50%	80	2.8						2.8				Advanced
Skyline	HAPPY HOOKER	381	43%	60%	100	3.8						3.8				Advanced
Skyline	RED DOG	345	42%	59%	50	1.7						1.7				Advanced
Skyline	SHRED ZONE	358	43%	57%	100	3.6						3.6				Advanced
Skyline	OUTRIGGER	546	32%	50%	200	10.9						10.9				Advanced
Skyline	PETES ROAD	276	23%	29%	30	0.8				0.8						Intermediate
Skyline	MAINLINE	761	25%	35%	50	3.8				3.8						Intermediate
Skyline	BY-PASS	450	21%	31%	40	1.8				1.8						Intermediate
Skyline	Glading					25.1					20.9		4.1			
Whistlepunk	DREAM	514	18%	24%	80	4.1	4.1									Beginner
Strawline	CHASER	136	18%	21%	40	0.5	0.5									Beginner
Sasquatch	BIGFOOT	771	31%	39%	50	3.9				3.9						Intermediate
Sasquatch	RODDYS	1,019	28%	38%	70	7.1				7.1						Intermediate
Sasquatch	SNAGS	611	31%	44%	60	3.7				3.7						Intermediate
Sasquatch	WEAVERZ	629	30%	40%	40	2.5				2.5						Intermediate
Sasquatch	ABOMINABLE	839	33%	40%	150	12.6				12.6						Intermediate
Sasquatch	FALL AWAY	293	36%	46%	70	2.0						2.0				Advanced
Sasquatch	BABY BOWL	322	34%	49%	100	3.2						3.2				Advanced
Sasquatch	PEPI's TERRAIN PARK	390	16%	24%	50	1.9				1.9						Intermediate
Sasquatch	JJ's	372	19%	24%	75	2.8				2.8						Intermediate
Sasquatch	Glading					11.6					7.6		4.0			
Skiable Area						146.8	9.8	2.4	0.0	48.2	28.5	42.1	8.1	7.6	0	

USING LOW DENSITIES										
SKIER DENSITY / HECTARE	35	30	20	15	5	10	3	5	2	Capacity
MAX. SKIERS ON SLOPE BY SKILL RATING	341	71	0	724	143	423	27	38	0	1767
% OF MAX. SKIERS	20%	4%	0%	43%	3%	25%	3%	2%	0%	100%
AVERAGE DAILY VERTICAL	1,000	2,000	3,500	5,000	5,000	7,500	7,500	10,000	10,000	
WEIGHTED VERTICAL DEMAND (M/DAY)	202	84	0	2,137	138	1,872	205	224	22	4,884

	Skiable Area (ha)	Beginner (skiers)	Novice (skiers)	Low Int. (skiers)	Interm. (skiers)	Int. Glade (skiers)	Adv. (skiers)	Adv. Glade (skiers)	Expert (skiers)	Expert Glade (skiers)	Total CCC
TOTAL EXISTING DOWNHILL CCC	146.8	341	71	0	724	143	423	27	38	0	1767

With a trail capacity of 1,767 skiers and a lift capacity of 1,156 skiers per day, the current product is slightly out of balance. As such, the mountain capacity at Hemlock is determined by the uphill capacity of the lifts, pegged at approximately 1,156 skiers and riders per day.

2.8.7 EXISTING LIFT BALANCE ASSESSMENT

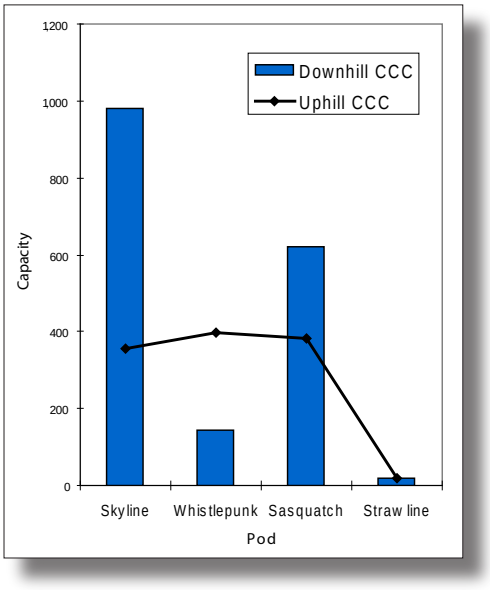
Ideally, the uphill CCC of the ski lifts will be equal to the downhill CCC of the trails and provide a balanced experience where neither the lift nor the trails will become too crowded or underutilized.

The existing lift network was evaluated in relation to the mountain trails that each lift serves. Chart 2.2 demonstrates the in balance in each terrain pod. The Mountain Development Plan (Section 4) will address ways to improve the imbalances that currently exist.

TABLE 2.9: EXISTING TRAIL AND LIFT BALANCE

Lifts	Uphill CCC	Downhill CCC
Skyline	356	982
Whistlepunk	398	144
Sasquatch	383	622
Strawline	20	19
Totals	1,156	1,767

CHART 2.2: EXISTING TRAIL AND LIFT BALANCE



2.9 Additional Existing Winter Activities

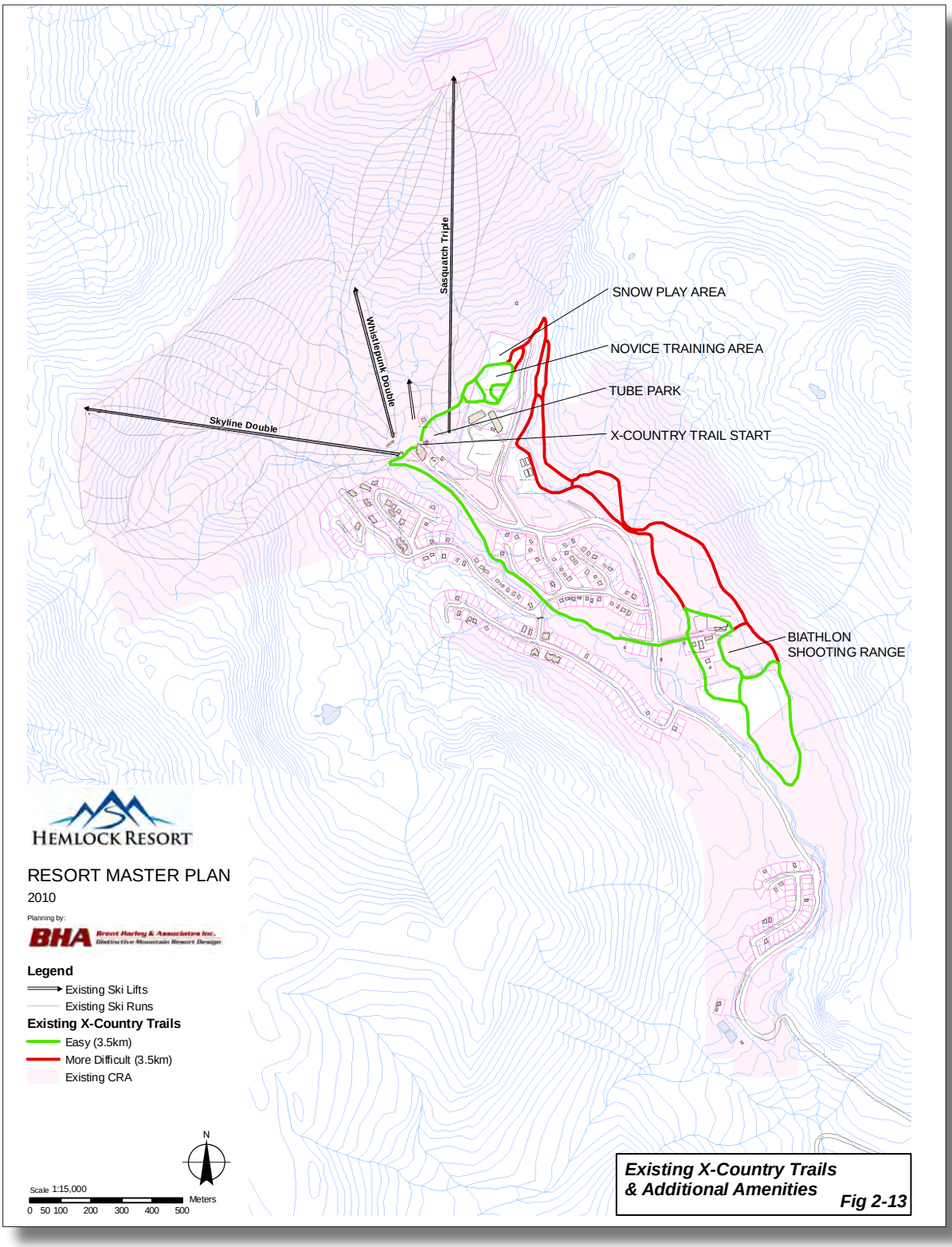
Currently, in addition to the primary attraction of alpine skiing, other winter attractions include:

- Cross-country skiing. The Nordic skiing facilities at Hemlock are located near the maintenance area. They consist of 13 km of un-groomed trails. (See Figure 2-13). The capacity of the Hemlock trails is estimated to be capable of approximately 30 skiers per day;
- Tube Park. The Tube Park is located adjacent to the day lodge. Patrons walk up, tube down with a capacity for approximately 170 tubers per day;
- Snowshoeing. Tours are offered from the base area with a guided base trek around the cross country trails and an alpine adventure tour through the Hemlock backcountry. They have a capacity of about 70 snowshoe per day.

TABLE 2.10: SUMMARY OF EXISTING ADDITIONAL WINTER ACTIVITIES

Total Mtn CCC	1,156
Additional Activities (Winter)	
Nordic	30
Tube Park	170
Snowshoeing	70
Total Additional	270
Total Facility Capacity	1,426
Add Passive Guests (15% of Capacity)	214
BRC	1,640

FIGURE 2-13 OTHER WINTER ATTRACTIONS



2.10 Existing Summer Activities

Currently there are no formalized summer activities at Hemlock.

2.11 Balanced Resort Capacity

When the CCC of the skiing facilities is added to the capacity of the other winter attractions at a resort, the total number of facility users that the resort can optimally support, is determined. In addition, there are always other 'passive' guests, not there to use the core attractions, but rather to support participants and/or to watch and soak up the resort ambience.

Cumulatively, this total delineates the Balanced Resort Capacity (BRC). The All Season Resort Guidelines define BRC as "...the optimum number of guests that can utilize the resort per day, while being guaranteed a pleasant recreation experience without causing a decline in the quality of the physical and sociological environment."

At Hemlock, the effective BRC is the combined total of the alpine skiing, the nordic skiing, and snowplay capacities plus the passive guests. As per Table 2.8 this equates to 1,640 visitors per day.

This number determines the appropriate amount of base area development that should be in place at Hemlock.

2.12 Existing Base Area

The existing base area at Hemlock is made up of the day lodge area, associated parking lots and several adjacent residential subdivisions.

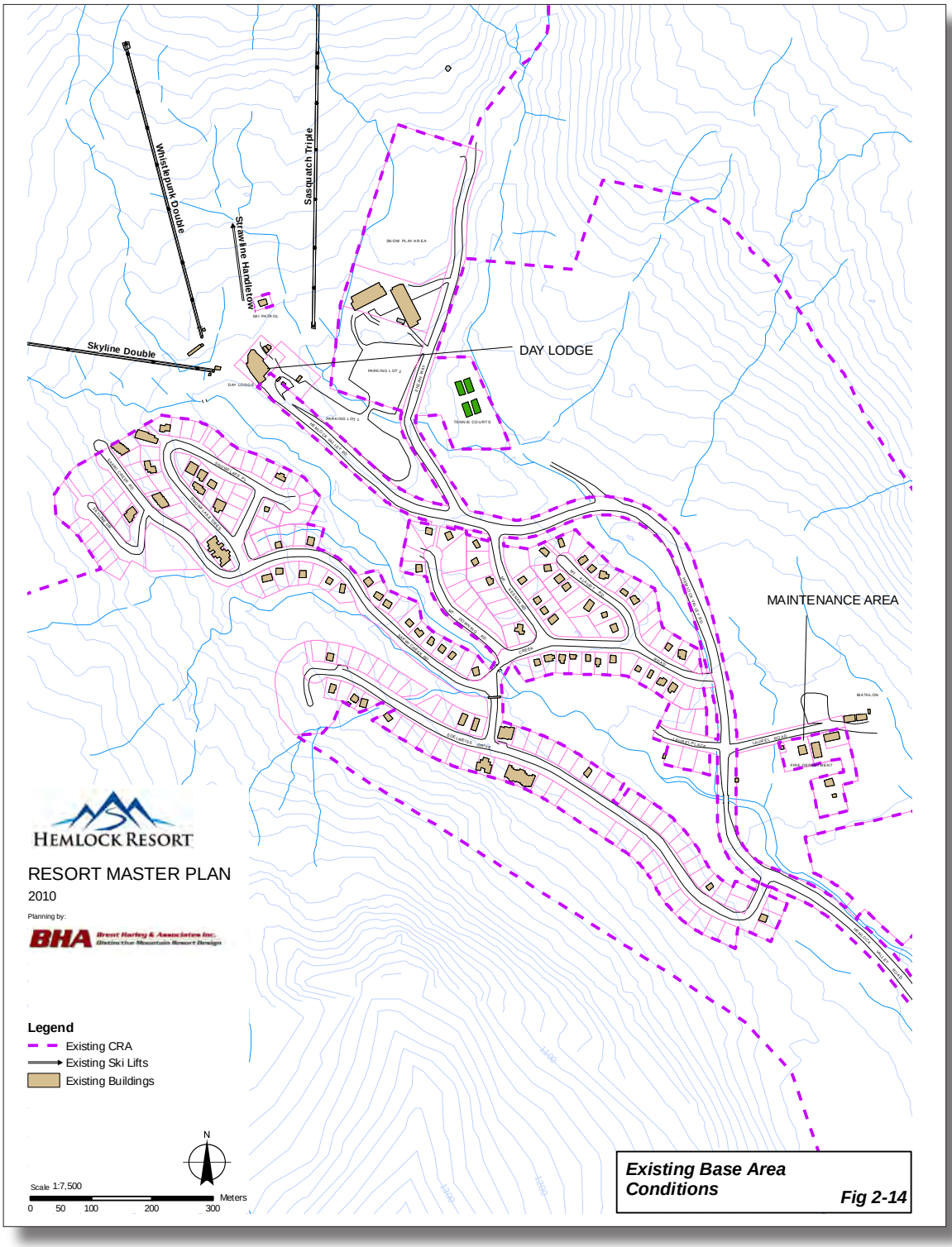
2.12.1 EXISTING SKIER RELATED BUILT SPACE

Skier related built space provides the expected and required services for a ski resort to function properly during the skiing day. These facilities include all built space (restaurants, retail, equipment rental, day care, rest rooms, ski patrol, lockers, resort information, administration, etc.) catering to day use and destination skiers alike, as illustrated in Figure 2-14. Currently, there are approximately 16,199 square feet (1,505 sq. m) of built space at the resort, as indicated in Table 2.9.

HEMLOCK BASE AREA



FIGURE 2-14 EXISTING BASE



2.12.2 SPACE USE ANALYSIS

In order to create an enjoyable experience for Hemlock's skiers and visitors, all services and facilities must be in balance with the BRC of the resort. The completed space use inventory is compared to 'industry standards' for ski resorts of a size and type similar to Hemlock.

Based on the existing BRC of 1,640 guests per day, the space use requirements have been calculated and delineated in Table 2.9. In the same table, these numbers are compared to the existing built space. It should be noted that the calculated areas are intended to act as a guide in determining the 'ideal' amount of built space that is necessary to create a balance with the capacity of the mountain's attractions. These numbers are based on measurements that have been made of successful resorts of a similar size and market orientation as Hemlock. They are intended for planning purposes and should not be considered as absolute, Rather, they are a baseline from which to develop Hemlock into a well functioning, balanced, unique, and special resort.

As illustrated, if 1,640 guests arrive on any given day, the existing facilities represent about 63% of the base area facilities necessary to be in balance with attractions at Hemlock. It should be noted that the bar/lounge, equipment rental and storage space skews the percentage upwards. It also shows that there are significant shortfalls apparent in the amount of space provided for rest rooms, retail sales, and day care.

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HEMLOCK RESORT

TABLE 2.11: SPACE USE ANALYSIS

Existing Capacities		Alpine CCC	1,156
		BRC	1,640

Service/Function	Existing Space	Space Required	Difference	% of Required
Restaurants and Related Facilities				
Restaurant	3,316	5,297	-1,981	63%
Kitchen/Scramble	1,916	2,119	-203	90%
Bar/Lounge	1,897	530	1,367	358%
Circulation / Walls / Waste	356	397	-41	90%
Subtotal	7,485	8,343	-857	90%
Retail				
Equip Rental/Repair	3,616	1,070	2,546	338%
Retail Sales	725	1,236	-511	59%
Circ./Wall/Waste	217	115	102	188%
Subtotal	4,558	2,422	2,136	188%
Skier Services				
Washrooms	1,005	1,992	-987	50%
Ski Patrol/First Aid	250	411	-161	61%
Ski School	950	622	328	153%
Public Lockers	65	622	-557	10%
Day Care/Nursery	0	1,332	-1,332	0%
Ticket Sales	750	124	626	603%
Other	0	0	0	
Circ./Wall/Waste	101	255	-154	40%
Subtotal	3,121	5,359	-2,238	58%
Operations / Storage				
Administration	600	697	-97	86%
Employee Lockers	0	187	-187	0%
Storage	160	81	79	198%
Mechanical / Furnace	225	1,196	-971	19%
Circ./Wall/Waste	49	216	-167	23%
Subtotal	1,034	2,377	-1,343	44%
Total Attraction Related Space	16,199	18,500	-2,301	88%
Destination Space				
Restaurant/Bar	0	2,072	-2,072	0%
Rec/Ent/Spa/Fitness	0	740	-740	0%
Destination Retail	0	2,220	-2,220	0%
Destination Services	0	1,776	-1,776	0%
Convention/Seminar	0	5,920	-5,920	0%
Total Destination Space	0	7,400	-7,400	0%
Total Built Space (sq ft)	16,199	25,900	-9,701	63%

2.12.3 EXISTING OVERNIGHT ACCOMMODATIONS

The existing resort residential development consists of a mix of single family, duplex and multi-family units all located adjacent to the base area. In addition, there are a variety of commercial operations including several bed and breakfasts, condos, cabins and chalets all available for public rent.

Overall, there are 226 existing accommodation units at Hemlock. This equates to 1,072 bed units at present.

It appears that about 60% of the units can be classified as ski to/ski from or within a comfortable walking distance to the base area. This equates to 598 bed units that have direct access to the skiing. This is a positive attribute that, as small as the resort is, differentiates Hemlock from most other mountain resorts in North America. As a comparison, Whistler has only about 20% of its bed base that can be designated as ski in/ski out.

TABLE 2.12: EXISTING ACCOMMODATION

	Existing Units	Existing Bed Unit Calc.
Single Family Houses	84	504
Condo / Multi Family Units	142	568
Total	226	1,072

2.12.4 EXISTING PARKING

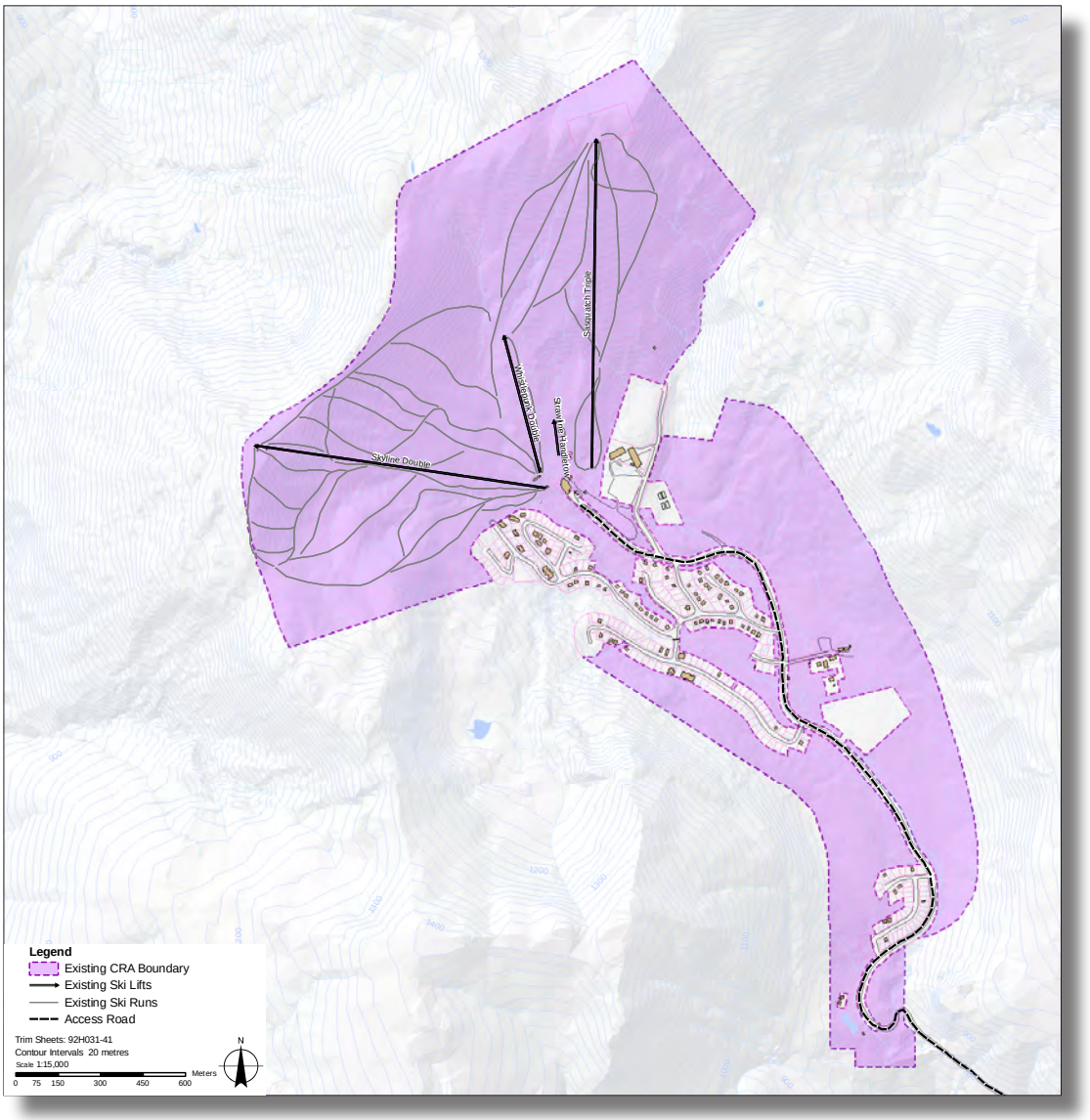
In total Hemlock has approximately 750 car stalls currently available for day use visitors. Applying an average of 3 skiers per car, the existing day skier lots can accommodate a total of about 2,250 visitors.

In addition, there are 61 existing single family units, 12 existing multi-family units and 60 existing condotel units that lie within 400 metres of the base area. This equates to 594 accommodated guests that have direct access to the base area and the skiing and do not require a parking spot in the provided lots. As such, Hemlock has the capacity to park a total of 2,844 guests. Comparing this to Hemlock's existing BRC of 1,640 guests per day, there appears to be more than sufficient capacity to cater to the number of guests that would be at Hemlock on a full day.

2.13 Controlled Recreation Area

As illustrated in Figure 2-15, the existing facilities at Hemlock are contained within the Controlled Recreation Area (CRA) of 346 hectares.

FIGURE: 2-15 EXISTING CRA



2.14 Market

2.14.1 SKIER VISITS

The ski season at Hemlock runs from mid-December to mid-April of each year, accounting for a total of approximately 80 operating days. When the first lifts were installed at Hemlock in the late 1960s, skier visits steadily increased to a high of 55,000 visitors during the 2001/2002 season. Since that time, the number of visits leveled off and declined. This has been attributed to the fact that there has been no significant new ski facility development at the resort since 1978.

2.14.2 MARKET

Currently, Hemlock's primary market is the Upper Fraser Valley, consisting of the communities of Abbotsford, Chilliwack, Harrison Hot Springs, Agassiz, Hope and Mission. The secondary market includes Langely, Aldergrove, Pitt Meadows, Maple Ridge and approximately on half of Surrey. The population for the primary and secondary markets according to Statistics Canada, is approximately 601,500 persons.

According to an evaluation completed by Lynnpeaks Consulting Ltd in 2000, past studies have shown that the skier population in Greater Vancouver and the region is approximately 12% of the general population. Based on the defined market area, this yields a total of about 72,200 skiers. Assuming that skiers ski an average of 7 times per year, this yields a total potential market of approximately 505,000 skier visits, that could originate from the Upper Fraser Valley. The reality is that many of those potential skier visits are unrealized because of a lack of skiing facilities in close proximity to the market.

Hemlock is currently capturing about 10% of the potential market using their current average of approximately 50,000 visits per year. This number is much lower than it could be because of the lack of state of the art facilities and the difficult road access.

With the recently improved access road, combined with upgrades to their existing offering (ie new lifts to replace the old ones plus some minimal terrain improvements), it is safe to assume that Hemlock has the potential to immediately capture up to 30% of the market share, yielding approximately 150,000 skier visits.

Currently Hemlock can be rated as a local to regional ski area. While there is a destination component to the resort it is very small and insignificant. If and when Hemlock becomes a true destination resort and pursues a destination market, its close proximity to Vancouver, Abbotsford and Seattle international airports suggests that the resort is well positioned to capture destination visitors. At that point, Hemlock's market area expands well beyond the Upper Fraser Valley.

2.14.3 COMPETITION

The immediate competitors of Hemlock are Manning Park, Mt Baker and the local mountains close to Vancouver (Grouse Mountain, Cypress and Mt. Seymour). Table 2.11 illustrates the key comparables of these operations.

TABLE 2.13: SKI AREA COMPARISONS

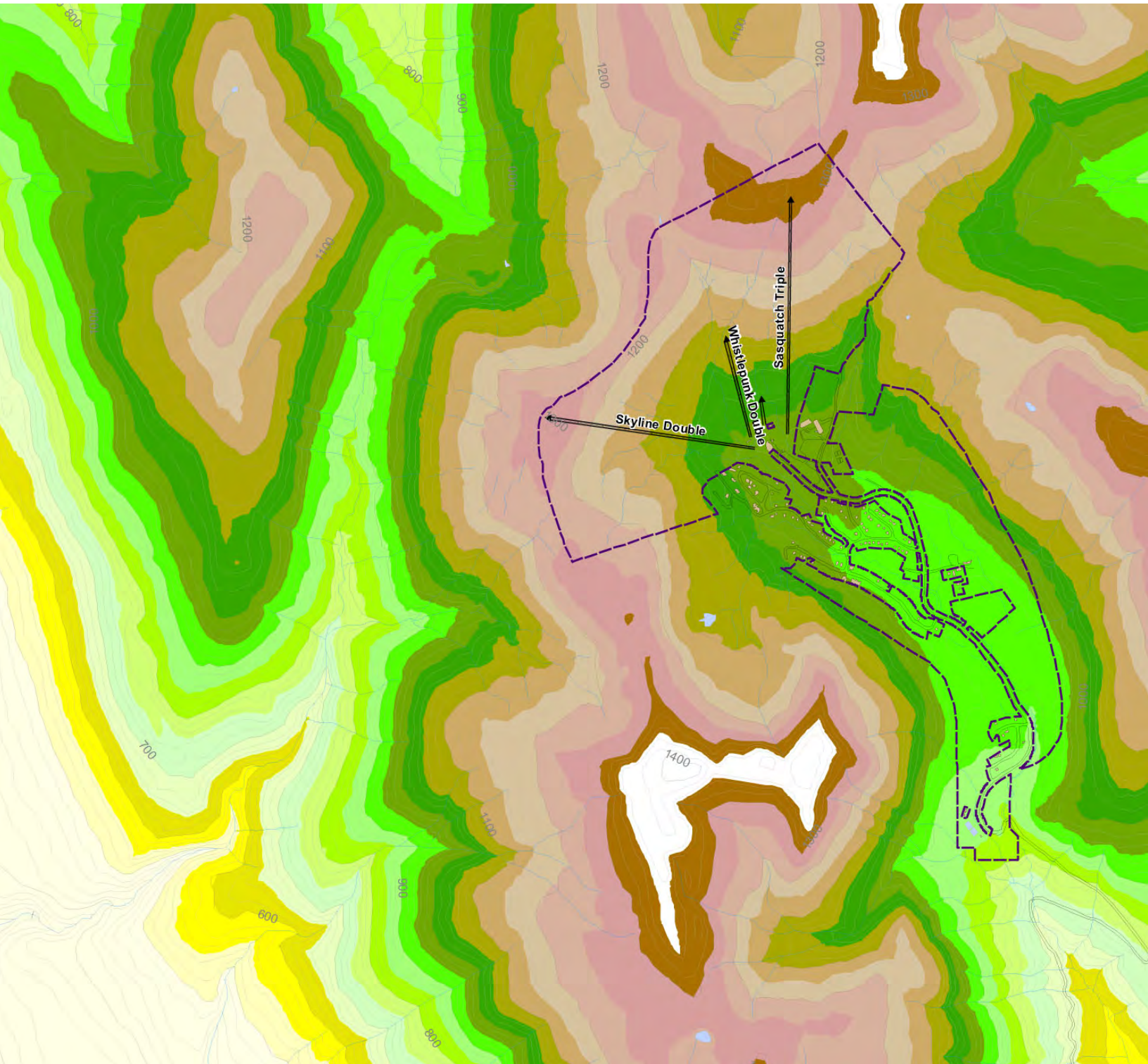
	Grouse Mountain	Cypress	Mount Seymour	Hemlock (existing)	Manning Park	Mt Baker
Skiable Acres	400	554	247	358	-	1000
Vertical Drop	365	369	330	338	434	1,609
Peak Elevation (m)	1,249	1,448	1,260	1,319	1,789	3,277
Bottom Elevation	883	912	1,158	1,005	1,356	1,082
# Of Trails/Night Trails	16/8	23/11	24/9	34/-	204/-	38/-
% Of Snowmaking	30%	50%	0	0	0	0
Trails % Beg/Int/Adv	22/34/44	23/37/40	40/40/20	22/65/13	30/40/30	24/45/31
Longest Run (km)	1.6	8	3.2	-	1.6	3.2
Average Snow Fall (m)	6.6	6.6+	6.6	6	5.8	19.5
Lifts Gondola/Quad	2/0	1	-	-	1	2
Triple, Double,Other	0/4/4	0/3/1	0/4/2	1/2/1	0/2/2	-/6/2
Hourly Lift Capacity	5,500	6,000	4,500	4,200	4,171	10,800
Comfotable Carrying Capacity	3000	3500	1310	1813	1250	4860
Average Opening Day	12-Dec	December	01-Dec	15-Dec	-	15-Nov
Average Closing Day	04-Apr	April	01-Apr	31-Mar	-	01-May
2008/2009 Adult Lift Price	$50.00	$56.00	$44.00	$43.81	$42.00	$47.50(US)

The impact that Hemlock may have on their competition remains to be seen. However, the fact that there appears to be untapped or unserviced skiers in the Fraser Valley skier marketplace suggests that the initial expansion and associated increase in skier visits to Hemlock would have no effect on the any of the existing skiing operations in close proximity to the Fraser Valley.

As Hemlock grows and improves its offering, there may be some impact on the local Vancouver mountains, Cypress, Seymour, Grouse and Manning Park. However, as the resort matures, Hemlock's product will be destination and resort community oriented, a very different offering than the existing ski areas within the region. In fact, it is likely that Hemlock will act as a complement to the smaller areas helping to expand the market base for all areas to draw from. A further discussion of Market Considerations as they relate to Hemlock can be found in Appendix 5.

HEMLOCK RESORT

DEVELOPMENT ANALYSIS



3.0 Mountain and Base Area Analysis

3.1 Introduction

An analysis of the overall Hemlock area was completed in an effort to identify future development possibilities for the resort. Specifically this was aimed at delineating the potential for skiing facility and base area expansion. Complementing this, the opportunity to incorporate lands that could accommodate other types of mountain resort activities were taken into consideration. This became the basis for the defining the Study Area. The detailed analysis of expansion potential was guided by the goal of positioning Hemlock as a destination oriented, all-season mountain resort. Working with digital mapping, terrain analyses were completed. This, combined with site knowledge provided by management and site visits, culminated in an understanding of the Study Area's potential.

Given the positive capacity of the mountain to support substantial ski terrain expansion, enabled the design team to create a series of development options and ultimately the Master Plan.

3.2 Mountain Terrain Assessment

The Study Area was analyzed in terms of slope, elevation, aspect and fall-line in order to gain an understanding of the alpine skiing development potential. The map studies, combined with available weather data and site knowledge has culminated in an understanding of the Study Area's capability to physically and environmentally support ski area expansion plus additional four-season recreation activities.

3.2.1 MOUNTAIN SLOPE ANALYSIS

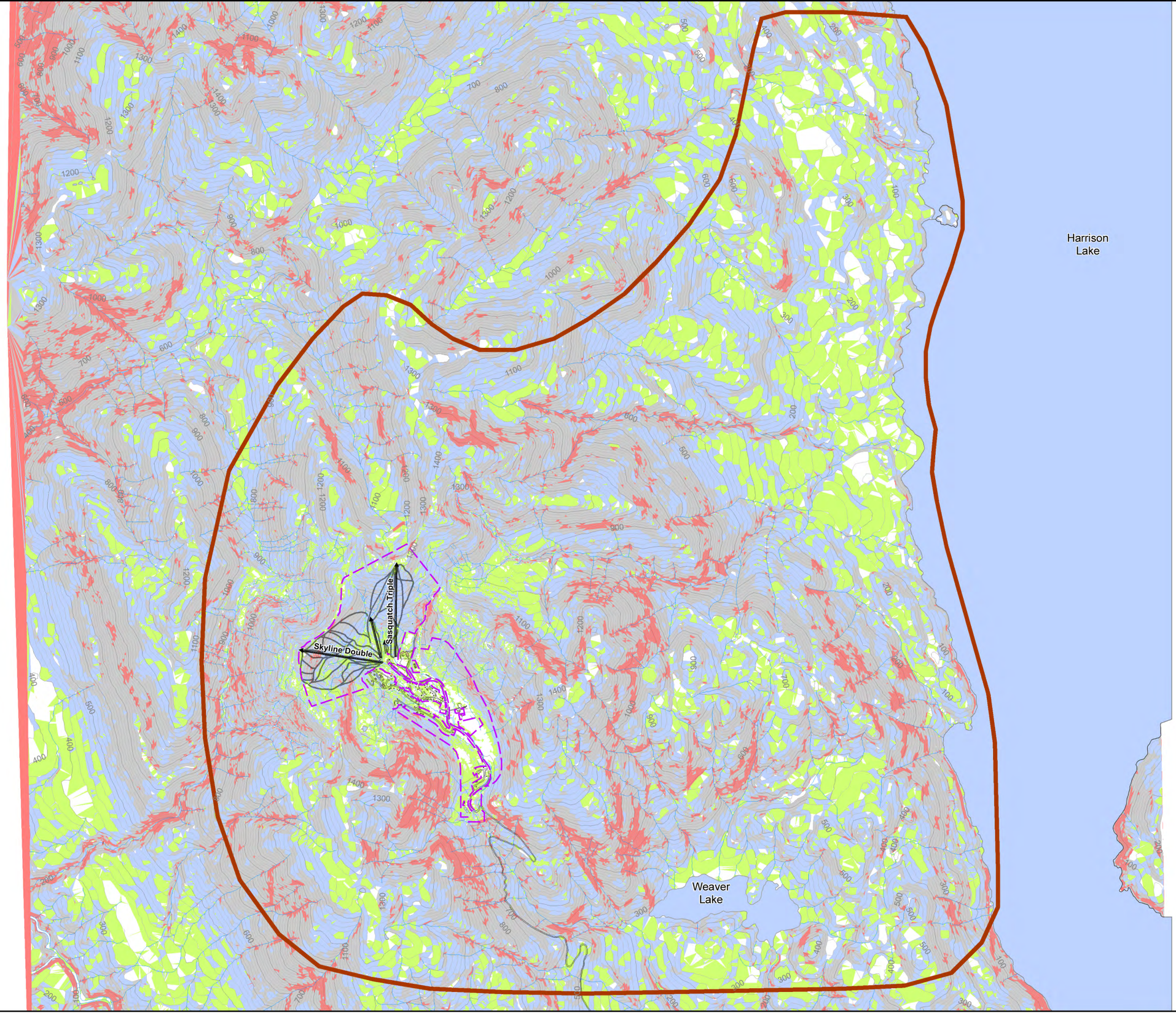
The Slope Analysis (Figure 3-1) divides the topography of the Study Area into a range of skiable gradients as they relate to each of the primary skier/ snowboarder skill classes. These are as follows:

TABLE 3.1: SKI AREA SLOPE ANALYSIS CRITERIA

Skill Class	Acceptable Gradients (%) Low	Acceptable Gradients (%) High
Beginner	8	15
Novice	15	25
Low Intermediate	25	35
Intermediate	35	45
Advanced	45	60
Expert	60	80
Extreme	80	+

The resultant analysis delineates the general character of the land. It is readily apparent that the study area has a diverse mix of terrain, predominated by Intermediate to Advanced oriented slopes. The large areas of Intermediate terrain bode well for expansion that will coincide with the expectations of a large sector of the skier marketplace.

It is equally apparent that there are base area development opportunities on lands that are flat and conducive to establishing the required resort staging facilities. These lands lie the south of the existing base and residential areas. Further, there is opportunity for an upper village development on a plateau to the north east of the existing base area; a backside village, and; a waterfront village on Harrison Lake.



HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

- Study Area
- Existing CRA
- Existing Ski Lifts
- Existing Ski Runs

Slope

- > 80%
- 45 - 80
- 25 - 45
- 8 - 25
- 0 - 8%

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www.brentharley.com

Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:50,000

0 250 500 1,000 1,500 Meters

N

Mountain Slope Analysis
Fig 3-1

PlDwg ProjectsHemlockPlots-3dViewsPlotsMaster Plan Plots 2010\

3.2.2 MOUNTAIN ELEVATION ANALYSIS

The Elevation Analysis (Figure 3-2) slices the topographic features of the Study Area into 50 metre increments. Effectively, this analysis illustrates the height and "flow" of the land. It also acts as a good benchmarking tool to defining reliable snowline.

There are three primary mountain peaks within the Hemlock Study Area, all rising above 1,400 metres (4,500 feet). The highest point is the peak north of the existing base and skiing development at 1,450 metres (4,760 feet). The existing base area sits at an elevation of approximately 975 metres (3,200 feet). The reliable snowpack elevation for skiing without snowmaking within the Study Area is at approximately the 900 metre (2,950 feet) elevation.

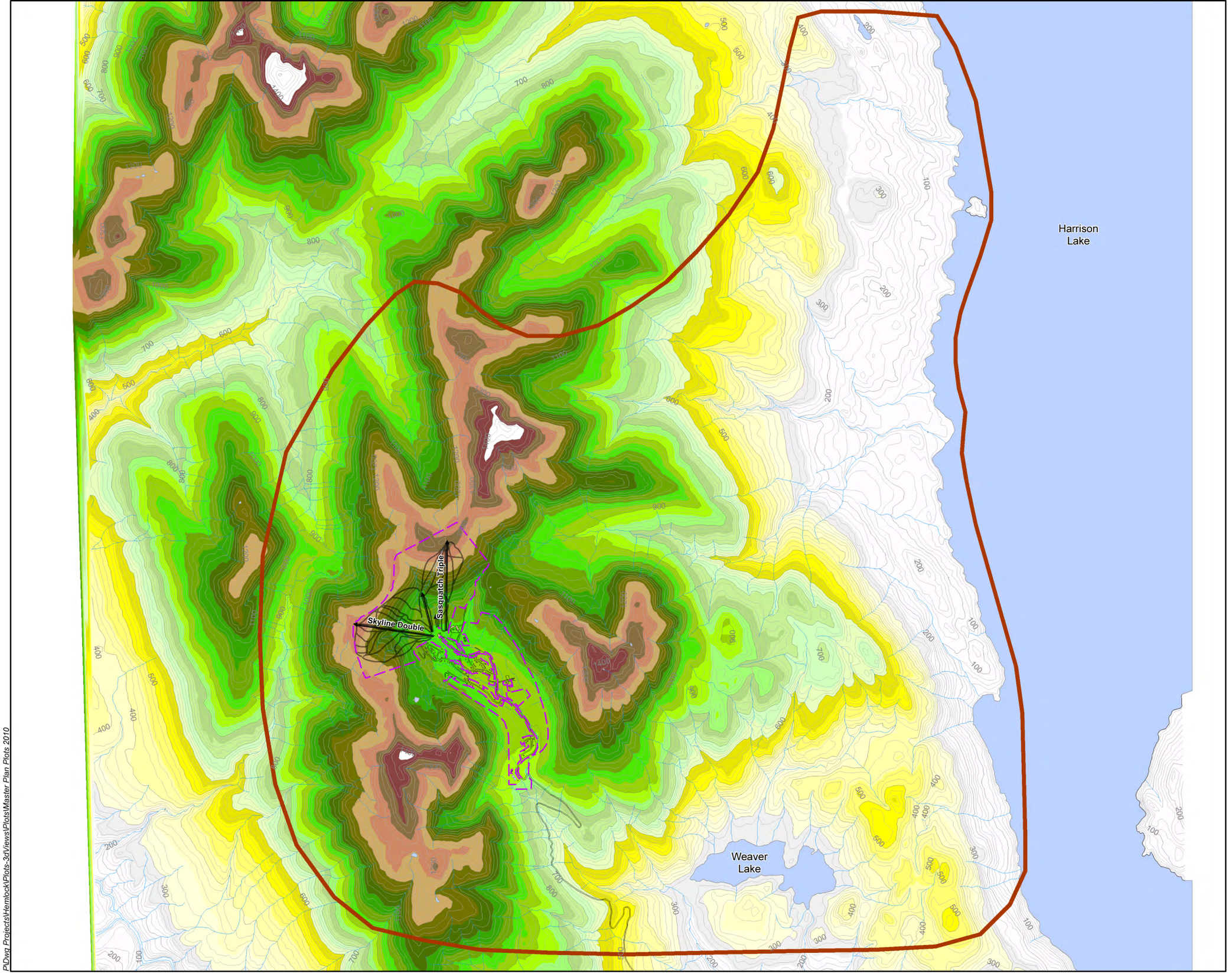
The elevation of Harrison Lake is 11 metres. The Study Area to explores the potential of non-skiing recreation and resort residential developments to complement the development on the mountain. It also explores the potential of making direct linkages to and from the mountain. Some of those linkages will want to enable ski to / ski from access, in which case careful evaluation of the ability to make snow at the lower elevations will be key to the ultimate success of those elements of the resort. Such analyses will not be completed until detailed implementation programming is untaken at that particular phase of Hemlock's development.

As illustrated in Table 3.2, Hemlock's elevation and current vertical drop is similar to the North Shore ski areas of Vancouver. Within the Study Area, the potential is to increase the area's lift serviced vertical drop from the 345 metres (1,130 feet) to about 670 metres (2,200 feet). This will significantly increase Hemlock's stature as a BC mountain resort.

TABLE 3.2: ELEVATION AND VERTICAL COMPARISONS

	Summit Elevation (m)	Skiable Vertical (m)
Hemlock (Proposed)	1,450	550
Mt Seymour	1,260	330
Hemlock Resort (Existing)	1,319	338
Gouse Mountain	1,250	369
Manning Park	1,789	434
Cypress	1,448	520
Apex	2,191	610
Silver Star	1,915	760
Big White	2,319	777
Sun Peaks	2,080	881
Whistler	2,284	1,530
Blackcomb	2,183	1,609
Mt Baker	3,277	1,310

As illustrated by the Elevation Analysis, the existing development at Hemlock is a defined valley surrounded by a horseshoe array of peaks and faces. This offers a variety of 'front side' and 'backside' opportunities. With careful design, the various relatively self contained ski pods can be connected to one another. While Hemlock won't be able to offer the high alpine product found at some other BC resorts, the opportunity of this terrain falls in the creation of a lift and trail configuration that offers a sense of adventure, discovery and a backcountry character. The lower elevations of these ski pods will need snowmaking.



HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

- Study_Area-2010
- Existing CRA
- Existing Ski Lifts
- Existing Ski Runs

Elevation

- 1350 - 1400 m
- 1300 - 1350
- 1250 - 1300
- 1200 - 1250
- 1150 - 1200
- 1100 - 1150
- 1050 - 1100
- 1000 - 1050
- 950 - 1000
- 900 - 950
- 850 - 900
- 800 - 850
- 750 - 800
- 700 - 750
- 650 - 700
- 600 - 650
- 550 - 600
- 500 - 550
- 450 - 500
- 400 - 450
- 350 - 400
- 300 - 350
- 250 - 300
- 7 - 250 m

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www.brentharley.com

Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:50,000

0 250 500 1,000 1,500 Meters

N

Elevation Analysis

Fig 3-2

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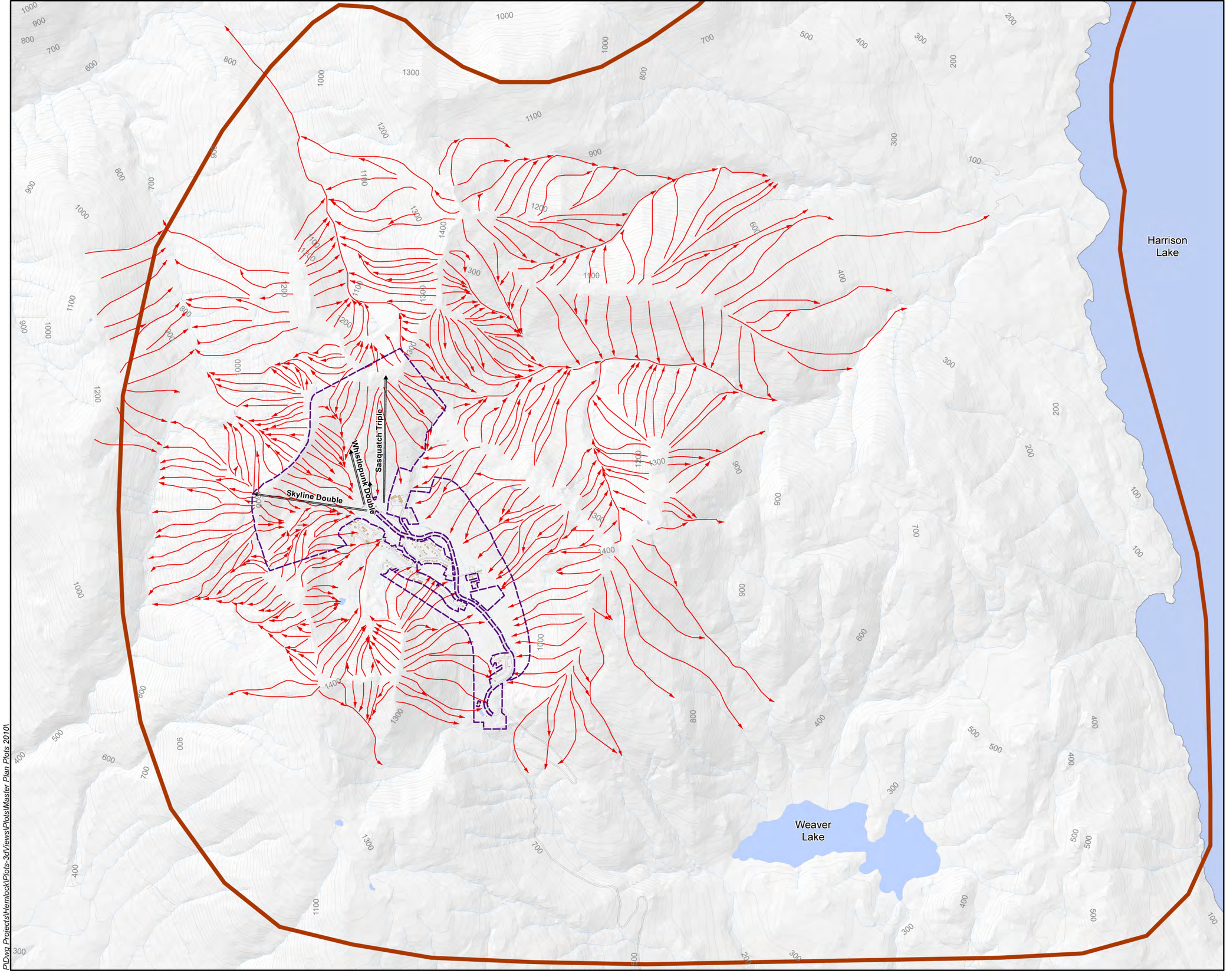
3.2.3 MOUNTAIN FALL-LINE ANALYSIS

The Fall-line Analysis (Figure 3-3) was completed to assist in the identification of contiguous skiable areas. Effectively, a Fall-line Analysis identifies potential routes that will allow for the natural flow of skiers and snowboarders from the mountain heights to the valley bottoms in a consistent fashion. This consistency of fall-line provides the best recreational skiing experience while causing the least amount of environmental disruption during trail construction. Based on this analysis, the development of defined planning units (terrain pods) was established, and specific run layouts incorporated into the mountain plan. Further, opportunities for re-alignment and modification of existing runs were identified using the fall line analysis.

ON PISTE AT HEMLOCK







HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Study Area
- Existing CRA
- Existing Ski Lifts
- Fall Lines

Prepared for:

HEMLOCK RESORT

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Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:35,000

0 150 300 600 900 1,200 Meters

N

Mountain Fall Line Analysis *Fig 3-3*

PUDwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan Plots 2010\

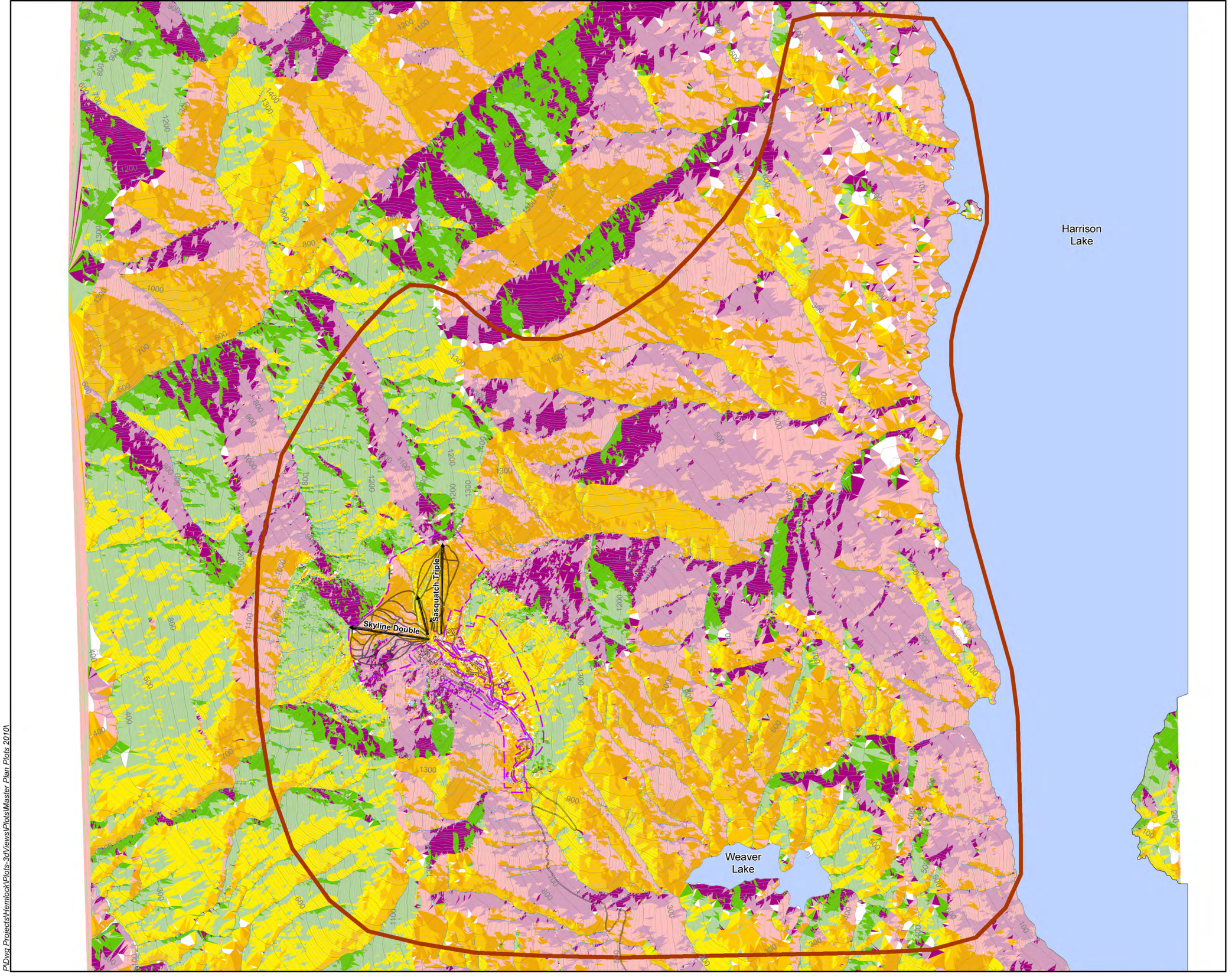
3.2.4 MOUNTAIN ASPECT ANALYSIS

The aspect analysis (Figure 3-4) involves colour-coding the topographic features of the Study Area to illustrate the orientation and geographical exposure with respect to the eight points of the compass. Receiving reduced direct sunlight, northern exposures are better suited for snow retention, and therefore better suited for ski trail development. Southern exposures can prove to be problematic for skiing terrain due to reduced snow retention capabilities and a greater probability of solar burn out. However, southern exposures are ideal for base area developments and on-mountain lodges as the heating capability of the sun is maximized, increasing the opportunity and comfort of outdoor winter activities and seating.

Ski trails that have a high degree of solar exposure can have the solar burn out of the snow minimized through careful design including detailed grading (angling trails away from direct exposure), reduced trail width (maximizing shade from edge vegetation) and erosion control (directing melt waters away from the trails).

The Hemlock terrain incorporates all eight aspects into its trail mix, enabling a wide range of experiences, character and skiing conditions at any one time. Attention will have to be paid to trail width and glading on the southwest facing aspects to minimize snow burnout. Even greater attention will have to be paid to these conditions at elevations below the reliable natural snowline. These areas will need snowmaking to ensure that their season length is maximized.





HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Study Area
- Existing CRA
- Existing Ski Lifts
- Existing Ski Runs

Aspect
- Flat
- North
- Northeast
- East
- Southeast
- South
- Southwest
- West
- Northwest
- North

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Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:50,000

0 250 500 1,000 1,500 Meters

N

Aspect Analysis

Fig 3-4

P:\Dwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan Plots 2010\

3.2.5 BASE AREA SLOPE ANALYSIS

The Base Area Slope Analysis of the base lands study area was completed as illustrated in Figure 3-5. As indicated, the slopes of the lands were categorized based on the physical capability to support specific types of development.

The grey areas represent areas less than 5% slope. Generally, this land is ideal for all types of built development (base lodge / village development, high, medium and low density residential, parking lots, settlement ponds, golf course etc.). As can be seen, lands of this classification are located to the south of the existing base area.

Lands with slopes between 5% and 10% (yellow) that surround the 'flat' lands (less than 5%) have significant development potential. With some minimal grading these lands can all be tied together into a contiguous development opportunity. The analysis illustrates a considerable amount of 5-10% lands centred on the access road. In addition, there are several large topographic benches that have development potential in areas falling to the south and east of the base area.

The green coloured slopes represent areas with terrain slopes greater than 10% but less than 20%. These lands may be utilized for built development subject to more difficult access issues. While they are generally too steep for base area staging capabilities and high-density development, they are still conducive to medium and low-density residential development. As is illustrated, there are a variety of consolidated areas with this classification.

Slopes between 20% and 30% gradients (indicated by light blue) are lands where medium density development becomes more challenging. The key to entertaining such development is both vehicular access and the establishment of sufficient off street parking in an economically viable fashion. Low-density single family and duplex type development may be

applied to these lands with greater ease than the multi-family, medium-density development. The benefits of development on these slopes usually include ski to/ski from capabilities, unrestricted views and good solar access.

The dark blue colour represents areas with slopes between 30% and 40%. This generally represents the maximum limit to low-density development without incurring access and development expenses beyond economic viability. The challenges of developing on these slopes are often offset with the benefits of big views and excellent solar access.

Finally, pink coloured areas represent slopes greater than 40%. These areas should be avoided due to the difficulties of access and the expense of development unless special circumstances prevail.

In summary, based on slope classifications there appears to be significant large tracts of lands capable of supporting both expansion of the existing base area lands as well as the establishment of several other village developments (including one on the mountaintop, the backside and on the shores of Harrison Lake), a full spectrum of ski to/ski from resort residential development, and areas of contiguous lands with close connection to the skiing.

Harrison Lake

Weaver Lake

Skyline Double

Sasquatch Triple

HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

- Study Area
- Existing CRA
- Existing Ski Lifts
- Existing Ski Runs

Slope

- > 40%
- 30 - 40
- 20 - 30
- 10 - 20
- 5 - 10
- 0 - 5%

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Contour Intervals 20 metres
Scale 1:50,000

0 250 500 1,000 1,500 Meters

N

Base Slope Analysis

Fig 3-5

PUDwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan Plots 2010\

3.3 Expansion and Development Potential

3.3.1 MOUNTAIN DEVELOPMENT POTENTIAL

After synthesizing the results of the various analyses, several conceptual alternatives for ski trail and lift development were explored. Well-integrated skiing potential was identified within a number of "ski pods", as illustrated on the Development Potential Plan (Figure 3-8) and the 3D views (Figures 3-6, 3-7, 3-9, 3-10). Potential ski trail centre lines were delineated within each of these pods, with each radiating out from an upper elevation and returning naturally to a lower focal point (also indicating potential lift terminal locations). The gradients of the trails are generally consistent within a given pod, matching a basic skier/snowboarder skill class.

This terrain analysis illustrates that Hemlock has a very significant capacity for expansion and growth aligned with a highly marketable ski area development.

3.3.2 BASE VILLAGE AND RESORT RESIDENTIAL DEVELOPMENT POTENTIAL

Complementing the mountain development potential, expansion of the existing base area as well a series of village and resort residential development opportunities were identified and delineated. These were the direct result of the various land use analyses that were completed and are illustrated in the Development Potential Plan (Figure 3-8) and the 3D views (Figures 3-6, 3-7, 3-9, 3-10)

FIGURE 3-6: 3D VIEW OF PROPOSED PODS, VIEWED FROM THE SOUTH EAST

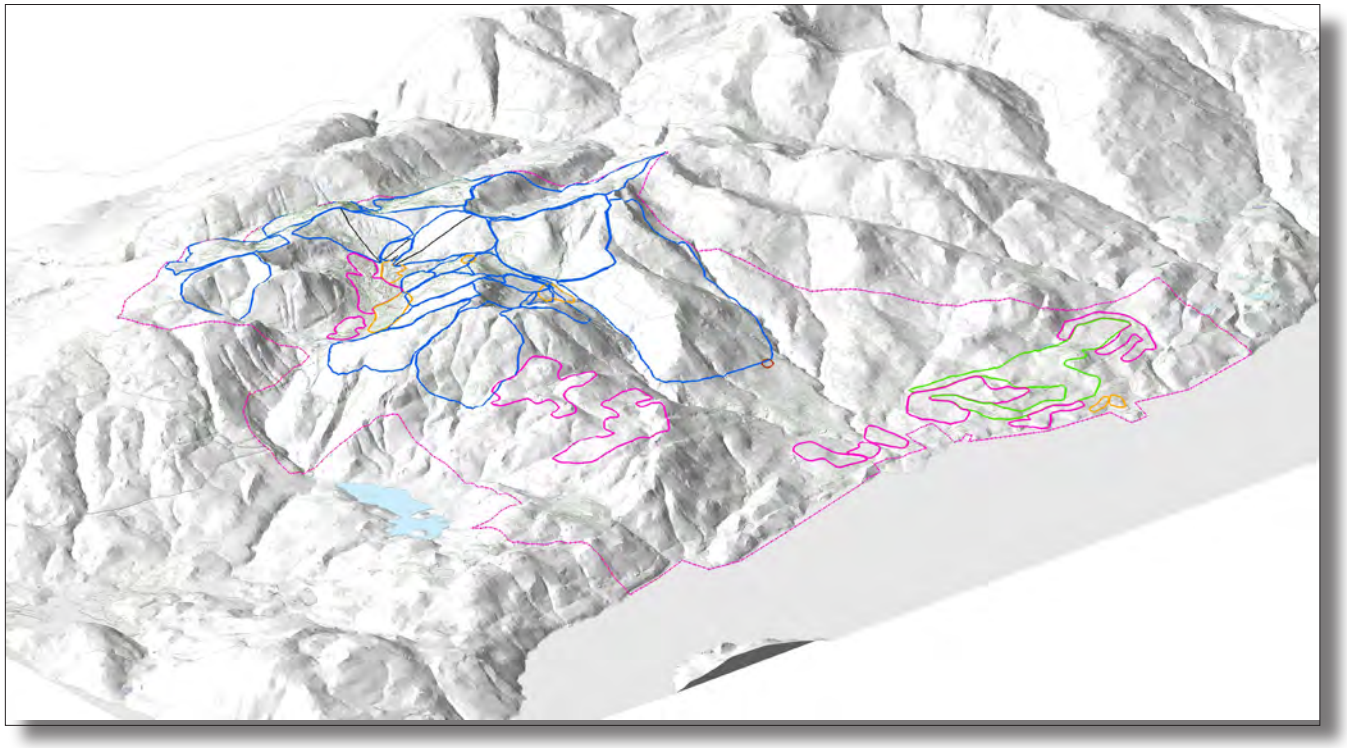
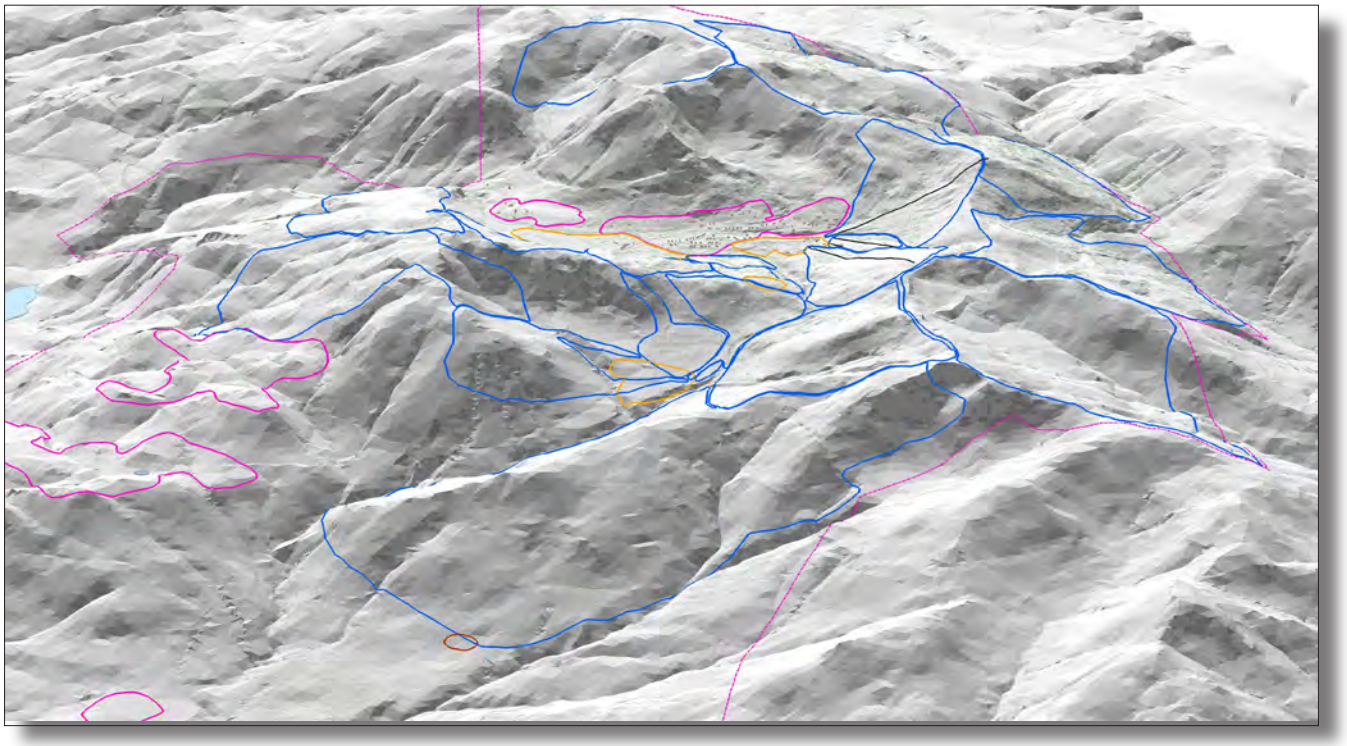
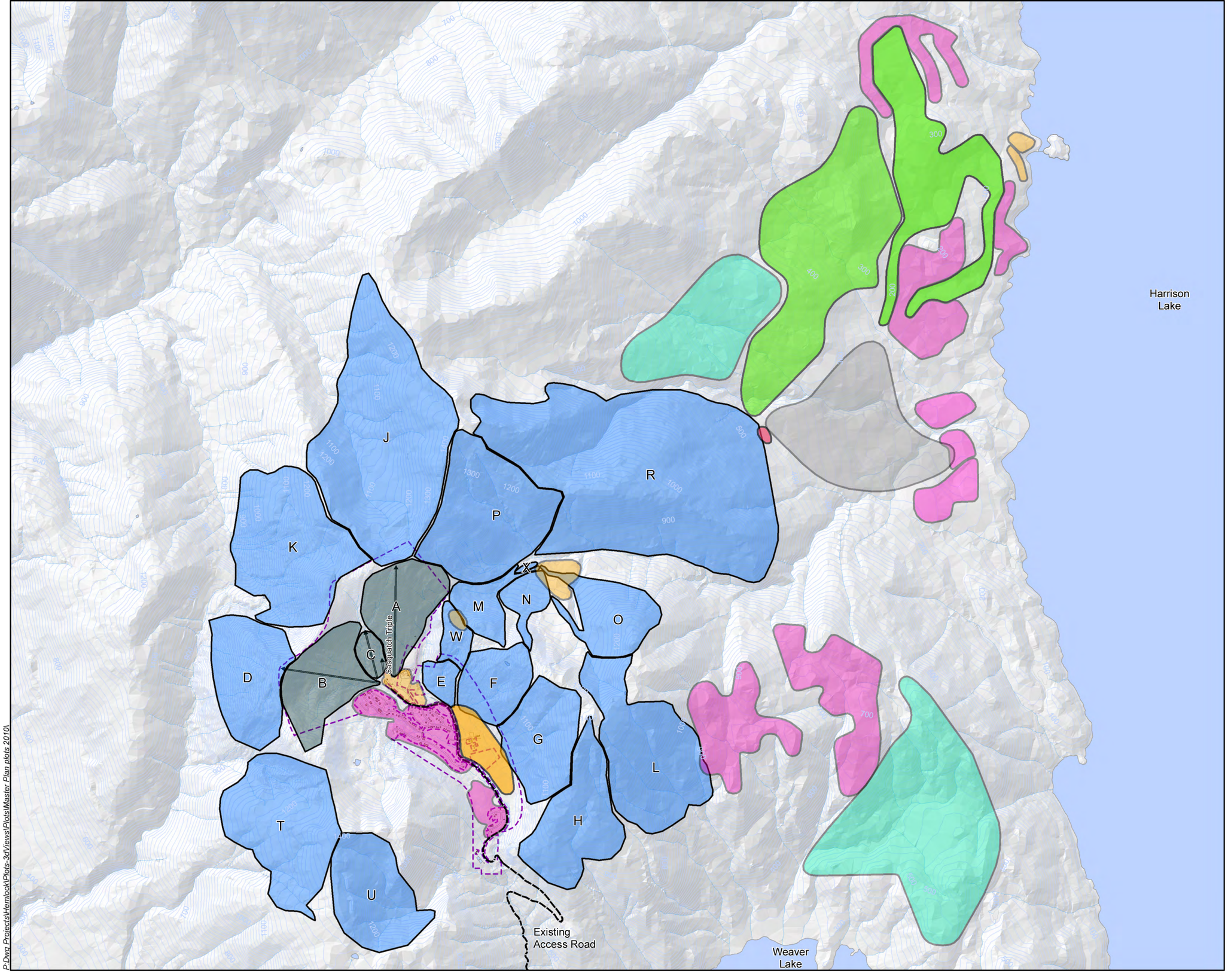


FIGURE 3-7: 3D VIEW OF PROPOSED PODS, VIEWED FROM THE NORTH EAST





P:\Dwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan plots 2010\

HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

Development Potential

- Golf Course
- Real Estate Developments
- Base Areas Village Developments
- Existing Ski Pods
- Ski Pods
- Single-Track Biking and Hiking
- Downhill Mountain Biking
- Existing Ski Lifts
- Existing Access Road
- Existing CRA Boundary

Prepared for:

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Contour Intervals 20 metres
Scale 1:40,000

0 500 1,000 1,500 Meters

N

Development Potential Plan

Fig 3-8

FIGURE 3-9: 3D VIEW OF PROPOSED PODS, VIEWED FROM THE SOUTH WEST

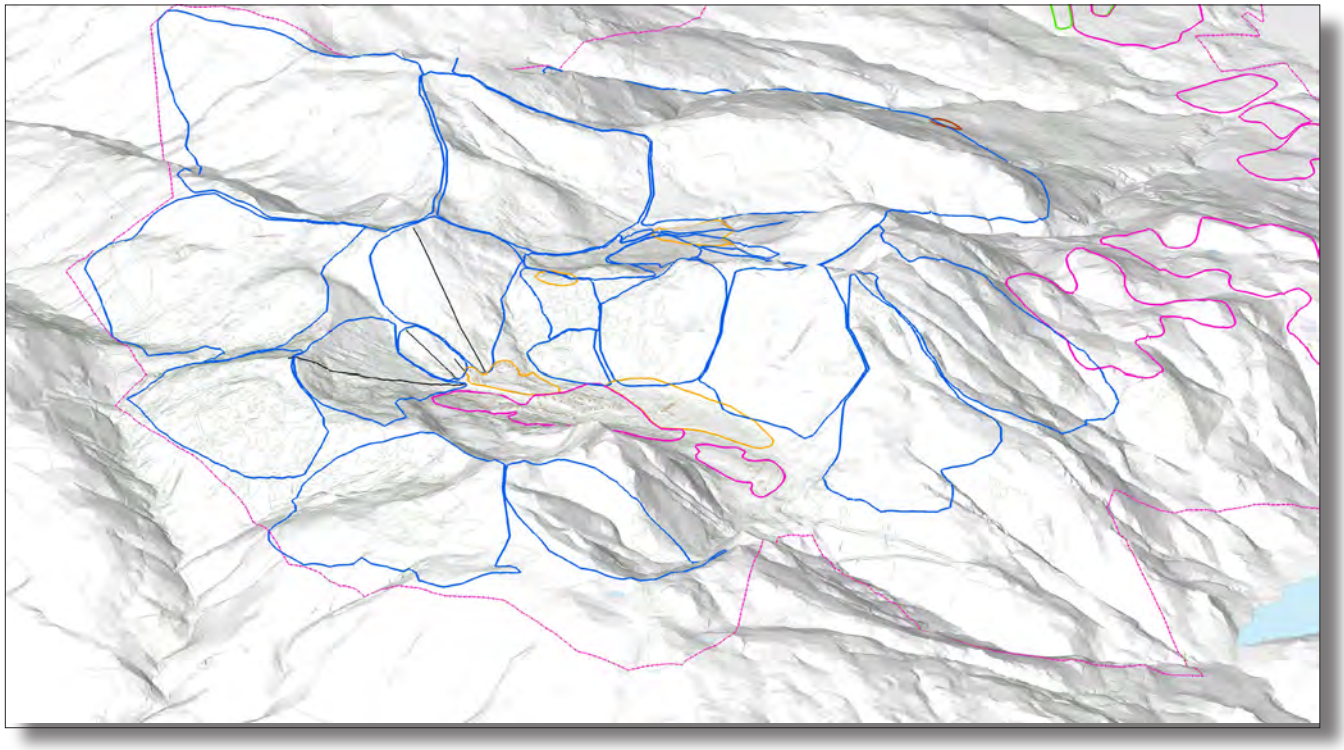
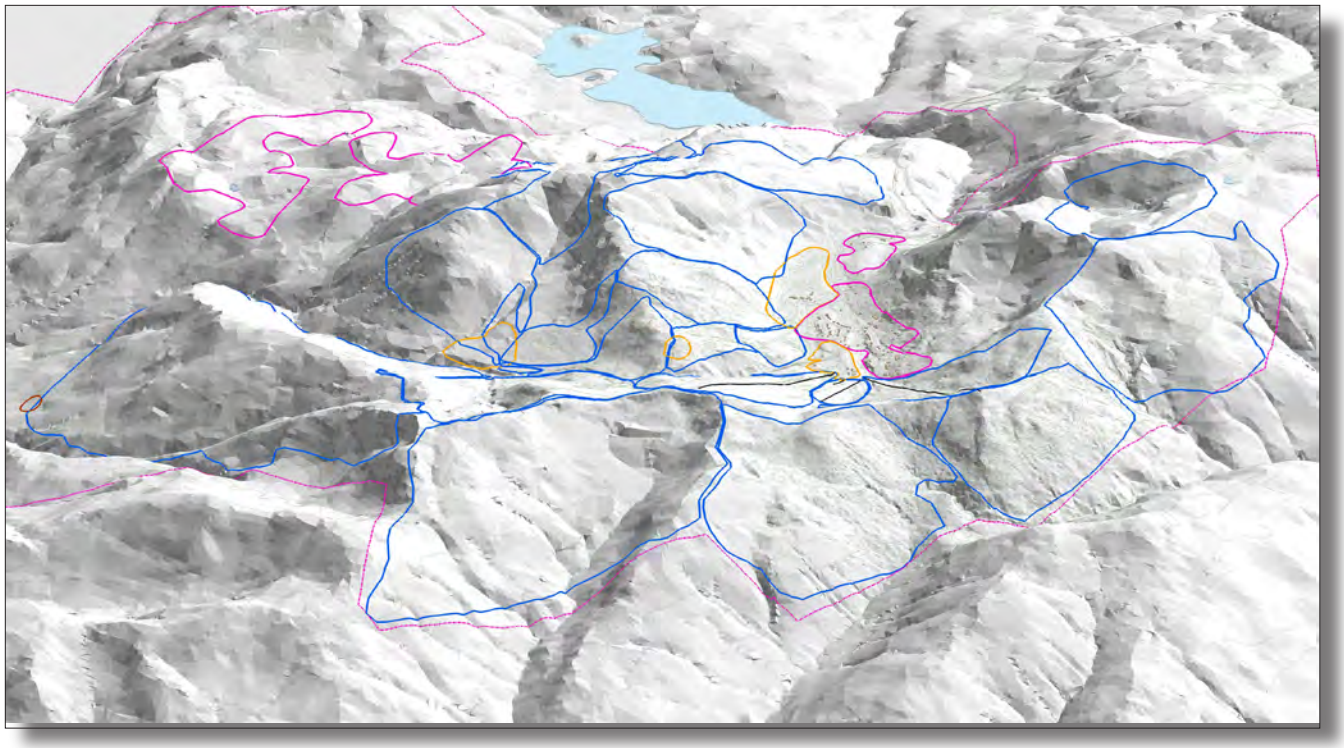
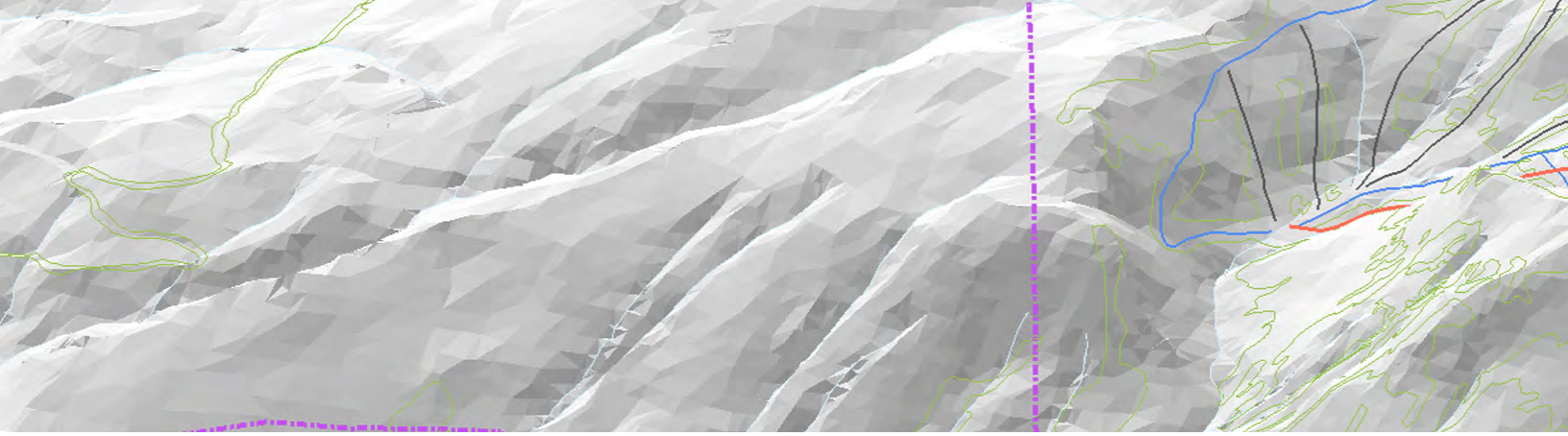


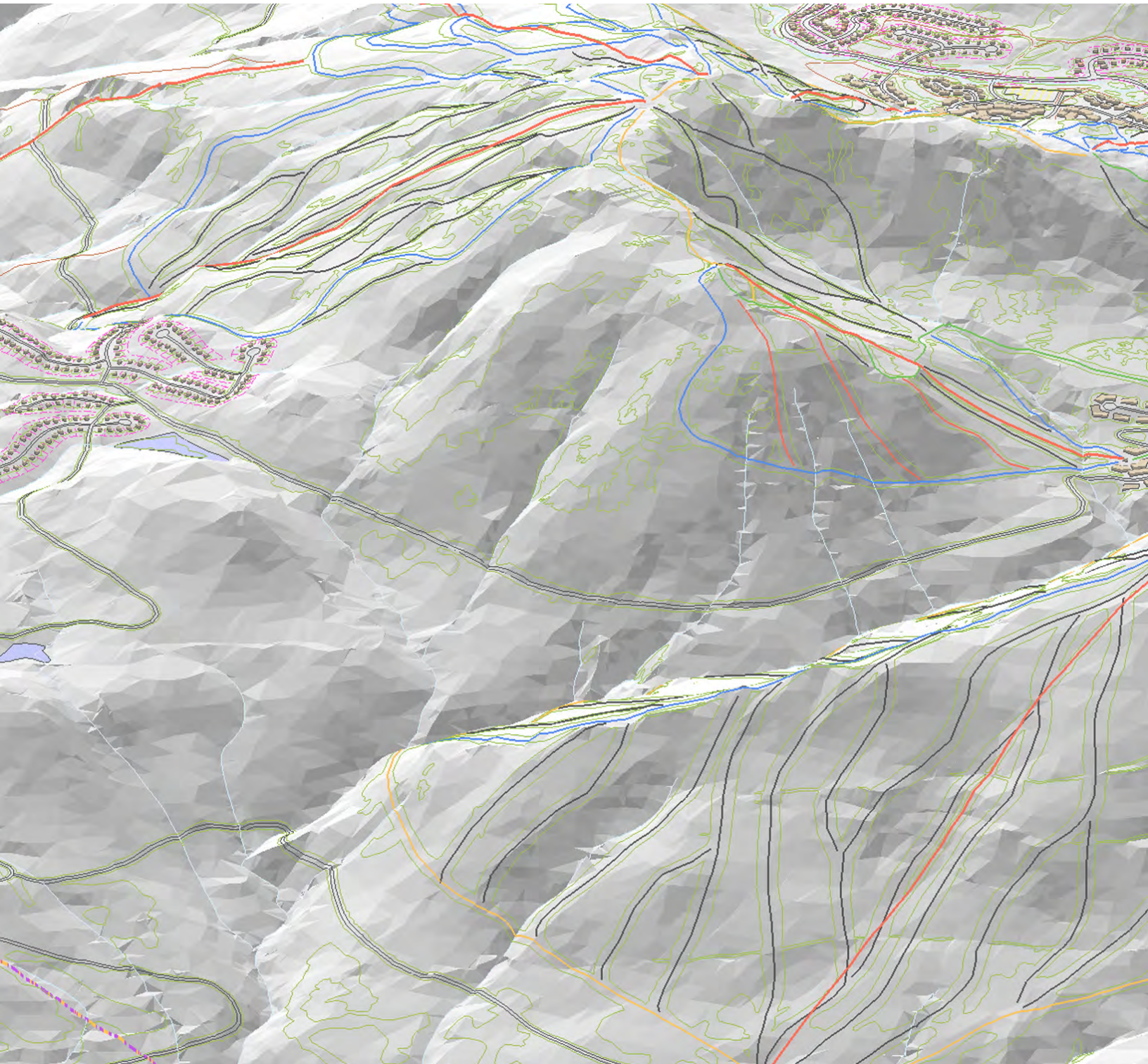
FIGURE 3-10: 3D VIEW OF PROPOSED PODS, VIEWED FROM THE NORTH WEST





HEMLOCK RESORT

RESORT MASTER PLAN



4.0 Resort Master Plan

4.1 Introduction

The Hemlock Resort Master Plan describes the proposed transformation of this fledging ski area into a major, all-season world class destination resort. The Master Plan document is divided into a series of parts describing the various elements of the proposed development and associated rationale. These include the Mountain and Facilities Plans, Winter Mountain Facilities, Summer Mountain Facilities, Balanced Resort Capacity, Base Area Village Development Plans, Controlled Recreation Boundary, Phased Implementation, Economic Impact and Infrastructure.

4.2 Mountain and Facilities Plans

The Mountain and Facilities Plan defines the vast array of facilities proposed for development at Hemlock. The design and location of these facilities carefully take into account the natural attributes of the terrain, the setting and the environment in an effort to minimize the "footprint" on the land. Where there is impact, it is recognized that mitigation actions will be necessary, with the objective of healing the land as quickly and completely as possible.

In the winter, the proposed facilities include the expanded ski lift and trail offering, complemented by ski touring, cross-country skiing, tubing, snowshoeing, snowplay and snowmobiling.

In the summer, the proposed facilities and development opportunities include mountain biking, hiking, sightseeing, boating, fishing, swimming, ATVing, golfing and horseback riding.

4.3 Winter Mountain Facilities

4.3.1 WINTER MOUNTAIN FACILITY DEVELOPMENT GOALS

The primary development goals for the mountain as they relate to winter facilities are to:

- Establish Hemlock as an economically viable all-season resort;
- Ensure that all winter facility development is completed in an environmentally sensitive fashion;
- Develop an alpine skiing and snowboard product that establishes a unique and distinctive character, and is fundamentally about 'mountain play';
- Creatively expand the ski lift and trail configuration at Hemlock, sequentially establishing and maintaining a balanced offering that anticipates and capitalizes on evolving market trends, reflects skier expectations and market composition;
- Incorporate a variety of new facilities and amenities designed to diversify the range of winter activities, facilities and amenities available at Hemlock.

4.3.2 SKI AREA EXPANSION

The following delineates the extent of ski area development that is proposed for the Hemlock mountain facilities expansion. It also illustrates the exact configuration of all proposed lifts, trails and gladed areas at buildout, as well as demonstrating the associated capacities and market distribution of ski terrain.

Based on the detailed analysis of the mountain terrain (See Section 3) and its physical capability to support skiing and snowboarding, it is clear that Hemlock has considerable expansion potential. Specific planning and design were guided by the following objectives:

- Upgrade and modernize the ski lift systems;
- Balance the uphill capacity of the ski lifts with the downhill capacity of the ski trails;
- Reflect the full spectrum of the skill class distribution found within the skier marketplace;
- Develop exciting new terrain that will inspire the skier marketplace;
- Develop terrain that offers something for everyone, from traditional ski runs to gladed, adventure terrain for all ability levels, that reinforces the diverse expectations of the skier marketplace;
- Develop intermediate/entry level glades that are 'feathered' into more advanced gladed terrain;
- Maximize and enhance the ski to/ski from capabilities of the resort residential development.

4.3.3 SKI AREA LIFTS AND TRAILS

At buildout of the Master Plan, Hemlock will consist of 23 ski lifts that service 283 formal trails plus glades (Figure 4-1). This is an increase of 19 ski lifts and 248 ski trails from what is currently in place. With the addition of approximately 1,108.8 hectares of developed ski terrain, this will bring Hemlock's total developed ski terrain to 1,255.6 hectares.



HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Proposed CRA
- Existing Ski Lifts
- Proposed Ski Lifts

Vegetation
- Gladed-Dense Cover
- Gladed-Sparse cover
- Full cover

Prepared for:

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Contour Intervals 20 metres
Scale 1:50,000

0 250 500 1,000 1,500 2,000 Meters

N

Existing & Proposed Mountain Plan *Fig 4-1*

P:Dwg Projects\Hemlock\Plots-3d\Views\Plots

4.3.4 PROPOSED SKI TRAILS

The existing and proposed ski pods define the overall potential of the skiing at Hemlock. Internal to these pods, a series of ski trails have been designed to link the top elevations of the pods to the bottom. Additionally, trails have been designed to connect the various pods to one another. These are illustrated on Figure 4-2 and detailed within Table 4.1. Each of the trails are defined by their skier skill class. At buildout, there will be 283 existing and proposed ski trails and glades covering an area of 1,255.6 hectares.

TABLE 4.1: PROPOSED SKI TRAILS

RUN NUMBER	SLOPE LENGTH	MAXSLOPE%	AVG WIDTH (M)	TRAIL AREA (HA)	SKIER CATEGORY
POD A					
A1	1449.69	22.56	15	2.2	NOVICE
A2	589.82	12.38	10	0.6	BEGINNER
A3	575.63	40.07	40	2.3	INTERMEDIATE
A4	405.83	27.75	40	1.6	LOW INTERMEDIATE
INTERMEDIATE GLADE				0.8	
TOTAL SKIABLE AREA				7.5	
POD D					
D1	3183.57	27.85	15	4.8	LOW INTERMEDIATE
D10	238.17	47.03	40	1.0	ADVANCED
D11	347.07	28.93	40	1.4	LOW INTERMEDIATE
D12	959.34	59.43	40	3.8	ADVANCED
D13	240.87	47.02	40	1.0	ADVANCED
D14	303.81	57.61	40	1.2	ADVANCED
D15	1115.19	60.05	40	4.5	ADVANCED
D16	701.91	59.30	40	2.8	ADVANCED
D17	262.17	71.73	40	1.0	EXPERT
D18	413.73	67.47	40	1.7	EXPERT
D19	513.23	67.33	40	2.1	EXPERT
D2	923.31	57.78	40	3.7	ADVANCED
D3	391.41	59.80	40	1.6	ADVANCED
D4	563.33	48.27	40	2.3	ADVANCED
D5	1163.29	45.20	40	4.7	ADVANCED
D6	577.87	45.06	40	2.3	ADVANCED
D7	711.67	47.17	40	2.8	ADVANCED
D8	712.70	52.02	40	2.9	ADVANCED
D9	863.28	58.39	40	3.5	ADVANCED
INTERMEDIATE GLADE				18.7	
ADVANCE GLADE				5.2	
TOTAL SKIABLE AREA				72.7	

RUN NUMBER	SLOPE LENGTH	MAXSLOPE%	AVG WIDTH (M)	TRAIL AREA (HA)	SKIER CATEGORY
POD E					
E1	401.19	43.96	40	1.6	INTERMEDIATE
E2	453.02	19.32	40	1.8	NOVICE
E3	545.34	23.46	40	2.2	NOVICE
E4	375.85	32.51	40	1.5	LOW INTERMEDIATE
EXPERT GLADE				6.6	
TOTAL SKIABLE AREA				13.7	
POD F					
F1	2494.34	29.93	20	5.0	LOW INTERMEDIATE
F10	1311.86	59.81	40	5.2	ADVANCED
F11	120.59	46.17	40	0.5	ADVANCED
F12	493.90	53.94	40	2.0	ADVANCED
F13	163.72	51.96	40	0.7	ADVANCED
F14	657.81	48.66	40	2.6	ADVANCED
F15	277.12	74.59	40	1.1	EXPERT
F16	177.39	42.62	40	0.7	INTERMEDIATE
F17	341.73	79.11	40	1.4	EXPERT
F2	1232.23	21.69	15	1.7	NOVICE
F3	607.33	32.93	40	2.4	LOW INTERMEDIATE
F4	1113.37	47.11	40	4.5	ADVANCED
F5	671.80	49.23	40	2.7	ADVANCED
F6	368.92	46.56	40	1.5	ADVANCED
F7	533.93	59.24	40	2.1	ADVANCED
F8	700.36	60.49	40	2.8	ADVANCED
F9	468.20	69.43	40	1.9	EXPERT
INTERMEDIATE GLADE				1.3	
ADVANCE GLADE				4.6	
EXPERT GLADE				0.9	
TOTAL SKIABLE AREA				45.5	
POD G					
G1	1155.33	53.89	40	4.6	ADVANCED
G10	133.50	31.70	40	0.5	LOW INTERMEDIATE
G11	381.27	76.77	40	1.5	EXPERT
G12	112.30	35.21	40	0.4	INTERMEDIATE
G13	140.40	49.91	40	0.6	ADVANCED
G14	277.89	69.16	40	1.1	EXPERT
G15	845.85	82.34	40	3.4	EXTREME
G16	365.61	73.47	40	1.5	EXPERT
G17	519.48	78.73	40	2.1	EXPERT
G18	356.53	74.77	40	1.4	EXPERT
G19	414.08	19.24	40	1.7	NOVICE
G2	494.45	83.90	40	2.0	EXTREME
G20	748.07	42.36	25	1.8	INTERMEDIATE
G3	389.40	60.08	40	1.6	ADVANCED
G4	1200.84	61.84	40	4.8	ADVANCED

RUN NUMBER	SLOPE LENGTH	MAXSLOPE%	AVG WIDTH (M)	TRAIL AREA (HA)	SKIER CATEGORY
G5	949.16	60.52	40	3.8	ADVANCED
G6	761.56	57.46	40	3.0	ADVANCED
G7	776.82	51.86	40	3.1	ADVANCED
G8	210.86	20.90	40	0.8	NOVICE
G9	293.81	64.02	40	1.2	ADVANCED
ADVANCE GLADE				17.7	
EXPERT GLADE				2.7	
TOTAL SKIABLE AREA				61.3	
POD H					
H1	2461.19	42.35	40	9.1	INTERMEDIATE
H10	531.46	51.79	40	2.1	ADVANCED
H11	477.48	56.15	40	1.9	ADVANCED
H12	232.78	60.40	40	0.9	ADVANCED
H2	856.69	32.63	40	3.4	LOW INTERMEDIATE
H3	1019.14	37.24	40	4.1	INTERMEDIATE
H4	675.43	44.96	40	2.7	INTERMEDIATE
H5	1659.53	48.74	40	6.6	ADVANCED
H6	2327.20	44.62	40	8.7	INTERMEDIATE
H7	127.44	25.06	40	0.5	LOW INTERMEDIATE
H8	614.54	33.14	40	2.5	LOW INTERMEDIATE
H9	659.60	31.73	40	2.6	LOW INTERMEDIATE
INTERMEDIATE GLADE				15.0	
ADVANCE GLADE				8.2	
TOTAL SKIABLE AREA				68.4	
POD J					
J1	3180.69	40.07	40	12.4	INTERMEDIATE
J10	863.77	64.17	40	3.5	ADVANCED
J11	688.38	59.15	40	2.8	ADVANCED
J12	508.95	75.64	40	2.0	EXPERT
J13	334.46	29.20	40	1.3	LOW INTERMEDIATE
J14	581.20	52.69	40	2.3	ADVANCED
J15	1261.37	41.95	40	5.0	INTERMEDIATE
J16	355.94	46.81	40	1.4	ADVANCED
J17	925.61	61.78	40	3.7	ADVANCED
J18	1083.89	88.29	40	4.3	EXTREME
J19	624.71	76.32	40	2.5	EXPERT
J2	3248.37	43.64	25	8.1	INTERMEDIATE
J20	709.41	88.75	40	3.1	EXTREME
J21	339.68	51.64	40	1.4	ADVANCED
J22	338.06	39.64	40	1.4	INTERMEDIATE
J23	353.69	59.44	40	1.4	ADVANCED
J24	671.41	65.69	40	3.1	EXPERT
J25	268.40	53.19	40	1.0	ADVANCED
J26	484.79	55.10	40	1.9	ADVANCED

RUN NUMBER	SLOPE LENGTH	MAXSLOPE%	AVG WIDTH (M)	TRAIL AREA (HA)	SKIER CATEGORY
J27	599.49	82.24	40	2.2	EXTREME
J28	516.15	73.05	40	1.9	EXPERT
J29	617.98	89.45	40	2.2	EXTREME
J3	556.45	64.75	40	2.2	ADVANCED
J30	821.82	86.36	40	3.0	EXTREME
J31	454.14	61.52	40	1.8	ADVANCED
J4	848.77	62.31	40	3.4	ADVANCED
J5	1110.52	71.43	40	4.4	EXPERT
J6	1261.16	63.87	40	5.0	ADVANCED
J8	1178.33	57.47	40	4.7	ADVANCED
J9	1023.19	76.00	40	4.1	EXPERT
ADVANCE GLADE				4.9	
EXPERT GLADE				6.2	
TOTAL SKIABLE AREA				108.6	
POD K					
K1	3404.31	33.20	40	13.6	LOW INTERMEDIATE
K10	386.61	46.21	40	1.5	ADVANCED
K11	1339.03	49.41	40	5.4	ADVANCED
K12	205.54	40.33	40	0.8	INTERMEDIATE
K13	1073.17	60.58	40	4.3	ADVANCED
K14	735.55	63.02	40	2.9	ADVANCED
K15	897.56	63.75	40	3.6	ADVANCED
K16	803.63	61.80	40	3.2	ADVANCED
K17	2688.22	48.85	40	10.8	ADVANCED
K18	858.15	14.24	40	3.4	BEGINNER
K19	576.15	59.72	40	2.3	ADVANCED
K2	441.35	53.61	40	1.8	ADVANCED
K20	310.02	75.16	40	1.2	EXPERT
K3	618.74	50.52	40	2.5	ADVANCED
K4	692.64	50.01	40	2.8	ADVANCED
K5	246.59	37.40	40	1.0	INTERMEDIATE
K6	980.66	51.91	40	3.9	ADVANCED
K7	734.88	32.57	40	2.9	LOW INTERMEDIATE
K8	478.90	48.61	40	1.9	ADVANCED
K9	313.44	26.70	40	1.3	LOW INTERMEDIATE
INTERMEDIATE GLADE				16.7	
ADVANCE GLADE				27.7	
EXPERT GLADE				8.1	
TOTAL SKIABLE AREA				123.6	
POD L					
L1	162.17	30.65	40	0.8	LOW INTERMEDIATE
L10	528.67	63.30	40	2.1	ADVANCED
L11	372.01	73.65	40	1.5	EXPERT
L12	383.56	80.72	40	1.5	EXTREME
L13	504.74	67.58	40	2.0	EXPERT

RUN NUMBER	SLOPE LENGTH	MAXSLOPE%	AVG WIDTH (M)	TRAIL AREA (HA)	SKIER CATEGORY
L14	875.45	82.02	40	3.5	EXTREME
L15	1031.06	22.15	15	2.0	NOVICE
L16	1068.36	56.94	40	5.4	ADVANCED
L17	809.46	59.65	40	5.4	ADVANCED
L18	514.39	74.92	40	5.3	EXPERT
L2	252.52	24.12	40	1.0	NOVICE
L3	1295.89	62.19	40	5.2	ADVANCED
L4	1179.34	66.44	40	4.7	EXPERT
L5	1452.54	75.28	40	5.8	EXPERT
L6	1596.78	76.98	40	6.4	EXPERT
L7	1224.16	70.72	40	4.9	EXPERT
L8	2163.41	65.75	40	8.7	EXPERT
L9	561.69	50.53	40	2.2	ADVANCED
ADVANCE GLADE				8.7	
EXPERT GLADE				3.2	
TOTAL SKIABLE AREA				80.4	
POD M					
M1	554.97	51.14	40	2.2	ADVANCED
M2	329.48	44.89	40	1.3	INTERMEDIATE
M3	279.39	16.24	40	1.1	NOVICE
M4	1254.95	26.99	40	5.0	BEGINNER
M5	244.67	43.89	40	1.0	INTERMEDIATE
M6	278.87	47.97	40	1.1	ADVANCED
M7	306.62	53.99	40	1.2	ADVANCED
M8	343.99	38.11	40	1.4	INTERMEDIATE
M9	367.91	52.30	40	1.5	ADVANCED
INTERMEDIATE GLADE				3.5	
ADVANCE GLADE				2.5	
TOTAL SKIABLE AREA				21.8	
POD N					
N1	690.52	21.22	40	2.8	NOVICE
N2	288.80	19.28	40	1.2	NOVICE
N3	476.97	18.17	40	1.9	NOVICE
N4	281.26	21.06	40	1.1	NOVICE
N5	749.18	18.03	40	3.0	NOVICE
N6	293.43	18.73	40	1.2	NOVICE
N7	306.10	16.68	40	1.2	NOVICE
N8	612.89	66.78	0	0.0	EXPERT
INTERMEDIATE GLADE				1.9	
ADVANCE GLADE				2.0	
TOTAL SKIABLE AREA				16.2	

RUN NUMBER	SLOPE LENGTH	MAXSLOPE%	AVG WIDTH (M)	TRAIL AREA (HA)	SKIER CATEGORY
POD O					
O1	1659.96	62.94	40	6.7	ADVANCED
O10	598.49	71.03	40	2.4	EXPERT
O11	328.51	10.75	40	1.3	BEGINNER
O2	500.38	82.85	40	2.0	EXTREME
O3	591.68	81.64	40	2.4	EXTREME
O4	386.01	76.10	40	1.4	EXPERT
O5	125.66	57.38	40	0.5	ADVANCED
O6	438.67	71.05	40	1.6	EXPERT
O7	347.22	54.22	40	1.4	ADVANCED
O8	644.29	42.72	40	2.6	INTERMEDIATE
O9	2064.54	38.63	40	8.3	INTERMEDIATE
INTERMEDIATE GLADE				1.9	
ADVANCE GLADE				11.8	
EXPERT GLADE				6.4	
TOTAL SKIABLE AREA				50.6	
POD P					
P1	1134.89	51.92	40	4.5	ADVANCED
P10	871.43	51.10	40	3.5	ADVANCED
P11	679.17	61.50	40	2.7	ADVANCED
P12	562.02	73.20	40	2.1	EXPERT
P13	408.50	67.81	40	1.5	EXPERT
P14	823.34	55.32	40	3.1	ADVANCED
P2	561.47	71.70	40	2.2	EXPERT
P3	995.32	73.10	40	4.0	EXPERT
P4	646.23	58.57	40	2.6	ADVANCED
P5	1623.97	40.68	40	6.5	INTERMEDIATE
P6	1145.53	52.81	40	4.6	ADVANCED
P7	2162.96	53.69	40	8.4	ADVANCED
P8	1689.41	51.29	40	6.8	ADVANCED
P9	494.63	61.88	40	2.0	ADVANCED
INTERMEDIATE GLADE				0.2	
ADVANCE GLADE				7.3	
EXPERT GLADE				1.1	
TOTAL SKIABLE AREA				63.1	
POD R					
R1	4631.60	61.40	20	9.3	ADVANCED
R10	4249.37	39.72	15	6.4	INTERMEDIATE
R11	2027.13	46.55	40	8.1	ADVANCED
R12	616.58	63.62	40	2.3	ADVANCED
R13	707.22	72.42	40	2.8	EXPERT
R14	768.42	81.63	40	3.1	EXTREME
R15	716.77	83.72	40	2.9	EXTREME
R16	589.43	63.77	40	2.4	ADVANCED

RUN NUMBER	SLOPE LENGTH	MAXSLOPE%	AVG WIDTH (M)	TRAIL AREA (HA)	SKIER CATEGORY
R17	640.28	47.83	40	2.6	ADVANCED
R18	519.95	72.05	40	2.1	EXPERT
R19	647.88	58.34	40	2.6	ADVANCED
R2	1442.59	67.54	40	5.8	EXPERT
R20	1555.51	60.39	40	6.2	ADVANCED
R21	1672.03	77.82	40	6.7	EXPERT
R22	1555.82	70.02	40	6.2	EXPERT
R23	867.02	63.08	40	3.5	ADVANCED
R24	1890.27	67.77	40	7.6	EXPERT
R25	1466.38	75.08	40	5.9	EXPERT
R26	1015.47	69.64	40	4.1	EXPERT
R27	816.20	73.10	40	3.3	EXPERT
R28	577.33	72.27	40	2.3	EXPERT
R29	502.22	51.63	40	2.1	ADVANCED
R3	374.49	71.76	40	1.5	EXPERT
R30	503.05	48.08	40	2.0	ADVANCED
R31	366.59	67.92	40	1.4	EXPERT
R32	561.76	72.16	40	2.1	EXPERT
R33	566.67	84.15	40	2.0	EXTREME
R34	448.23	73.21	40	1.7	EXPERT
R35	600.29	77.04	40	2.1	EXPERT
R36	592.59	44.16	40	2.3	INTERMEDIATE
R37	594.38	72.50	40	2.2	EXPERT
R38	552.14	71.63	40	2.0	EXPERT
R4	505.51	106.38	40	2.0	EXTREME
R5	815.71	69.67	40	3.3	EXPERT
R6	821.44	68.88	40	3.3	EXPERT
R7	467.49	53.99	40	1.9	ADVANCED
R8	2555.10	58.12	40	10.2	ADVANCED
R9	601.54	44.15	15	0.9	INTERMEDIATE
INTERMEDIATE GLADE				0.4	
ADVANCE GLADE				35.6	
EXPERT GLADE				31.0	
TOTAL SKIABLE AREA				205.7	

RUN NUMBER	SLOPE LENGTH	MAXSLOPE%	AVG WIDTH (M)	TRAIL AREA (HA)	SKIER CATEGORY
POD T					
T1	2667.89	35.59	40	10.7	INTERMEDIATE
T2	512.86	49.19	40	2.1	ADVANCED
T3	814.41	47.18	40	3.3	ADVANCED
T4	834.82	54.77	40	3.3	ADVANCED
T5	1338.73	51.00	40	5.4	ADVANCED
T6	376.35	46.64	40	1.5	ADVANCED
T7	1103.52	39.48	40	4.4	INTERMEDIATE
T8	1615.70	43.56	40	6.5	INTERMEDIATE
T9	1079.28	16.71	40	4.3	NOVICE
INTERMEDIATE GLADE				38.5	
ADVANCE GLADE				25.7	
TOTAL SKIABLE AREA				105.6	
POD U					
U1	515.15	57.31	40	2.1	ADVANCED
U10	445.58	56.30	40	1.7	ADVANCED
U2	925.61	44.24	40	3.7	INTERMEDIATE
U3	417.35	38.50	40	1.7	INTERMEDIATE
U4	469.05	35.96	40	1.9	INTERMEDIATE
U5	1267.76	48.27	40	5.1	ADVANCED
U6	584.18	62.07	40	2.3	ADVANCED
U7	346.93	61.82	40	1.4	ADVANCED
U8	2203.85	46.66	40	8.8	ADVANCED
U9	654.24	93.68	40	2.4	EXTREME
ADVANCE GLADE				19.0	
EXPERT GLADE				11.6	
TOTAL SKIABLE AREA				61.6	
POD W (NO ASSOCIATED SKI TRAILS)					
W2	353.35	15.85	0	0.0	N/A
W3	349.49	14.57	0	0.0	N/A
W4	108.45	14.84	0	0.0	N/A
W5	107.43	11.57	0	0.0	N/A
W6	15.38	0.00	0	0.0	N/A
W8	98.88	0.00	0	0.0	N/A
TOTAL SKIABLE AREA				0.0	
POD X					
X1	237.54	9.56	40	1.0	BEGINNER
X2	237.66	10.24	40	1.3	BEGINNER
TOTAL SKIABLE AREA				2.3	
TOTAL PROPOSED SKIABLE AREA				1108.8	
EXISTING SKIABLE AREA				146.8	
TOTAL SKIABLE AREA AT BUILDOUT				1255.6	

HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

- Existing Ski Lifts
- Proposed Ski Lifts

Ski Runs

- Extreme
- Expert
- Advanced
- Intermediate
- Low Intermediate
- Novice
- Beginner
- Cat Track
- Proposed CRA

Vegetation

- Gladed-Dense Cover
- Gladed-Sparse cover
- Full cover

Prepared for:

HEMLOCK RESORT

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Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:30,000

0 300 600 900 1,200 Meters

N

Illustrative by Skier Category

Fig 4-2

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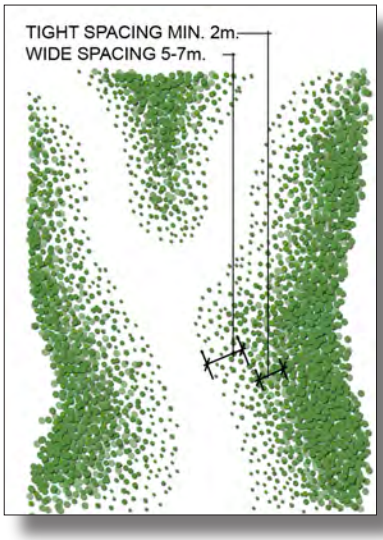
4.3.5 PROPOSED GLADED TERRAIN

Gladed skiing on the mountain will play an important role in the character of Hemlock. It is proposed that the gladed terrain will be developed using a feathering technique from the ski run edges. Feathering ski trail edges is beneficial from both an environmental as well as a recreational point of view. As illustrated in Figures 4-3 and 4-4, the tree spacing initially would be wide (5 to 7 metres) from the clear cut of the ski trail. Progressively moving into the trees, the glading has closer spacing down to a minimum of 2 metres. The lower branches of gladed trees should also be limbed to a height of 3 metres above the maximum snow depth to facilitate clear paths for skiers and boarders.

FIGURE 4-3: FEATHERING 3D VISUALIZATION



FIGURE 4-4: FEATHERING TYPICAL SKETCH

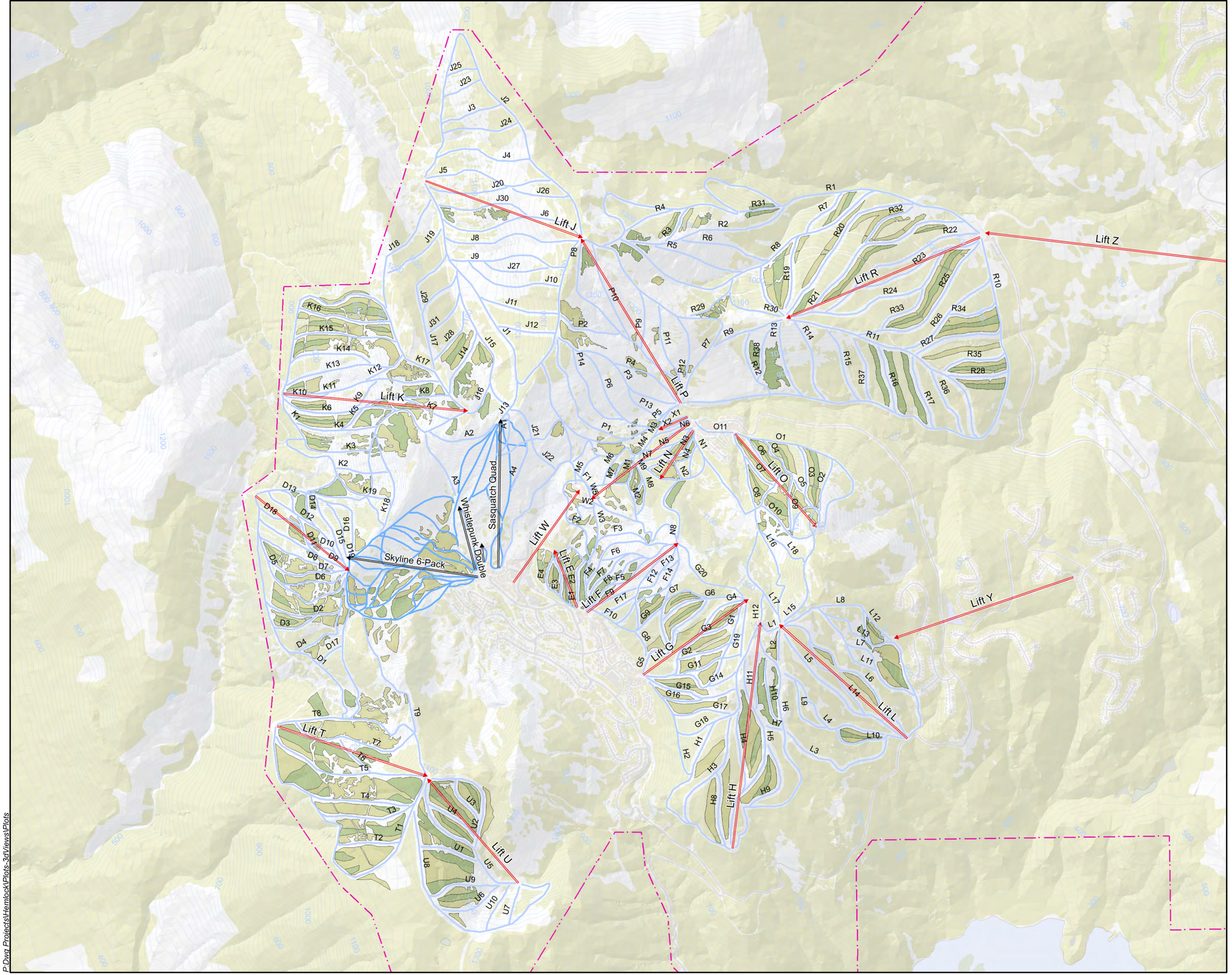




From an environmental point of view, feathering forest edges by thinning encourages a brushy transition zone between the opening next to the ski run and the denser forest stand, which promotes food growth and improved wildlife habitat. In addition, the feathered edge protects against wind blow down and provides greater visual quality across the gladed sections.

From a recreational point of view, feathering the edges of ski trails provides an excellent skills development opportunity by making a semi-gladed transition zone between the fully cut ski run and the denser gladed areas in between runs. Overall, glading in between runs will provide great adventure terrain for all ability levels and encourage progression to new levels of skiing enjoyment.

The proposed gladed skiing development is illustrated on Figure 4-5. At buildout, there will be approximately 379 hectares of gladed terrain.



HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Proposed CRA
- Existing Ski Lifts
- Proposed Ski Lifts
- Existing Ski Runs
- Proposed Ski Runs

Vegetation
- Gladed-Dense Cover
- Gladed-Sparse cover
- Full cover

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Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:30,000

0 150 300 600 900 1,200 Meters

N

Existing & Proposed Glading

Fig 4-5

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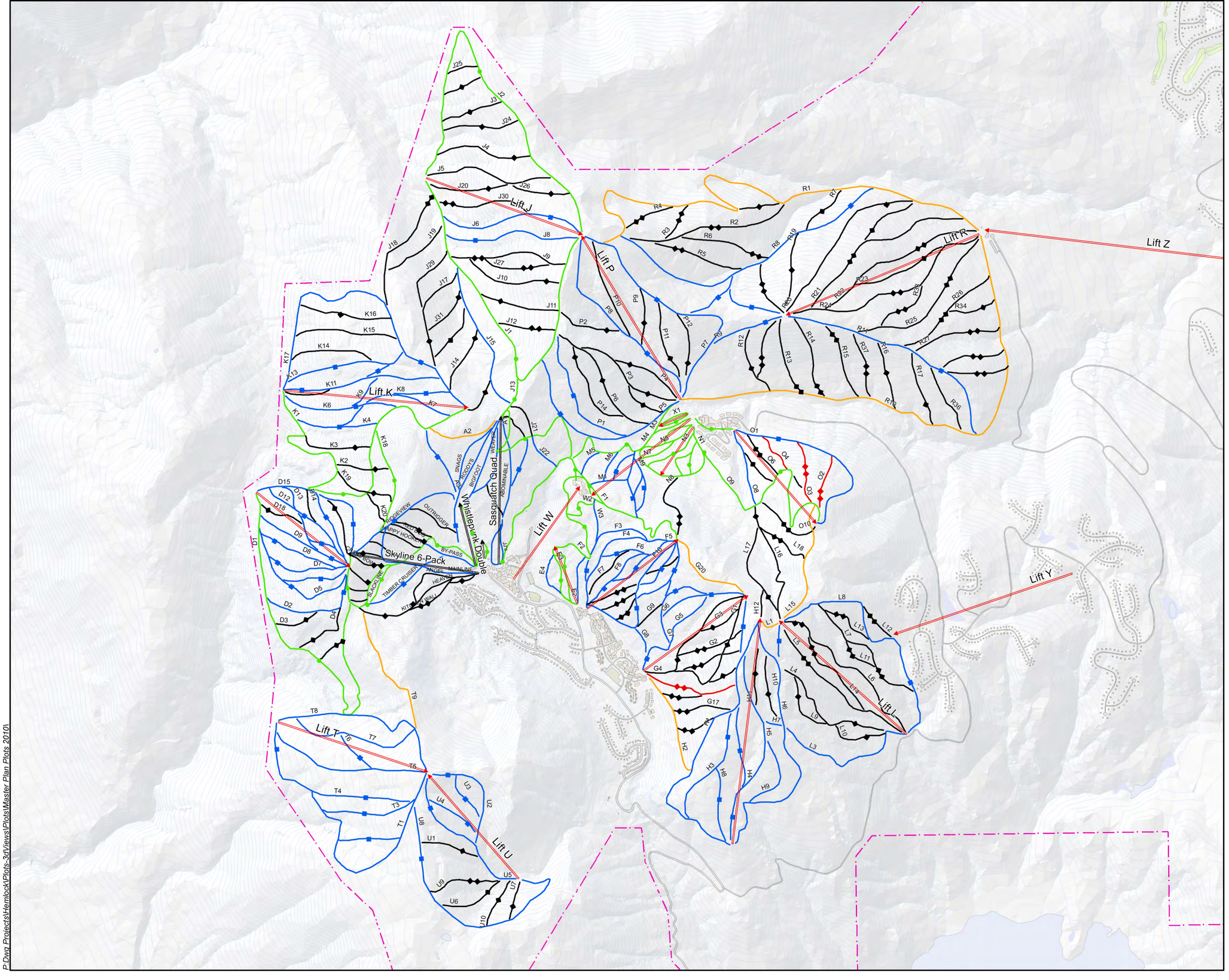
4.3.6 DOWNHILL CAPACITY

By applying the appropriate densities to the ski trails and gladed areas in terms of skiers per hectare by skill class, the total downhill capacity of the existing and proposed development at Hemlock was calculated. Figure 4-6 illustrates the trails by skier skill class and Table 4.2 outlines the downhill capacity of the trails by skier skill class within each pod and for the entire ski area. At buildout, the ski trails have a capacity for 13,440 skiers and snowboarders.

TABLE 4.2: DOWNHILL CAPACITY

Pod	Vertical Drop (m)	Skiable Area (ha)	Downhill Capacity by Skill Level						Total Capacity
			Beginner	Novice	Low Intermediate	Intermediate	Advanced	Expert	
Existing									
Strawline	312.82	0.5	19	0	0	0	0	0	19
Whistlepunk	88.78	4.1	144	0	0	0	0	0	144
Skyline	338.57	90.8	179	71	0	311	384	38	982
Sasquatch	23.73	51.4	0	0	0	556	66	0	622
Existng Total									1,767
Proposed									
A	211.50	7.5	21	66	78	4	0	0	169
D	358.70	72.7	0	143	121	481	128	5	879
E	68.85	13.7	140	0	62	0	0	11	213
F	345.86	45.5	60	150	49	336	48	23	665
G	459.90	61.3	0	0	44	162	191	69	466
H	496.22	68.4	0	0	683	116	76	0	875
J	473.00	108.6	0	657	100	167	360	136	1,420
K	472.49	123.6	120	409	84	546	271	20	1,449
L	657.22	80.4	0	0	124	130	303	160	717
M	191.76	21.8	261	67	0	110	8	0	446
N	89.34	16.2	189	209	0	10	7	0	413
O	372.05	50.6	0	287	52	101	58	59	557
P	470.52	63.1	0	0	0	394	224	43	662
R	715.68	205.7	0	0	0	351	389	415	1,155
T	358.96	105.6	0	0	579	314	86	0	979
U	350.69	61.6	0	0	175	185	138	31	531
W	163.08	0	0	0	0	0	0	0	0
X	21.83	2.3	79	0	0	0	0	0	79
Proposed Total									11,674
Total									13,440





HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Proposed CRA
- Existing Ski Lifts
- Proposed Ski Lifts

Ski Runs
- Extreme
- Expert
- Advanced
- Intermediate
- Low Intermediate
- Novice
- Beginner
- Cat Track

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Contour Intervals 20 metres
Scale 1:30,000

0 250 500 750 1,000 Meters

N

Mountain Plan by Skier Category

Fig 4-6

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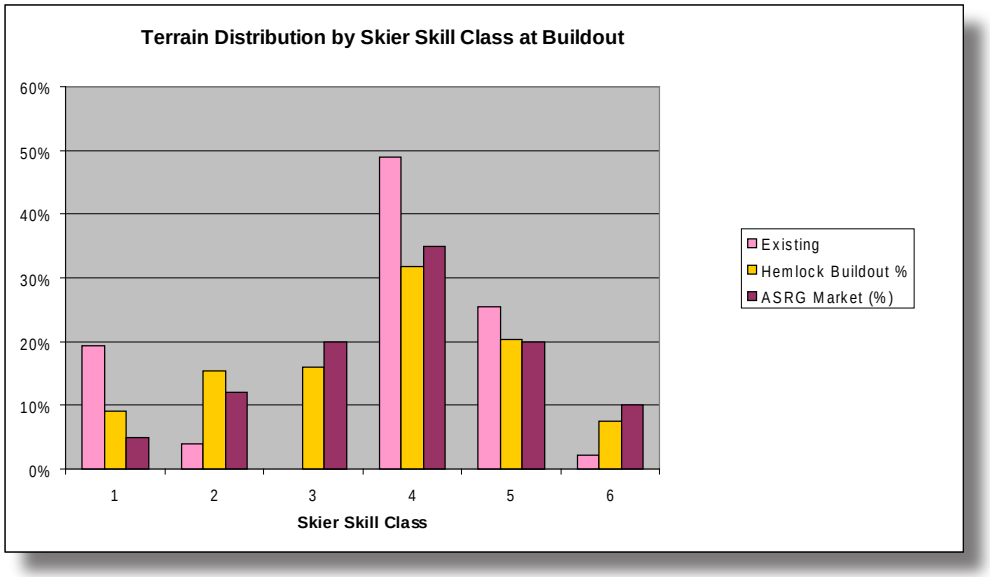
4.3.7 ALPINE TERRAIN DISTRIBUTION

The proposed mountain design was carefully planned to ensure that the development of the ski terrain matches the distribution by skill class found in the skier marketplace. The classification of the types of proposed and existing ski trail development is illustrated on Figure 4-6. This was used as the basis for calculating the terrain distribution of Hemlock at buildout. The terrain distribution assessments are an important tool to ensure that currently accepted market segmentation is represented in the ski trail offerings. The following Chart 4.1 and Table 4.3 present a comparison of the existing, proposed and market distribution at Hemlock. As illustrated, with the exception of minor differences, the Skier Distribution at buildout is close to an ideal match with the perceived Market Distribution. All of the existing shortfalls have been largely addressed.

TABLE 4.3: TERRAIN DISTRIBUTION

Market Distribution	Existing %	Proposed %	ASRG
Beginner	19%	9%	5%
Novice	4%	15%	12%
Low Intermediate	0%	16%	20%
Intermediate	49%	32%	35%
Advanced	25%	20%	20%
Expert	2%	8%	10%

CHART 4.1. TERRAIN DISTRIBUTION ANALYSIS – BUILDOUT CONDITION



4.3.8 PROPOSED SKI LIFTS

The proposed ski lift development at Hemlock is illustrated on Figure 4-7 and detailed in Table 4.4. The size and capacity of the lifts are determined by the capacity of the ski terrain that they service. The objective is to balance the uphill capacity of the lifts with the downhill capacity of the trails, taking into account the intricacies of hourly capacity, lift loading efficiencies, access reduction, hours of operation and vertical demand. As proposed at buildout, Hemlock will have 23 ski lifts. The lift inventory will include:

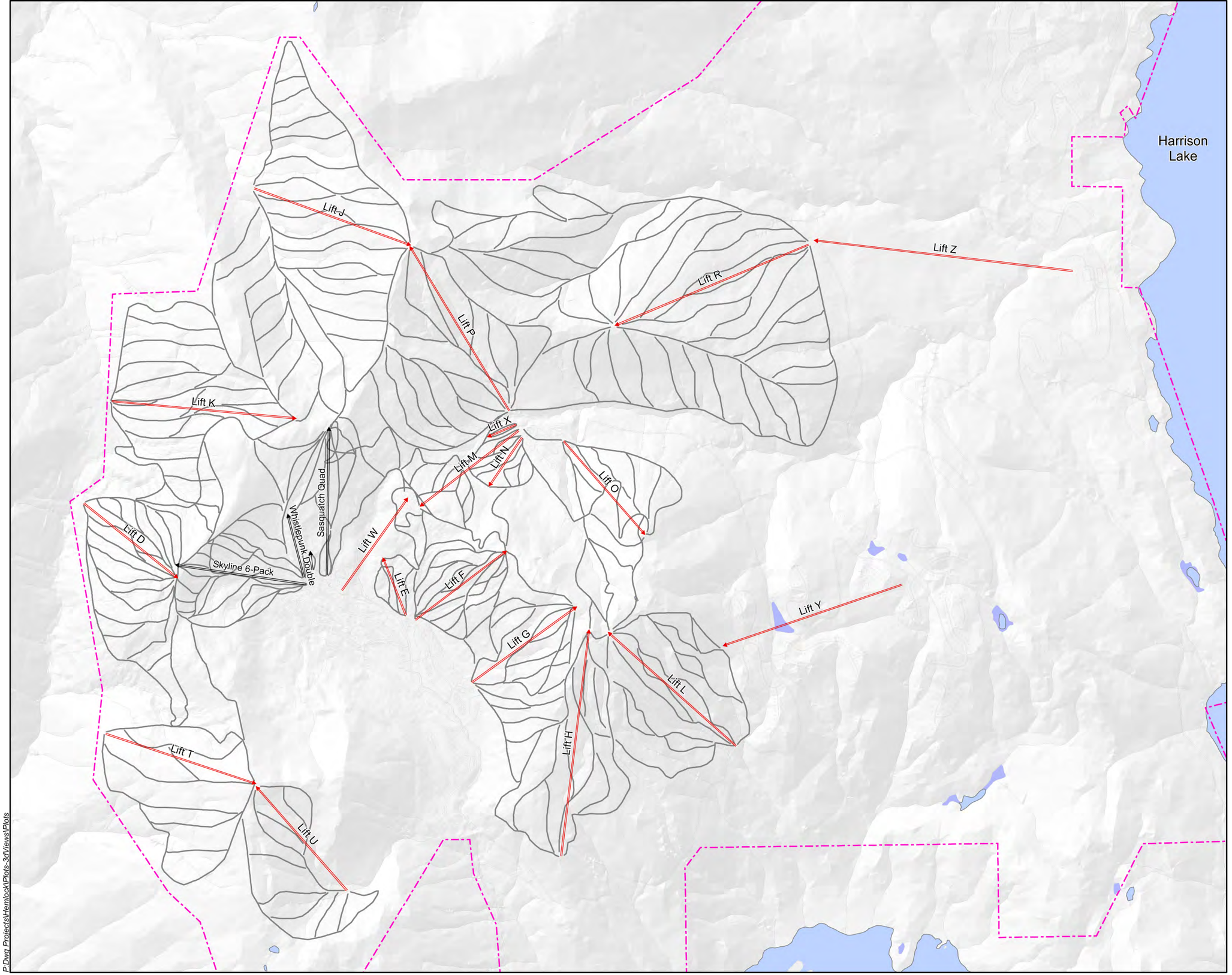
- 1 Detachable Six Chair
- 9 Detachable Quad Chairs
- 6 Fixed Grip Quad Chairs
- 3 Fixed Grip Double Chairs
- 2 Gondolas
- 1 Carpet Lift
- 1 Handle Tow

The two gondolas will provide double duty, acting as ski lifts as well as conveyances to and from on-mountain accommodation. Two of the lifts will act primarily as people movers linking the mountain to the development areas adjacent to Harrison Lake and the enclave.

TABLE 4.4: PROPOSED LIFT NETWORK AT BUILDOUT

Lift Name	Lift Type	Top Elevation	Bottom Elevation	Verticle Rise	Slope Length	Hourly Capacity
Existing Lifts						
Whistlepunk	Double Chair	1,082	994	89	506	800
Strawline	Handle tow	1,019	995	24	126	150
Upgraded Lifts						
Skyline Six	Detachable Six Chair	1,298	985	313	1,098	2,800
Sasquatch Quad	Detachable Quad Chair	1,319	981	339	1,215	2,350
New Lifts						
Lift D	Detachable Quad Chair	1,294	935	359	1,024	2,000
Lift E	Fixed Grip Quad Chair	1,013	944	69	486	1,200
Lift F	Detachable Quad Chair	1,286	940	346	975	1,300
Lift G	Detachable Quad Chair	1,381	921	460	1,127	1,200
Lift H	Fixed Grip Quad Chair	1,400	904	496	1,900	1,350
Lift J	Detachable Quad Chair	1,421	949	472	1,419	2,400
Lift K	Fixed Grip Quad Chair	1,334	862	472	1,553	2,400
Lift L	Double Chair	1,364	705	657	1,534	1,400
Lift M	Gondola	1,152	953	192	1,008	1,000
Lift N	Fixed Grip Quad Chair	1,045	956	89	466	1,300
Lift O	Double Chair	1,306	925	372	1,067	1,100
Lift P	Detachable Quad Chair	1,429	956	471	1,616	1,750
Lift R	Detachable Quad Chair	1,147	432	716	1,824	2,200
Lift T	Fixed Grip Quad Chair	1,402	1,043	359	1,320	2,200
Lift U	Fixed Grip Quad Chair	1,401	1,049	351	1,176	1,600
Lift W	Gondola	1,139	968	163	929	2,200
Lift X	Carpet	975	953	22	234	800
Lift Y	Double Chair	1,005	280	725	1,839	1,200
Lift Z	Detachable Quad Chair	420	25	395	2,716	2,000





HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

- Existing Ski Lifts
- Proposed Ski Lifts
- Ski Runs Centrelines
- Proposed CRA

ExistingLift	Propose FutureType of Lift
Strawline	Handle Tow
Whistlepunk	Double Chair
Skyline	Detachable Six Chair
Sasquatch	Detachable Quad Chair
Proposed Lift	**Type of Lift**
Lift D	Detachable Quad Chair
Lift E	Fixed Grip Quad Chair
Lift F	Detachable Quad Chair
Lift G	Detachable Quad Chair
Lift H	Fixed Grip Quad Chair
Lift J	Detachable Quad Chair
Lift K	Fixed Grip Quad Chair
Lift L	Fix Grip Quad Chair
Lift M	Gondola
Lift N	Fixed Grip Quad Chair
Lift O	Double Chair
Lift P	Detachable Quad Chair
Lift R	Detachable Quad Chair
Lift T	Detachable Quad Chair
Lift U	Fixed Grip Quad Chair
Lift W	Gondola
Lift X	Carpet
Lift Y	Double Chair
Lift Z	Detachable Quad Chair

Prepared for:

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Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:30,000

0 150 300 600 900 1,200 Meters

N

Proposed Lifts at Buildout ***Fig 4-7***

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4.3.9 PROPOSED COMFORTABLE CARRYING CAPACITY

For an emerging destination resort like Hemlock, acceptable densities are much lower than what would be expected in the past at a regional ski area. In an effort to establish an optimal skiing experience that is representative of emerging trends in the industry, the actual capacity of Hemlock's proposed ski trails are being calculated using low densities found within the All Season Resort Guidelines (see Table 4.2). These numbers are more responsive to industry and market trends that aim to provide a wide open, "escape into the mountains" skiing experience. They will also produce a skiing experience more consistent with destination guest expectations. Table 4.5 illustrates that the proposed uphill comfortable carrying capacity for Hemlock at buildout would accommodate 13,941 skiers per day.

TABLE 4.5: PROPOSED CCC

Lift Name	Lift Type	Verticle Rise (m)	Slope Length (m)	Hourly Capacity (Actual)	Weighted Vertical Demand	Uphill CCC
Existing Lifts						
Whistlepunk	Double Chair	89	506	800	1,000	398
Strawline	Handle tow	24	126	150	1,000	20
Upgraded Lifts						
Skyline Six	Detachable Six Chair	313	1,098	2,800	5,226	890
Sasquatch Quad	Detachable Quad Chair	339	1,215	2,350	5,266	798
New Lifts						
Lift D	Detachable Quad Chair	359	1,024	2,000	4,698	889
Lift E	Fixed Grip Quad Chair	69	486	1,200	2,195	237
Lift F	Detachable Quad Chair	346	975	1,300	4,213	669
Lift G	Detachable Quad Chair	460	1,127	1,200	6,627	463
Lift H	Fixed Grip Quad Chair	496	1,900	1,350	4,047	879
Lift J	Detachable Quad Chair	472	1,419	2,400	4,620	1,401
Lift K	Fixed Grip Quad Chair	472	1,553	2,400	4,271	1,456
Lift L	Fixed Grip Quad Chair	657	1,534	1,400	6,665	745
Lift M	Gondola	192	1,008	1,000	2,258	565
Lift N	Fixed Grip Quad Chair	89	466	1,300	1,701	430
Lift O	Double Chair	372	1,067	1,100	4,110	582
Lift P	Detachable Quad Chair	471	1,616	1,750	6,175	669
Lift R	Detachable Quad Chair	716	1,824	2,200	7,639	1,175
Lift T	Detachable Quad Chair	359	1,320	2,200	4,331	1,022
Lift U	Fixed Grip Quad Chair	351	1,176	1,600	5,452	556
Lift W	Gondola	163	929	2,200	0	0
Lift X	Carpet	22	234	800	1,000	98
Lift Y	Double Chair	725	1,839	1,200	0	0
Lift Z	Detachable Quad Chair	395	2,716	2,000	0	0
Total						13,941

4.3.10 PROPOSED LIFT BALANCE ASSESSMENT

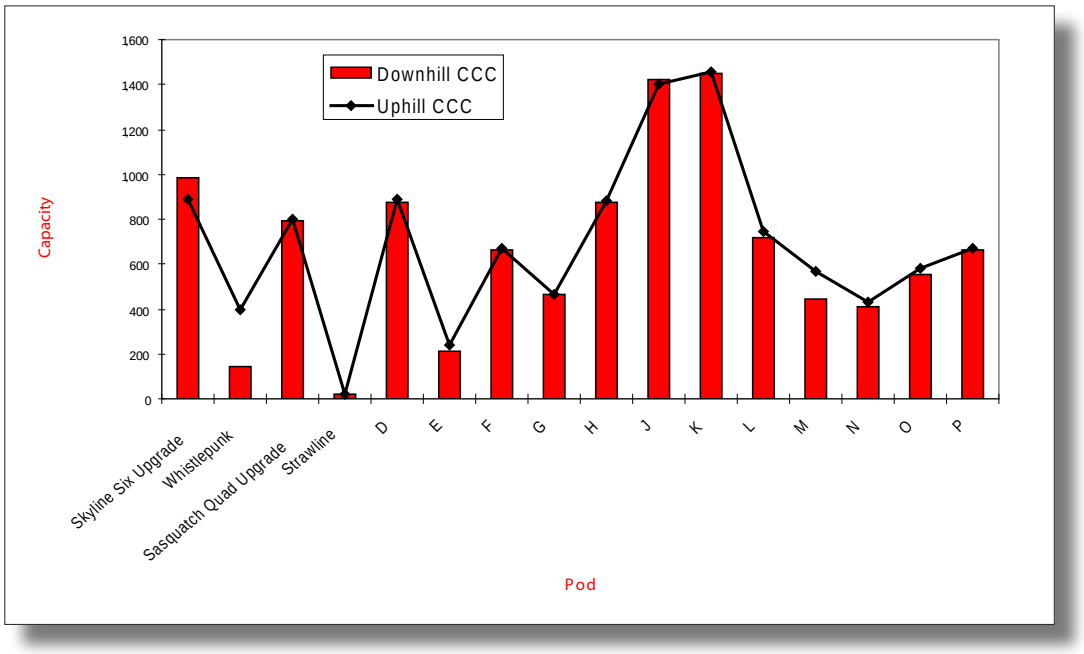
The proposed lift and trail capacities calculated for buildout conditions illustrate that Hemlock closely approaches a balance of uphill lift capacity to downhill trail capacity. With an uphill capacity of 13,941 skiers and a downhill capacity of 13,440 skiers, Hemlock will have a lift to trail ratio of 1.03:1. This is a significant improvement over the existing lift to trail ratio of 0.65:1.

The following Table 4.6 and chart 4.2 demonstrate the balance between the proposed capacity of the lift infrastructure and the capacity of the associated trails:

TABLE 4.6: PROPOSED LIFT AND TRAIL CAPACITIES

Lift	Trail Capacity	Lift Capacity
Skyline Six Upgrade	982	890
Whistlepunk	144	398
Sasquatch Quad Upgrade	791	798
Strawline	19	20
Lift D	879	889
Lift E	213	237
Lift F	665	669
Lift G	466	463
Lift H	875	879
Lift J	1,420	1,401
Lift K	1,449	1,456
Lift L	717	745
Lift M	446	565
Lift N	413	430
Lift O	557	582
Lift P	662	669
Lift R	1,155	1,175
Lift T	979	1,022
Lift U	531	556
Lift W	0	0
Lift X	79	98
Lift Y	0	0
Lift Z	0	0
Total	13,440	13,941

CHART 4-2: LIFT BALANCE ASSESSMENT – BUILD OUT



4.3.11 SNOWMAKING

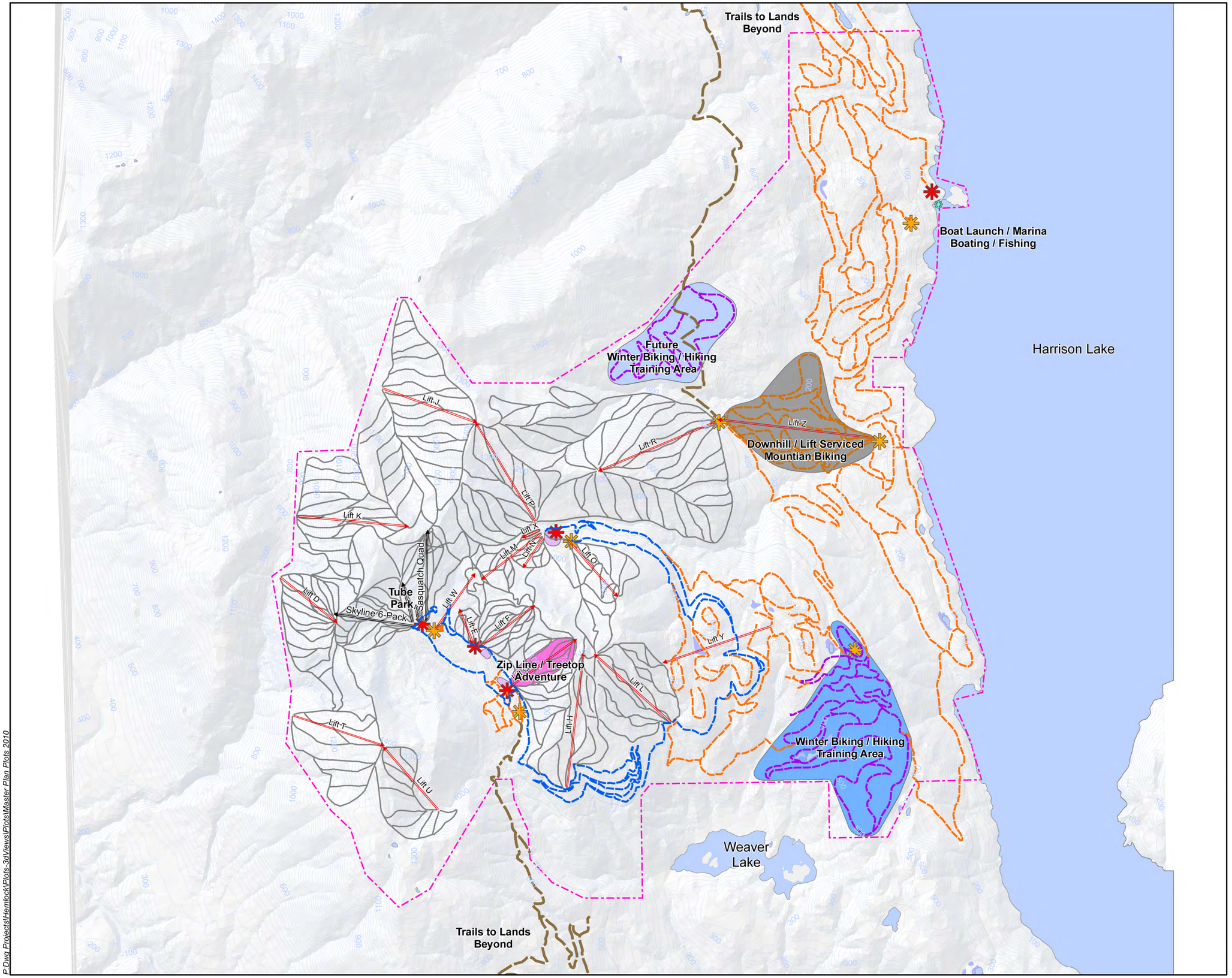
At this point, a detailed snowmaking facilities plan remains to be created. However, snowmaking will be required on the lower elevation ski trails with unreliable natural snowpack. In particular, the trails associated with Lift R will require careful analysis to ensure that it is feasible to have these trails snow covered throughout the majority of the season.

Overall, the objective will be to ensure that Hemlock is open for early season skiing and potentially by the last week of November. As such, areas of critical consideration are high-use circulation trails, especially the village and base area return trails. Further, any trails with a south to southwest orientation will be evaluated for snowmaking. Water reservoirs will have to be sized and established to provide the requisite water resources. Likewise, the appropriate snow-gun mix and infrastructure will need to be determined and incorporated into a mountain snowmaking development plan. The specific details for the proposed snowmaking will be confirmed at the time of development, and will reflect leading technologies and products available.

4.3.12 ADDITIONAL WINTER AMENITIES

Hemlock has the opportunity to be so much more than just alpine skiing. Some of this has been initiated already with the tubing, cross-country skiing, backcountry touring and snowshoeing. With the diverse range of natural attributes that the area has to offer, the objective is to gradually add more choices to the winter recreational offering. As illustrated on Figure 4-8 this would include the establishment of:

- Expanded facilities for cross-country skiing, backcountry touring, winter play, ice skating, snowshoeing, tubing, snowmobiling, etc.;
- Winter zip lining and treetop adventures;
- An extensive multi-use network of trails throughout the resort including:
    - A lighted "valley trail" system acting as the primary spine that links all areas of Hemlock, designed to cater to walking, snow running and track-set cross-country skiing, "pooch-loop" skiing, horse drawn sleigh rides, etc.
    - Smaller, single track trails for hiking, dog walking, snowshoeing, backcountry touring, winter mountain biking, running and training, etc.
    - Snowmobile trails leading away from the resort and connecting to regional trails.
- Snowmobile staging facilities including drop off areas, storage, gas and maintenance;
- Village oriented winter attractions (water park, health and wellness spas, conference centre, shopping, dining, galleries, programmed events, concerts, celebrations, and hotel escapes, etc).



HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

- Proposed CRA
- Existing Ski Lifts
- Proposed Ski Lifts
- Ski Runs Centrelines

Proposed Trails

- Multi-Use Trail
- Nordic Trail
- Winter Biking / Hiking Training Area
- Backcountry / Snowmobile Acess Trail
- Lift Serviced Mountain Bike Trail

Proposed Amenities

- Focal Point
- Staging Point
- Water Activities
- Winter Biking / Hiking Training Area
- Future Winter Biking / Hiking Area
- Tube Park
- Lift Serviced Mountain Biking
- Zip Line / Treetop Adventure
- Convention Space

Prepared for:

HEMLOCK RESORT

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0 300 600 1,200 1,800 Meters

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Additional Winter Amenities **Fig 4-8**

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4.3.13 ADDITIONAL WINTER FACILITIES: THE DETAILS

The details and capacities as they relate to specific additional winter facilities are as follows:

Nordic Skiing

Hemlock currently has some limited cross-country skiing. The current capacity of the existing trails is about 30 cross-country skiers per day. As planned (see Figure 4-8), the expanded track-set trail system will grow to a capacity of 200 skiers per day. Staging will be accommodated from several base village locations. Cross-country skiers will be able to travel on approximately 28 kms of track-set trails. A unique element of the Nordic skiing at Hemlock will be the ability to circumnavigate the mountain, riding the gondolas to and from the mountain top village as part of the experience.

Tubing

Tubing has been a successful winter activity at Hemlock for many years. These facilities will be upgraded to improve the presentation and quality of the experience, enabling the capacity to grow to 200 tubers per day.

Snowshoeing

Snowshoeing at Hemlock has been steadily growing in popularity. With improved trails, signage, access and rentals, the capacity is calculated to grow to 150 snowshoers per day.

Backcountry Tours

Backcountry skiing and tours will attract a small and dedicated group of individuals. Hemlock is well situated on the edge of the wilderness to provide backcountry adventures to at least 50 people per day. This can be catered to with guiding services, equipment sales and rentals and educational programs.

Snowmobiling

Snowmobiling exists to a limited degree at Hemlock. It is, however, largely incompatible with the current and proposed offering at the resort. As such, future participation and emphasis on snowmobiling within the CRA will be in a restricted and possibly guided capacity. Snowmobile staging facilities will include drop off areas, storage, gas and maintenance. Snowmobilers will be able to stage from the south end of the West Face Village from the East Base. They and will be directed to lands beyond the Controlled Recreation Area. Internally there will be a dedicated trail leading to the staging areas. In terms of numbers, it is envisioned that there will about 50 resident, destination and day use snowmobilers per day.

Winter Play

The general category of winter play includes a diverse range of activities. These could include horsedrawn sleigh rides, skating, informal outdoor play, snow running, winter biking and hiking below the reliable snowline, in addition to other ways of attracting non-skiers. Winter play is a quality and characteristic that is freeform and unstructured. In total, this could add 50 visitors per day to the number of people enjoying Hemlock in the winter.

Ziplines and Tree Walk Adventures

The intention is to incorporate a series of zip lines (high speed rides through the trees from one platform to another lower one) and tree walk adventures (a combination of ropes and ladders in challenging configurations, leading through the trees) into the Hemlock winter offering. The final location and engineering remain to be completed, but conceptually they will be on the west facing slopes staged from the West Face Village. This will add 30 guests to the daily capacity.

Spas and Water Park

Another year round attraction planned for inclusion in Hemlock Village is a major water park and several spas. The water park is envisioned to be a high end facility with unique wave rider qualities. The spas can be

developed with a focus on a variety of types (massage, health, body treatments, medical, fitness, etc.) The specifics remain to be determined but a developer or concessionaire will be encouraged to establish a destination oriented facility that would be an attraction in its own right. In the winter, the capacity will be for 100 guests per day.

Conferences

A Conference Centre will act as an all-season attraction capable of drawing up to 200 guests per day. As the resort matures, it is anticipated that these facilities will be upgraded and expanded to ensure that they are state of the art convention and meeting places.

The Villages

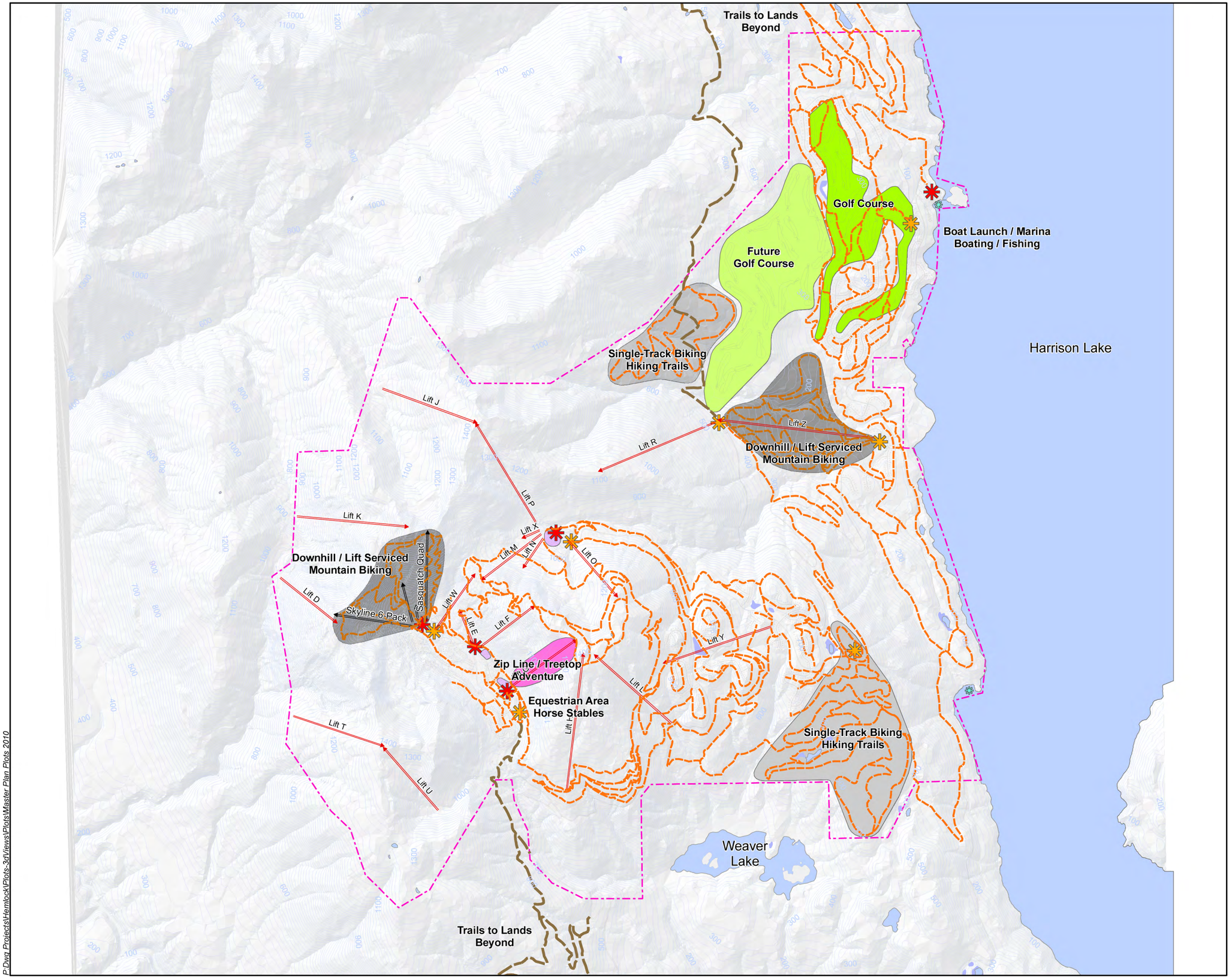
The development of the Villages and base areas at Hemlock will become an all-season attraction in their own right. The architecturally programmed shopping, dining, galleries, theatres etc. will be designed to be escape, recreation and vacation oriented. Additionally space will be incorporated to accommodate programmed events, concerts and celebrations. All effort will be made to embrace and encourage an authentic, west coast British Columbia image as well as highlighting and celebrating the Sts'ailes culture.

4.4 Summer Mountain Facilities

4.4.1 SUMMER MOUNTAIN FACILITY DEVELOPMENT GOALS

To date, formalized summer activity at Hemlock has been largely non-existent. However, with the beautiful mountain setting, the ski lift infrastructure, the development of village staging points, Harrison Lake and the physical attributes of the area, it is readily apparent that the resort is very well suited to the development of summer facilities, amenities and programs. From this, the primary development goals for the mountain as they relate to summer facilities are to:

- Establish Hemlock as an economically viable all-season resort;
- Establish facilities of a unique and distinctive character that are fundamentally about 'mountain play';
- Establish a wide range of summer facilities and amenities on the mountain that will act as "escape to the mountains" type of attractions that complement the size and scale of development established for winter use;
- Build on the development of the ski lift serviced infrastructure and village development, programming their use for summer and the shoulder seasons;
- Ensure that all summer facility development is completed in an environmentally sensitive fashion.



HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

- Proposed CRA
- Existing Ski Lifts
- Proposed Ski Lifts

Proposed Trails

- Multi-Use Trail
- Backcountry / ATV Access Trail
- Lift Serviced Mountain Bike Trail

Proposed Amenities

- Focal Point
- Staging Point
- Water Activities
- Golf Course
- Future Golf Course
- Lift Serviced Mountain Biking
- Single-Track Biking / Hiking
- Zip Line / Treetop Adventure
- Convention Space

Prepared for:

HEMLOCK RESORT

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Scale 1:50,000

0 225 450 900 1,350 1,800 Meters

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Additional Summer Amenities *Fig 4-9*

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4.4.2 SUMMER MOUNTAIN FACILITIES AND AMENITIES

As part of this Master Plan, a wide array of summer and shoulder-season oriented facilities have been designed to cater to the desires and expectations of guests, second home owners and residents (Figure 4-9). These include the following:

- An extensive network of trails throughout the resort. This will largely utilize the same trail system used for winter facilities. It will include:
  - A paved "valley trail" system as the primary backbone that links all areas of Hemlock, designed to cater to walking, jogging, roller blading and biking.
  - Gravel surfaced trails for hiking, jogging, dog walking, cross-country mountain biking, horseback riding, interpretive programs, etc.
  - Single track trails for technical hikes and mountain biking, etc.
- Lift-serviced facilities and activities (downhill mountain bike park, sightseeing, zip lines, tree walk adventures, hiking interpretive tours, horseback riding, etc.);
- Waterfront oriented facilities, activities and amenities on Harrison Lake (beaches, boating, marina, swimming, fishing etc.);
- One and possibly two eighteen hole golf courses.

4.4.3 ADDITIONAL SUMMER FACILITIES: THE DETAILS

As planned, the summer season at Hemlock will grow in prominence and importance to the resort. The plan is to develop a wide range of attractions, many of which will utilize the winter lift and trail infrastructure while augmenting it with additional summer oriented activities. The details as they relate to specific facilities are as follows:

MOUTAIN BIKING: Lift-Serviced

It is anticipated that lift-serviced mountain biking as a sport will continue to grow significantly. One of the primary summer opportunities that has been identified is to establish Hemlock as a regional lift serviced and cross-country mountain biking centre. Staging out of Hemlock Village, the area has an ideal mix of slope gradients and, with improvements to the ski lift configuration and the establishment of a diverse mix of downhill trails, could provide a biking mecca to the largely untapped population base of the Fraser Valley. Careful planning and design, installation and operation will have to be completed to ensure that this will become the summertime cornerstone attraction to the resort with a potential average of 600 riders per day.

MOUTAIN BIKING: Cross-Country

Cross-country mountain biking will prove to be a mainstay activity with the multi-purpose trails enabling bikers to ride to any of the base area and village developments throughout Hemlock. Complementing this will be a specialized single track park with 27 km of trails of varying degrees of difficulty and incorporated ladders and stunts. While it remains to be structured, this can be a pay for use facility.

As a further attraction, the resort can establish a variety of other mountain biking products and festivals. These could include major races and events; weekly races; mountain bike camps, etc.

Ziplines and Tree Walk Adventures

The intention is to incorporate a series of zip lines (high speed rides through the trees from one platform to another lower one) and tree walk adventures (a combination of ropes and ladders in challenging configurations, leading through the trees) into the Hemlock summer offering. The final location and engineering remain to be completed, but conceptually they will be on the west facing slopes staged from the West Face Village. It is anticipated that the summer version of the zip lines and trees adventures will attract an average of 200 guests per day.

Sightseeing, Hiking, Interpretive Programs

Accessed via the new gondola from Hemlock Village, a myriad of programs can be staged and facilitated from the mountain-top village The Pinnacle. This could include sightseeing, hiking, interpretive nature programs with guided tours, camps, birding and other activities. These activities will be oriented toward adventure and eco tourism.

Boating, Swimming, Fishing: Harrison Lake

An important focal point to Quqwathem Village will be the Harrison Lake waterfront. Facilities will include a swimming beach, marina and boat launch that will cater to water sports, boating and fishing. The marina will enable residents, second home owners and guests to moor their boats in the summer. The water front area may also provide an opportunity for First Nations specific activities and commerce, adding to both the authenticity and viability of the area.

Horseback Riding

An equestrian centre, horse stable, corral, board and bale and associated facilities would be located at the south end of the proposed West Face Village.

ATVing

Like snowmobiling, there are residents and guests that ATV from Hemlock. It is, however, largely incompatible with the current and proposed offering at the resort. As such, future participation and emphasis on ATVing will be in a restricted and possibly guided capacity. ATV staging facilities will include drop off areas, storage, gas and maintenance. ATVers will be able to stage from the south end of the West Face Village and from the East Base. They will be directed to lands beyond the Controlled Recreation Area. Internally there will be a dedicated trail leading to the staging areas.

Spas and Water Park

The all-season water park and spas in Hemlock Village will be a key attraction. The water park is envisioned to be a high end facility with unique wave rider qualities. The spas can be developed focused on a variety of types (massage, health, body treatments, medical, fitness, etc.) The specifics remain to be determined but a developer or concessionaire will be encouraged to establish a destination oriented facility that would be an attraction in its own right.

Conferences

A Conference Centre will act as an all-season attraction capable of drawing up to 200 guests per day. As the resort matures, it is anticipated that these facilities will be upgraded and expanded to ensure that they are state of the art convention and meeting places.

The Villages

The development of the Villages and base areas at Hemlock will become an all-season attraction in their own right. The architecturally programmed shopping, dining, galleries, theatres, spas, conference facilities, etc. will be designed to be escape, recreation and vacation oriented. Additionally, space will be incorporated to accommodate programmed events, concerts, celebrations. All effort will be made to embrace and encourage an authentic west coast British Columbia image, as well as highlighting and celebrating the Sts'ailes culture.

The Villages will be utilized as the base to stage activities with an opportunity to program festivals, events, concerts and celebrations throughout the summer. The goal would be to continually attract people from the Fraser Valley, Vancouver and Seattle with a variety of weekend celebrations, providing additional reasons for increased visitation to Hemlock.

Golf Course

A golf course routing plan has been laid out to be staged from the Quqwathem Village. It has been positioned to offer great views of the lake and the mountain. When it is established, the golf course will add a new dimension to the offering at Hemlock. The potential to accommodate tournament play is being considered. In addition, and complementing the resort's nature and environmental programs, the golf course may be developed to meet Audubon criteria and credentials. Although golf course architecture and detailed planning remains to be completed, it is anticipated that the golf course will include a notable clubhouse, practice greens, a driving range and state of the art irrigation utilizing resort effluent. The low elevation overlooking Harrison Lake should be conducive to a long season, conceptually enabling visitors to ski and golf on the same day.

Room has been preserved for a second golf course, staging from the same area as the first.

4.5 Balanced Resort Capacity at Buildout

As Hemlock matures, it is clear that the capacity of the winter attractions still exceed the proposed capacity of the summer attractions. As such, the effective Balanced Resort Capacity (BRC) of Hemlock is the total of the capacity of the alpine skiing and the additional winter attractions and amenities plus an additional 15% of passive guests. As per Table 4.7, this equates to 16,641 visitors per day. This number acts as the basis to determine the appropriate amount of base area development that should be in place at Hemlock at buildout, as well as the maximum number of bed units for overnight accommodation.

TABLE 4.7: BALANCED RESORT CAPACITY (BRC) OF HEMLOCK AT BUILD OUT

Total Mtn CCC	13,440
Additional Activities (Winter)	
Conference Centre	200
Spa Waterpark	100
Zipline	30
Nordic	200
Snowmobile	50
Tube Park	200
Backcountry Tours	50
Snowshoeing	150
Winter Play	50
Total Additional	1,030
Total Facility Capacity	14,470
Add Passive Guests (15% of Capacity)	2,171
BRC	16,641

4.6 Base Area Village Development Plans

The Master Plan for the proposed improvements and expansion of the base area developments at Hemlock have been designed to complement the mountain's attributes and proposed expansion opportunities. These developments will be gradually taken on in order to be in balance with the establishment of additional skiing and associated mountain resort attractions. The following describes the details of the various base area and village developments, the rationale behind them and the relationships with the skiing and all-season attractions at Hemlock.

4.6.1 BASE AREA DEVELOPMENT GOALS

Specific to Hemlock's base area and Village, the following development goals were applied to guide in the creation of the development plan:

- Develop the base areas at Hemlock in a comprehensive, integrated and environmentally sensitive fashion that caters to day use and destination visitors, second home owners and residents in a high quality, all-season capacity;
- Incorporate direct linkages to and from the base areas and resort residential development areas by ensuring the establishment and maintenance of ski to/ski from trail development, as well as the creation of a highly integrated, all purpose trail network;
- Establish the base area village facilities and residential development in balance with the capacities of the resort's attractions, recognizing that there are absolute limits to growth;
- Ensure that all development is proactively embraces cutting edge green technologies, environmentally sensitive fashion;
- Balance base area facilities and bed units with on-mountain capacity and balanced resort capacity;

- Encourage a pedestrian friendly base area development;
- Incorporate a variety of resort residential accommodation forms;
- Incorporate affordable resident and employee housing;
- Provide enough parking to match the day use and destination capacities;
- Improve the quality of all of the base area elements at Hemlock for an all-season capacity.

4.6.2 BASE AREA PLANNING CRITERIA

The appropriate size and scale of development of the base area village facilities are directly linked to the capacity, location and scope of the resort attractions. In the case of Hemlock, the Balanced Resort Capacity (BRC) defines how big the resort can ultimately become in terms of the number of visitors and residents that can be expected at build out. It is important to remember that this is a static picture of the finished resort in the future. There are a series of phases of development leading from the existing conditions to this end point.

The BRC was calculated to total 16,641 visitors per day. This defines the number of people that need to be catered to in terms of their expectations for a satisfying resort experience. By extension, this defines the total amount and type of built space that needs to be put in place. It also defines the infrastructure (sewer, water and power) and parking requirements for the resort. Finally, it is the basis for determining the appropriate amount of accommodation in terms of bed units.

4.6.3 BUILT SPACE REQUIREMENTS

Built space requirements are driven by the Balanced Resort Capacity of the resort's facilities. At buildout, Hemlock must have the ability to provide for the needs of approximately 16,641 guests. The types of built space necessary to provide for the needs and expectations of the guests range

from restaurants, lounges, commercial and retail outlets, rental and repair shops, guest services, ski school, patrol/first aid, day care and lockers to resort administration and employee facilities. As illustrated in Table 4-8, the specific space use requirements are listed. The total requirements at buildout are compared with the existing development. This provides a sense of the size, scale and shortcomings that need to be rectified for Hemlock's built space to match the capacities of the attractions. Necessary immediate improvements will be discussed in Section 4.9.1 Phasing.

At buildout, the base area facilities in Hemlock Village will need to house significant amounts of additional space, expanding from the existing 16,199 square feet (1,500 sq. m.) to something in the order of 279,500 square feet (25,965 sq. m.). Internal to this, destination oriented space (specialized restaurants and bars, recreation, entertainment, spa, fitness, specialized retail and services, convention and meeting space, etc.) grows from the current zero square feet to 79,870 square feet. The space use requirements at buildout are summarized in Table 4.8. The location of these base area facilities will be spread over the resort in a variety of locations, directly associated with the adjacent mountain facilities and resort residential development.

These developments will take place incrementally, directly tied to increases of the capacity of facilities, attractions and amenities on the mountain as well as improvements to the various components of the base area villages.

HEMLOCKS EXISTING BUILT SPACE





TABLE 4.8: SPACE USE ANALYSIS AT BUILDOUT

Buildout Capacities		Alpine CCC	13,440	
		BRC	16,641	
Service/Function	Existing Space	Space Required	Difference	% of Required
Restaurants and Related Facilities				
Restaurant	3,316	53,736	-50,420	6%
Kitchen/Scramble	1,916	21,494	-19,578	9%
Bar/Lounge	1,897	5,374	-3,477	35%
Circulation / Walls / Waste	356	4,030	-3,674	9%
Subtotal	7,485	84,634	-77,149	9%
Retail				
Equip Rental/Repair	3,616	12,442	-8,826	29%
Retail Sales	725	12,538	-11,813	6%
Circ./Wall/Waste	217	1,249	-1,032	17%
Subtotal	4,558	26,229	-21,671	17%
Skier Services				
Washrooms	1,005	23,147	-22,142	4%
Ski Patrol/First Aid	250	4,774	-4,524	5%
Ski School	950	7,233	-6,283	13%
Public Lockers	65	7,233	-7,168	1%
Day Care/Nursery	0	15,480	-15,480	0%
Ticket Sales	750	1,447	-697	52%
Other	0			
Circ./Wall/Waste	101	2,966	-2,865	3%
Subtotal	3,121	62,280	-59,159	5%
Operations / Storage				
Administration	600	8,102	-7,502	7%
Employee Lockers	0	2,170	-2,170	0%
Storage	160	941	-781	17%
Mechanical / Furnace	225	12,905	-12,680	2%
Circ./Wall/Waste	49	2,412	-2,363	2%
Subtotal	1,034	26,529	-25,495	4%
Total Attraction Related Space	16,199	199,673	-183,474	8%
Destination Space				
Restaurant/Bar	0	22,363	-22,363	0%
Rec/Ent/Spa/Fitness	0	7,987	-7,987	0%
Destination Retail	0	23,961	-23,961	0%
Destination Services	0	19,169	-19,169	0%
Convention/Seminar	0	63,895	-63,895	0%
Total Destination Space	0	79,869	-79,869	0%
Total Built Space (sq ft)	16,199	279,542	-263,343	6%

4.6.4 OVERNIGHT ACCOMMODATION

Overnight accommodation is directly connected with the appropriate number of bed units that should be in place at the resort to achieve a well balanced offering and sustained prosperity. This number is determined as a function of the 'bed unit models' found in the All Season Resort Guidelines (ASRG). From this, and illustrated in Table 4.9, it was determined that the Balanced Resort Capacity (BRC) ratio to bed units should be 1: 1.2. That is, for every unit of BRC, there should be 1.2 bed units. Based on the BRC of 16,641, there should be 19,969 bed units in place at Hemlock at buildout. Of these, there are already 1,072 bed units in place.

In terms of unit types, approximately 40% should be publicly available bed units (hotels, nightly rental condominiums and single family units, bed and breakfasts, hostels, etc.), 45% private bed units (single family units, multi-family units, etc.) and 15% resident housing (employee housing, affordable housing, etc.).

TABLE 4.9: BED UNIT ANALYSIS

Factor	Ranking System	Full Buildout
Ski Terrain	Novice 15% of Terrain, Int 55% of Terrain, Adv 30% of terrain, Points 1 >35% adv, or novice, Points 2, 25-35% either adv or novice, Points 3 close to ideal, Points 4, Ideal	3
Skier Density per Hectare	Points 1 - 0>40/ha, Points 2 25-35/ha, Points 3 20-25/ha, Points 4 15-20/ha	4
Accessibility	Points 1- <0.5 hr, Points 2 - 1-1.5 hrs, Points 3 1.5-2.0 hrs, Points 4 2-2.5 hrs, Points 5- 2.5-3.0 hrs, Points 6, >3hrs	3
Ski Area Access	Points 1- Somewhat Reliable, Points 2 - Unreliable	1
Population Within 250k	Points 1- 0-30,000, Points 2- 30-100,000, Points 3- 100-250,000, Points 4- 250-500,000, Points 5-500,000+	5
Unique Qualities	Points 1- Nothing Unusual, Points 2- Regional attraction, Points 3, National Attraction	2
All Season Facilities	Points 0- Limited (undeveloped little potential), Points 1- Fair (some potential for rec fac.), Points 2- Good (tennis courts, swimming pool, mtn biking etc.), Points 3- Very Good (18 hole golf, formalized mtn biking, tennis swimming etc.), Points 4- Excellent(Several 18 hole golf, arena, hiking, lift serviced mtn biking, spa, beaches, water park)	4
Potential Length of Season	Points 0- <100 days, Points 1- <115 Days, Points 2- 115-130 days, Points 3- 130-150 days, Points 4- >150 days	3
Type of Snow	Points 0- Dry <25%, Points 1- Dry 25-50%, Points 2- Dry 50-75%, Points 3- dry 75-90%, Points 4- dry >90%	2
Weather Conditions	Points 1- <1,000 hrs, Points 2- 1,000-1,500 hrs, Points 3- 1,500-2,000 hrs, Points 4- 2,000+ hrs	2
Express Lifts	Points 1- <50%, Points 2- > 50%	2
Need for Employee Housing	Points 0- 0% provided at resort, Points 1-25% provided at resort, Points 2-50% provided at resort, Points 3-75% provided at resort, Points 4- 100% provided at resort	3
First Nation Economic Participation	Points 1-Resort provides non-economical benefits, Points 2- Provides employment & business opportunities, Points 3- Provide joint venture economic opportunities & aboriginal ecotourism as an integral part to the resort, Points 4- Provides equity partnerships, employment and training opportunities	4
Total Ranking		38
Associated Ratio		1.2

Public Accommodation

In total, there should be approximately 7,988 public bed units at build out. The distribution of these bed units by unit type will be very much influenced by the market. Typically, for a resort of the size and scale of Hemlock, about 30% (2,396) of the public accommodation bed units will be utilized for hotel development equating to 1,198 hotel rooms; 40% (3,196) of bed units will be found in 800 condominium/ multi-family units; 5% (400) will be in 40 bed and breakfast operations; and, 25% (1,997) will be in 333 single family rental houses. It is anticipated that these developments will be maintained and restricted as publicly available through zoning, land use covenants and rental pools as coordinated through a resort association and enforced through municipal and/or Regional District governance.

Private Accommodation

At buildout, privately held accommodation will total about 8,986 bed units. Of this, approximately 55% (4,942) of the bed units will be utilized in the development of 824 single family/duplex/cabins and about 45% (4,942) of the bed units will result in 1,236 multi-family/condominium/townhouse units.

STAFF HARD AT WORK AT HEMLOCK



Attainable Housing for Employees and Residents

A resort's employees and the local support and community residents are key to the character and quality of experience offered to its visitors. It is important to note the distinction between resort employees and support residents. The former are directly engaged by Hemlock to operate all aspects of the resort. They include everyone from the transient/seasonal workers to the top levels of resort management. Complementing this are all the other members of the working community at Hemlock. These include everyone from the hotel and restaurant personnel to trade industry operators (plumbers, electricians, contractors, etc) to professional services (doctors, police, firemen, school teachers, etc.). Collectively, they are the locals of Hemlock. These people are the character, ambassadors and lifeblood of the resort community. They bring the passion, enthusiasm and authenticity to the resort. It is in the best interest of Hemlock to ensure that their employees, as well as the service personnel and entrepreneurs whose activities complement the functioning of the resort, live close by and have access to the activities and services offered. This engagement becomes more of a challenge as the resort becomes more successful. Over time, seasonal and full time employees and residents are typically less able to compete with the financial resources of investors and second homeowners. This makes it increasingly difficult to live within or near the resort. Unchecked, the resort will become less and less affordable. Employees, critical to the provision of all resort services (not just the operation of the resort) begin to move further away. Ultimately, this compromises the vibrancy and economic vitality of the resort.

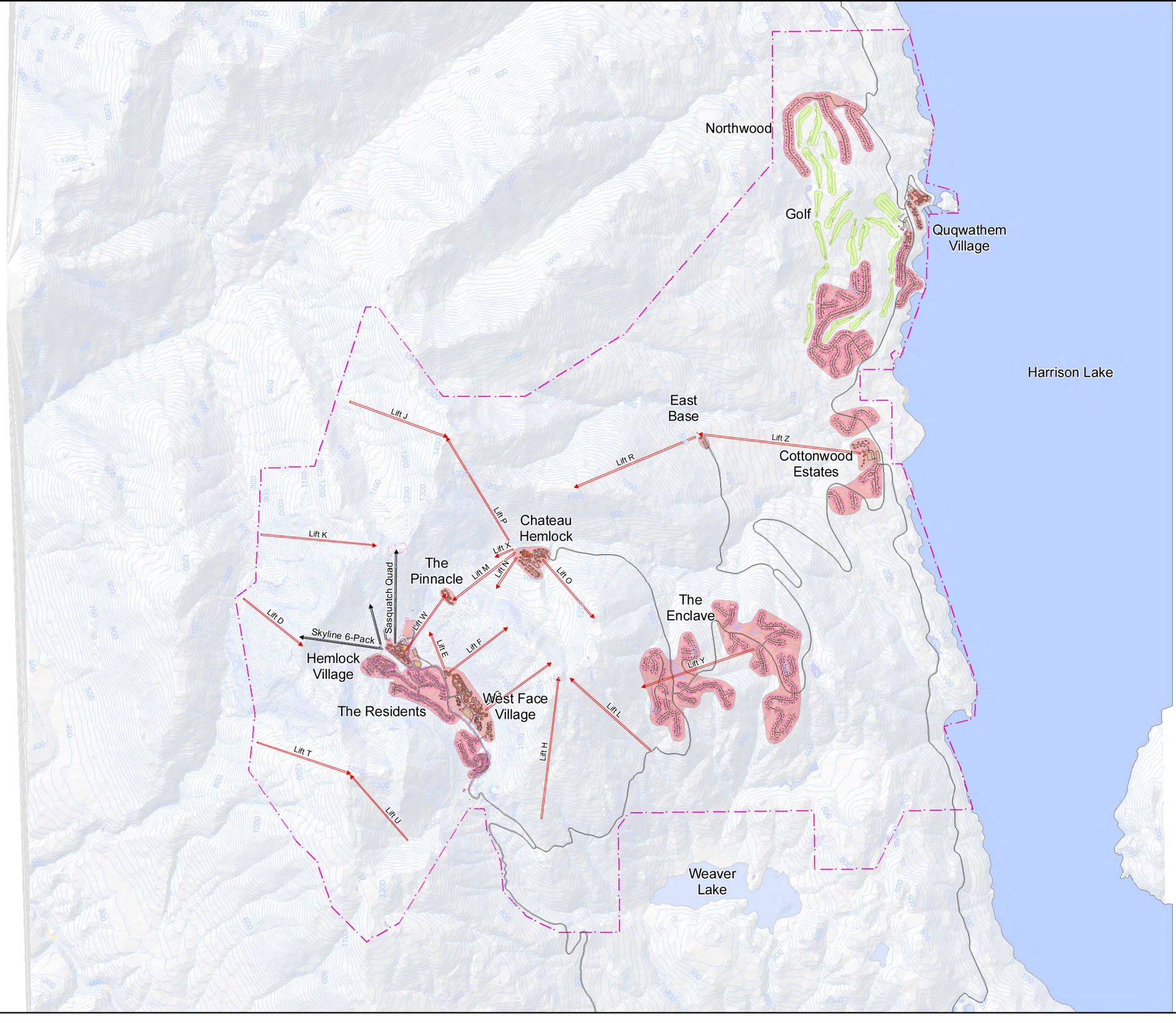
In the case of Hemlock, Agassiz is approximately a half hour drive away, providing an accessible bed base for many employees working at the resort. However, to significantly depend on the availability of personnel being housed 'down valley' puts Hemlock at risk of not being able to find reliable staff and service personnel, especially in light of the increased costs of commuting. To address this, employee and resident restricted housing

should be integrated throughout the resort. This will include a spectrum of accommodation ranging from rental units made available to the transient seasonal workers; multi-family rental units; employee restricted rental suites within individual homes; to resident/employee-restricted, fee simple, multi- and single-family units made available for purchase. At buildout, the total number of bed units at Hemlock assigned for employee/resident use equals 2,995. The specific unit types will be determined over time. These will be integrated throughout Hemlock to avoid 'employee ghettos' and an 'us and them' setting.

4.6.5 DEVELOPMENT AREAS

Hemlock's base area lands are made up of a series of very distinct development areas. The development areas defined within the Master Plan include, Hemlock Village, the West Face Village, the Residents, the Pinnacle, the Chateau Hemlock, the Enclave, cottonwood, Quqwathem Village and Northwood. Each have these been chosen because of special qualities and characteristics. The physical attributes of the land in terms of slope and proximity have all been laid out to service and complement the mountain and lake facilities and amenities.

Each development area, as illustrated on Figure 4-10 an the subsequent site plans, has been designed to tie into the land. While these are pre-engineering plans, the access roads have been graded to ensure that they are valid and representative of what can be built.



HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Existing Ski Lifts
- Proposed Ski Lifts
- Development Areas
- Proposed CRA

Prepared for:

HEMLOCK RESORT
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Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:50,000

N

0 250 500 1,000 1,500 2,000 Meters

Development Areas
Fig 4-10

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4.6.6 DEVELOPMENT AREAS: THE DETAILS

Hemlock Village

The existing primary focus of Hemlock's base area will gradually become a key Village for the resort. This area will continue to be day use oriented. It will contain high density developments incorporating commercial facilities, services and attractions (a variety of restaurants, pubs and cafes, retail, rentals, galleries, skier services, administration, daycare, etc.), and a hotel and lodge bed base. Its proximity to the skiing will make it very desirable in the winter. Likewise, the access to, and visibility, of the lift-serviced, downhill mountain biking will make Hemlock Village a key resort focal point in the summer. It will have a direct gondola link to the Pinnacle and ultimately out to the Chateau Hemlock. The preliminary layout (Figures 4-11, 4-11A and 4-12) illustrates the pedestrian nature of the development, connecting internal activity areas and plazas. Commercial activity will largely be on the ground level with accommodation above. The lack of flat lands requires that Hemlock Village sit on top of structured parking. Specific details are as follows:

- Main entry to the resort follows the existing road and provides a central drop off area that is adjacent to the day lodge building at the base of the existing ski terrain;
- At the base of the existing ski terrain, a new day lodge is proposed to replace the existing day lodge;
- The new day lodge would include cafeteria/restaurant space, equipment rental and repair services, public washrooms, administration offices, lesson groups, ticket outlets, public lockers and retail services;
- Complementing the new day lodge are multiple base buildings that provide space for additional services such as ski patrol and first aid, ski school office, lesson and tour group front desk services, etc.;

- The three base buildings anchor the bottom of the existing ski hill and define the skier's plaza space;
- A pedestrian stroll continues from the skier's plaza southeast towards multiple surface parking lots;
- Along the pedestrian stroll are store fronts for various community services, destination retail and recreation and entertainment services, boutique retail shops, repair and rental equipment, restaurants, cafés and pubs, art galleries, specialized products from the region, high end equipment souvenir shops, unique outlets, internet and book stores, grocery, liquor store, day care, variety of spa types as well as convention and seminar space;
- Food and beverage amenities will be located within the plaza areas to take full advantage of the solar exposure for patio space, create additional animation and provide space for gathering and entertaining;
- Various ski to/ski from accommodation types are proposed above the main village level throughout the second and third floors;
- In addition to the accommodation units, each facility provides proper entry, check-in services, 'back-of-house' facilities for house keeping and restaurant prep, maintenance and electrical, lockers and storage areas, as well as fitness and pool space;
- Village accommodation units vary in size of product, style of unit and ownership opportunities;
- The proposed core buildings provide 'warm-bed' rental accommodation units on various levels, which maintain a level of activity within the resort core;
- These accommodation units are accessible by car or bus with convenient drop off locations and underground parking facilities within comfortable walking distance;

- The existing access road and drop off area has been maintained. Due to the rise in elevation that occurs as you reach the drop off area, the layout of the Village has utilized the grade change to provide sufficient underground parking below the village core. The underground parking facility below the main village has multiple entrances from both the east and west side of the village;
- A secondary drop off area is located on the east side of the village with short term surface parking provided in Lot A;
- The adjacent condo buildings have been respected and the access driveway maintained;
- The proposed Gondola (Lift W) stages from the Hemlock Village central plaza and provides pedestrians and skiers with access to the Pinnacle village. The gondola alignment originates from Hemlock Village, respects the legal lot line of the existing condo development and reaches a natural bench at an elevation of approximately 1,138m.

FIGURE 4-11: HEMLOCK VILLAGE 3D, VIEWED FROM THE SOUTH WEST

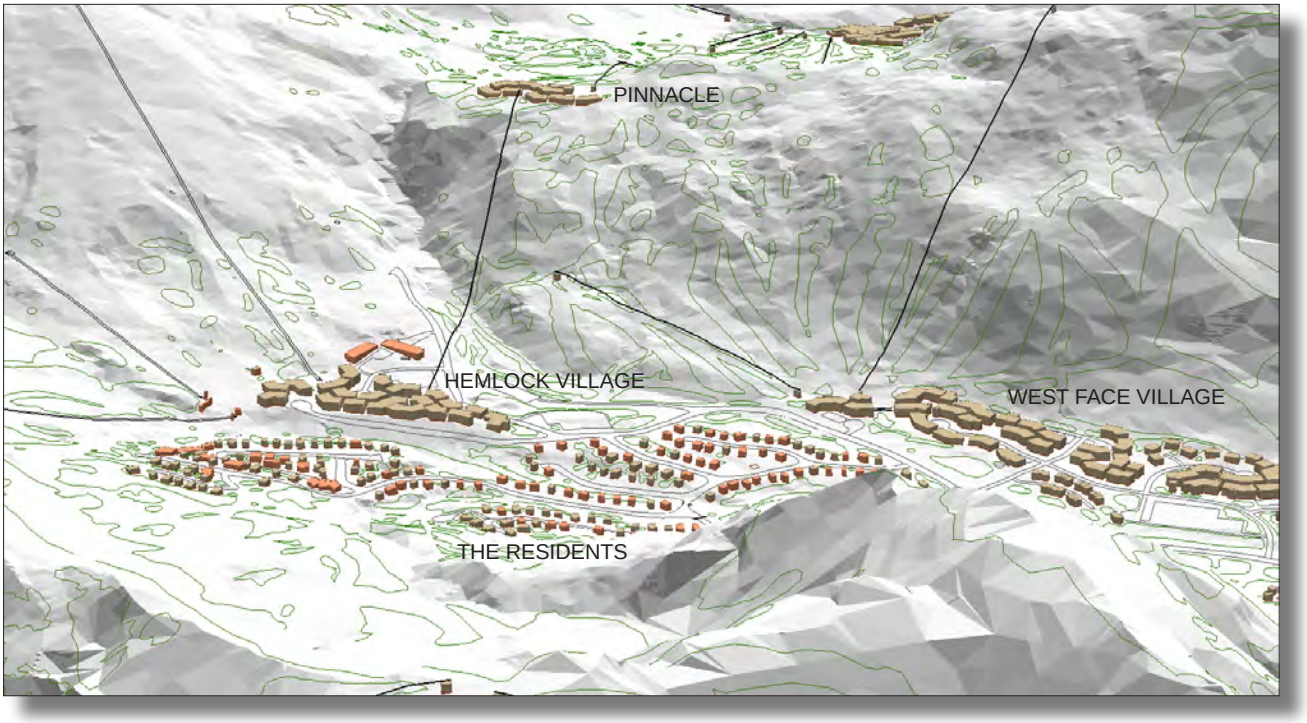


FIGURE 4-11A: HEMLOCK VILLAGE 3D, VIEWED FROM THE SOUTH



Whistlepunk Double

Sasquatch Quad

Strawline Handle Tow

Skyline 6-Pack

Lift W

Lift E

Maintenance Area

Existing Condo Units

Parking

Parking

Parking

Day Lodge
- Restaurant
- Cafeteria
- Retail
- Washrooms
- Lockers
- Storage

Multi-Family Units

Single Family Lots

Resort Village Core
- Pedestrian Stroll
- Retail
- Restaurants
- Coffee Shops
- Boutique Stores
- Rental Shop
- Accommodation
- Condo / Hotel
- Underground Parking

Single Family Lots

Single Family Lots

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HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Existing Buildings
- Proposed Buildings
- Existing Ski Lifts
- Proposed Ski Lifts
- Hemlock Village

Vegetation
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- Gladed-Sparse cover
- Full cover

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Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:4,000

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0 25 50 100 150 Meters

Base Areas
"Hemlock Village" *Fig 4-12*

West Face Village

The West Face Village has been identified as the first base area development opportunity to be capitalized on. Illustrated in Figures 4-13, 4-13A and 4-14, it will become the iconic focal point for Hemlock. Once developed, it will become the centre of the community and resident activity at Hemlock. On a year round basis, it will house such fundamental resident needs as a grocery store, liquor store, post office, medical centre, school, church, community services centre, library, theatre, hardware and retail stores. This will be augmented with such tourist oriented facilities as restaurants/bars/cafes, Hemlock specific galleries, shops and specialized retail and sporting goods outlets. As planned, it will be a pedestrian oriented Village with direct connections to skiing and easy vehicle access for both day use and destination use. Each of the plazas internal to the Village will be designed to create and maintain a unique character designed to maximize enjoyable resort experiences. Over the course of the development of the West Face Village, the existing base area will be renovated and expanded into Hemlock Village as described above. Specific details are as follows:

- The north end of the West Face Village has been designed to provide vehicles with easy accessibility while maintaining a strong pedestrian connection throughout;
- Direct vehicular access is provided from the main access road with a drop off area and short term parking adjacent to the main lodge building at the base of the skier's plaza;
- The main lodge includes cafeteria/restaurant space, equipment rental and repair services, public washrooms, administration offices, lesson groups, day care facilities, ticket outlets, public lockers and retail services;
- The skier's plaza is adjacent to the main lodge and provides a gathering space for skiers at the bottom of Lifts E and F;

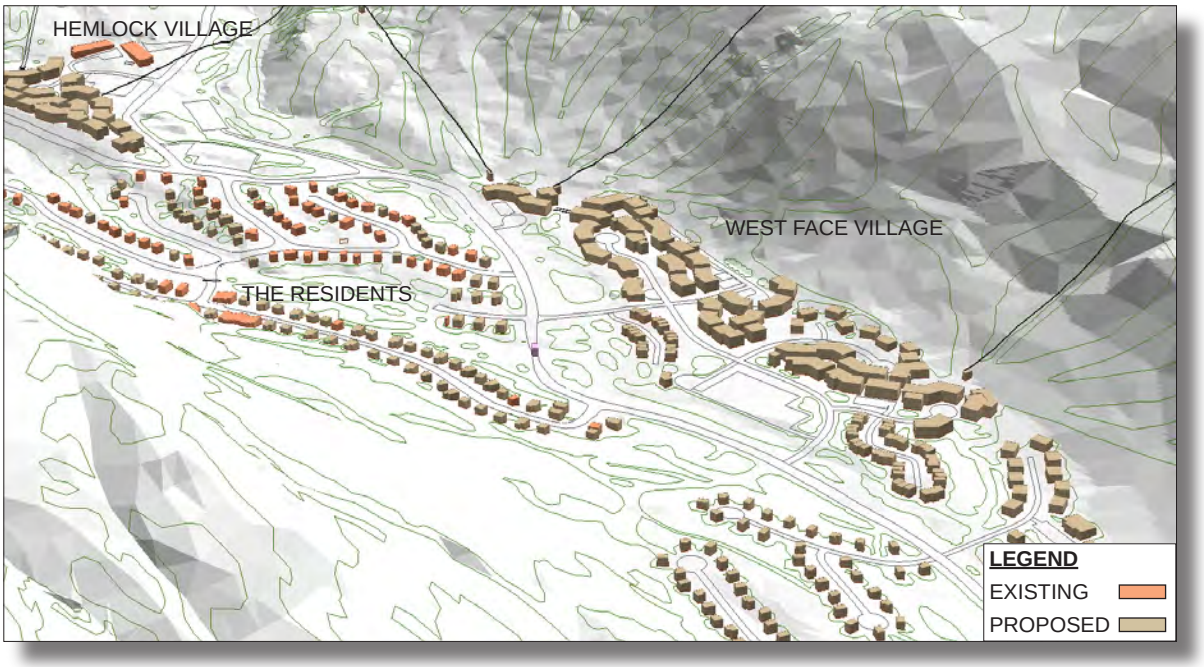
- From the skier's plaza, the village stroll leads over a pedestrian bridge and towards the village plaza;
- An iconic hotel helps to define the village plaza space and captures the southern solar exposure. This location is ideal for a restaurant with outdoor patio space as well as for public entertainment and gathering opportunities;
- The proposed hotel is slope-side and buffered by an adjacent creek running past it. This central location makes it ideal for guests who are steps away from the ski lifts as well as convenient enough to arrive by car or bus to the drop off locations nearby. Underground parking is also provided below to accommodate destination guests and day use visitors;
- From the village plaza, guests move along the village stroll through various community services, destination retail and restaurant facilities as they walk towards the south end of the village;
- Ski to/ski from accommodation is provided above the main level of the village;
- The pedestrian connection linking the north end of the West Face Village to the south end is enhanced by a series of experiences and public plaza spaces. The overall design intent is to ensure that the pedestrian flow is uninhibited while still maintaining direct vehicular access to all development areas;
- A loop road between the north end and the south end of the Village provides direct access to the main day use parking lot. There are two intersections that provide access from the main road. The additional roads and drop off areas ensure guests have direct access to accommodation units as well as service access for supply, maintenance and emergency vehicles;
-

- The central areas of the north and south end of the Village contain higher density units such as hotels, boutique hotels and condo units, all built above underground parking facilities;
- Medium density units are proposed throughout the Village, providing a variety of development, rental and ownership opportunities;
- Condo and townhomes make up the medium density developments and are typically further away from the village centre areas. These proposed developments are within comfortable walking distance to the core and provide on site surface parking. The proposed units are adjacent to the creeks and have vegetated buffers that provide some separation from the roadways;
- The day use parking lot is in a centralized location between the north and south end of the Village. The surface parking area is directly off the main road and provides a staging point for seasonal trail use and various resort activities;
- An equestrian centre is proposed at the south end of the Village. This would include a stable with grazing lands, a main lodge for overnight accommodation and food facilities, as well as adjacent rental units. The seasonal use of the stables area would accommodate a winter touring centre for snowmobile groups. The location provides easy accessibility from the main road, accommodates guests arriving with trailers, provides adequate storage and convenient access to trail-heads south of the resort;
- The facility could also cater to and accommodate large groups seeking retreat getaways within a resort setting, such as corporate functions and wedding parties;
- Adjacent to the equestrian centre is the relocated Fire Hall. This location has direct access to the main road and provides some separation from the proposed village development areas.

FIGURE 4-13: WEST FACE VILLAGE 3D, VIEWED FROM THE WEST



FIGURE 4-13A: WEST FACE VILLAGE 3D, VIEWED FROM THE SOUTH





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HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Proposed Ski Lifts
- Existing Buildings
- Proposed Buildings
- West face Village

Vegetation
- Gladed-Dense Cover
- Gladed-Sparse cover
- Full cover

Prepared for:

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Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:4,000

0 25 50 100 150 Meters

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Base Areas
"West Face Village" Fig 4-14

The Pinnacle

The Pinnacle will be a completely-unique-to-Hemlock development (Figure 4-15 and figure 4-15A). It will house a mountain top village experience accessed via a new gondola. The development, which will have incredible views and solar access, will include a hotel, lodge, restaurants and destination retail. Guests will stage out of Hemlock Village. A second gondola will also let guests from the Chateau Hemlock ascend to the Pinnacle. Specific details of the Pinnacle Village are as follows:

- The proposed mountain top village utilizes a natural bench that is approximately 1,138m in elevation and about 200 metres in length;
- The location and scale of the natural plateau provides the opportunity to design a pedestrian village within the mountain ski terrain of the resort;
- The primary access is by gondola (Lift W) from Hemlock Village, with secondary access via snow-shuttle and/or seasonal service roads;
- The village also incorporates the upper terminal to a second gondola (Lift M), providing a pedestrian and skier link connecting the three areas - Hemlock Village, the Pinnacle and Chateau Hemlock;
- The position and elevation of the Pinnacle Village provides return ski trails to both Hemlock Village and Chateau Hemlock;
- The village location provides multiple opportunities for staging tour groups, interpretive trails, guided hiking, sightseeing, biking and walking trails, ski groups and ski lessons from;
- It provides a perfect setting for conferences, special functions such as weddings, and seasonal concerts.

FIGURE 4-15: THE PINNACLE IN RELATION TO HEMLOCK VILLAGE 3D, VIEWED FROM THE SOUTH WEST

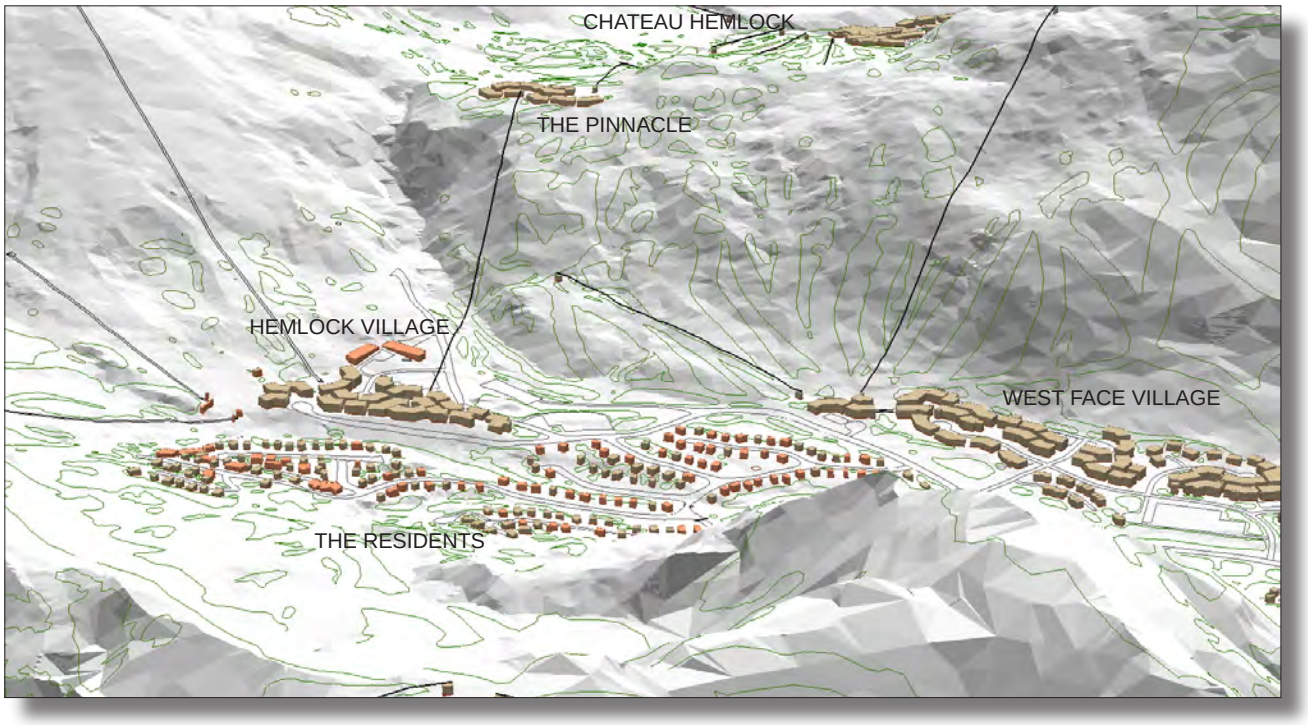
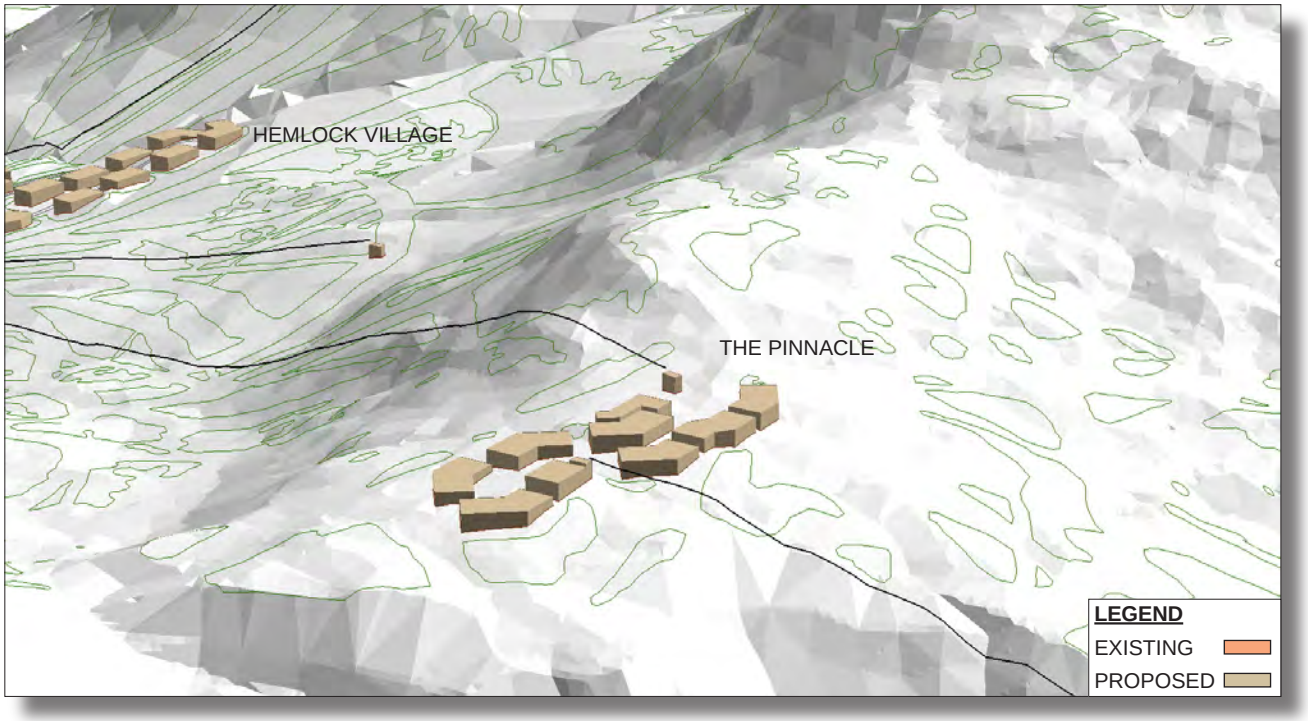


FIGURE 4-15A: THE PINNACLE 3D, VIEWED FROM THE NORTH WEST





HEMLOCK RESORT

RESORT MASTER PLAN
2014

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Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:2,500

0 10 20 40 60 80 Meters

N

Base Areas
"The Pinnacle"

Fig 4-16

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Chateau Hemlock

On the backside of the mountain, the focal point will be Chateau Hemlock (Figure 4-17, 417A, 418). Made up of a hotel/conference centre complex, this upscale product will be patterned after the grand hotels of the National Parks (ie Banff Springs Hotel, Chateau Lake Louise). It will contain a series of restaurants and cafes, retail, conference facilities and indoor/outdoor recreation facilities (pool and spa). Access will be via road and gondola (Lift M). The Chateau complex will be surrounded by ski to/ski from resort residential development. The year round trail system will give all visitors immediate access to the alpine skiing, nordic skiing and mountain biking, linking Chateau Hemlock to the rest of the resort.

FIGURE 4-17: **CHATEAU HEMLOCK 3D, VIEWED FROM THE EAST**

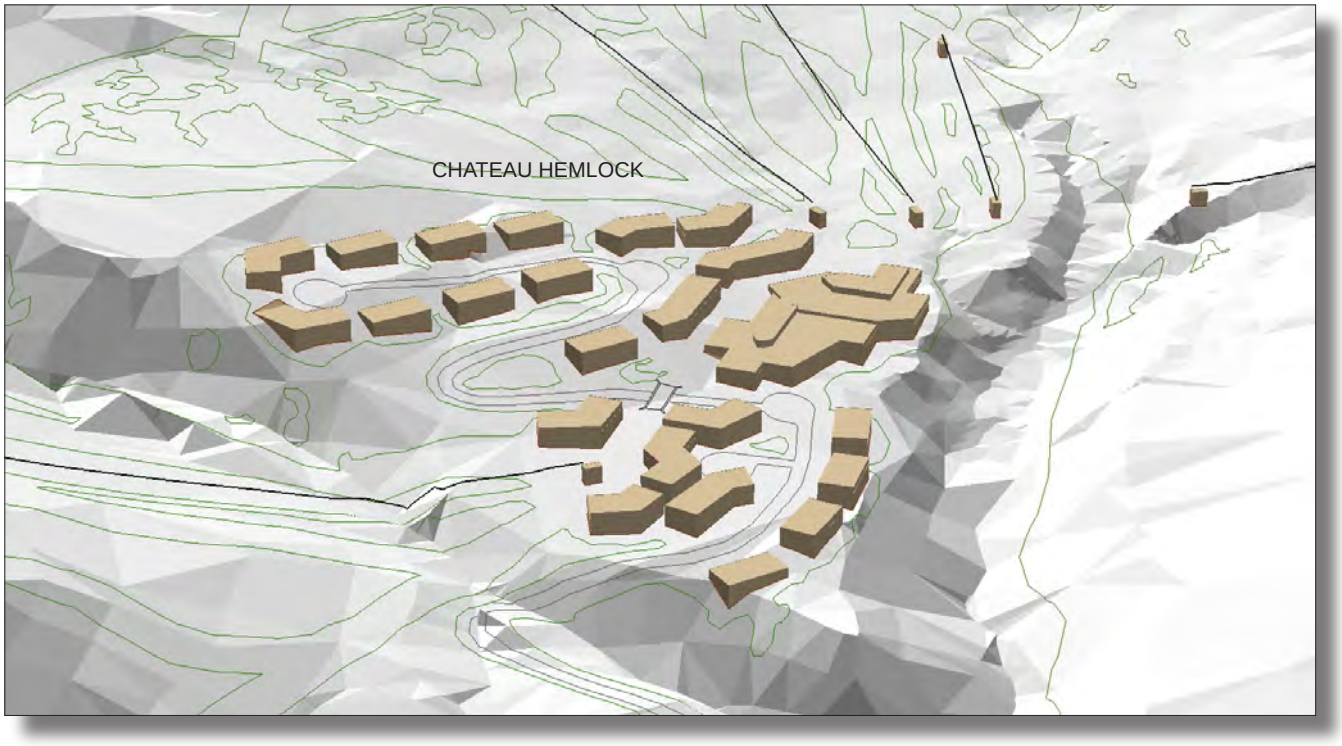
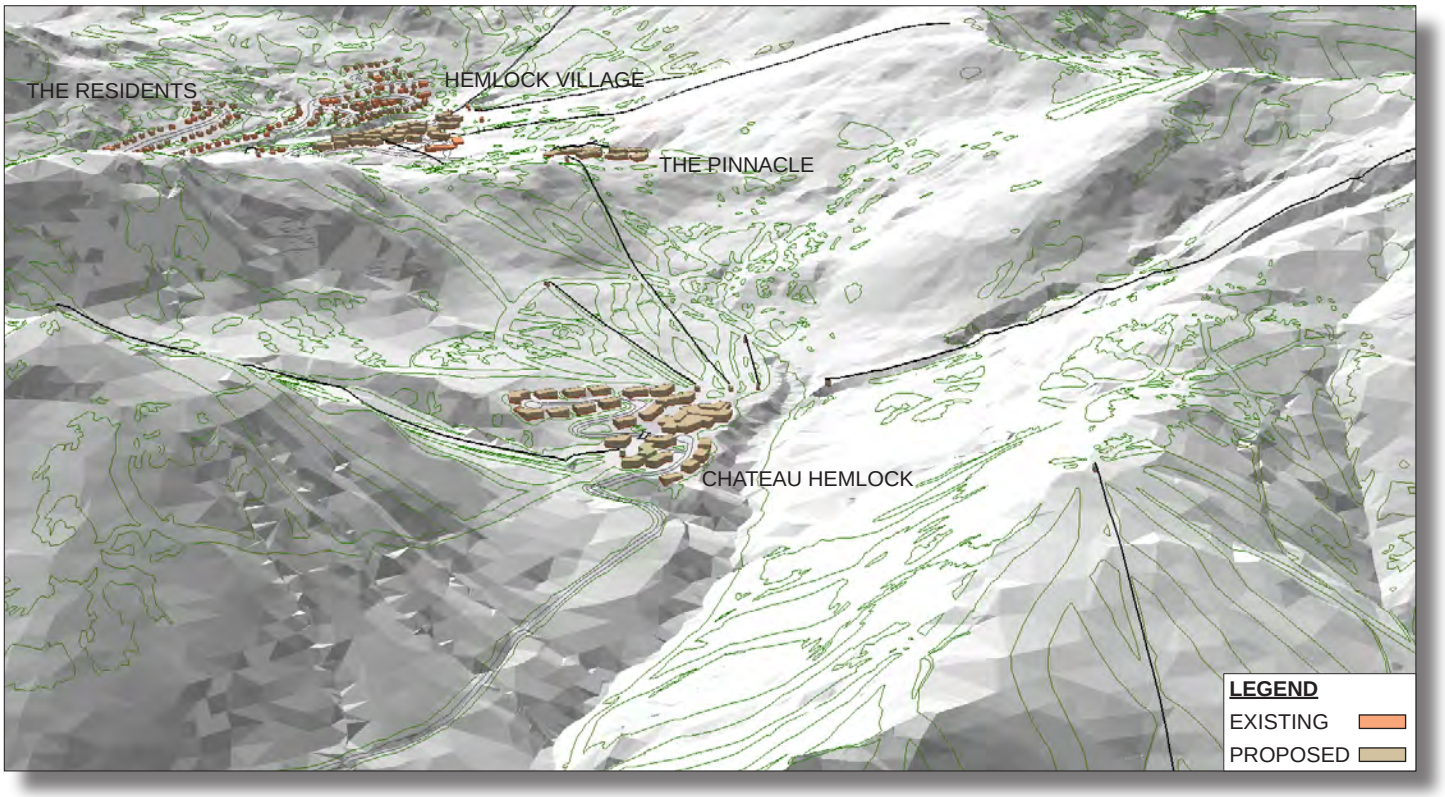


FIGURE 4-17A: **CHATEAU HEMLOCK 3D, VIEWED FROM THE EAST**





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2014

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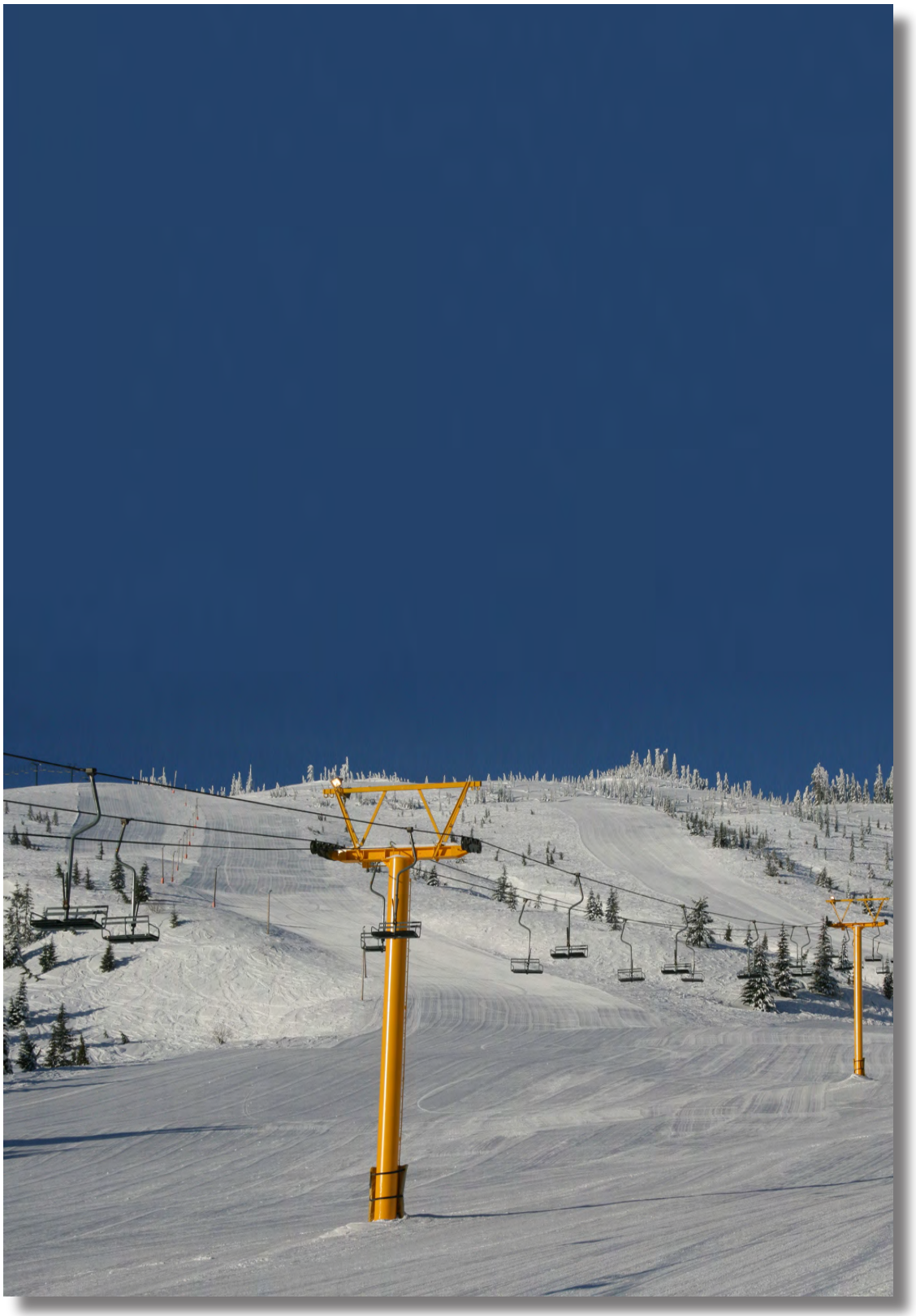
0 25 50 100 150 Meters

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Base Areas
"Chateau Hemlock" Fig 4-18

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HEMLOCK RESORT



The Residents

This long standing existing resort residential development will be infilled and expanded. It will continue to be a mix of low density single family units and medium density multi-family units. A trail connection is incorporated within the single family lots and provides multi-use access to the base area trail system. All effort has been made to maximize the number of units with direct trail access to and from these units (See Figure 4-19, 419A, 4-20).

FIGURE 4-19: THE RESIDENTS 3D, VIEWED FROM THE SOUTH WEST

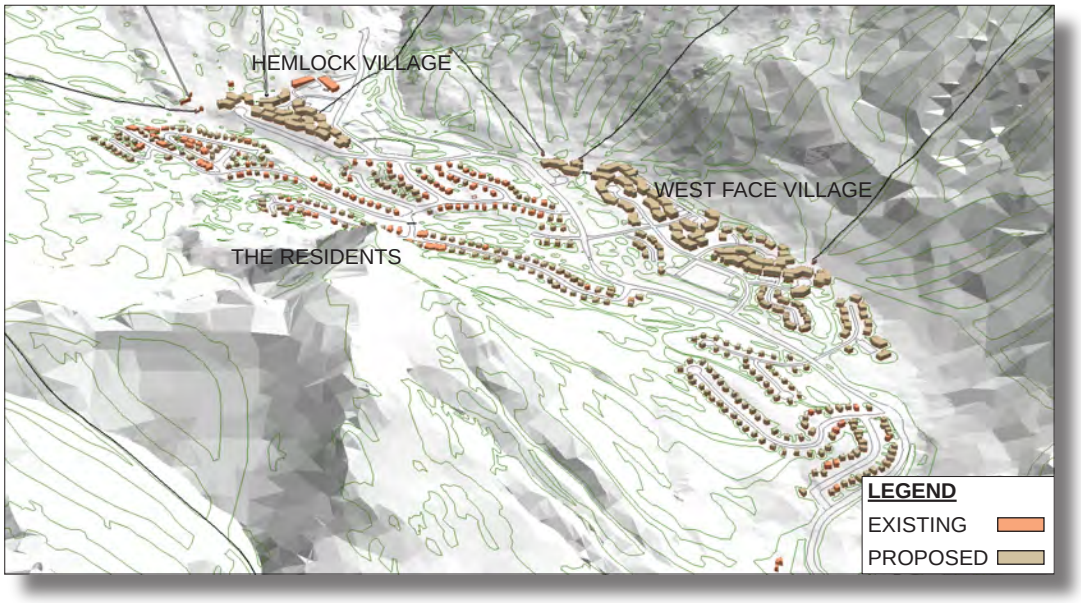
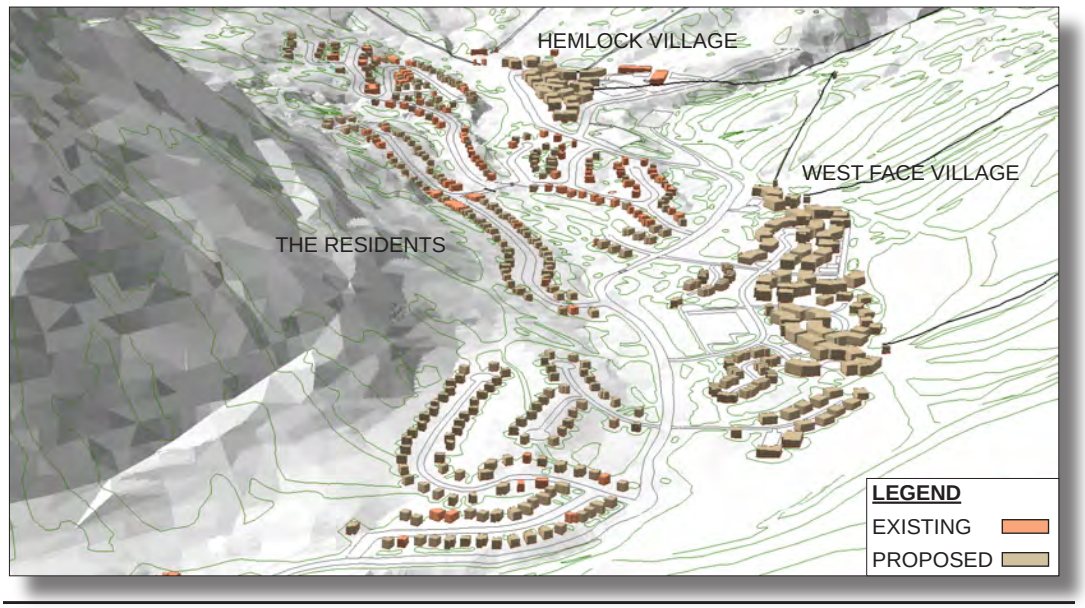


FIGURE 4-19A: THE RESIDENTS 3D, VIEWED FROM THE SOUTH





HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Existing Ski Lifts
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- Proposed Buildings
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Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:4,000

0 25 50 100 150 Meters

N

Base Areas
"The Residents" ***Fig 4-20***

P:\Dwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan Plots 2010\

The Enclave

On the east side of the mountain is a terrain bench with development opportunity for low density resort residential. The Enclave (Figure 4-21, 4-21A, 4-22) will have direct access to the mountain via the people mover chair, Lift Y. It will also be connected to the resort with the adjacent extensive network of multi-use trails and the mountain trails. This development will feature good views of the surrounding vistas and spectacular morning sun rises.

FIGURE 4-21: **THE ENCLAVE 3D, VIEWED FROM ABOVE**

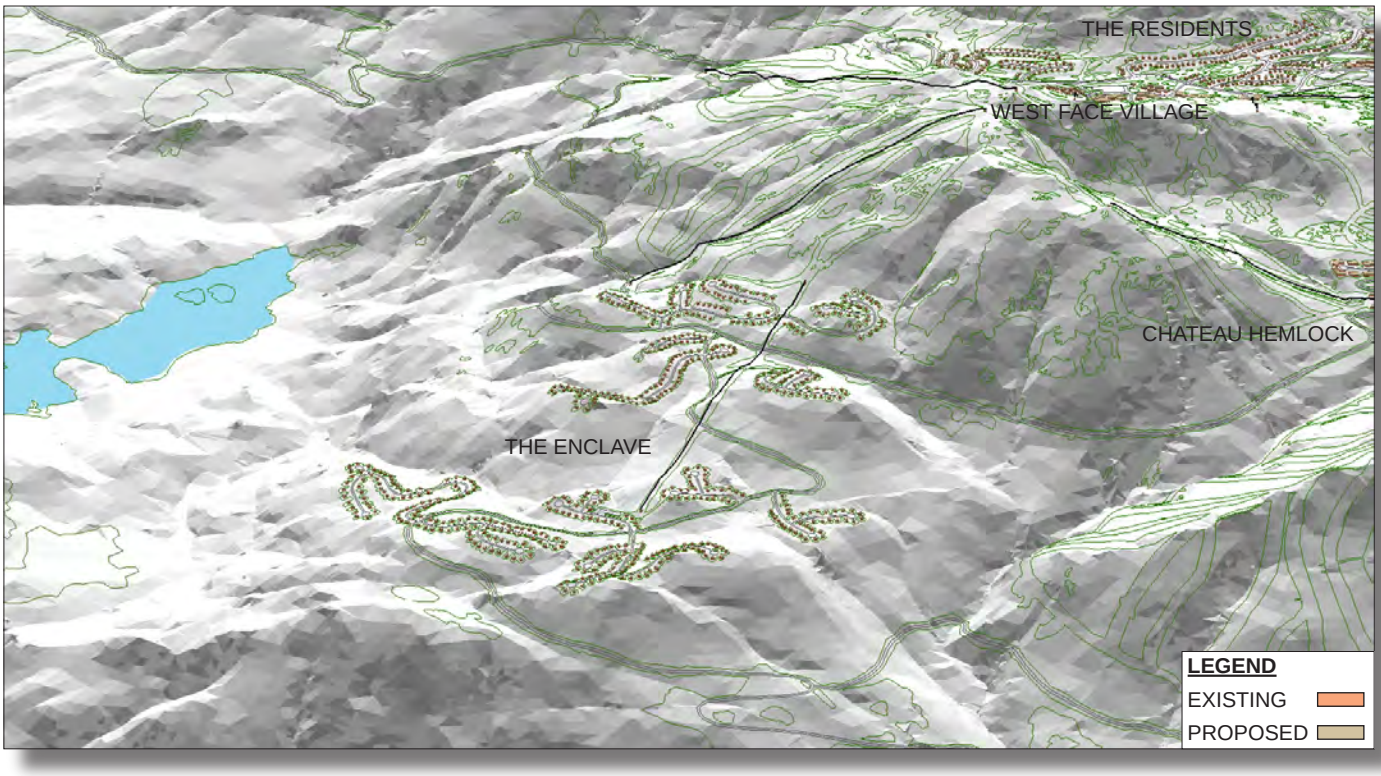


FIGURE 4-21A: **THE ENCLAVE 3D, VIEWED FROM THE SOUTH**





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HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Proposed Ski Lifts
- Proposed Buildings
- The Enclave

Vegetation
- Gladed-Dense Cover
- Gladed-Sparse cover
- Full cover

Prepared for:

HEMLOCK RESORT
20955 Hemlock Valley Road,
Hemlock Valley, BC, Canada. V0M 1A1
Tel: 604 797 4411
Toll Free: 1 866 567 6866
Fax: 604 797 4440

Planning by:

BHA Brent Harley & Associates Inc.
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www.brentharley.com

Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:7,500

0 50 100 200 300 Meters

N

Base Areas
"The Enclave" ***Fig 4-22***

Cottonwood Estates

Low density resort residential development connects to a higher density residential area and a small commercial focal point (Figure 4-23, 4-23A, 4-24). The low key core area of Cottonwood Estates will act as a staging point for lakeside access to the skiing in the winter and lift serviced mountain biking in the summer. This will prove to be a highly desirable development with units having views and access to Harrison Lake, while being adjacent to an extensive network of multi-use trails. To access the rest of the resort, a people mover has been proposed (Lift Z) up to the East Base.

FIGURE 4-23: **COTTONWOOD ESTATES 3D, VIEWED FROM THE NORTH**

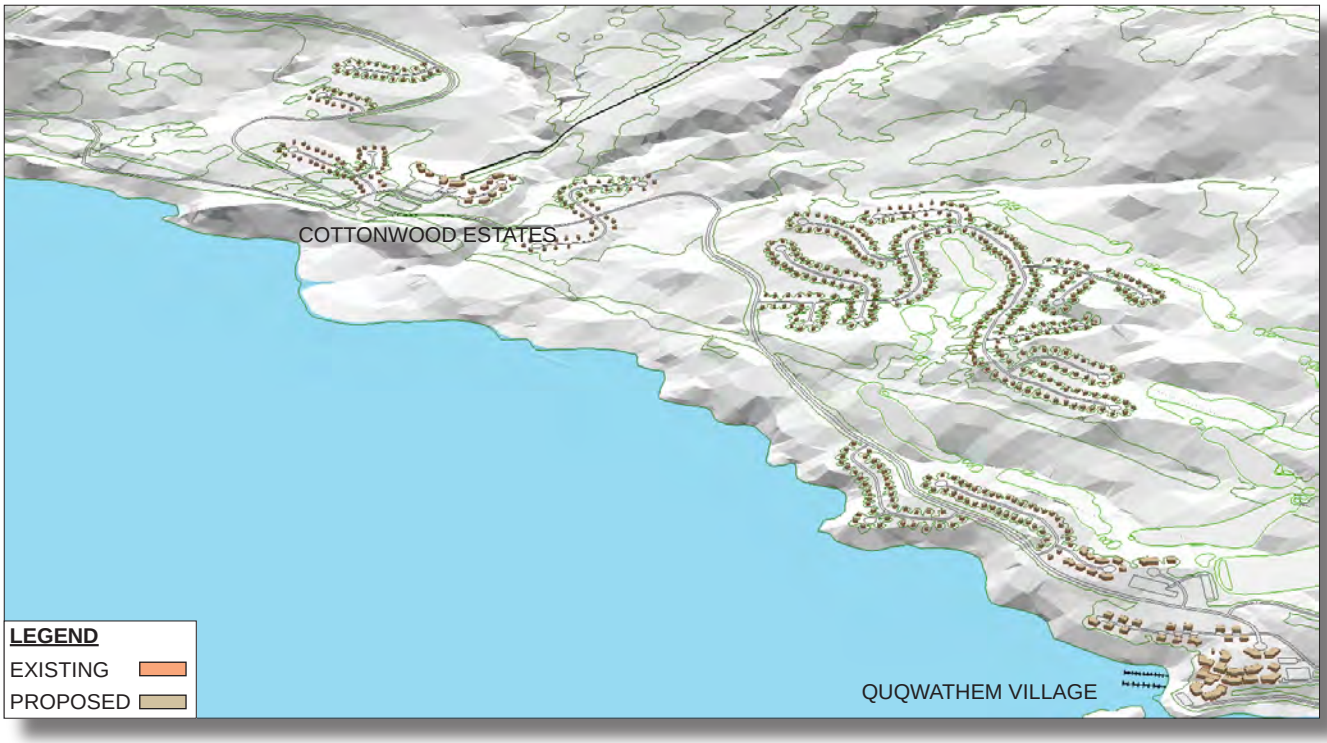


FIGURE 4-23A: **COTTONWOOD ESTATES 3D, VIEWED FROM THE SOUTH**



Golf Course

Single Family Lots

Single Family Lots

Single Family Lots

Harrison Lake

Single Family Lots

Lift R

Lift Z

Multi-Family Condo Units

Mountain Staging Area

Single Family Lots

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HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

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- Cottonwood Estates

Vegetation

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Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:14,000

0 50 100 200 300 400 500 Meters

N

Base Areas
"Cottonwood Estates" Fig 4-24

Quqwathem Village

Part of the traditional Sts'ailes territory, Quqwathem translates as Ten Mile Point. Being adjacent to Harrison Lake, the Village is planned to incorporate a boat launch, marina and beach and will cater to fishing, boating and swimming. The Village (Figure 4-25, 4-25A, 4-25B, 4-26) will be designed to reflect traditional Sts'ailes First Nation values, architectural styles and activities. While it remains to be fully programmed, the intention is to include hotels, restaurants, retail, resort residential and opportunities for a fully active First Nations industry.

Access onto the mountain will be via shuttle to and from the people mover in Cottonwood Estates rising up to the skiing staged from the East Base (Lift Z)

FIGURE 4-25: QUQWATHEM VILLAGE CORE



FIGURE 4-25A: QUQWATHEM VILLAGE 3D, VIEWED FROM THE SOUTH



FIGURE 4-25B: QUQWATHEM VILLAGE 3D, VIEWED FROM THE NORTH EAST



First Nations Oriented
Waterfront Hotel / Core
- Accommodation
- Restaurant
- Retail
- Spa / Salon
- Hot Springs / Pools
- Waterpark

Parking

Practice Facility

Marina

Boat
Launch

Golf Club House
- Pro Shop
- Restaurant
- Retail

Parking

Multi-Family
Units

Harrison Lake

Single Family
Lots

Single Family
Lots

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HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Proposed Buildings
- Proposed Ski Lifts
- Chehwo:lhp Village

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Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:7,500

N

0 50 100 200 300 Meters

Base Areas
"Quqwathem Village" Fig 4-26

The East Base

The East Base will act as a remote day lodge for Hemlock. It will enable the guests and residents of Quqwathem Village and Northwood to begin and end their day of skiing in relatively close proximity to home. The Lodge will primarily be a restaurant with some limited skiers services. Conceptually, skiers will be able to travel over snow from all areas of Hemlock to the East Base as a destination and either utilize the offerings there or carry on down to Cottonwood Estates via Lift Z. From there, visitors can travel to Quqwathem Village and Northwood via a shuttle.

Road access, complimented by parking, will enable skiers and snowmobilers to stage from there. Snowmobilers (and ATVers in the summer) will be able to access the trailhead leading to trails outside of the reorts CRA.

FIGURE 4-27: **THE EAST BASE 3D, VIEWED FROM THE EAST**

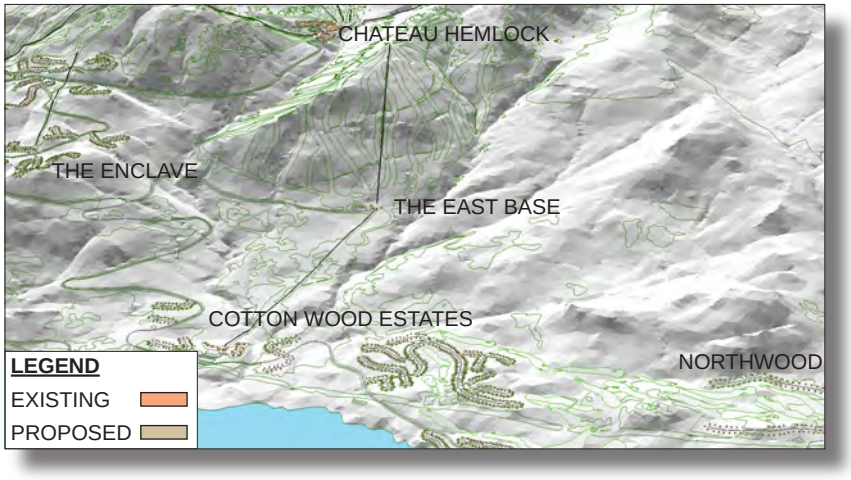


FIGURE 4-27A: **THE EAST BASE 3D, VIEWED FROM THE EAST**



Northwood

Northwood surrounds the north end of the first 18 hole golf course overlooking Harrison Lake (Figure 4-28, 4-28A, 4-29). This will be low density resort residential.

FIGURE 4-28: NORTHWOOD 3D, VIEWED FROM THE SOUTH EAST

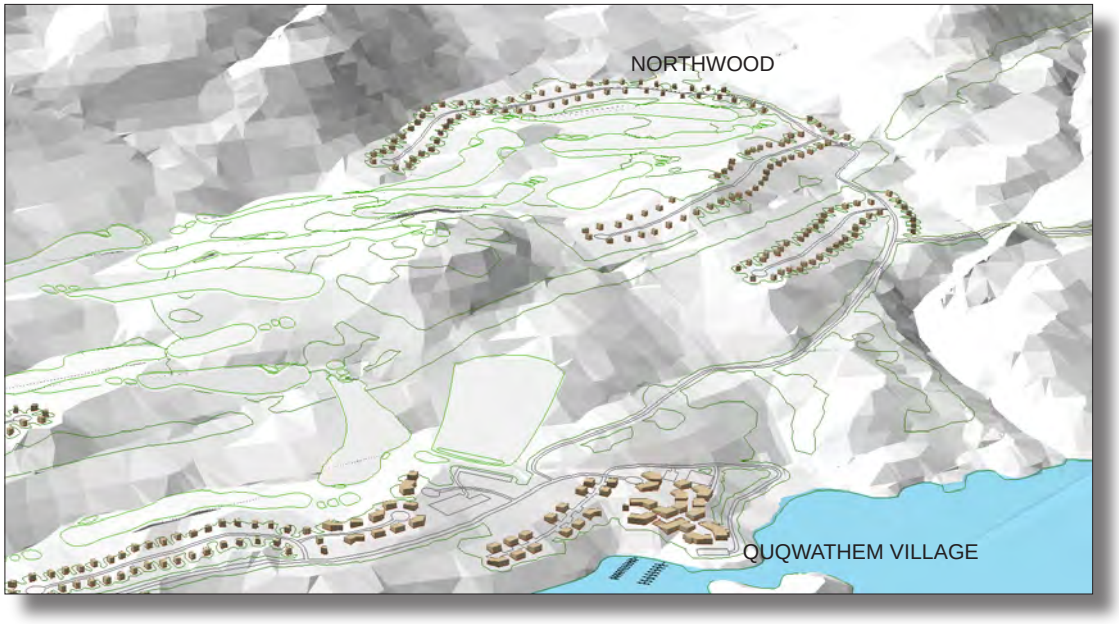


FIGURE 4-28A: NORTHWOOD 3D, VIEWED FROM THE SOUTH WEST





HEMLOCK RESORT

RESORT MASTER PLAN
2014

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Vegetation
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Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:5,000
0 25 50 100 150 200 Meters
N

Base Areas
"Northwood" ***Fig 4-29***

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Maintenance

The development of the West Face Village requires the relocation of the existing maintenance facility. As such, the maintenance building and supporting services have been moved to the existing overflow parking area located above the condominiums adjacent to the existing ski area. This location provides ample room, has direct snowcat access to the ski terrain and is central to within the overall proposed ski area. Further, it is not visible from the base area village and residential areas. The relocation of the maintenance facility provides the opportunity to redevelop the West Face Village into a well integrated development.

Fire Hall

A new Fire Hall will be built at the south end of the West Face Village.

4.6.7 PARKING

The Master Plan illustrates the base area development and the associated day use parking lots in a buildout state. At that point, many of the existing day use parking lots at Hemlock will be structured or underground. This will happen gradually as the resort's phased development occurs. At that point, Hemlock will need to accommodate the BRC of 16,641 people. The location of the parking is a function of the ratio of day use to destination guests.

As the resort develops, Hemlock will undergo a shift from a regional day use dominated resort toward a more destination oriented clientele. As the ratio of destination guests to day use guests increases, the amount of required parking will also decline. Destination guests are more likely to travel by shuttle to and from the airport and remain at the resort for the duration of their stay.

It is estimated that by buildout, 60% of the BRC (9,984 guests) will be destination oriented with associated parking tied to accommodation units.

This equates to 3,328 cars. The remaining 40% of the BRC (6,656 guests) will be day use oriented. This equates to 1,775 cars plus 33 buses. Because the day use staging will occur from the Hemlock and West Face Villages, all of the day use parking will be distributed in association with these two areas.

4.6.8 INFRASTRUCTURE

A preliminary infrastructure capability analysis has been completed to determine if the water, sewer and hydro systems can be upgraded to accommodate the capacity requirements of the proposed development of Hemlock to buildout. While, the existing systems will require significant upgrades and expansion, current review of the existing sewer and water systems find that more than enough infrastructure capacity can be put in place to accommodate the resort's needs to supply all existing, infill, committed and proposed development.

Hemlock is currently negotiating for the water rights for Sakwi Creek, which will meet the demand for all phases of the project, providing a clean and renewable source of water for the resort. Plans are also being developed that will require all developments within the resort to apply LEED principles to reduce potable water with waste water technologies and water reduction strategies. This will include Xeriscaping, rain water capture strategies, water use reduction fixtures, etc.

Detailed infrastructure analysis and plans will be completed on a phase by phase basis, as part of the development approval processes.

4.6.9 ACCESS AND TRAFFIC IMPACT

In the summer of 2008, the Berezan Group and the Province reached a cost sharing agreement to upgrade the access road up to Hemlock. Initial work was completed during that summer. More upgrades are currently underway and planned, including all weather accessibility, turnoffs, expanded parking and support services.

In addition, the resort plans to provide hill run public transfer services from the airport and the main highway to reduce CO2 emissions with free transfers to and from site as the project evolves. To encourage students, families and visitors a shuttle system is envisioned for the surrounding areas for gathering and transferring people to the hill and avoiding the parking and fuel costs associated to skiing.

The road development and support services will coincide with any development to the site as the success of the project is based on convenience and accessibility.

Detailed traffic impact analyses will be completed as the resort incrementally expands on a phase by phase basis.

4.7 Controlled Recreation Boundary

In order to accommodate the envisioned growth of Hemlock, the Commercial Recreation Area (CRA) Boundary will need to be significantly expanded as illustrated in Figures 4-30 and Figure 4-30A. The existing CRA is 344 hectares. The proposed CRA grows to 6,371.7 hectares.

FIGURE 4-30: PROPOSED CRA

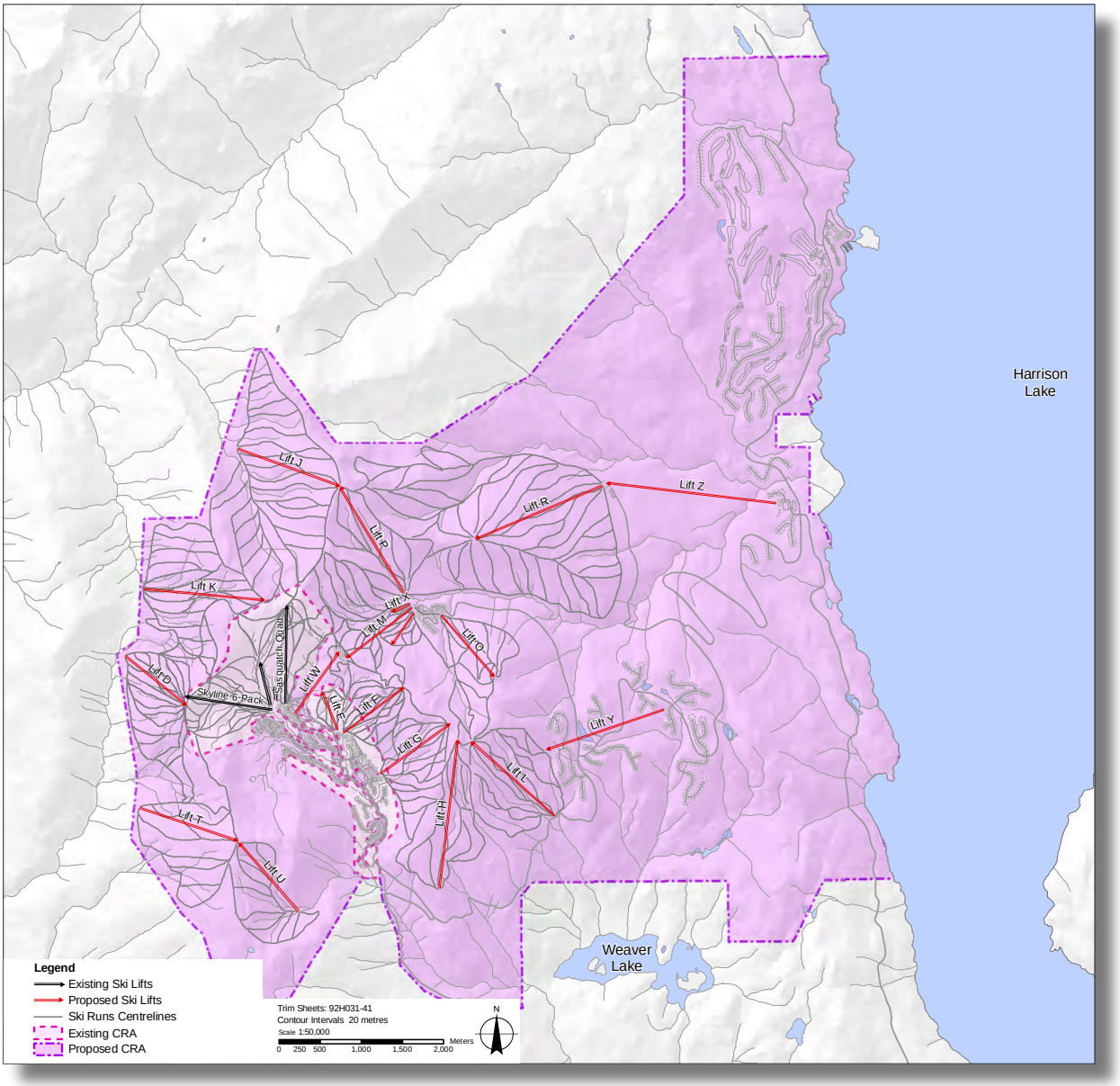
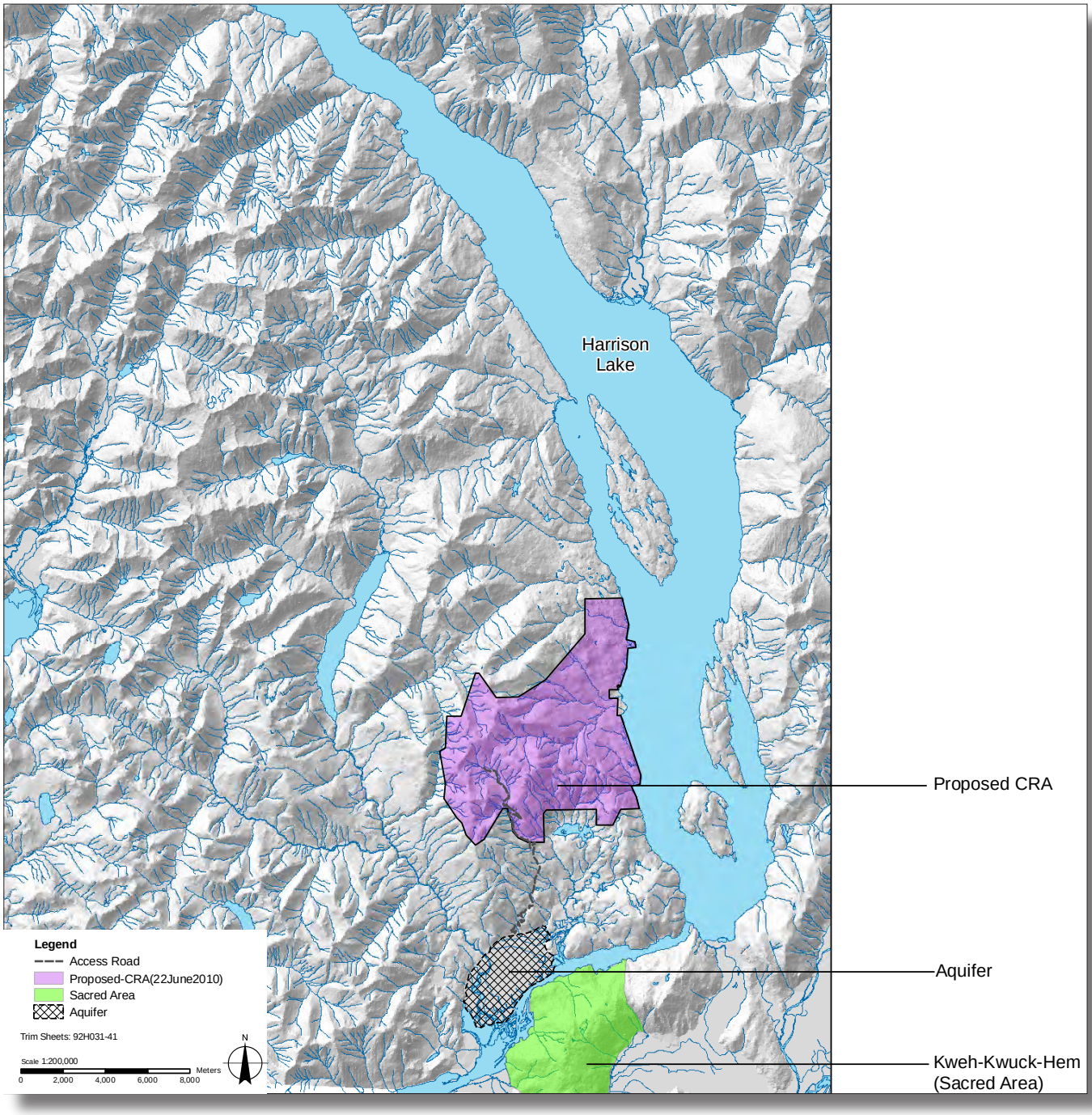


FIGURE 4-30A: PROPOSED CRA CONTEXT PLAN



4.8 Phased Implementation

4.8.1 INTRODUCTION

The proposed implementation and phasing program recognizes that it may take many years before Hemlock will reach buildout. In order to achieve the development plan described in Section 4, a detailed phasing strategy has been created. The phasing plans match the size and capacity of the attractions with the associated base area development. Each phase is designed to result in a completed, well balanced resort offering, not dependant upon subsequent development. This is premised on the fact that the development of Hemlock will be market driven. That is, a phase could be as short or as long as it takes for the market to support and demand expansion.

Ultimately, economic conditions, financial costs and/or emerging business opportunities will dictate the pace by which the phasing plan eventually unfolds. Typically, subsequent phases of development are not triggered until a given threshold of utilization is achieved with the existing infrastructure and trail opportunities (generally 35% utilization).

The following (Tables 4.10 and 4.11) summarize the overall growth sequencing on a phase-by-phase basis. Further, the accommodation development by unit type is delineated.

HEMLOCK RESORT

TABLE 4-10 PHASED IMPLEMENTATION SUMMARY

Phase	Mountain						Base Area				
	Lift Name	Total Lifts	Lift Type	(CCC)	Total Ski Trails	Ski Trails Area (Ha)	Bed Unit Type	Bed Units Added	Total Bed Units	(BRC)	Total Built Space (Sq. Ft.)
Existing	Skyline	1	Double				Public				
	Whistlepunk	1	Double				Hotel		0		
	Strawline	1	Handletow				Multi-Family		284		
	Sasquatch	1	Triple				Pensions/ B&B		0		
							SFU		252		
							Private				
							SFU		252		
							Multi-Family		284		
							Employee		0		
	Total	4		1,156	35	146.8	Total	0	1,072	1,640	16,200
Phase 1	NEW Skyline	1	Detachable Six				Public				
	Whistlepunk	1	Double				Hotel	542	542		
	Strawline	1	Handletow				Multi-Family	438	722		
	NEW Sasquatch	1	Detachable Quad				Pensions/ B&B	90	90		
	NEW Lift D	1	Detachable Quad				SFU	199	451		
	NEW Lift E	1	Fixed Grip Quad				Private				
	NEW Lift F	1	Detachable Quad				SFU	865	1,117		
							Multi-Family	630	914		
							Employee	677	677		
	Total	7		3,626	77	286.2	Total	3,441	4,513	4,655	76,877
Phase 2	Skyline	1	Detachable Six				Public				
	Whistlepunk	1	Double				Hotel	472	1,014		
	Strawline	1	Handletow				Multi-Family	630	1,352		
	Sasquatch	1	Detachable Quad				Pensions/ B&B	79	169		
	Lift D	1	Detachable Quad				SFU	394	845		
	Lift E	1	Fixed Grip Quad				Private				
	Lift F	1	Detachable Quad				SFU	974	2,091		
	NEW Lift G	1	Detachable Quad				Multi-Family	797	1,711		
	NEW Lift H	1	Fixed Grip Quad				Employee	590	1,267		
	NEW Lift L	1	Fixed Grip Quad								
	Total	10		5,548	126	496.3	Total	3,936	8,449	7,041	116,914
Phase 3	Skyline	1	Detachable Six				Public				
	Whistlepunk	1	Double				Hotel	511	1,525		
	Strawline	1	Handletow				Multi-Family	682	2,034		
	Sasquatch	1	Detachable Quad				Pensions/ B&B	85	254		
	Lift D	1	Detachable Quad				SFU	426	1,271		
	Lift E	1	Fixed Grip Quad				Private				
	Lift F	1	Detachable Quad				SFU	1,054	3,145		
	Lift G	1	Detachable Quad				Multi-Family	863	2,574		
	Lift H	1	Fixed Grip Quad				Employee	639	1,906		
	Lift L	1	Fixed Grip Quad								
	NEW Lift J	1	Detachable Quad								
	NEW Lift K	1	Fixed Grip Quad								
	NEW Lift Z	1	Detachable Quad								
	Total	13		8,483	179	728.6	Total	4,260	12,709	10,591	177,218

TABLE 4-10 PHASED IMPLEMENTATION SUMMARY - CONTINUED

Phase	Mountain						Base Area				
	Lift Name	Total Lifts	Lift Type	(CCC)	Total Ski Trails	Ski Trails Area (Ha)	Bed Unit Type	Bed Units Added	Total Bed Units	(BRC)	Total Built Space (Sq. Ft.)
Phase 4	Skyline	1	Detachable Six				Public				
	Whistlepunk	1	Double				Hotel	481	2,006		
	Strawline	1	Handletow				Multi-Family	642	2,676		
	Sasquatch	1	Detachable Quad				Pensions/ B&B	80	334		
	Lift D	1	Detachable Quad				SFU	401	1,672		
	Lift E	1	Fixed Grip Quad				Private				
	Lift F	1	Detachable Quad				SFU	993	4,138		
	Lift G	1	Detachable Quad				Multi-Family	812	3,386		
	Lift H	1	Fixed Grip Quad				Employee	602	2,508		
	Lift L	1	Fixed Grip Quad								
	Lift J	1	Detachable Quad								
	Lift K	1	Fixed Grip Quad								
	Lift Z	1	Detachable Quad								
	NEW Lift W	1	Gondola								
	NEW Lift M	1	Gondola								
	NEW Lift N	1	Fixed Grip Quad								
	NEW Lift P	1	Detachable Quad								
	NEW Lift R	1	Detachable Quad								
	NEW Lift X	1	Carpet								
	Total	19		11,239	249	1037.7	Total	4,011	16,720	13,934	233,924
Phase 5	Skyline	1	Detachable Six				Public				
	Whistlepunk	1	Double				Hotel	390	2,396		
	Strawline	1	Handletow				Multi-Family	520	3,196		
	Sasquatch	1	Detachable Quad				Pensions/ B&B	65	399		
	Lift D	1	Detachable Quad				SFU	325	1,997		
	Lift E	1	Fixed Grip Quad				Private				
	Lift F	1	Detachable Quad				SFU	804	4,942		
	Lift G	1	Detachable Quad				Multi-Family	658	4,044		
	Lift H	1	Fixed Grip Quad				Employee	487	2,995		
	Lift L	1	Fixed Grip Quad								
	Lift J	1	Detachable Quad								
	Lift K	1	Fixed Grip Quad								
	Lift Z	1	Detachable Quad								
	Lift W	1	Gondola								
	Lift M	1	Gondola								
	Lift N	1	Fixed Grip Quad								
	Lift P	1	Detachable Quad								
	Lift R	1	Detachable Quad								
	Lift X	1	Carpet								
	NEW Lift O	1	Double Chair								
	NEW Lift T	1	Detachable Quad								
	NEW Lift U	1	Fixed Grip Quad								
	NEW Lift Y	1	Double Chair								
	Total	23		13,440	283	1255.6	Total	3,249	19,969	16,641	279,542

TABLE 4-11 PHASED ACCOMODATION SUMMARY

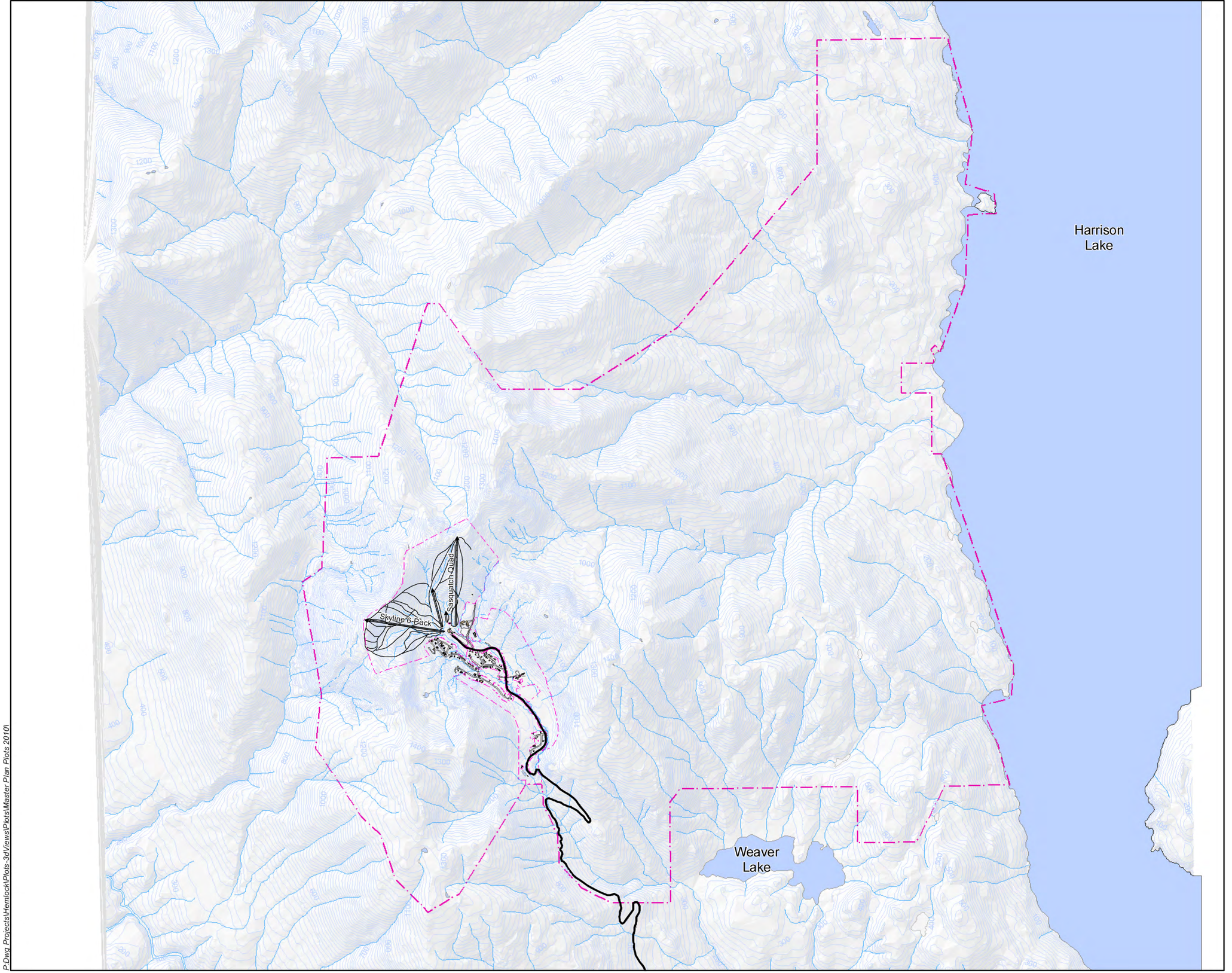
Type of Accommodation	Type of Unit	Existing	Phase 1 Added	Phase 1 Total	Phase 2 Added	Phase 2 Total	Phase 3 Added	Phase 3 Total	Phase 4 Added	Phase 4 Total	Phase 5 Added	Phase 5 Total
Bed Units		1,072	4,514	5,586	3,935	8,449	4,260	12,709	4,012	16,721	3,248	19,969
Public Accommodation	Hotel Beds	0	542	542	472	1,014	511	1,525	481	2,007	390	2,396
	Hotel Rooms	0	271	271	236	507	256	763	241	1,003	195	1,198
	Multi-family Beds	284	438	722	630	1,352	682	2,033	642	2,675	520	3,195
	Multi-family Units	71	110	181	157	338	170	508	160	669	130	799
	Pensions/ B&B Beds	0	90	90	79	169	85	254	80	334	65	399
	Pensions/ B&B Units	0	9	9	8	17	9	25	8	33	6	40
	SFU Beds	252	199	451	394	845	426	1,271	401	1,672	325	1,997
	Single Family Units	42	33	75	66	141	71	212	67	279	54	333
Private Accommodation	SFU Beds	252	865	1,117	974	2,091	1,054	3,145	993	4,138	804	4,942
	Single Family Units	42	144	186	162	349	176	524	166	690	134	824
	Multi-family Beds	284	630	914	797	1,711	863	2,574	812	3,386	658	4,044
	Multi-family Units	71	158	229	199	428	216	643	203	847	164	1,011
Employee Accommodation	Various Beds	0	677	677	590	1,267	639	1,906	602	2,508	487	2,995
	Various Units	0	169	169	148	317	160	477	150	627	122	749

4.8.2 EXISTING CONDITIONS

Hemlock is largely a day use ski area with a destination component tied to the resort residential single family houses and multi-family condominiums (Figure 4-31). Its offering includes lift serviced alpine skiing and snowboarding, cross-country skiing, tubing, and snow shoeing. The alpine skiing and snowboarding are the predominant attractions, with the cross-country skiing a significant but distant second. The other attractions act primarily as complements that round out the offering at the resort. Currently, there is no formal summer offering at the resort.

Specific details include the following:

- 4 ski lifts;
- 35 named ski trails;
- 146.8 hectares of skiable terrain;
- Comfortable Carrying Capacity (CCC) total 1,156 skiers per day;
- BRC total 1,640 guests per day;
- Built space for services and commercial facilities (skier services, restaurants, cafes, bars, retail, rental, etc.) not including built space for accommodation totals approximately 16,200 square feet;
- Bed units total 1,072.



HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Existing Ski Lifts
- Existing Ski Runs
- Existing CRA
- Proposed CRA

Summary
* Ski Lifts: 4
* Total Trails: 35
* Ski Terrain: 146.8 Ha
* CCC: 1,156 Skiers/Day
* BRC: 1,640 Guests/Day
* Commercial Space: 16,200 SqFt
* Bed Units: 1,072

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Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:50,000

0 500 1,000 1,500 2,000 Meters

N

Existing Conditions
Fig 4-31

P:\Dwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan Plots 2010\

4.8.3 PHASE ONE

The first phase of development will see the upgrade of facilities on the mountain with the installation of the first new ski lifts at Hemlock in thirty years (Figure 4-32). The ski terrain effectively doubles in size. Complementing this, a whole new base area, the north end of the West Face Village is established. This will enable a shift in the resort's focal point to facilitate a complete renovation and expansion of the existing base area in subsequent phases. Specific implementation details include the following:

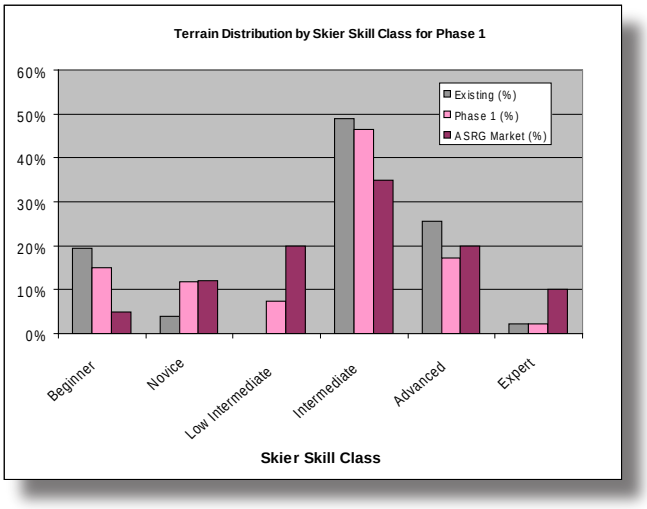
- Install Lift D (detachable quad) and develop the associated trails;
- Replace the Skyline Double with the Skyline Sixpack (detachable six chair);
- Replace the Sasquatch Triple with the Sasquatch Quad (detachable quad);
- Install Lift E (fixed grip quad) and develop the associated trails;
- Install Lift F (detachable quad) and develop the associated trails;
- New base area development is focused in the West Face Village in direct association with the installation of Lifts D, E, and F;
- Infill units in the Residents.

In summary, Phase 1 will see the following:

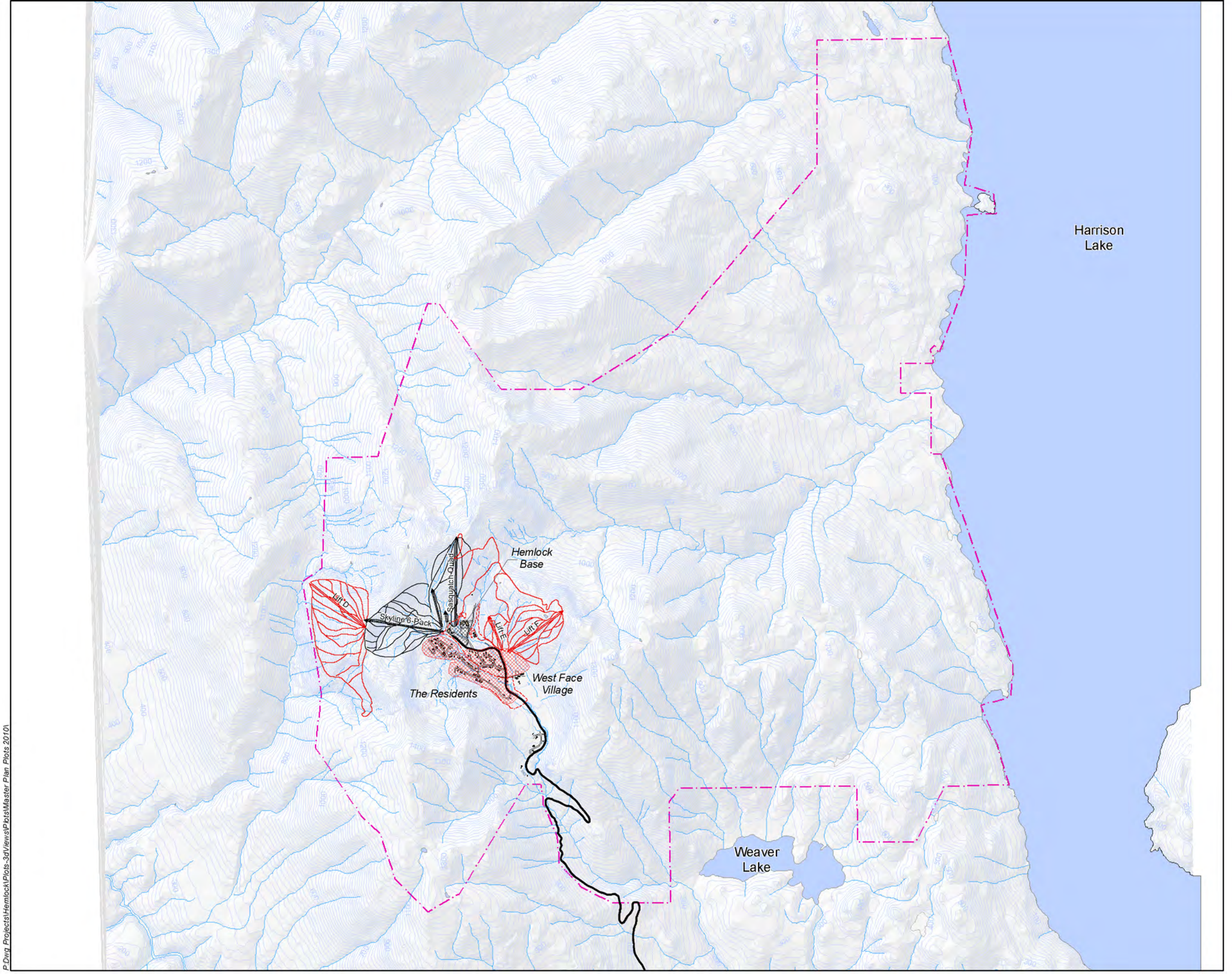
- The number of ski lifts increase from 4 to 7, with 2 of the existing lifts being removed and significantly upgraded;
- The number of named ski trails increase from 35 to 77;
- The developed ski terrain increases from 146.8 to 286.2 hectares, designed to correct the existing imbalances;
- The cross-country trail system is expanded;
- The lift serviced mountain bike park is developed;

- Single track trails for snowshoeing, hiking, mountain biking, etc. are developed;Single track trails for snowshoeing, hiking, mountain biking, etc. are developed;The lift serviced mountain bike park gets developed;
- Single track trails for snowshoeing, hiking, mountain biking, etc. are developed;

CHART 4.3: PHASE ONE HISTOGRAM



- CCC increases from 1,156 to 3,626 skiers per day;
- BRC increases from 1,640 to 4,655 guests per day;
- Built space for services and commercial facilities (skier services, restaurants, cafes, bars, retail, rental, etc.) not including built space for accommodation increases from 16,200 to 76,877 square feet. This will correct existing imbalances;
- Bed units increase from 1,072 to 4,513, with an emphasis on establishing publicly available beds (hotel, condotel, hostel, bed and breakfast, rental pool units, etc.); to encourage growth in the regional destination marketplace;
- Infill of the Residents with resort residential is encouraged.



HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

- Previous Phase Ski Lifts
- Current Phase Ski Lifts
- Previous Phase Ski Runs
- Current Phase Ski Runs
- Current Recreation Amenities
- Existing Core
- Current Phase Development
- Proposed CRA

Summary

* Ski Lifts: 7
* Total Trails: 77
* Ski Terrain: 286.2 Ha
* CCC: 3,626 Skiers/Day
* BRC: 4,655 Guests/Day
* Commercial Space: 76,877 SqFt
* Bed Units: 4,513
* Other
  * 1 Village
  * Downhill Mtn Biking

Prepared for:

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20955 Hemlock Valley Road,
Hemlock Valley, BC, Canada. V0M 1A1
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email: bha@brentharley.com
www.brentharley.com

Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:50,000

0 500 1,000 1,500 2,000 Meters

N

Phase 1

Fig 4-32

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4.8.4 PHASE TWO

The second phase of development will see the further expansion of the mountain and base village facilities (Figure 4-33). The ski terrain almost doubles in size. Complementing this, the West Face Village is extended to the south. The road connecting the ski area through Cottonwood estates and Quqwathem Village terminating in Northwood will, where possible, follow existing logging roads. Responsibility for its development remains to be determined, and will likely include Berezan Management Ltd, Sts'ailes, and the Crown. Specific details include the following:

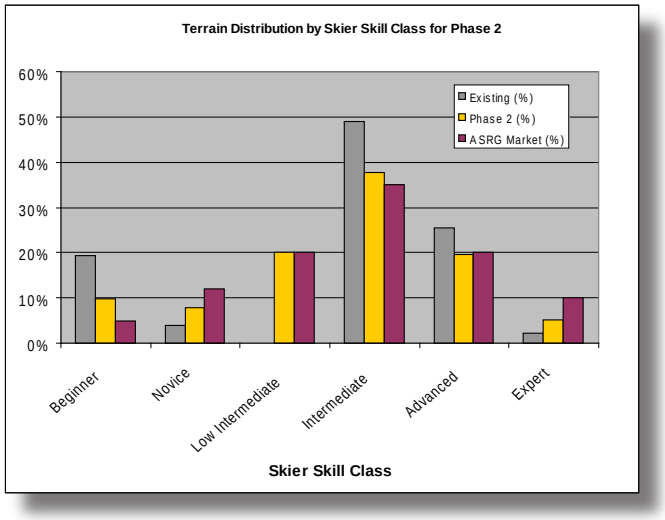
- Install Lift G (detachable quad) and develop the associated trails;
- Install Lift H (fixed grip quad) and develop the associated trails;
- Install Lift L (fixed grip quad) and develop the associated trails;
- Village base area development incrementally extends the West Face Village south in direct association with the installations of Lifts G, H and L;
- Infill continues in the Residents;.
- West Face Village is progressively programmed to round out the attraction and to establish a village character.
- The first portion of the Enclave is developed;
- The maintenance facility is relocated;
- The first portion of Quqwathem Village is developed;
- Waterfront amenities and a boat launch are developed;
- The eighteen hole golf course is developed;
- Northwood is developed.

In summary, Phase 2 will see the following:

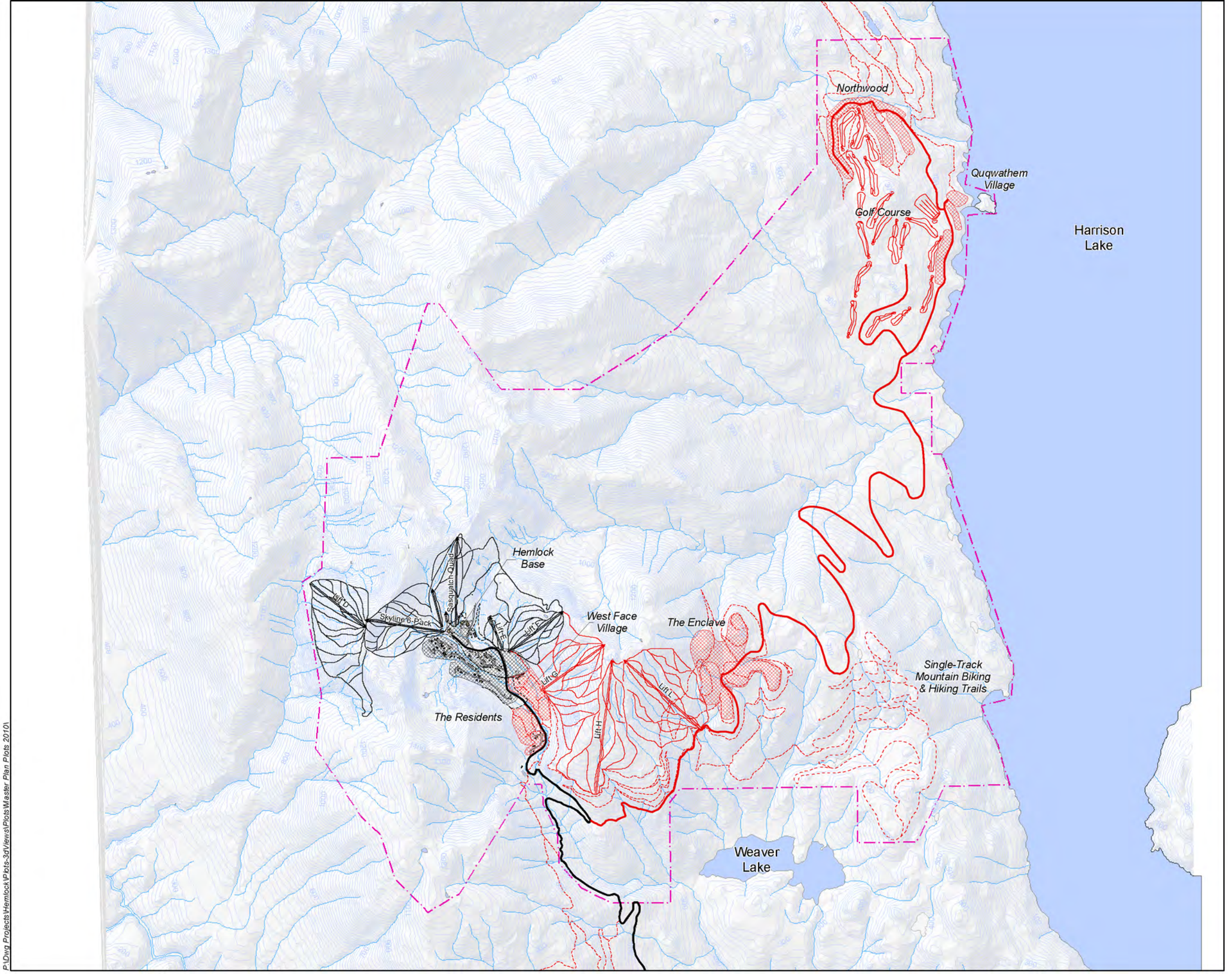
- The number ski lifts increase from 7 to 10;
- The number of named ski trails increase from 77 to 126;

- The developed ski terrain increases from 286.2 to 496.3 hectares; designed to bring Hemlock closer to the ratio found in the skier marketplace;

CHART 4.4: PHASE TWO HISTOGRAM



- Multi-use trail development is initiated;
- The cross-country trail system expansion continues;
- The mountain bike park expansion continues;
- The single track trail system expansion continues;
- Zip Lines are added staging from the West Face Village;
- CCC increases from 3,626 to 5,548 skiers per day;
- BRC increases from 4,655 to 7,041 guests per day;
- Built space for services and commercial facilities (skier services, restaurants, cafes, bars, retail, rental, etc.) not including built space for accommodation increases from 76,877 to 116,914 square feet. This is in balance with the requirements driven by the BRC;
- Bed Units increase from 4,513 to 8,449, again encouraging the development of public beds in an effort to move toward a destination market.



HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

- Previous Phase Ski Lifts
- Current Phase Ski Lifts
- Previous Phase Ski Runs
- Current Phase Ski Runs
- Previous Recreational Amenities
- Current Recreational Amenities
- Previous Phase Development
- Current Phase Development
- Proposed CRA

Summary

* Ski Lifts: 10
* Total Trails: 126
* Ski Terrain: 496.3 Ha
* CCC: 5,548 Skiers/Day
* BRC: 7,041 Guests/Day
* Commercial Space: 116,914 SqFt
* Bed Units: 8,449
* Other
  * 2 Villages
  * 18 Hole Golf Course
  * Downhill Mtn Biking
  * Multi-use Trail Systems
  * Marina

Prepared for:

HEMLOCK RESORT
20955 Hemlock Valley Road,
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www.brentharley.com

Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:50,000

0 500 1,000 1,500 2,000 Meters

N

Phase 2

Fig 4-33

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4.8.5 PHASE THREE

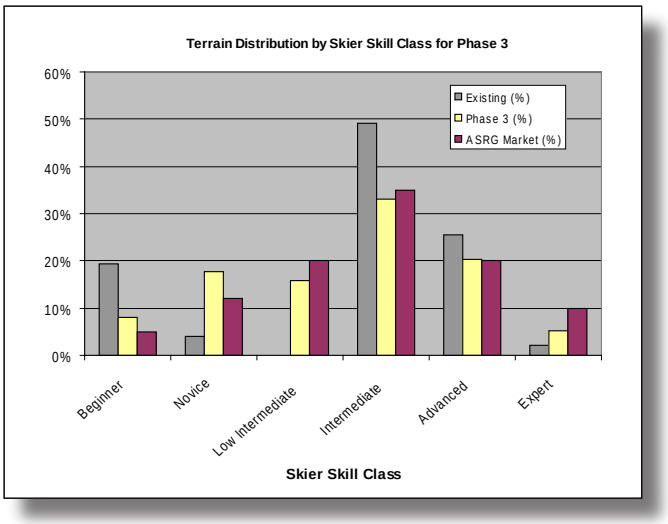
The third phase of development will see the further expansion of the mountain and base village facilities (Figure 4-34). The ski terrain almost doubles in size. Complementing this, the Hemlock Village is developed. Specific details include the following:

- Install Lift J (detachable quad) and develop the associated trails;
- Install Lift K (fixed grip quad) and develop the associated trails;
- Install Lift Z (detachable quad) and develop associated mountain biking trails;
- The existing base area goes into to complete redevelopment to create Hemlock Village. In the mean time, the access to the majority of ski area stages from the West Face Village;
- Infill continues in the Residents;
- Cottonwood Estates resort residential is developed along with mountain bike staging;
- Quqwathem Village residential is expanded;
- The West Face Village and the Quqwathem Village are progressively programmed to round out the attraction and to establish unique village characters.

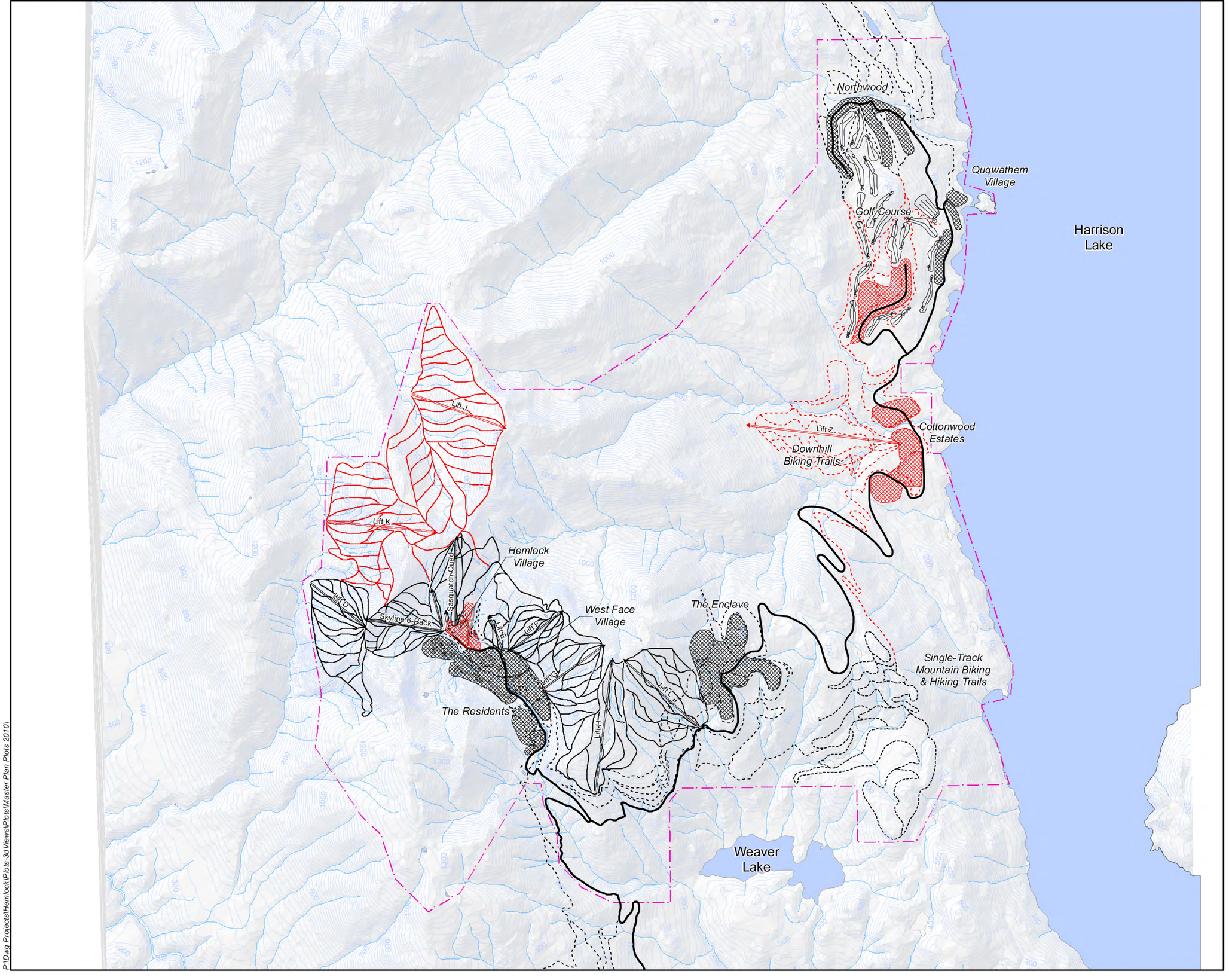
In summary, Phase 3 will see the following:

- The number ski lifts increase from 10 to 13;
- The number of named ski trails increase from 126 to 179;
- The developed ski terrain increases from 496.3 to 728.6 hectares; designed to bring Hemlock closer to the ratio found in the skier marketplace;

CHART 4.5: PHASE THREE HISTOGRAM



- Multi-use trail development is further expanded;
- The cross-country trail system expansion continues;
- The mountain bike park expansion continues;
- The east facing lift serviced (Lift Z) mountain bike park overlooking Harrison Lake is established;
- The single track trail system expansion continues;
- The single track cross-country bike park is established;
- Zip Lines and Tree Top Adventures are added;
- CCC increases from 5,548 to 8,483 skiers per day;
- BRC increases from 7,041 to 10,591 guests per day;
- Built space for services and commercial facilities (skier services, restaurants, cafes, bars, retail, rental, etc.) not including built space for accommodation increases from 116,914 to 177,218 square feet. This is in balance with the requirements driven by the BRC;
- Bed Units increase from 8,449 to 12,709, with a balanced mix of public, private and employee's accommodation.



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HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend

- Previous Phase Ski Lifts
- Current Phase Ski Lifts
- Previous Phase Ski Runs
- Current Phase Ski Runs
- Previous Recreational Amenities
- Current Recreational Amenities
- Previous Phase Development
- Current Phase Development
- Proposed CRA

Summary

* Ski Lifts: 13
* Total Trails: 179
* Ski Terrain: 728.6 Ha
* CCC: 8,483 Skiers/Day
* BRC: 10,591 Guests/Day
* Commercial Space: 177,218 SqFt
* Bed Units: 12,709
* Other
  * 3 Villages
  * 18 Hole Golf Course
  * Downhill Mtn Biking
  * Multi-use Trail Systems
  * Marina

Prepared for:

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Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:50,000

N

0 500 1,000 1,500 2,000 Meters

Phase 3

Fig 4-34

4.8.6 PHASE FOUR

The fourth phase of development will continue toward establishing a balanced and well integrated expansion of facilities on the mountain and in the base village facilities (Figure 4-35). Within this phase, Hemlock sets itself apart from other resorts with the development of a mountain-top village and a high end chateau conference centre patterned after the classic rocky mountain parks hotels. In total the resort grows by another third. Specific details include the following:

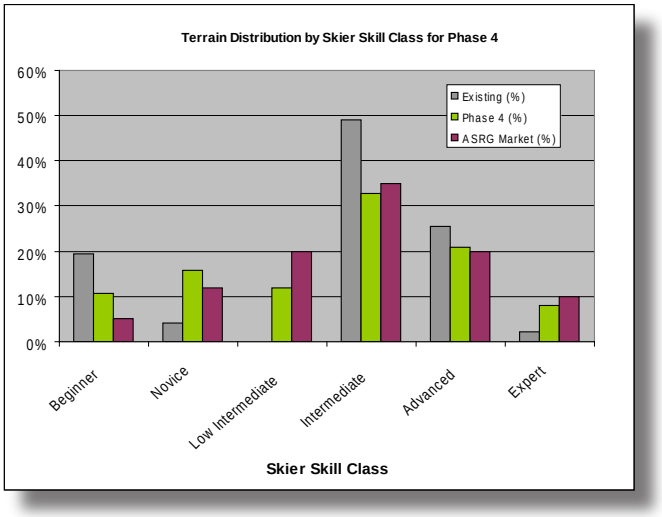
- Install Lift W (gondola) the access lift to the Pinnacle from Hemlock Village ;
- Install Lift M (gondola) and develop the associated trails, a key access from the Pinnacle to Chateau Hemlock;
- Install Lift N (fixed grip quad) and develop the associated trails;
- Install Lift P (detachable quad) and develop the associated trails;
- Install Lift R (detachable quad) and develop the associated trails;
- Install Lift X (carpet) and develop the associated trails;
- The East Base, the associated road access and parking is developed;
- The Pinnacle is developed;
- Chateau Hemlock and the associated conference centre is developed;
- West Face Village, Hemlock Village and Quqwathem Village are progressively programmed to round out the offering at Hemlock in a four season capacity.

In summary, Phase 4 will see the following:

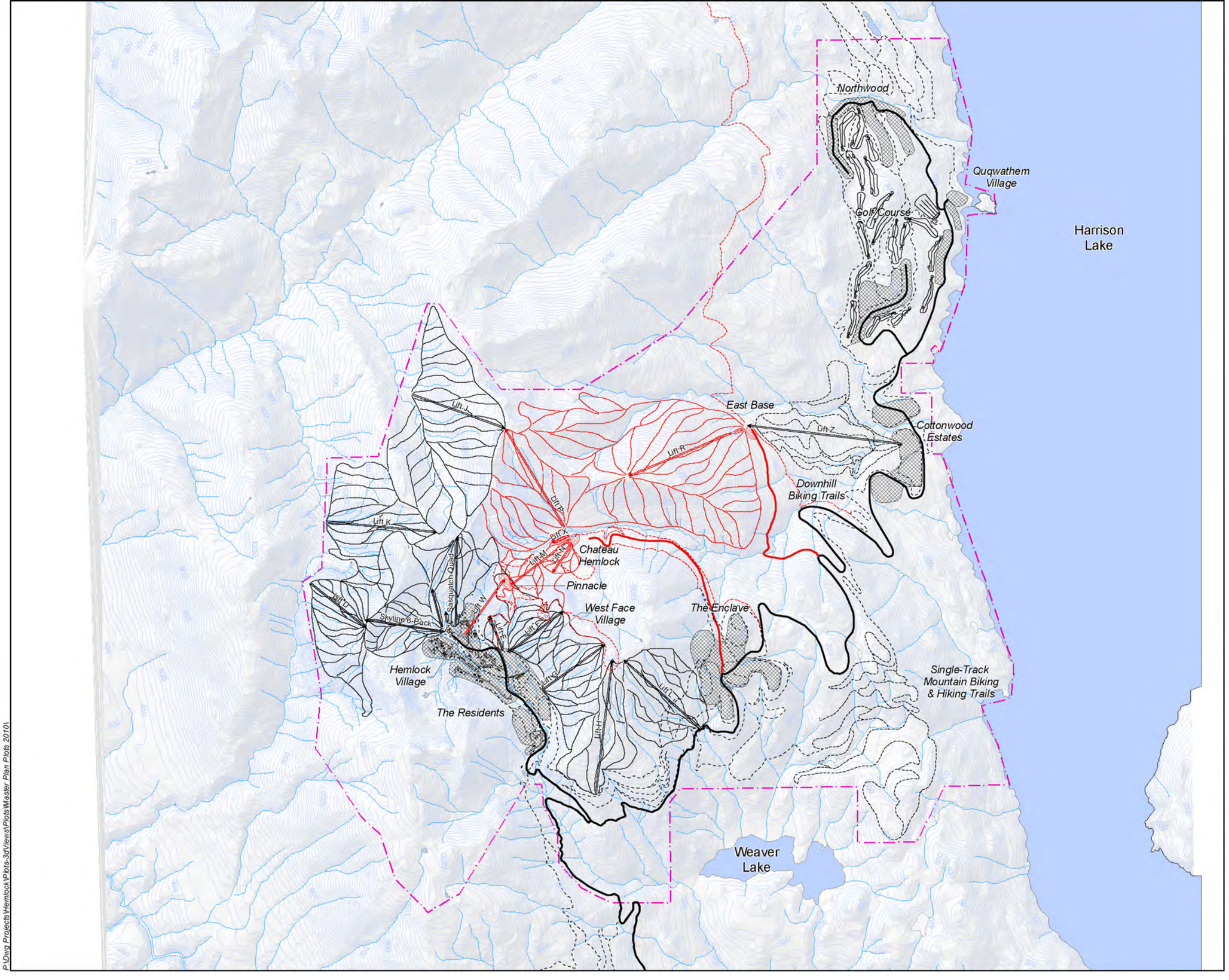
- The number ski lifts increase from 13 to 19;
- The number of named ski trails increase from 179 to 249;

- The developed ski terrain increases from 728.6 to 1,037.7 hectares; designed to bring Hemlock closer to the ratio found in the skier marketplace;

CHART 4.6: PHASE FOUR HISTOGRAM



- Multi-use trail system is further expanded, connecting all areas;
- The cross-country trail system expansion continues;
- The mountain bike park expansion continues;
- The single track trail system expansion continues;
- CCC increases from 8,483 to 11,239 skiers per day;
- BRC increases from 10,591 to 13,934 guests per day;
- Built space for services and commercial facilities (skier services, restaurants, cafes, bars, retail, rental, etc.) not including built space for accommodation increases from 177,218 to 233,924 square feet. This is in balance with the requirements driven by the BRC;
- Bed Units increase from 12,709 to 16,720, with a balanced mix of public, private and employee's accommodation.



HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Previous Phase Ski Lifts
- Current Phase Ski Lifts
- Previous Phase Ski Runs
- Current Phase Ski Runs
- Previous Recreational Amenities
- Current Recreational Amenities
- Previous Phase Development
- Current Phase Development
- Proposed CRA

Summary
* Ski Lifts: 19
* Total Trails: 249
* Ski Terrain: 1,037.7 Ha
* CCC: 11,239 Skiers/Day
* BRC: 13,934 Guests/Day
* Commercial Space: 233,924 SqFt
* Bed Units: 16,720
* Other
  * 5 Villages
  * 18 Hole Golf Course
  * Downhill Mtn Biking
  * Multi-use Trail Systems
  * Marina

Prepared for:

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Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:50,000

0 500 1,000 1,500 2,000 Meters

N

Phase 4

Fig 4-35

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4.8.7 PHASE FIVE

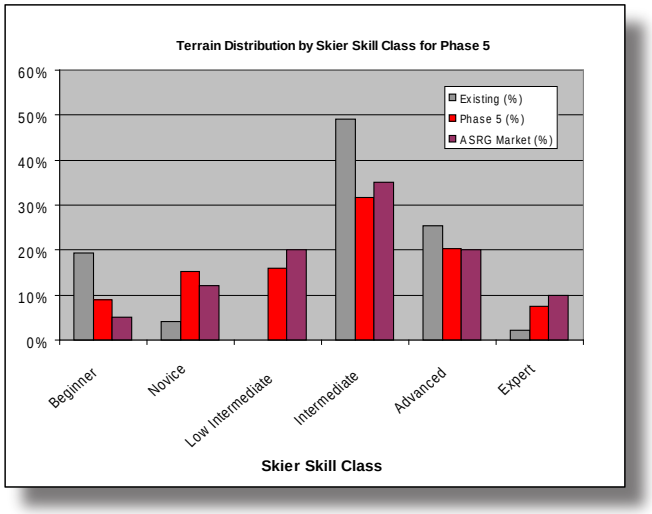
The fifth phase of development will result in a well balanced and integrated resort, fully incorporating a wide variety of skiing, a series of linked villages and base areas, waterfront amenities, all-season trails and a diverse mix of summer use facilities (Figure 4-36). Specific details include the following:

- Install Lift O (double chair) and develop the associated trails;
- Install Lift T (detachable quad) and develop the associated trails;
- Install Lift U (fixed grip quad) and develop the associated trails;
- Install Lift Y (fixed grip double chair) as a people mover for the resident of the Enclave;
- The second portion of the Enclave is developed;
- West Face Village, Hemlock Village, Quqwathem Village, Chateau Hemlock and the Pinnacle are progressively programmed to round out the offering at Hemlock in a four season capacity

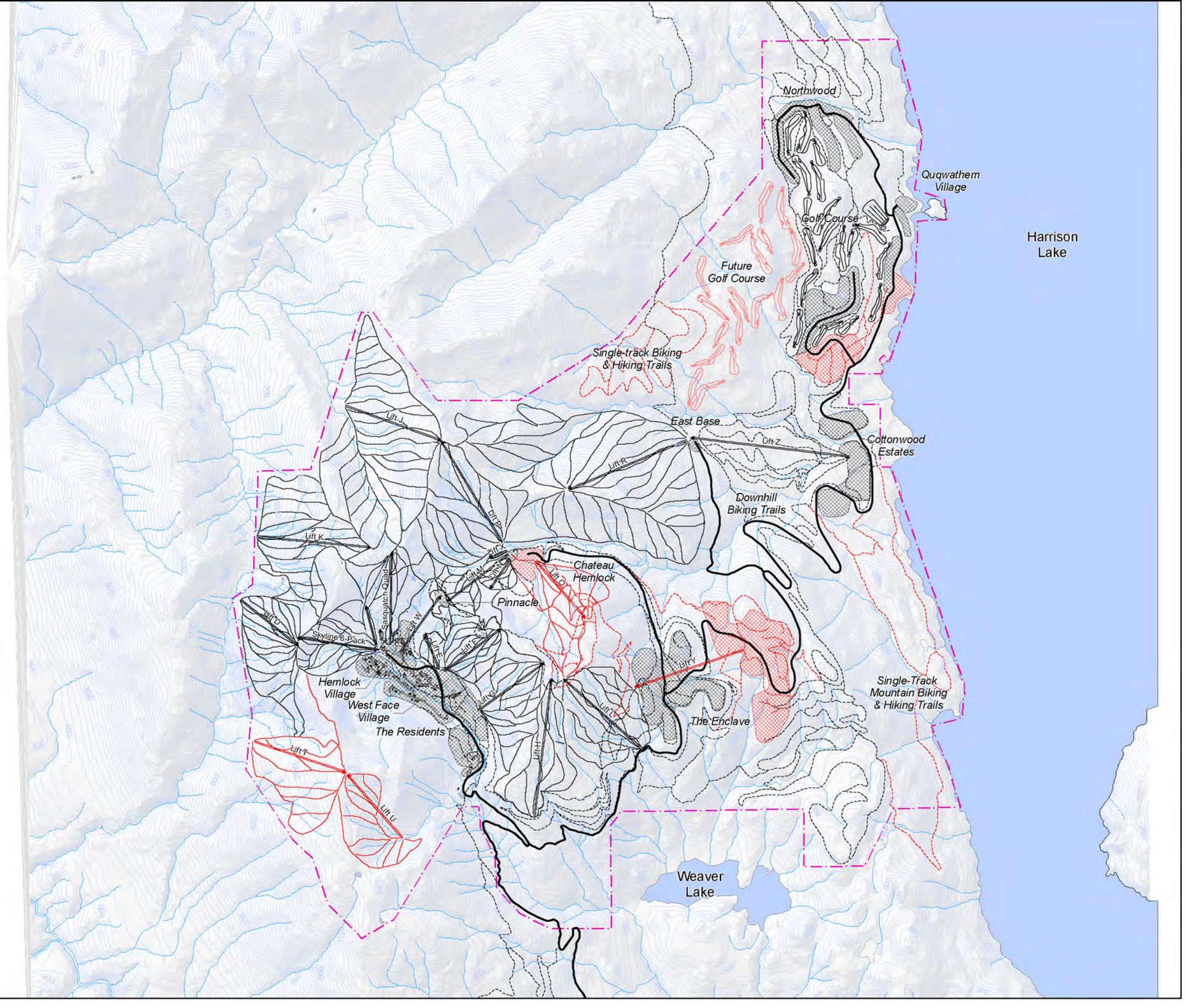
In summary, Phase 5 will see the following:

- The number of ski lifts increase from 19 to 23;
- The number of named ski trails increase from 249 to 283;
- The developed ski terrain increases from 1,037.7 to 1,255.6 hectares; designed to bring Hemlock closer to the ratio found in the skier marketplace;

CHART 4.7: PHASE FIVE HISTOGRAM



- Multi-use trail system is further expanded, connecting all areas;
- The cross-country trail system expansion is completed;
- The mountain bike park expansion reaches buildout;
- Single track trails system reaches buildout;
- CCC increases from 11,239 to 13,440 skiers per day;
- BRC increases from 13,934 to 16,641 guests per day;
- Built space for services and commercial facilities (skier services, restaurants, cafes, bars, retail, rental, etc.) not including built space for accommodation increases from 233,924 to 279,542 square feet. This is in balance with the requirements driven by the BRC;
- Bed Units increase from 16,720 to 19,969, with a balanced mix of public, private and employee's accommodation.



HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Previous Phase Ski Lifts
- Current Phase Ski Lifts
- Previous Phase Ski Runs
- Current Phase Ski Runs
- Previous Recreation Amenities
- Current Recreation Amenities
- Previous Phase Development
- Current Phase Development
- Proposed CRA

Summary
* Ski Lifts: 23
* Total Trails: 283
* Ski Terrain: 1,255.6 Ha
* CCC: 13,440 Skiers/Day
* BRC: 16,641 Guests/Day
* Commercial Space: 279,542 SqFt
* Bed Units: 19,969
* Other
  * 5 Villages
  * 18 Hole Golf Courses (2)
  * Downhill Mtn Biking
  * Multi-use Trail Systems
  * Marina

Prepared for:

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www.brentharley.com

Trim Sheets: 92H031-41
Contour Intervals 20 metres
Scale 1:50,000

0 500 1,000 1,500 2,000 Meters

N

Phase 5

Fig 4-36

P:Dwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan plots 2010\

4.8.8 IMPLEMENTATION STRATEGY

Designed to set the plan in motion, the steps within Phase 1, involve a series of short term implementation strategies. Over the course of Phase 1, the sequenced development steps are envisioned as follows:

1. Obtain a determination from the Environmental Assessment Office (EAO) regarding the reviewability as per the Environmental Assessment Act of the proposed expansion of Hemlock. (Note In a letter from Nicole Vinette, Project Assessment Manager of the EAO, dated June 16, 2010, "According to the information provided to the Environmental Assessment Office (EAO) to date, I can advise that the proposed expansion (of Hemlock) would not be considered a Reviewable Project under the Act as it does not appear to trigger any of the thresholds under the Reviewable Projects Regulation.

2. Obtain all approvals for the Master Plan and agree to a Master Development Agreements with the Crown;

3. Obtain all approvals for initial development from the Fraser Valley Regional District;

4. Install Lift D (detachable quad) and the associated trails, creating a major announceable event;

5. Remove the Skyline Double Chair;

6. Install the Skyline Six;

7. Improve the existing facilities at the resort;

8. Initiate base village development at the north end of the West Face Village, establishing a hotel and new day lodge;

9. Install Ski Lifts E and F, along with the associated ski trails;

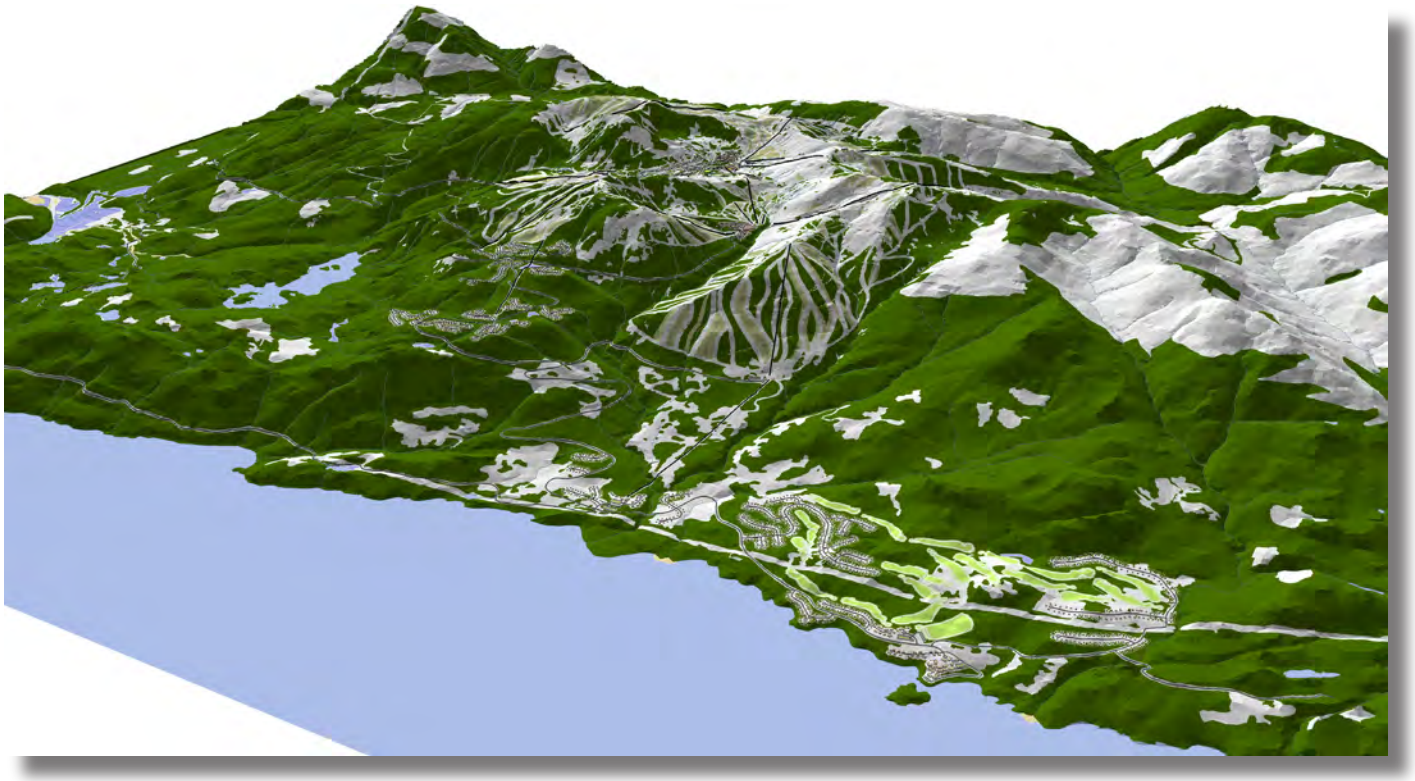
10. Remove the Sasquatch Triple Chair;

11. Install the Sasquatch Detachable Quad;

4.8.9 HEMLOCK RESORT AT BUILDOUT

Figure 4-39 is an illustrative plan of Hemlock Resort at buildout of Phase 5. Figure 4-37, 4-39 and 4-40, are illustrative 3D images of Hemlock at Buildout of Phase 5.

FIGURE 4-37: PROPOSED RESORT AT BUILDOUT 3D, VIEWED FROM THE NORTH EAST





P:\Dwg Projects\Hemlock\Plots-3dViews\Plots\Master Plan Plots (2010)\(Figure 4-38)...

HEMLOCK RESORT

RESORT MASTER PLAN
2014

Legend
- Proposed CRA
- Existing Ski Lifts
- Proposed Ski Lifts

Vegetation
- Gladed-Dense Cover
- Gladed-Sparse cover
- Full cover

Prepared for:

HEMLOCK RESORT
20955 Hemlock Valley Road,
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Fax: 604 938 1161
email: bha@brentharley.com
www.brentharley.com

Trim Sheets: 92H031-41
Contour Intervals 10 metres
Scale 1:40,000

N

0 250 500 1,000 1,500 Meters

Illustrative Plan at Buildout ***Fig 4-38***

FIGURE 4-39: PROPOSED RESORT AT BUILDOUT 3D, VIEWED FROM THE NORTH WEST

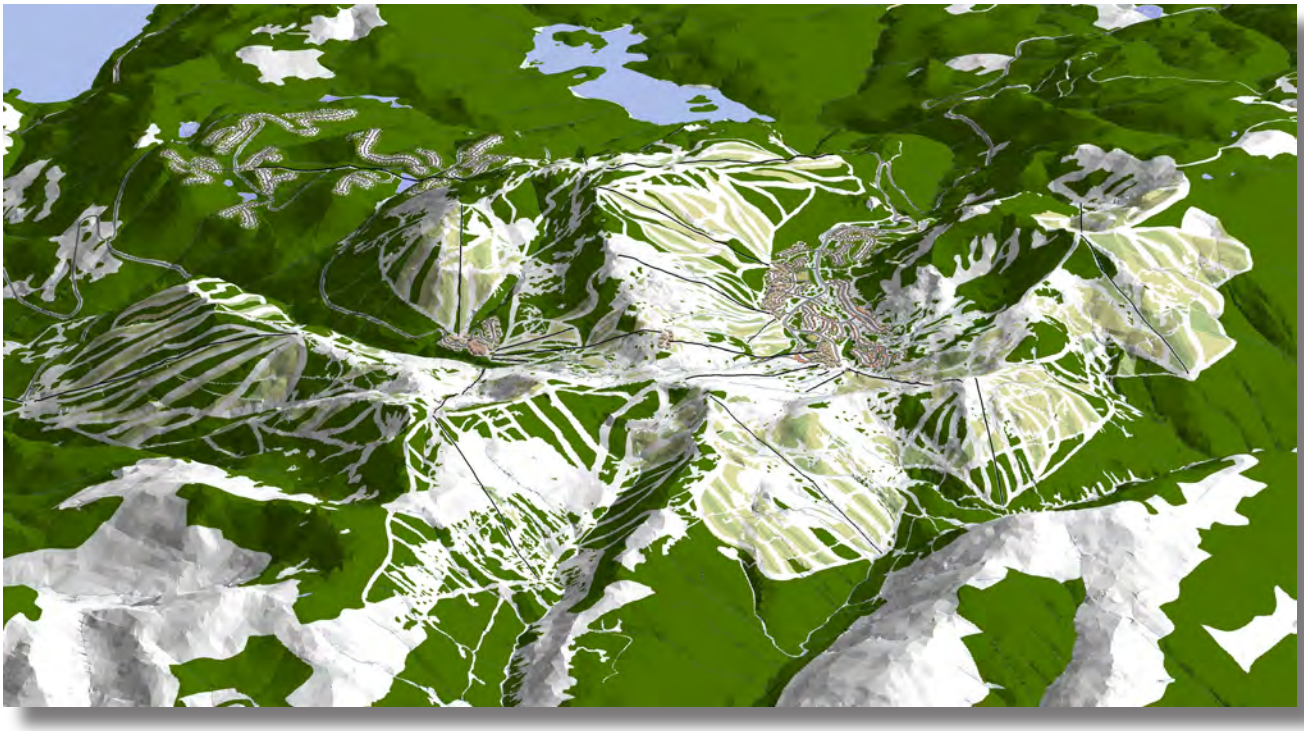


FIGURE 4-40: HEMLOCK RESORT AT BUILDOUT 3D



HEMLOCK RESORT

APPENDIX 1
SOCIO-ECONOMIC IMPACTS



HEMLOCK RESORT

Appendix 1

Socio-Economic Impacts

Preliminary projections have been generated to indicate the scale and scope of employment creation and capital expenditure that will be tied to each phase of the planned development at Hemlock. The following tables detail the socio-economic impacts that will be associated with both the construction phase as well as the long-term operations phase. Note that total employment generation during construction of Hemlock to the buildout condition is approximately 33,856 person-years of full-time employment. Further, the long-term ongoing employment generation as it relates to the operation of the resort is projected to total more than 1,538 fulltime job equivalents.

Given the results of this analysis, it is clear that the impact of the proposed development will prove to be positive, adding significant economic and social benefit to the Fraser Valley Region in particular, and to the Province of British Columbia in general.

Detailed projections are provided below:

TABLE A1.1 PRELIMINARY SOCIO-ECONOMIC PROJECTIONS PHASE 1

NAME	UNIT TYPE		NUMBER OF UNITS	UNIT COST	COST	DIRECT EMPLOYMENT (JOBS)	INDIRECT EMPLOYMENT (JOBS)
PHASE 1							
SKI LIFTS							
SKYLINE SIX	DETACHABLE SIX CHAIR		1	$6,500,000	$6,500,000	61	28
SASQUATCH QUAD	DETACHABLE QUAD CHAIR		1	$5,000,000	$5,000,000	47	22
LIFT D	DETACHABLE QUAD CHAIR		1	$5,000,000	$5,000,000	47	22
LIFT E	FIXED GRIP QUAD CHAIR		1	$2,500,000	$2,500,000	24	11
LIFT F	DETACHABLE QUAD CHAIR		1	$5,000,000	$5,000,000	47	22
TRAILS, ATTRACTIONS & AMENITIES							
	TRAIL DEVELOPMENT (HA)		141	$5,000	$705,000	7	3
	ATTRACTIONS & AMMENITIES				$176,250	2	1
SKI LIFTS & TRAILS TOTALS					$24,881,250	234	107
BASE VILLAGE							
	SKIER SERVICES (SQ FT)		54,912	$600	$32,947,200	310	142
	DESTINATION (SQ FT)		21,965	$600	$13,179,000	124	57
VILLAGE TOTALS					$46,126,200	434	198
RESORT TOTALS					$71,007,450	667	305
RESORT RESIDENTIAL							
ACCOMMODATION (PUBLIC)							
	HOTEL ROOMS/ SQ FT	245	183,750	$400	$73,500,000	691	316
	MULI-FAMILY UNITS/ SQ FT	369	369,000	$350	$129,150,000	1,214	555
	PENSION/B&B UNITS/SQ FT	8	20,000	$350	$7,000,000	66	30
	SINGLE FAMILY UNITS/SQ FT	26	65,000	$350	$22,750,000	214	98
ACCOMMODATION (PRIVATE)							
	SINGLE FAMILY UNITS/SQ FT	126	315,000	$350	$110,250,000	1,036	474
	MULI-FAMILY UNITS/ SQ FT	136	136,000	$350	$47,600,000	447	205
EMPLOYEE							
	VARIOUS/SQ FT	153	153,000	$350	$53,550,000	503	230
RESORT RESIDENTIAL TOTALS					$443,800,000	4,172	1,908
PHASE 1 TOTALS					$514,807,450	4,839	2,214

HEMLOCK RESORT

TABLE A1.2 PRELIMINARY SOCIO-ECONOMIC PROJECTIONS PHASE 2

NAME	UNIT TYPE		NUMBER OF UNITS	UNIT COST	COST	DIRECT EMPLOYMENT (JOBS)	INDIRECT EMPLOYMENT (JOBS)
PHASE 2							
SKI LIFTS							
LIFT G	DETACHABLE QUAD CHAIR		1	$5,500,000	$5,500,000	52	24
LIFT H	FIXED GRIP QUAD CHAIR		1	$2,500,000	$2,500,000	24	11
LIFT L	DOUBLE CHAIR		1	$1,500,000	$1,500,000	14	6
TRAILS, ATTRACTIONS & AMENITIES							
	TRAIL DEVELOPMENT (HA)		124	$5,000	$620,000	6	3
	ATTRACTIONS & AMMENITIES				$155,000	1	1
	GOLF COURSE			$13,500,000	$13,500,000	127	58
SKI LIFTS & TRAILS TOTALS					$23,775,000	223	102
BASE VILLAGE							
	SKIER SERVICES (SQ FT)		28,598	$600	$17,158,800	161	74
	DESTINATION (SQ FT)		11,439	$600	$6,863,400	65	30
VILLAGE TOTALS					$24,022,200	226	103
RESORT TOTALS					$47,797,200	449	206
RESORT RESIDENTIAL							
ACCOMMODATION (PUBLIC)							
	HOTEL ROOMS/ SQ FT	233	174,750	$400	$69,900,000	657	301
	MULI-FAMILY UNITS/SQ FT	155	155,000	$350	$54,250,000	510	233
	PENSION/B&B UNITS/SQ FT	8	20,000	$350	$7,000,000	66	30
	SINGLE FAMILY UNITS/SQ FT	65	162,500	$350	$56,875,000	535	245
ACCOMMODATION (PRIVATE)							
	SINGLE FAMILY UNITS/SQ FT	160	400,000	$350	$140,000,000	1,316	602
	MULI-FAMILY UNITS/ SQ FT	196	196,000	$350	$68,600,000	645	295
EMPLOYEE							
	VARIOUS/SQ FT	145	145,000	$350	$50,750,000	477	218
RESORT RESIDENTIAL TOTALS					$447,375,000	4,205	1,924
PHASE 2 TOTALS					$495,172,200	4,655	2,129

TABLE A1.3 PRELIMINARY SOCIO-ECONOMIC PROJECTIONS PHASE 3

NAME	UNIT TYPE		NUMBER OF UNITS	UNIT COST	COST	DIRECT EMPLOYMENT (JOBS)	INDIRECT EMPLOYMENT (JOBS)
PHASE 3							
SKI LIFTS							
LIFT J	DETACHABLE QUAD CHAIR		1	$5,500,000	$5,500,000	52	24
LIFT K	FIXED GRIP QUAD CHAIR		1	$2,500,000	$2,500,000	24	11
LIFT Z	DETACHABLE QUAD CHAIR		1	$4,000,000	$4,000,000	38	17
TRAILS, ATTRACTIONS & AMENITIES							
	TRAIL DEVELOPMENT (HA)		301	$5,000	$1,505,000	14	6
	ATTRACTIONS & AMMENITIES				$376,250	4	2
SKI LIFTS & TRAILS TOTALS					$13,881,250	130	60
BASE VILLAGE							
	SKIER SERVICES (SQ FT)		43,074	$600	$25,844,400	243	111
	DESTINATION (SQ FT)		17,230	$600	$10,338,000	97	44
VILLAGE TOTALS					$36,182,400	340	156
RESORT TOTALS					$50,063,650	471	215
RESORT RESIDENTIAL							
ACCOMMODATION (PUBLIC)							
	HOTEL ROOMS/SQ FT	252	189,000	$400	$75,600,000	711	325
	MULI-FAMILY UNITS/SQ FT	168	168,000	$350	$58,800,000	553	253
	PENSION/B&B UNITS/SQ FT	8	20,000	$350	$7,000,000	66	30
	SINGLE FAMILY UNITS/SQ FT	70	175,000	$350	$61,250,000	576	263
ACCOMMODATION (PRIVATE)							
	SINGLE FAMILY UNITS/SQ FT	173	432,500	$350	$151,375,000	1,423	651
	MULI-FAMILY UNITS/SQ FT	213	213,000	$350	$74,550,000	701	321
EMPLOYEE							
	VARIOUS/SQ FT	158	158,000	$350	$55,300,000	520	238
RESORT RESIDENTIAL TOTALS					$483,875,000	4,548	2,081
PHASE 3 TOTALS					$533,938,650	5,019	2,296

TABLE A1.4 PRELIMINARY SOCIO-ECONOMIC PROJECTIONS PHASE 4

NAME	UNIT TYPE		NUMBER OF UNITS	UNIT COST	COST	DIRECT EMPLOYMENT (JOBS)	INDIRECT EMPLOYMENT (JOBS)
PHASE 4							
SKI LIFTS							
LIFT W	GONDOLA		1	$8,000,000	$8,000,000	75	34
LIFT M	GONDOLA		1	$8,000,000	$8,000,000	75	34
LIFT N	FIXED GRIP QUAD CHAIR		1	$2,000,000	$2,000,000	19	9
LIFT P	DETACHABLE QUAD CHAIR		1	$5,500,000	$5,500,000	52	24
LIFT R	DETACHABLE QUAD CHAIR		1	$6,000,000	$6,000,000	56	26
LIFT X	CARPET		1	$50,000	$50,000	0	0
TRAILS, ATTRACTIONS & AMENITIES							
	TRAIL DEVELOPMENT (HA)		358	$5,000	$1,790,000	17	8
	ATTRACTIONS & AMMENITIES				$447,500	4	2
SKI LIFTS & TRAILS TOTALS					$31,787,500	299	137
BASE VILLAGE							
	SKIER SERVICES (SQ FT)		40,504	$600	$24,302,400	228	105
	DESTINATION (SQ FT)		16,202	$600	$9,721,200	91	42
VILLAGE TOTALS					$34,023,600	320	146
RESORT TOTALS					$65,811,100	619	283
RESORT RESIDENTIAL							
ACCOMMODATION (PUBLIC)							
	HOTEL ROOMS/SQ FT	237	177,750	$400	$71,100,000	668	306
	MULI-FAMILY UNITS/SQ FT	158	158,000	$350	$55,300,000	520	238
	PENSION/B&B UNITS/ SQ FT	8	20,000	$350	$7,000,000	66	30
	SINGLE FAMILY UNITS/ SQ FT	66	165,000	$350	$57,750,000	543	248
ACCOMMODATION (PRIVATE)							
	SINGLE FAMILY UNITS/ SQ FT	163	407,500	$350	$142,625,000	1,341	613
	MULI-FAMILY UNITS/SQ FT	200	200,000	$350	$70,000,000	658	301
EMPLOYEE							
	VARIOUS/SQ FT	148	148,000	$350	$51,800,000	487	223
RESORT RESIDENTIAL TOTALS					$455,575,000	4,282	1,959
PHASE 4 TOTALS					$521,386,100	4,901	2,242

TABLE A1.5 PRELIMINARY SOCIO-ECONOMIC PROJECTIONS PHASE 5

NAME	UNIT TYPE		NUMBER OF UNITS	UNIT COST	COST	DIRECT EMPLOYMENT (JOBS)	INDIRECT EMPLOYMENT (JOBS)
PHASE 5							
SKI LIFTS							
LIFT Y	DOUBLE CHAIR		1	$1,500,000	$1,500,000	14	6
LIFT O	DOUBLE CHAIR		1	$1,500,000	$1,500,000	14	6
LIFT T	FIXED GRIP QUAD CHAIR		1	$2,000,000	$2,000,000	19	9
LIFT U	FIXED GRIP QUAD CHAIR		1	$2,000,000	$2,000,000	19	9
TRAILS, ATTRACTIONS & AMENITIES							
	TRAIL DEVELOPMENT (HA)		163	$5,000	$815,000	8	4
	ATTRACTIONS & AMMENITIES				$203,750	2	1
SKI LIFTS & TRAILS TOTALS					$8,018,750	75	34
BASE VILLAGE							
	SKIER SERVICES (SQ FT)		32,584	$600	$19,550,400	184	84
	DESTINATION (SQ FT)		13,034	$600	$7,820,400	74	34
VILLAGE TOTALS					$27,370,800	257	118
RESORT TOTALS					$35,389,550	333	152
RESORT RESIDENTIAL							
ACCOMMODATION (PUBLIC)							
	HOTEL ROOMS/SQ FT	191	143,250	$400	$57,300,000	539	246
	MULI-FAMILY UNITS/ SQ FT	128	128,000	$350	$44,800,000	421	193
	PENSION/B&B UNITS/ SQ FT	6	15,000	$350	$5,250,000	49	23
	SINGLE FAMILY UNITS/SQ FT	53	132,500	$350	$46,375,000	436	199
ACCOMMODATION (PRIVATE)							
	SINGLE FAMILY UNITS/SQ FT	132	330,000	$350	$115,500,000	1,086	497
	MULI-FAMILY UNITS/ SQ FT	161	161,000	$350	$56,350,000	530	242
EMPLOYEE							
	VARIOUS/SQ FT	120	120,000	$350	$42,000,000	395	181
RESORT RESIDENTIAL TOTALS					$367,575,000	3,455	1,581
PHASE 5 TOTALS					$402,964,550	3,788	1,733

TABLE A1.6 PRELIMINARY EMPLOYMENT PROJECTIONS: CONSTRUCTED BY PHASE

SUMMARY	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTALS
DEVELOPMENT COSTS						
SKI LIFTS & TRAILS TOTALS	$24,881,250	$23,775,000	$13,881,250	$31,787,500	$8,018,750	$102,343,750
RESORT TOTALS	$71,007,450	$47,797,200	$50,063,650	$65,811,100	$35,389,550	$270,068,950
RESORT RESIDENTIAL TOTALS	$443,800,000	$447,375,000	$483,875,000	$455,575,000	$367,575,000	$2,198,200,000
DEVELOPMENT COSTS TOTALS	$514,807,450	$495,172,200	$533,938,650	$521,386,100	$402,964,550	$2,468,268,950
PERSON - YEARS EMPLOYMENT						
DIRECT EMPLOYMENT (PERSON-YR)	4,839	4,655	5,019	4,901	3,788	23,202
INDIRECT EMPLOYMENT (PERSON-YR)	2,214	2,129	2,296	2,242	1,733	10,614
TOTAL	7,053	6,784	7,315	7,143	5,521	33,815

TABLE A1.7 PRELIMINARY EMPLOYMENT PROJECTIONS: OPERATIONS BY PHASE

PHASE	SKIER VISIT ESTIMATES*	DIRECT (FTE)	INDIRECT (FTE)	TOTAL (FTE)
EXISTING	50,000	70	35	105
PHASE 1	152,292	213	107	320
PHASE 2	233,016	326	163	489
PHASE 3	356,286	499	249	748
PHASE 4	472,038	661	330	991
PHASE 5	564,480	790	395	1,185

*AT THE END OF THE PHASE

Community Economic and Social Impacts

The proposed expansion of Hemlock Resort is expected to have a far reaching positive economic and social impact on the communities of the Fraser Valley Region. Specifically, the nearby communities of Agassiz and Chilliwack, as well as the Sts'ailes First Nation should prove to be the primary benefactors of the resort community's sequentially phased development over the next 15 to 20 years.

The size and scale of proposed development will create an estimated 34,000 person years of employment to build the resort. This means a full spectrum of construction jobs will be required over the course of the implementation of the Hemlock Master Plan. As such, the personnel working those jobs will need to live within an easy commute to Hemlock. This will create a direct benefit to those companies located within close proximity to the resort. Further, as Hemlock grows in size and prominence, taking on its own character as a community, many trades will want to and need to be located at the resort. All of this bodes well for the contractors located close to the base of the mountain including the Sts'ailes First Nations community, Harrison Mills, Agassiz and out to Chilliwack.

In addition, as permanent jobs are created at Hemlock, especially in the early phases of development, many of the management, staff and employees at Hemlock will choose to commute to the resort. This will economically benefit the local communities. Over time, however, with an estimated 1,500 plus positions at the resort by buildout, Hemlock will have become a community in its own right. Many of these employees will make life style decisions to live at the resort, thus establishing and strengthening a positive Hemlock resident based socio-economic impact.

In summary, major economic and social impacts will include:

- 34,000 person years of construction related employment over the course of the 15 to 20 year development of Hemlock;
- 1,500 plus year-round and seasonal jobs at the resort;
- Property tax revenue from the all-season mountain attractions and the supporting facilities, attractions in the mountain and waterfront villages;
- Major economic boosts for the Sts'ailes First Nations community, Harrison Mills, Agassiz, Chilliwack and the surrounding region;
- Diversification of the Fraser Valley Regional District economy;
- Investment and employment opportunities for the members of the various First Nations in the area, with an obvious and direct benefit to the Sts'ailes First Nation, recognized as having the most prominent presence in the Hemlock area.

HEMLOCK RESORT

APPENDIX 2
MANAGEMENT AND OWNERSHIP STRUCTURE



HEMLOCK RESORT

Appendix 2

Management and Ownership Structure

OWNERSHIP

The property and assets of Hemlock Valley were purchased out of foreclosure on October 18th, 2006.

Three Corporations were formed reporting to the Berezan Group:

- 0762608 B. C. Ltd.
  - Structured to purchase land;
- Hemlock Utility Services Ltd.
  - Structured to purchase the Utility Assets;
- 0773278 B. C. Ltd.
  - Resort Management Company

In addition, the Hemlock Resort Partnership was created, establishing the Berezan Group to oversee operations of the resort.

The founder of these and Chief Executive Officer of these Corporations is Mr. Ralph Berezan. For the last 40 years, Mr. Berezan has been actively involved in real estate development. Currently, his Canadian based projects are in British Columbia, Alberta, and Manitoba. In the United States, he has projects in Hawaii, Texas, Arizona and Washington State.

MANAGEMENT

Reporting directly to Mr. Berezan:

- Mr. Steve Berezan oversees the day to day management at Hemlock Resort;
- Mr. Kevin Bourdin is the Hemlock Resort Manager of the Resort Operations

CONSULTANTS

To this point, other professionals involved with determining the best course of action for Hemlock Resort include:

- Sts'ailes First Nation;
- Brent Harley and Associates Inc., Mountain Resort Design and Planning ;
- Aplin Martin Engineering;
- Pottinger Gaherty Environmental Consultants.

HEMLOCK RESORT

APPENDIX 3
FINANCIAL CAPABILITY AND PROJECT RATIONALE



HEMLOCK RESORT

Appendix 3

Financial Capability and Project Rationale

As of October 2009, the Berezan Group has invested over $10,000,000 in Hemlock Resort. They operate the property and assets without carrying any debt. While fully capable to proceed with the development of the resort, the intention of the Berezan Group is to strategically advance the development cautiously. Implementation of the Master Plan, as outlined within this document, will be market driven to the greatest degree possible.

Tied to this, it is the Berezan Group's sincere intention to work closely with the Sts'ailes to respectfully establish a mutually beneficial "joint venture" to develop the waterfront of Harrison Lake in association with the mountain components of the Hemlock. The timing and structure of this relationship will move as quickly or as slowly as is appropriate to ensure that the interests of the Sts'ailes are fully taken into account. That said, the ownership and management know that Hemlock has all of the natural attributes to be a world class destination resort. Complementing this, and given timely approvals, the Berezan Group is convinced that Hemlock Resort will be an absolute success for the following reasons:

- The mountain and village development potential for high quality, well balanced and integrated all-season resort use is very significant;
- The implementation of the planned improvements to the mountain facilities will excite the skier marketplace;
- The skier marketplace in the Fraser Valley is largely untapped;
- The inclusion of Harrison Lake into the plan adds a very special and unique dimension to the mountain resort opportunity;

- The development of the mountain and base area facilities are very phasable;
- The population within a 25 mile radius of the resort is estimated to grow by over 200% within the next ten years.
- The population and general growth in the Lower Mainland is expected to be very strong;
- Access to Hemlock is relatively easy;
- The Vancouver International Airport is with an easy 2 hour drive and the Abbotsford International Airport about a 1 hour drive, giving destination guests from all over the world direct access;
- The Olympics has brought exposure the tourism and mountain resort marketplace of the world to British Columbia;
- The Province has an agreement with the Berezan Group to cost share the paving of the existing access road;
- Both the Sts'ailes and the Berezan Group are very interested in a joint venture to develop Hemlock into a world class environmentally sensitive mountain resort.

HEMLOCK RESORT

APPENDIX 4

PGL ENVIRONMENTAL OVERVIEW



HEMLOCK RESORT

APPENDIX 5
MARKET



HEMLOCK RESORT

Appendix 5

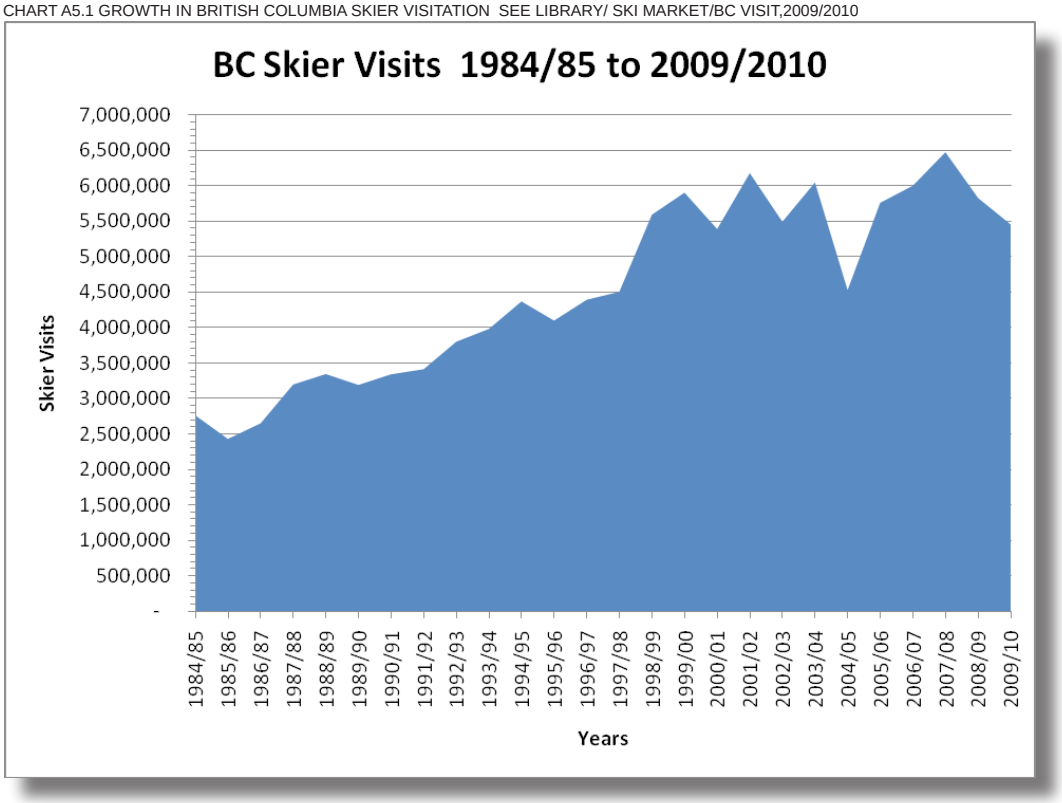
Market

British Columbia ski resorts continue to realize strong visitation, and overall growth, even in the face of challenging international economic climates. While skier visitation to ski resorts in BC declined during the winter of 2009/2010, (as graphically illustrated in Chart A5.1), this can be attributed to a variety of conditions including the strengthening of the Canadian dollar; concerns and difficulties of US citizens crossing the border into and out of Canada; the economic meltdown of the economy in the United States; a decrease in the amount of snow, and most recently; an aversion to coming to BC to ski due to the Olympics. It is important to note that, even incorporating this recent decline, the growth of skier visitation in British Columbia has averaged 3.9% per year since the 1984/1985 the ski season. With the resolution of some of the recent deterrents to international travel, it is safe to assume that the mountain resorts in BC have a bright future.

As a comparison, skier visits in the United States for the 20009/2010 season rose to 59.7 million, the second highest visitation number on record. This occurred, despite a decrease in natural snowfall by an average of 14% nationwide and by 25% in the Pacific Northwest[1].

[1] National Ski Areas Association, NSAA Journal, August/September 2010

CHART A5.1 GROWTH IN BRITISH COLUMBIA SKIER VISITATION SEE LIBRARY/ SKI MARKET/BC VISIT,2009/2010



In the larger context, the Canadian Ski Council reported that the 2007/08 season saw a record high in skier visits for Canada. There was an increase of skier visits by 6% between the 2003/04 season and the 2007/08 season and a 15% growth in the past year2.

BC and Yukon Resorts showed the highest growth rate in resort regions over the past 5 years of 9.4% and skier visits increased 27% in the past year. While international markets declined as a percentage of the skier visits, the growth in the domestic visits more than made up the difference.

Another positive indicator in the market is the fact that BC continues to enjoy the greatest percentage of overnight visitors at their ski resorts. In 2007/08 over 60% of the skier visits in BC stayed overnight. The type of visitor, from local resident, to day visitors or overnight visitors, impacts on

[2] Canadian Ski Council – 2007-2008 Canadian Skier and Snowboarder Facts and Stats

the stream of income to a resort. Overnight visitors will spend more at the resort particularly if the accommodation is located on site. Local residents are more likely to be using season passes (effectively a discounted ticket) and often bring their own refreshments, resulting in a lower yield per skier visit.

As such, catering to the destination guests at BC resorts plays well with their economic success.

ADDITIONAL POSITIVE FINDINGS

In December 2008, the Canadian Ski Council reported that there is cautious optimism for continued growth in the Canadian skiing and snowboarding marketplace. The findings included:

1. When good times go bad, a significant number of people still want to ski and snowboard. Tracking times of similar economic downturns found that skier visits effectively remained the same.

2. If the snow is good, guests will respond, but significant shifts in visitation and behaviour are likely. With the ability to make last minute decisions and to track current conditions, skiers go where the snow is.

3. Resorts should plan for austerity, but be prepared for the splurge. Because skiers are typically affluent and have greater amounts of disposable income they make last minute decisions to travel when the perceived value meets their expectations.

4. International visitation will be erratic, but the domestic base should be strong. Canadian skiers have typically demonstrated a passion for the sport that translates into significant and dependable support for their regional resorts[3].

[3] Canadian Ski Council – Model for Growth Article December 2008.

Market Position

Today, British Columbia is home to some of the most sought out snow-sport destinations in the world. Names like Whistler, Wiegele, Rossland and the Bugaboos now carry near-mythical weight with mountain enthusiasts from Melbourne to Munich. This is a well established reputation. BC entrepreneurs have been bold enough to create innovative new mountain models inspired by the province's unique geography. Further, British Columbia's status as one of the de facto centres of the snow-sports universe has been reinforced by the 2010 Winter Olympic Games. Even with the Olympic aversion during the Games, impacting on the total skier visits during the 2009/10 ski season, the positive exposure that BC received as a result of the Olympics should prove to be beneficial and result in greater visitation in the future. With the federal and provincial governments having spent multi-millions of dollars to promoting and marketing BC's image worldwide, it should be safe to assume that they will reinforce the value of those expenditures with ongoing marketing to capture the value of the Olympic exposure.

Growing from this, as visitors (both foreign and domestic) experience the well known resorts within the Province, the belief is that they will be drawn to explore other mountain destination resorts throughout BC. Hemlock as a newly expanded, well planned and operated resort will be well positioned to benefit from this opportunity.

Finally, the demand and market support for all-season mountain resorts has emerged and gained momentum. While much of the entrepreneurial energy over the last 25 years has been focused on establishing a viable winter-based mountain tourism business in BC, recent summer initiatives at leading resorts like Whistler have shown tremendous returns (Whistler now hosts more visitors in the summer than in the winter). Whether mountain

biking, climbing, fishing, rafting, exploring, or simply fleeing the urban summer heat for the cool clean air of the highlands, visitors are increasingly viewing British Columbia's mountain resorts as potential summer destinations as well.

Complementing this, it is worth noting that studies have shown that "ski tourists" from the United States are very active participants in other activities. Summer pastimes include wildlife viewing (51%), hiking/backpacking (41%), cycling and mountain biking (37%), fresh water fishing (31%), motor boating (30%), whitewater rafting (22%), and rock climbing (10%). Given their interests (and the high level of commitment they show to their favoured sports), it would seem a reasonable assumption that once they have "discovered" BC as a welcoming winter destination with a full palette of recreational activities, they would be much more likely to return here on summer trips.

Like all industries, the mountain tourism business needs to remain flexible and creative in the face of new opportunities and challenges. While BC is still basking in the success of its original groundbreaking resort models (places like Whistler/Blackcomb and world class activities like heli-skiing and snowcat skiing), along with the post Olympic glow, the socio-economic conditions that sustained the growth of these enterprises are quickly changing. The following trends will also come into play:

- The fast-changing demographics in western North America – featuring an influx of new Pacific Rim residents who don't necessarily have a cultural attachment to snow play;
- The dramatic rise in number of active seniors and the opportunity for various businesses to refine their traditional offerings to better suit the needs of this group;

- The rise in multi-sport participation among families and the need for mountain resorts to provide a broader and more diverse range of activities suited to a wide spectrum of tastes;
- The powerful voice and far-reaching economic clout of the environmental lobby as it pertains to global tourism and mountain resort businesses and how the growing market influence of this group will impact the development of future resorts;
- The advent of amenity migrants with the ability to seamlessly relocate one's business to the resort setting.

All of these trends point to an opportunity to cater to a diversified, family oriented, multifaceted mountain resort model - a model that is inspired by the past, but is unique to itself. This is how Hemlock intends to position itself.

At first glance, Hemlock's physical attributes might be dismissed as insubstantial when compared to the world's great mountain resorts. As illustrated in this Master Plan, the opportunities at Hemlock are very significant. With the opportunity to:

- Expand the alpine and Nordic skiing within a world class mix of terrain;
- Create as a series of unique villages and associated amenities on the mountain;
- Create ski to / ski from resort residential on the mountain;
- Develop wide variety of the waterfront amenities on Harrison Lake;
- Create a waterfront village on Harrison Lake;
- Develop lift connections between the mountain and the waterfront;

- Develop a diverse collection of all-season trail systems;
- Develop two eighteen hole golf courses;
- Access the backcountry;

The resort has the ability to offer the tourism marketplace a well balanced product that will cater to a wide variety of mountain recreation experiences, different than anything else currently offered in BC and for that matter, North America.

The establishment of multiple villages as focal points combined with its unique geography and its user-friendly terrain provides a special opportunity to travel on skis over the course of the day through and to several destination points. It will enable the patrons to access and explore the backcountry while having all of their expectations being catered to. It will continue to offer the very rare predominant ski in / ski out attribute found in so few North American mountain resorts (including Whistler). The incorporation summer amenities will provide a vibrant four season mountain resort experience. The particularly unique ability to link the mountain to a waterfront village and marina will put Hemlock on the map of distinctive and special places to visit.

All of these attributes will reinforce Hemlock as a major component of the tourism product in British Columbia. With careful attention to detail Hemlock will continue on its path toward becoming a mountain resort community, offering a high quality destination experience to tourists from all over the world, while become a model of sustained prosperity.

They are well positioned to be a model to other resorts as well as to other elements of our society.



APPENDIX 6
PRO FORMA

HEMLOCK RESORT

Appendix 6

Economic Feasibility

The Economic Feasibility of the Hemlock Resort is conceptual, based on the Master Plan level of documentation and is not suitable for financing purposes. The ski operations' projections are based on the Canada West Ski Area Associations Economic Analysis for the 2008/2009 ski season. The average financial results contained in this document include the operations of Whistler/Blackcomb and therefore, can overstate the profitability of newly expanded operations such as Hemlock Resort. Where possible, we have adjusted the results based on the review of financial information from other regional resorts in British Columbia.

The following projections for Hemlock Resort were prepared as of July, 2010. **It is important to note that unanticipated events and circumstances may occur. The actual results achieved during the period covered by the projection may vary from the projected results. These variations may be material and could affect the financial feasibility of the resort.**

SKI OPERATIONS

Presented in Appendix 1 are the costs for lifts, buildings, ski run construction and all capital costs for the ski operations. The total cost the mountain attraction facilities to buildout is approximately $102 million as shown in the summary below.

PHASE	TOTAL CAPITAL COSTS ($MILLIONS)
PHASE 1	$ 24,881,250
PHASE 2	$ 23,775,000
PHASE 3	$ 13,881,250
PHASE 4	$ 31,787,500
PHASE 5	$ 8,018,750
TOTAL	**$ 101,343,750**

Note. The capital costs are listed in 2010 dollars.

MOUNTAIN CAPACITIES AND PHASING

Presented on Table A6.1 is the Comfortable Carrying Capacity (CCC) of skiers per day after the completion of each phase of the lift development.

TABLE A6.1 COMFORTABLE CARRYING CAPACITY BY PHASE

EXISTING:	1,156 (SKIERS/DAY)
PHASE 1:	3,626 (SKIERS/DAY)
PHASE 2:	5,548 (SKIERS/DAY)
PHASE 3:	8,483 (SKIERS/DAY)
PHASE 4:	11,239 (SKIERS/DAY)
PHASE 5:	13,440 (SKIERS/DAY)

The market demand and skier visit projections are based on the assumption that they will increase in alignment with significant, long overdue improvements to the existing facilities, combined with incremental 'announceable' expansions of the lifts and trails at Hemlock. This is directly complemented by the fact that the resort is within an hour and a half drive of 2.5 million people. Of this, the 600,000 plus residents of the Fraser Valley are largely un-serviced with any mountain resort of a high caliber nature. Assuming that approvals are in place and the first steps of implementation are in place for the ski season of 2011/2012, improvements are made on an annual basis and the market responds in response to the incremental improvements, Table A6.2 illustrates the estimated increases in skier visits over the course of the first two phases of expansion.

TABLE A6.2 SKIER VISITS PROJECTION

EXISTING	50,000 (SKIER VISITS)
PHASE ONE	
2011/2012	52,214 (SKIER VISITS)
2012/2013	65,268 (SKIER VISITS)
2013/2014	87,024 (SKIER VISITS)
2014/2015	108,780 (SKIER VISITS)
2015/2016	120,536 (SKIER VISITS)
PHASE TWO	
2016/2017	152,292 (SKIER VISITS)
2017/2018	166,440 (SKIER VISITS)
2018/2019	186,413 (SKIER VISITS)
2019/2020	206,386 (SKIER VISITS)
2020/2021	226,358 (SKIER VISITS)
2021/2022	239,624 (SKIER VISITS)

Projected Ski Operations

Presented on Table A6.3 are the results of the projected income statement for the ski operations of Hemlock to 2022. The results show a positive income in the first year of Phase One, of approximately $300,000 before capital replacement allowance, interest and income taxes. By year 12, at the completion of Phase Two, this rises to about $8.0 million in income before capital replacement allowance, interest and income taxes.

The ski operations' projections are primarily based upon the Canada West Ski Area Association's (CWSAA) Economic Analysis for the year 2008/2009. The average financial results contained in this document include the operations of Whistler/Blackcomb and, therefore, can overstate the profitability of expansion operations such as Hemlock. Where possible, we have adjusted the results based on actual streams of income and expenses along with the review of financial statements of similar sized resorts in British Columbia.

TABLE A6.3: 10 YEAR PROJECTED INCOME STATEMENT – SKI OPERATIONS REVENUE DETAIL

SKI OPERATIONS												
YEAR	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
DEVELOPMENT PHASE	EXISTING	PHASE 1	PHASE 1	PHASE 1	PHASE 1	PHASE 1	PHASE 1	PHASE 2	PHASE 2	PHASE 2	PHASE 2	PHASE 2
COMFORTABLE CARRYING CAPACITY (CCC)	1156	3626	3626	3626	3626	3626	3626	5548	5548	5548	5548	5548
BALANCED RESORT CAPACITY (BRC)	1640	4655	4655	4655	4655	4655	4655	7041	7041	7041	7041	7041
LENGTH OF SEASON	72	120	120	120	120	120	120	120	120	120	120	120
SEASONAL CAPACITY	83232	435,120	435,120	435,120	435,120	435,120	435,120	665,760	665,760	665,760	665,760	665,760
WINTER UTILIZATION	60%	12%	15%	20%	25%	30%	35%	25%	28%	31%	34%	36%
VISITS												
WINTER - DAY	50,000	52,214	65,268	87,024	108,780	130,536	152,292	166,440	186,413	206,386	226,358	239,674
% CHANGE		4%	25%	33%	25%	20%	17%	9%	12%	11%	10%	6%
SUMMER RIDES	0	15,664	19,580	26,107	32,634	39,161	45,688	49,932	55,924	61,916	67,908	71,902
% CHANGE		0%	25%	33%	25%	20%	17%	9%	12%	11%	10%	6%
TICKET PRICES												
ADULT WINTER	$45	$90	$ 92	$94	$96	$97	$99	$101	$103	$105	$108	$110
ADULT SUMMER	$0	$45	$46	$47	$48	$49	$50	$51	52	$53	$54	$55
GROSS REVENUES ($000)												
WINTER LIFT REVENUES	$1,350	$2,820	$3,595	$4,889	$6,234	$7,630	$9,080	$10,122	$11,563	$13,058	$14,608	$15,777
SUMMER LIFT REVENUES	$-	$458	$584	$794	$1,013	$1,240	$1,475	$1,645	$1,879	$2,122	$2,374	$ 2,564
WINTER SUPPORTING												
SKI SCHOOL	$300	$313	$399	$543	$693	$848	$1,009	$1,125	$1,285	$1,451	$1,623	$1,753
FOOD	$248	$258	$330	$448	$571	$699	$832	$928	$1,060	$1,197	$1,339	$1,446
BAR	$106	$111	$141	$192	$245	$300	$356	$397	$454	$513	$574	$619
RENTAL	$266	$278	$354	$482	$614	$752	$895	997	$1,139	$1,286	$1,439	$ 1,554
RETAIL	$320	$334	$426	$579	$739	$904	$1,076	$1,200	$1,370	$1,548	$1,731	$1,870
MISCELLANEOUS	$50	$52	$67	$91	$115	$141	$168	$187	$214	$242	$271	$292
SUMMER SUPPORTING												
RETAIL/RENTAL	$100	$104	$133	$181	$231	$283	$336	$375	$428	$484	$541	$584
FOOD	$200	$209	$266	$362	$462	$565	$673	$750	$857	$967	$1,082	$1,169
BAR	$75	$78	$100	$136	$173	$212	$252	$281	$321	$363	$406	$438
MISCELLANEOUS	$50	$52	$67	$91	$115	$141	$168	$187	$214	$242	$271	$292
TOTAL	$3,065	$5,068	$6,462	$8,788	$11,205	$13,715	$16,321	$18,194	$20,785	$23,472	$26,258	$28,359

HEMLOCK RESORT

Major Revenue Assumptions to the Projeted Income Statement - Ski Operations

REVENUES

1. The Comfortable Carrying Capacity (CCC) and phasing was defined as part of the master plan programme.

2. The length of the winter season was assumed to be 120 days, from approximately late November to mid-April.

3. The winter skier visits projection is based upon the market comments in Appendix 5 and Section 2.12 of this report.

4. The summer visits projection is based upon our own assumptions on the volume of summer lift passes. Significant potential exists at Hemlock for summer lift visits by including mountain biking. For comparison, Whistler/Blackcomb exceeded 100,000 mountain bike lift passes plus significantly more sightseeing lift rides in the past season. The Sulphur Mountain attraction in Banff achieves 660,000 visits during its 10 month operation. The ultimate potential at Hemlock could exceed 100,000 visits per year.

5. The winter and summer adult lift ticket rate is based upon current lift rates at comparable mountain resorts in BC.

6. A net to gross ratio of 60% on the winter daily lift rate was used to estimate the net lift revenue and is representative of comparable BC ski areas. A net to gross ratio of 65% on the summer lift rate was used.

7. Presented on the table below are the revenue per skier visit assumptions that were used to derive the winter revenue for the supporting departments. They are based upon the CWSAA averages. Future years are then adjusted by 2% inflation.

TABLE A6.4 REVENUE PER SKIER ASSUMPTIONS (WINTER)

DEPARTMENT	REVENUE PER SKIER VISIT
SKI SCHOOL	$6.00
FOOD	$4.95
BAR	$2.12
RENTAL	$5.32
RETAIL	$6.40
MISCELLANEOUS	$1.00

8. Presented on the table below are the revenue per visit assumptions that were used to derive the summer revenue for the supporting departments. They are based upon comparable results at other resorts that achieve high summer visit volumes. Future years are then adjusted by 2 % inflation.

TABLE A6.5 REVENUE PER VISIT ASSUMPTIONS (SUMMER)

DEPARTMENT	REVENUE PER VISIT
RENTAL/RETAIL	$2.00
FOOD	$4.00
BAR	$1.50
MISCELLANEOUS	$1.00

HEMLOCK RESORT

TABLE A6.6 : 10 YEAR PROJECTED INCOME STATEMENT – SKI OPERATIONS EXPENSE DETAIL

SKI OPERATIONS												
YEAR	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
DEVELOPMENT PHASE	EXISTING	PHASE 1	PHASE 1	PHASE 1	PHASE 1	PHASE 1	PHASE 1	PHASE 2	PHASE 2	PHASE 2	PHASE 2	PHASE 2
COST OF GOODS SOLD - WINTER												
FOOD	$87	$90	$115	$157	$200	$245	$291	$325	$371	$419	$469	$506
BAR	$37	$39	$49	$67	$86	$105	$125	$139	$159	$179	$201	$217
RENTAL	$35	$36	$46	$63	$80	$98	$116	$130	$148	$167	$187	$202
RETAIL	$179	$187	$239	$324	$414	$506	$603	$672	$767	$867	$970	$1,047
MISCELLANEOUS	$5	$5	$7	$9	$12	$14	$17	$19	$21	$24	$27	$29
COST OF GOODS SOLD - SUMMER												
RENTAL/RETAIL	$35	$37	$47	$63	$81	$99	$118	$131	$150	$169	$189	$205
FOOD	$70	$73	$93	$127	$162	$198	$235	$262	$300	$339	$379	$409
BAR	$26	$27	$35	$48	$61	$74	$88	$98	$112	$127	$142	$153
MISCELLANEOUS	$5	$5	$7	$9	$12	$14	$17	$19	$21	$24	$27	$29
LABOUR AND EXPENSES												
WINTER SUPPORTING												
SKI SCHOOL	$183	$191	$244	$331	$423	$517	$615	$686	$784	$885	$990	$1,069
FOOD	$101	$106	$135	$184	$234	$287	$341	$380	$435	$491	$549	$593
BAR	$43	$45	$58	$79	$100	$123	$146	$163	$186	$210	$235	$254
RENTAL	$69	$72	$92	$125	$160	$195	$233	$259	$296	$334	$374	$404
RETAIL	$77	$80	$102	$139	$177	$217	$258	$288	$329	$371	$416	$449
MISCELLANEOUS	$25	$26	$33	$45	$58	$71	$84	$94	$107	$121	$135	$146
SUMMER SUPPORTING												
RETAIL/RENTAL	$30	$31	$40	$54	$69	$85	$101	$112	$128	$145	$162	$175
FOOD	$90	$94	$120	$163	$208	$254	$303	$337	$385	$435	$487	$526
BAR	$34	$35	$45	$61	$78	$95	$113	$127	$145	$163	$183	$197
MISCELLANEOUS	$40	$42	$53	$72	$92	$113	$135	$150	$171	$193	$216	$234
FIXED EXPENSES												
LIFT OPERATIONS	$87	$273	$273	$273	$273	$273	$273	$418	$418	$418	$418	$418
SKI PATROL	$55	$172	$172	$172	$172	$172	$172	$263	$263	$263	$263	$263
SLOPE GROOMING	$31	$98	$98	$98	$98	$98	$98	$149	$149	$149	$149	$149
MAINTENANCE AND REPAIR	$49	$152	$152	$152	$152	$152	$152	$233	$233	$233	$233	$233
TICKET SALES	$26	$82	$82	$82	$82	$82	$82	$125	$125	$125	$125	$125
OTHER	$30	$94	$94	$94	$94	$94	$94	$143	$143	$143	$143	$143

TABLE A6.6 : 10 YEAR PROJECTED INCOME STATEMENT – SKI OPERATIONS EXPENSE DETAIL - CONTINUED

SKI OPERATIONS												
YEAR	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
DEVELOPMENT PHASE	EXISTING	PHASE 1	PHASE 1	PHASE 1	PHASE 1	PHASE 1	PHASE 1	PHASE 2	PHASE 2	PHASE 2	PHASE 2	PHASE 2
VARABLE EXPENSES												
LIFT OPERATIONS	$157	$164	$205	$273	$342	$410	$478	$523	$585	$648	$711	$753
SKI PATROL	$99	$103	$129	$172	$215	$258	$302	$330	$369	$409	$448	$475
SLOPE GROOMING	$56	$58	$73	$97	$122	$146	$171	$186	$209	$231	$254	$268
MAINTENANCE AND REPAIR	$87	$91	$114	$151	$189	$227	$265	$290	$324	$359	$394	$417
TICKET SALES	$47	$49	$61	$82	$102	$123	$143	$156	$175	$194	$213	$225
OTHER	$27	$28	$35	$47	$59	$70	$82	$90	$101	$111	$122	$129
OTHER DIRECT	$176	$426	$543	$739	$942	$1,153	$1,372	$1,530	$1,747	$1,973	$2,208	$2,384
PROPERTY OPERATION	$79	$125	$159	$217	$276	$338	$402	$449	$513	$579	$648	$699
GENERAL AND ADMINISTRATION	$396	$625	$797	$1,084	$1,382	$1,691	$2,012	$2,243	$2,563	$2,894	$3,238	$3,497
MARKETING	$264	$417	$531	$722	$921	$1,127	$1,342	$1,496	$1,709	$1,929	$2,158	$2,331
INSURANCE (PROPERTY)	$130	$130	$133	$135	$138	$141	$144	$146	$149	$152	$155	$158
INSURANCE (LIABILITY)	$175	$175	$179	$182	$186	$189	$193	$197	$201	$205	$209	$213
LAND USE FEES	$27	$66	$84	$114	$145	$177	$211	$235	$269	$304	$340	$367
PROPERTY TAXES	$110	$110	$114	$118	$123	$127	$132	$137	$142	$147	$153	$158
SNOW REMOVAL	$80	$80	$82	$83	$85	$87	$88	$90	$92	$94	$96	$98
TOTAL	$3,358	$4,741	$5,668	$7,209	$8,801	$10,447	$12,147	$13,820	$15,496	$17,227	$19,014	$20,349
NET INCOME BEFORE CAPITAL REPLACEMENT	-$294	$328	$794	$1,579	$2,404	$3,268	$4,174	$4,373	$5,289	$6,245	$7,244	$8,009

HEMLOCK RESORT

Major Expense Assumptions to the Projected Income Statement – Ski Operations

EXPENSES

1. Cost of goods sold is based upon the percentages in the table below.

TABLE A6.7 COST OF GOODS SOLD

DEPARTMENT	% OF REVENUE
WINTER	
FOOD	35%
BAR	35%
RENTAL	13%
RETAIL	56%
MISCELLANEOUS	10%
SUMMER	
RETAIL/RENTAL	35%
FOOD	35%
BAR	35%
MISCELLANEOUS	10%

2. Labour and other direct costs are based upon the percentages in the table below.

TABLE A6.8 LABOUR AND DIRECT COSTS

DEPARTMENT	% OF REVENUE PER SKIER VISIT
WINTER	
SKI SCHOOL	61%
FOOD	41%
BAR	41%
RENTAL	26%
RETAIL	24%
MISCELLANEOUS	50%
SUMMER	
RETAIL/RENTAL	30%
FOOD	45%
BAR	45%
MISCELLANEOUS	80%

3. Presented on the table below are the fixed portions of the expenses for the ski operations departments. They are based upon the relative distribution from the CWSAA averages. The total amount has been adjusted up to a level consistent with existing operations.

TABLE A6.9 FIXED PORTIONS OF SKI OPERATION EXPENSES

FIXED PORTION		
LIFT OPERATIONS	($/CCC)	$75.34
SKI PATROL	($/CCC)	$47.36
SLOPE GROOMING	($/CCC)	$26.90
MAINTENANCE & REPAIR	($/CCC)	$41.98
TICKET SALES	($/CCC)	$22.60
OTHER	($/CCC)	$25.82
	($/CCC)	$240.00

4. Presented on the table below are the variable portions of the expenses for the ski operations departments. They are based upon the relative distribution from the CWSAA averages. The total amount has been adjusted up to a level consistent with existing operations.

TABLE A6.8 VARIABLE PORTIONS OF SKI OPERATION EXPENSES

VARIABLE PORTION		
LIFT OPERATIONS	($/SKIER VISIT)	$3.14
SKI PATROL	($/SKIER VISIT)	$1.98
SLOPE GROOMING	($/SKIER VISIT)	$1.12
MAINTENANCE & REPAIR	($/SKIER VISIT)	$1.74
TICKET SALES	($/SKIER VISIT)	$0.94
OTHER	($/SKIER VISIT)	$0.54
		$9.46

5. Other direct expenses are based upon 13% of lift revenue.

6. Property operations expense is based upon 3% of winter revenues.

7. General and administration expenses range from 18% of ski operations revenues in the first year down to 11% in the tenth year of operation.

8. Marketing expenses range from 15% of gross revenues in the first year down to 7.5% in the tenth year of operation.

9. The land use fees are based upon 2% of gross lift revenue.

10. Property taxes were estimated using property tax averages.

11. Insurance is based upon insurance averages.

12. All other costs are based upon the CWSAA averages.

Break Even Analysis

The Commercial Alpine Ski Policy defines break even analysis as follows:

"The Break Even Analysis graphically illustrates the volume of skier visits required to reach financial goals and allows for an evaluation of the probability of reaching required levels of utilization. When charted, the break even model shows three levels of break even. These are:

1. Cash Break Even – The volume required to meet annual cash operating expenses. Principal payback and interest are not operating expenses.

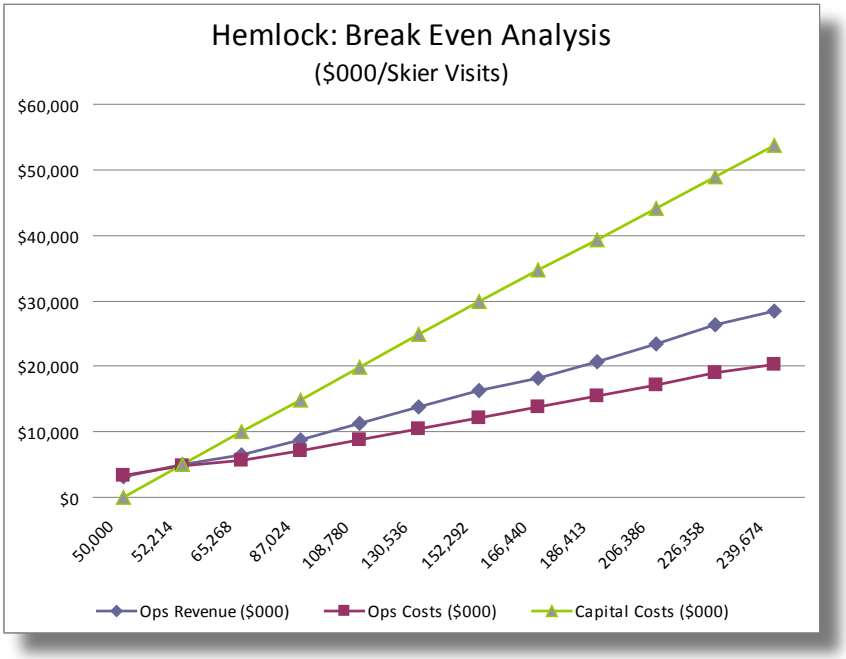
2. Operating Break Even – The volume required to meet annual operating expenses. It includes depreciation but not interest.

3. Economic Break Even – The volume required to meet all operating and capital expenses, including the cost of capital. "

For the purposes of this analysis, we have assumed the capital cost replacement allowance is equivalent to depreciation. Therefore, operating break even is achieved when all operating costs and the capital cost replacement allowance are covered.

Presented on Chart: A6.1 are the graphical results of the break even analysis. Hemlock achieves cash break even at approximately 52,000 skier visits. Hemlock achieves operating break even at approximately 80,000 skier visits. However, the economic break even is not achieved within the initial 12 years of operations. This result suggests that the ski operations alone are not economically viable and will require the cash flow from an external source such as real estate activity to achieve overall economic break even.

CHART: A6.1 BREAK EVEN ANALYSIS





HEMLOCK RESORT

APPENDIX 7

GOLDER ASSOCIATES WATER LICENSE REVIEW

August 26, 2013 Reference No. 1314470235-001-L-Rev2

Ms. Chris Yakabuski
Berezan Management (BC) Ltd.
210, 8399 - 200th Street
Langley, BC
V2Y 3C2

WATER LICENSE REVIEW
HEMLOCK RESORT AGASSIZ, BC

Dear Ms. Yakabuski:

Golder Associates Ltd. (Golder) was retained by Berezan Management (BC) Ltd. (the Client) to carry out a review of the water license for the Hemlock Resort (the Resort) located on 20955 Hemlock Valley Road, Agassiz, BC. The purpose of the review is to assess the Resort's current water licences and their adequacy to support the current and projected Phase 1 future development water usage, and determine whether the existing natural systems can likely support the quantity specified in these water licenses.

The scope of this proposal is limited to the hydrologic aspects of the project only, and does not include any specific provisions for geotechnical investigations or engineering design, the investigation, testing or assessment of the potential presence or impact of soil or groundwater contamination at the site, or provision for bioscience services. If requested, Golder can provide experienced specialist personnel for such additional services.

1.0 PROJECT BACKGROUND

The Hemlock Resort is located about 65 kilometres west of Chilliwack, and 50 kilometres east of Mission, BC, as shown in Figure 1. It is understood that a five-phase expansion for the Resort was proposed in the 2010 Master Plan (BHA, 2010). Golder was retained by the Client to confirm that the existing water licenses are adequate to support the current water usage, in addition to the projected water usage in Phase 1 of the proposed expansion. A supplementary consideration is to confirm that the existing natural system can likely support the quantity specified in these water licenses.

2.0 EXISTING WATER LICENSES

The resort currently has two water licences on Cohen Creek (the Creek) and one water licence on Cohen Lake. The water license details are presented in Table 1 and the approximate location of the point of diversion associated with these licenses are presented in Figure 2. Currently, there are no other water licenses on Cohen Creek or Cohen Lake.

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Table 1: Existing Water Licenses

Water License #	Point of Diversion #	Stream Name	Purpose	Annual Quantity* (m^3/year)	Status	Priority Date
C052148	PD43816	Cohen Creek	Water Works	248,898 m^3/year Maximum daily quantity that may be diverted: 150,000 UK gal/day or 681.9 m^3/day	Current	1971-06-30
C058861		Cohen Creek	Water Works	68,696 m^3/year Maximum daily quantity that may be diverted: 41,400 UK gal/day or 188.2 m^3/day	Current	1980-03-14
C058862	PD43815	Cohen Lake	Storage	2,726 m^3 per annum (2.21 acre-feet per annum)	Current	1980-03-14

* *rounded to the nearest integer*

As background, a water license search was performed on Sakwi Creek that Cohen Creek drains into as a tributary. There is only one current flow-related water license (#F020480) on Sakwi Creek, which has a flow limit of 0.566 m^3/s. The combined quantity of the Cohen Creek water licenses is approximately 1.8% of the Sakwi Creek water license.

3.0 COHEN CREEK STREAMFLOW

3.1 Data Collection

To review the adequacy of Cohen Creek for the current and projected Phase 1 water usage, the average annual and monthly flows were estimated. Cohen Creek is located in the Coastal Mountains hydrologic zone 9B (Coulson, 1998), with its headwaters in the steep mountain terrain of Mt. Keenan. The Creek is one of the many tributaries of Sakwi Creek, which itself is a tributary to the Harrison River. The portion of the Cohen watershed above the existing point of Cohen Creek diversion #PD43816 was estimated to be 0.57 km^2, with a mean basin elevation of approximately 1,200 m.

As no flow records exist on Cohen Creek, a regional analysis was carried out to estimate the Creek's flow using the available flow records from similar adjacent Water Survey of Canada (WSC) hydrometric stations. After review of hydrometric stations within the same hydrologic zone, four stations located approximately 70 km to 80 km west of the project area were selected, as shown in Table 2. These stations were selected based on their mean basin elevation, multiple years of record, and the mountainous watershed relatively similar to that of Cohen Creek. The hydrometric stations near the project site were reviewed but excluded from the regional analysis, because their mean basin elevations were too low compared to the project site.

Table 2: Selected Regional WSC Hydrometric Stations

Station Name	WSC Station #	Watershed Area (km^2)*	Period of Record
Jamieson Creek at The Mouth	08GA062	2.85	1970-1974, 1999-2005
Norton Creek near Vancouver	08GA006	2.36	1912-1921
Young Creek near Vancouver	08GA007	6.22	1912-1920
Brandt Creek near Vancouver (Upper Station)	08GA008	3.37	1913-1921

* *Watershed area upstream of the selected hydrometric station.*

3.2 Data Analysis and Results

The mean monthly flow from the selected hydrometric stations were compiled and presented in Table 3.

Table 3: Mean Monthly Flow for Selected WSC Hydrometric Stations

Station Name	Mean Monthly Flow (m^3/s)											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Jamieson Creek at The Mouth	0.385	0.224	0.350	0.341	0.493	0.367	0.228	0.080	0.133	0.234	0.380	0.329
Norton Creek near Vancouver	0.177	0.251	0.266	0.337	0.478	0.335	0.164	0.055	0.177	0.341	0.399	0.258
Young Creek near Vancouver	0.465	0.524	0.536	0.896	1.310	1.040	0.395	0.146	0.539	0.709	0.817	0.603
Brandt Creek near Vancouver (Upper Station)	0.320	0.253	0.261	0.379	0.656	0.627	0.334	0.072	0.286	0.518	0.570	0.683

Due to the different watershed size, a unit area flow representation was established for the watercourses in Table 2 to form a basis for comparison. The mean monthly yield was based on the mean monthly flow divided by the respective watercourses' watershed area in Table 2. The mean monthly yield and the regional average yield are presented in Figure 4 and Table 4. Due to the distance between the selected hydrometric stations and the project site, an adjustment was made to account for the regional difference in the average monthly yield. This adjustment was made using a comparison of the average annual precipitation at the selected hydrometric stations and at the project site. It was estimated that the project site receives approximately 74% of the precipitation that is typically received by the watersheds of the selected hydrometric stations. Therefore, the regional average was decreased by 26 % to reflect this variation in precipitation (refer to Table 4).

Table 4: Mean Monthly Yield for Selected WSC Hydrometric Stations

	Mean Monthly Yield ($m^3/s/km^2$)											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Jamieson Creek at The Mouth	0.135	0.079	0.123	0.120	0.173	0.129	0.080	0.028	0.047	0.082	0.133	0.115
Norton Creek near Vancouver	0.075	0.106	0.113	0.143	0.203	0.142	0.069	0.023	0.075	0.144	0.169	0.109

	Mean Monthly Yield ($m^3/s/km^2$)											
	Jan	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
Young Creek near Vancouver	0.075	0.084	0.086	0.144	0.211	0.167	0.064	0.023	0.087	0.114	0.131	0.097
Brandt Creek near Vancouver (Upper Station)	0.095	0.075	0.077	0.112	0.195	0.186	0.099	0.021	0.085	0.154	0.169	0.203
Regional Average	0.095	0.086	0.100	0.130	0.195	0.156	0.078	0.024	0.073	0.124	0.151	0.131
Adjusted Regional Average	**0.070**	**0.063**	**0.073**	**0.095**	**0.143**	**0.114**	**0.057**	**0.018**	**0.054**	**0.091**	**0.111**	**0.096**

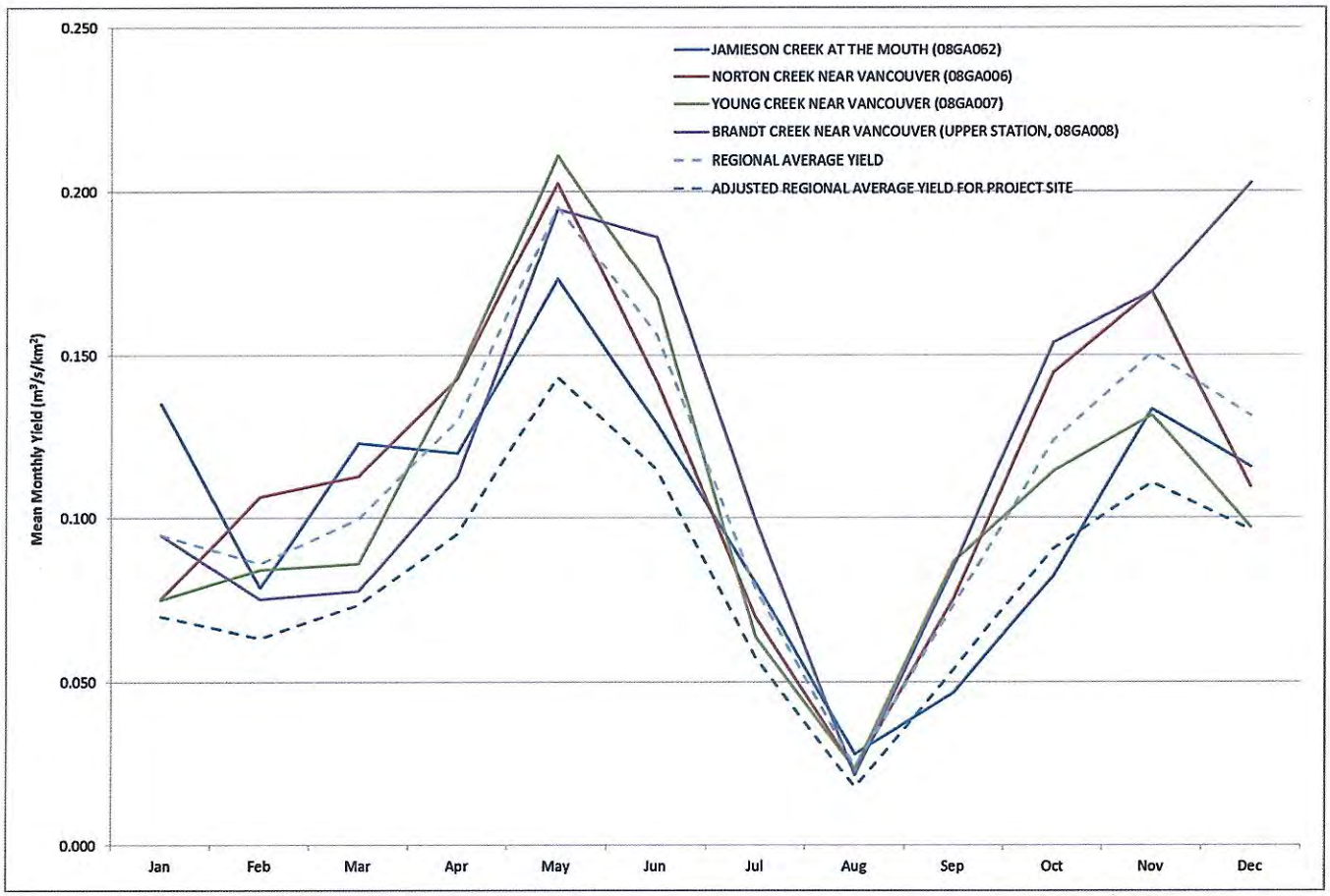


Figure 4: Mean Monthly Yield for Selected Hydrometric Stations.

Table 5 presents the estimated Cohen Creek monthly flow, which was calculated by multiplying the adjusted regional average mean monthly yield by the estimated Cohen Creek watershed area of 0.57 km^2. The mean annual flow in Cohen Creek was estimated to be 0.047 m^3/s, which was equivalent to an annual total flow volume of 1,475,843 m^3.

Table 5: Estimated Mean Monthly Flow for Cohen Creek

Estimated Mean Monthly Flow (m^3/s)											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.040	0.036	0.042	0.054	0.082	0.065	0.033	0.010	0.031	0.052	0.063	0.055

4.0 WATER USAGE REVIEW

The following current water usage information was provided by the Client:

- Current water usage:
  - Annual: 14,783,655 US gal (55,962 m^3);
  - 66,370 US gal/day (251 m^3/day) during operational season (Dec-May, inclusive); and
  - 14,415 US gal/day (55 m^3/day) during non-operational season (Jun-Nov)
- Projected Phase 1 Annual water usage (estimated to be 3 times the current usage):
  - Annual: 44,350,965 US gal (167,886 m^3);
  - 199,110 US gal/day (754 m^3/day) during operational season (Dec-May, inclusive); and
  - 43,245 US gal/day (164 m^3/day) during non-operational season (Jun-Nov, inclusive)

Based on the above water usage information provided by the Client, the current and projected Phase 1 annual water usage is approximately 17.6% and 52.9% of the combined Cohen Creek annual license volume (license #C052148 and #C058861), respectively. During the operational season, the current and projected Phase 1 daily water usage is 28.9% and 86.6% of the combined Cohen Creek daily license volume (license #C052148 and #C058861), respectively. During the non-operational season, the current and projected Phase 1 daily water usage is 6.3% and 18.9% of the combined Cohen Creek daily license volume (license #C052148 and #C058861), respectively.

The current and projected Phase 1 annual water usage is approximately 3.8% and 11.4% of the estimated annual total flow in Cohen Creek, respectively. The combined annual volume from the Cohen Creek water licenses C052148 and C058861 is approximately 21.5% of the estimated annual flow in Cohen Creek.

A supplementary consideration was to confirm that Cohen Creek can likely support the water usage quantity on an average monthly basis. The daily water usage and estimated Cohen Creek monthly average daily flows are presented in Table 6 and Table 7, for the operating season and the non-operating season, respectively. It is noted that the daily water usage cannot exceed the combined licenced daily quantities of license #C052148 and #C058861 (i.e., 870 m^3/day), regardless of the flow quantity that is available in Cohen Creek.

Table 6: Water Usage (Operating Season) and Estimated Cohen Creek Monthly Average Daily Flow

	Dec	Jan	Feb	Mar	Apr	May
Estimated Cohen Creek flow (m^3/day)	4,738	3,432	3,111	3,606	4,689	7,055
Current Water Usage as % of Estimated Cohen Creek Flow	5.3%	7.3%	8.1%	7.0%	5.4%	3.6%
Projected Phase 1 Water Usage as % of Estimated Cohen Creek Flow	15.9%	22.0%	24.2%	20.9%	16.1%	10.7%

Table 7: Water Usage (Non-operating Season) and Estimated Cohen Creek Monthly Average Daily Flow

	Jun	Jul	Aug	Sep	Oct	Nov
Estimated Cohen Creek flow (m^3/day)	3,432	3,111	3,606	4,689	7,055	5,638
Current Water Usage as % of Estimated Cohen Creek Flow	1.6%	1.8%	1.5%	1.2%	0.8%	1.0%
Projected Phase 1 Water Usage as % of Estimated Cohen Creek Flow	4.8%	5.3%	4.5%	3.5%	2.3%	2.9%

Based on the current and projected Phase 1 water usage data, the existing water licences on Cohen Creek are adequate to support the current and projected Phase 1 water usage on a daily and annual basis.

Based on the regional analysis, the estimated Cohen Creek flow appears to be capable of supplying the current and proposed Phase 1 water usage, and the withdrawal volume in the water licenses C052148 and C058861. However, this analysis does not include additional considerations such as potentially reduced flows in the winter due to freezing or minimum streamflow requirements for aquatic life and fisheries, as discussed in the next section.

4.1 Winter Flows

As discussed previously, the mean basin elevation is approximately 1200 m for the Cohen Creek watershed above the existing Cohen Creek point of diversion #PD43816. This area typically has below-zero average temperature during the winter months based on regional climate models (ClimateBC v4.72). The estimated Cohen Creek flow was based on the average yield from regional watercourses with a mean basin elevation ranging between approximately 800 m to 900 m. Therefore, the estimated Cohen Creek flows presented in Table 5 do not reflect the potential for reduced flow due to freezing conditions, which would not be captured necessarily in the data used for the analysis.

4.2 Fisheries Flow Requirement

The present water licenses are based upon total withdrawal volumes, with no allowance for maintaining seasonal flows to support aquatic life. This report does not address the adequacy of the estimated Cohen Creek flows in terms of satisfying both the water usage and the instream flow requirements (IFR) for aquatic life and fish. This assessment is outside of the scope of this project.

5.0 SUMMARY AND RECOMMENDATIONS

Based on the current and projected Phase 1 water usage data, the existing water licences on Cohen Creek are adequate to support the current and projected Phase 1 water usage on a daily and annual basis.

Based on the regional analysis, the estimated Cohen Creek flow appears to be capable of supplying the current and proposed Phase 1 water usage, and the withdrawal volume in the water licenses C052148 and C058861. However, these estimates do not include additional considerations such as potentially reduced flows in the winter due to freezing or minimum streamflow requirements for aquatic life and fisheries

For a watercourse with a small watershed, the flows may be more sensitive than larger watersheds to local climate and hydrological variables, which cannot be fully evaluated using a regional analysis. It is recommended that field visits be carried out at the site to observe the watercourse condition during periods of interest, such as the winter months. A hydrometric monitoring programme is recommended to collect the Creek flow data for validating the regional analysis results. A review of the aquatic and fisheries characteristics of the watercourse is also recommended to support analysis of fisheries flow requirements throughout the year.

6.0 CLOSURE

We trust the above meets your present requirements. If you have any question or require additional details, please contact the undersigned.

Yours very truly,

GOLDER ASSOCIATES LTD.

Rudy Sung, E.I.T.
Water Resources Engineer

Peter Morgan, P.Eng.
Principal

RS/PM/lh

Attachments: Figure 1: Key Plan
Figure 2: Site Plan
Figure 3: Hydrometric Station Location

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REFERENCES

Brent Harley & Associates (BHA) Inc., 2010. Hemlock Resort Master Plan, 2010.

Coulson, C.H. and Obedkoff, W., 1998. British Columbia Streamflow Inventory

ClimateBC v4.72. Climate Normals, available online:
http://www.genetics.forestry.ubc.ca/cfcg/ClimateBC/ClimateBC.html



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SCALE KILOMETRES

PROJECT

BEREZAN MANAGEMENT LTD.
HEMLOCK RESORTS WATER LICENSE REVIEW
AGASSIZ, B.C.

TITLE

KEY PLAN

Golder Associates

PROJECT No.	13-1447-0235.1000		FILE No.	1314470235.1000-01
DESIGN	R.S.	2013-07-03	SCALE	AS SHOWN
CADD	D.P.	2013-07-03	FIGURE	
CHECK	R.S.	2013-07-11		1
REVIEW	P.W.M.	2013-07-11		

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Existing Resort		Current Water Usage (GAD)					
Bed Units	BRC (Guests/day)	Operating Season (Dec-May)	Non-operating Season (Jun-Nov)	Per Bed Unit (Dec-May)	Per BRC (Dec-May)	Per Bed Unit (Jun-Nov)	Per BRC (Jun-Nov)
1,072	1,640	66,370	14,415	61.912	40.470	13.447	8.790

Phase I Estimate*		Estimate 1. - Water Usage by Bed Units** (Total bed units x GAD/bed unit above)		Estimated 2. - Water Usage by BRC (guests/day)** (Total BRC x GAD/BRC above)	
Bed Units	BRC(Guests/day)	Operating Season (Dec-May)	Non-Operating Season (Jun-Nov)	Operating Season (Dec-May)	Non-Operating Season (Jun-Nov)
3,216	4,655	**199,110**	**43,245**	188,386	40,916

***use greater of Estimates 1 and 2**

** does not consider water conservation measures & low flow fixtures that will be used in new construction

2013

Operational													Gallons
per day	dec	31	jan	31	feb	29	march	31	apr	30	may	31	
66370	2057470		2057470		1924730		2057470		1991100		2057470		12145710

Non Operational													
per day	August	31	June	30	July	31	Sept	30	Oct	31	Nov	30	
14415	446865		432450		446865		432450		446865		432450		2191080

Total Gal.	14336790
Total Liter	54270653.75
Cubic Meters	54270.65375



LEGEND

- EXISTING WATERCOURSE
- SECTION OF INTEREST
- WATERSHED OF INTEREST
- 20m INTERVAL CONTOUR LINE
- ACTIVE WATER LICENSE

REFERENCE

TOPOGRAPHY, WATERCOLRSES, AND ORTHOPHOTO FROM BC WATER RESOURCES ATLAS WEB SITE.

PROJECT

BEREZAN MANAGEMENT LTD.
HEMLOCK RESORTS WATER LICENSE REVIEW
AGASSIZ, B.C.

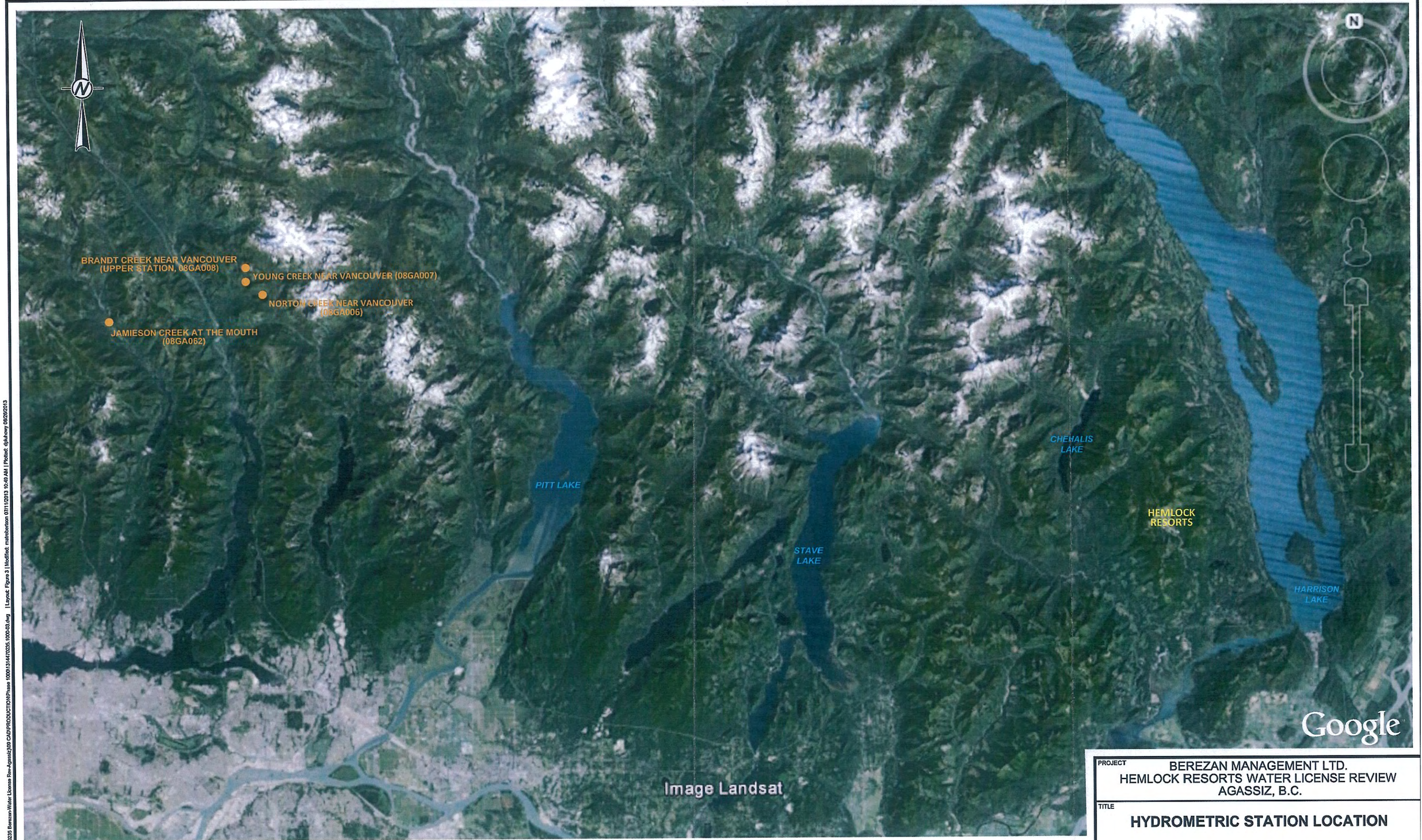
TITLE

SITE PLAN

Golder Associates

PROJECT No.	13-1447-0235.1000		FILE No.	1314470235.1000-02
DESIGN	R.S.	2013-07-03	SCALE	AS SHOWN
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CHECK	R.S.	2013-07-11		2
REVIEW	P.W.M.	2013-07-11		

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LEGEND

STATION MARKER

REFERENCE

GOOGLE EARTH, DATED: APRIL 9th, 2013.

PROJECT

BEREZAN MANAGEMENT LTD.
HEMLOCK RESORTS WATER LICENSE REVIEW
AGASSIZ, B.C.

TITLE

HYDROMETRIC STATION LOCATION

Golder Associates

PROJECT No.	13-1447-0235.1000		FILE No.	1314470235.1000-03
DESIGN	R.S.	2013-07-03	SCALE	NOT TO SCALE
CADD	D.P.	2013-07-03	FIGURE	3
CHECK	R.S.	2013-07-11		
REVIEW	P.W.M.	2013-07-11		

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