## Boundary Line Adults I Boundary Line Adjustment HOMEWOOD VILLAGE RESORTS LLC. EXISTING COVERAGE CALCULATIONS- A.P.N. 097-130-05 TRPA # STD20051762 June 12, 2008

Based on coverage numbers from TRPA

file numbers 20050789-20050801.

Quail Lake was removed from the area of 1b for coverage calculations in parcels 18, and 6. Lake area for Lake Louise and file# 20010384.

Based on coverage numbers from TRPA

Over Covered

2,541,207	126,324	1,781,447	1,493,170	288,277	4,322,654					54,590,699	total	
49,588	0	42,176	41,428	750	91,764	28	851	NA		1,261,498	97-050-34	⊜
366,905	0	185,421	184 742	679	552,326	21	707	NA.		5,855,771	97-050-35	0
1,028,694	0	497,065	494,229	2,236	1,525,759	21	682	NA	252,006	17,708,882	97-050-33	0
505,692	0	139,012	135,232	3.780	644,704	24	773	NA		6,738,732	97-060-19 +	0
788	0	0	0	0	788	1	0	N A	635,541	714,384	97-050-12	0
-3,259	0	8,295	9.205	0	5,946	10	469	N A		278,784	97-050-41	Θ
9,374	0	0	0	0	9,374	20	760	NA		139,392	97-050-39	0
-76,572	0	81,756	22,463	59,293	5,184	1	NA	ib		518,364	97-050-05	0
101,346	0	19.195	19,195	5	120,541	27	809	Ŋ		544,500	97-050-06	<b>(3)</b>
-14,960	0	15,487	0	15,487	527	13	717	¥		21,780	97-170-13	0
-6,469	0	8,600	0.0	6,600	131	1	NA	₽		13,068	97-210-02	0
-16,595	0	16,813	6,288	10,525	218	1	NA	16		21,780	97-210-01	0
189,127	0	74,082	204.74	1,378	263,209	26	756	N <sub>A</sub>		4,356,000	97-050-42	9
424,522	0	138,314	135,591	10 720	560,836	20	760	N A		5,749,484	97-050-40	0
65,891	0	-58,201	<b>新加州</b>	988	124,092	26	797	NA		1,829,520	97-050-24	9
95,227	6,316 +	26,416	26,416	O	121,643	25	760	N A		2,439,360	97-050-22	9
889	0	3,831	3,831	100	4,720	23	734	N A		69,696	97-050-21	9
3,919	0	28,398	27,338	8,059	32,317	27	765	N <sub>A</sub>		475,240	97-060-07	•
-37,866	101,059 †	106,304	108,154	150	68,438	13	717	NA		2,317,392	97-060-12	9
95,022	18,949 +	89,233	60,121	S 110	184,255	15	685	NA A		2,949,012	97-060-10	0
35,519	0	35,911	0	35,911	392	-	NA	<b>1</b> b		39,204	97-130-12	0
-20,057	0	20,493	3,000	17,493	436	_	NA	1b		43,560	97-140-33	Θ
-58,630	0	59,327	57,760	1,567	697	_	N	ŧ		69,696	97-140-03	Θ
-289	0	426	0	420	131	_	N	<del>1</del> b		13,068	97-130-17	Θ
-3,768	0	4.811	2,200	2,611	1,045		Ä	т́ъ		104,544	97-130-16	Θ
296	0	9	0	9	305	_	Š	1ь		30,492	97-130-15	Θ
19,201	0	19,506	0	19,506	305	_	Ä	<del>1</del> 6		30,492	97-130-14	θ
20,336	0	21,861	9,842	12,019	1,525	_	NA	<b>1</b> b		152,460	97-130-13	Θ
-19,408	0	19,539	0	19,539	131	-4	¥.	1b		13,068	97-130-11	Θ
-63,146	0	64,061	200	63,861	915	_	NA	1b		91,476	97-130-05	Θ
Remaining Allowable Coverage	Banked Restored Existing Coverage (Soft)	Total Existing Coverage (Hard + Soft)	Existing Coverage (Soft)	Existing Coverage (Hard)	Base Allowable Coverage ¥	Baliey or IPES % coverage	IPES Score	Bailey Land Capability	Lake Area (Lake Louise, Quail Lake)*	Parcel Size Surveyor Final Calculations ¢	APN	Orginal reference number before county approval
D-G		m+n									Equation	
_	I	G	TI	FI	D	С	В	А			Column Reference	
					,		,	>			Column Deference	

A portion of this parcel is legally consolidated with APN# 97-060-18. Parcel ID and coverage verification correspond to the Madden 1 BLA, TRPA File# 20030255.

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Pairel is comprised of the APN# formerly known as 97-050-036.

(1) Parcel sizes were initially submitted in 2001 for coverage verifications on a portion of the Homewood Mountain Resort (APN: 097-130-05, THPA # 2001034) based on record information from Placer County Assessor. The parcel sizes submitted in 2005/2006 for the Land Capability, IPES and Coverage applications associated with this BLA were based on preliminary survey information which varied from the 2001 submitted. In 2005/2006 for the Land Capability, IPES and Coverage applications associated with this BLA were based on preliminary survey information which varied from the 2001 submitted. The parcel sizes submitted in 2005/2006 for the Land Capability, IPES and Coverage applications associated with this BLA were based on record information in the 2001 submitted in 2005/2006 for the Land Capability, IPES and Coverage applications associated with this BLA were based on record information associated with the 2001 submitted in 2005/2006 for the Land Capability, IPES and Coverage applications. All Base Allowable coverages in the Existing and Proposed BLA configuration were initially calculated using this information, (2) in 2007/2008 dates as it is the most current RL3 data and was confirmed to be correct by Tri State Surveyors. The change in parcel sizes impacted the Base Allowable coverages for nearly all parcels in the Existing Configuration (see table 3) and for 7 parcels in the Proposed Configuration (Parcel 4, 8, 9,10,11,13, and 15, see table 4). (3) The applicant chose not to tulty red the DOACs due to the time involved in creating new spice maps and processing new applicant chose to correct by Tri State Surveyors. The Base Allowable Coverage in size, decreased by the % of coverage associated with the IPES score and multiplied by the amount of increased parcel size. The Base Allowable Coverage is accorded with the IPES score and multiplied by the amount the parcel size of the parcel sin the business of the parcels in the parcels in the parcel size o

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# TABLE 2 Boundary Line Adjustment HOMEWOOD VILLAGE RESORTS LLC. PROPOSED COVERAGE CALCULATIONS - A.P.N. 097-130-05 TRPA #20051762STD

#### August 15, 2008

2,429,857	126,324	1,781,447			4,211,304					54,590,699		total
534,626		233,244			767,870	24	773	NA	252,006	8,556,055	Not assigned	Parcel 20
496,518		286,900			783,418	18	727	NA		9,981,338	Not assigned	Parcel 19
767,826		298,640			1,066,466	20	665	NA		11,765,992	Not assigned	Parcel 18
46,874		44,890			91,764	28	851	NA		1,261,498	Not assigned	Parcel 17
12,095		43,777			55,872	14	707	NA		1,122,106	Not assigned	Parcel 16
-118,187		120,656			2,469	Š	N <sub>A</sub>	1b		246,985	Not assigned	Parcel 15
10,472		1,670			12,142	29	894	NA		341,510	Not assigned	Parcel 14
65,899		5,660			71,559	25	760	NA	Dilling	656,014	Not assigned	Parcel 13
88,623	21,475 †	9,460			98,083	27	809	NA.		678,665	Not assigned	Parcel 12
58,843		3,020			61,863	26	797	NA		809,780	Not assigned	Parcel 11
-254,819		262,921			8,102	N	NA	1b		810,216	Not assigned	Parcel 10
11,520		15,001			26,521	25	788	NA.		405,544	Not assigned	Parcel 9
-39,280		53,507			14,227	4	669	NA		1,379,110	Not assigned	Parcel 8
-41,768		61,717			19,949	24	798	NA		1,660,943	Not assigned	Parcel 7
-20,063	34,108 †	38,851			18,788	15	692	NA		545,371	Not assigned	Parcel 6
517,587	70,741 †	162,594			680,181	18	713	NA		5,753,405	Not assigned	Parcel 5
10,431		20,093			30,524	19	744	NA		341,946	Not assigned	Parcel 4
5,150		12,293			17,443	26	786	NA		762,300	Not assigned	Parcel 3
61,644		48,608			110,252	30	877	NA	174,801	872,942	Not assigned	Parcel 2
215,866		57,945			273,811	20	760	NA	460,740	6,638,980	Not assigned	Parcel 1
		Existing Coverage in the Proposed configuration has not been verified	IRPA has not distinguished between "soft" and "hard" coverage categories	TRPA has not between "sof								corresponding to parcels on the BLA proposed site plan
Remaining Allowable Coverage	Banked Restored Existing Coverage (Soft)	Total Existing Coverage (Hard + Soft)	Existing Coverage (Soft)	Existing Coverage (Hard)	Base Allowable Coverage	DOAC % coverage	IPES Score	Bailey Land Capability	Lake Area (Lake Louise, Quail Lake)*	Parcel Size Surveyor Final Calculations ¢	APN	Parcel Reference Number
D.6	I	e E B	п	m	С	0	B	Þ				Reference Equation

<sup>(1)</sup> Parcel sizes were initially submitted in 2001 for coverage verifications on a portion of the Homewood Mountain Resort (APN: 097-130-05, TRPA # 20010384) based on record information from Placer County Assessor. The parcel sizes submitted in 2005/2006 for the Land Capability, PESS and Coverage applications associated with this BLA were based on preliminary survey information which varied from the 2001 shorting. TRPA staff checked to proceed with 2005/2006 for the Land Capability, PESS and Coverage applications associated with this BLA were based on preliminary survey information which varied from the 2001 shorting coverage in the 1005/2006 more precise parcel data was submitted based on final survey data from Tri State Surveyors. This changed the entire HMR project area by a reduction of 16,897 square feet; some parcels sizes increased, while others decreased. Again, TRPA staff chose to use the 2001/2008 data as it is the most current RLS data and was confirmed to be correct by Tri State Surveyors. The change in parcel sizes impacted the Base Allowable coverages for nearly all parcels in the Edisting Configuration (see table 3) and for 7 parcels in the Proposed Configuration (Parcel 4, 8, 9,101,11,13, and 15, see table 4). (3) The applicant chose not to fully redo the DACs due to the time involved in creating new slope mays and processing new applications. Instead, the following protocol was used in order to rectify the changes in Base Allowable Coverage. The Base Allowable Coverage for parcels that increased in size, decreased by the % of coverage associated with the PES score and multiplied by the amount the parcel size decreased.

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<sup>+</sup> 126,324 s.f. of coverage associated with "Lombard Street" was banked per TRPA file# 970662 to APN# 097-210-01. "Lombard Street" crosses numerous parcels; however this was not documented in the aforementioned TRPA file. In order to distribute the banked coverage "Lombard Street" was interpolated as follows:
80% attributed to APN# 97-060-12, 15% was attributed to APN# 97-050-10, and 5% attributed to APN# 97-050-22. The banking of coverage shall be applied to the respective parcels based on this breakdown.

### TABLE 3 BOUNDARY LINE ADJUSTMENT HOMEWOOD VILLAGE RESORTS LLC.

## Revised Base Allowable Coverage Calculations- Existing Configuration (Supports Table 1) A.P.N. 097-130-05 TRPA #20051762STD June 19, 2008

	100	(3)	<b>(5)</b>	(F)	3	(E)	(E)	∄	(3)				I	0	0	0	9	Ð		Θ	0									Θ	Config.	Existing	Parcels
	97-050-12	97-050-41	97-050-39	97-050-05	97-050-06	97-170-13	97-210-02	97-050-34	97-210-01	97-050-42	97-050-40	97-050-24	97-050-22	97-050-21	97-050-35	97-050-33	97-060-19 +	97-060-07	97-060-12	97-060-10	97-130-12	97-140-33	97-140-03	97-130-17	97-130-16	97-130-15	97-130-14	97-130-13	97-130-11	97-130-05			APN
54,607,686	695,653	279,655	148,540	519,235	507,474	25,700	10,890	1,261,498	25,265	4,391,284	5,929,387	1,853,042	2,376,634	27,878	5,855,771	17,712,803	6,738,732	475,240	2,278,188	2,911,550	38,768	38,333	64,033	21,780	108,029	27,007	29,185	141,570	19,166	95,396		Parcel Size	Preliminary
4,383,652	6,956	6,033	11,204	5,192	120,171	1,036	109	91,764	253	272,383	596,817	130,208	121,016	4,302	552,326	1,529,102	644,704	32,317	68,046	183,880	388	383	640	218	1,080	270	292	1,416	192	954	Coverage	Allowable	Base
54,590,699	714,384	278,784	139,392	518,364	544,500	21,780	13,068	1,261,498	21,780	4,356,000	5,749,484	1,829,520	2,439,360	69,696	5,855,771	17,708,882	6,738,732	475,240	2,317,392	2,949,012	39,204	43,560	69,696	13,068	104,544	30,492	30,492	152,460	13,068	91,476	Size ф	Parcel	Revised Final
	635,541															252,006							-								Louise)	(Ouail Lake, Lake	Lake Area
	78,843															17,456,876																	Land Area
16,987	18,731	-871	-9,148	-871	37,026	-3,920	2,178	0	-3,485	-35,284	-179,903	-23,522	62,726	41,818	0	-3,921	0	0	39,204	37,462	436	5,227	5,663	-8,712	-3,485	3,485	1,307	10,890	-6,098	-3,920	parcel size)	/from proliminary	Difference
	1	10	20	1	27	13	1	28	1	26	20	26	25	23	21	21	24	27	13	15	1	1	1	1	-	1	ь	щ	щ	1		Coverage	IPES %
	SEZ ADJUST	871(.10)	9148(.20)	SEZ ADJUST	37026(.01)	3920(.13)	SEZ ADJUST	NC	SEZ ADJUST	35284(.26)	179903(.20)	23522(.26)	62726(.01)	41818(.01)	NC	3921(.21)	NC	NC	39204(.01)	37462(.01)						NC					Base Allowable	DOAC/Bailey	*Adjusted
		-87	-1,830		370	-510		NC		-9,174	-35,981	-6,116	627	418	NC	-823	NC	NC	392	375						NC					,	Adjustment	Allowable
4,325,174	788	5,946	9,374	5,184	120,541	527	131	91,764	218	263,209	560,836	124,092	121,643	4,720	552,326	1,528,279	644,704	32,317	68,438	184,255	392	436	697	131	1,045	305	305	1,525	131	915		Allowable	New Base

Due to the area of Lake Louise and Quail Lake being included in the final parcel size, it was necessary to recalculate allowable coverage to compensate for the land area minus lake area.

This table illustrates how Base Allowable Coverages were adjusted accordingly with revised parcel sizes as submitted in 2007/2008.

- A portion of this parcel is legally consolidated with APN# 97-060-18. Parcel ID and coverage verification correspond to the Madden 1 BLA. TRPA File# 20030255.
- 16,987 Sq. Ft. area change required new calculations. Column shows calculations used to arrive at New Base Allowable.
- (1) Parcel sizes were initially submitted in 2001 for coverage verifications on a portion of the Homewood Mountain Resort (APN: 097-130-05, TRPA # 20010384) based on record the Existing Configuration (see table 3) and for 7 parcels in the Proposed Configuration (Parcel 4, 8, 9,10,11,13, and 15, see table 4). (3) The applicant chose not to fully redo the DOACs processing new applications. Instead, the following protocol was used in order to rectify the changes in Base Allowable (2) in 2007/2008 more precise parcel data was submitted based on final survey data from Tri State Surveyors. This changed the entire HMR project area by a reduction of 16,987 parcel size. The Base Allowable Coverage for parcels that increased in size, increased by 1% of the amount of increased Coverage. The Base Allowable Coverage for parcels that correct by Tri State Surveyors. The change in parcel sizes as it is the most current RLS data and was confirmed to be with the IPES score and multiplied by the amount the parcel decreased in size, decreased by the % of coverage associated due to the time involved in creating new slope maps and impacted the Base Allowable coverages for nearly all parcels in square feet; some parcels sizes increased, while others Allowable coverage in both the Existing and Proposed BLA configurations were initially calculated using this information. parcel sizes as it is the most current RLS data. All Base preliminary survey information which varied from the 2001 submittal. TRPA staff decided to proceed with 2005/2006 Coverage applications associated with this BLA were based on information from Placer County Assessor. The parcel sizes decreased. Again, TRPA staff chose to use the 2007/2008 data submitted in 2005/2006 for the Land Capability, IPES and

### Table 4 Homewood Village Resorts LLC. May 19, 2008

Revised Base Allowable Coverage Calculations- Proposed Configuration (Supports Table 2) A.P.N. 097-130-05 TRPA #20051762STD

	15	13	11	10	9	8	4	Parcel Configuration	Parcel # Proposed
4,666,584	269,636	658,192	804,118	812,830	417,305	1,362,121	342,382		Parcel Size
218,859	2,696	72,104	61,806	8,128	29,461	14,057	30,607	Coverage	Base Allowable
4,649,595	246,985	656,014	809,780	810,216	405,544	1,379,110	341,946	Size ¢	Revised Parcel
-16,989	-22,651	-2,178	5,662	-2,614	-11,761	16,989	-436		Difference
	NA	25	26	NA	25	4	19		IPES % Coverage
	1b	NA	NA	1b	NA	NA	NA	Capability	Bailey Land
	22651(.01)	2,178(.25)	5,662(.01)	2614(.01)	11,761(.25)	16,989(.01)	436(.19)	Base Allowable ф	*Adjusted DOAC/Bailey
	-227	-545	57	-26	-2,940	170	-83		Allowable Adjustment
215,265	2,469	71,559	61,863	8,102	26,521	14,227	30,524		New Base Allowable

This table illustrates how Base Allowable Coverages were adjusted accordingly with revised parcel sizes as submitted in 2007/2008.

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decreased by the % of coverage associated with the IPES score and multiplied by the amount the parcel size decreased. Coverage for parcels that increased in size, increased by 1% of the amount of increased parcel size. The Base Allowable Coverage for parcels that decreased in size, slope maps and processing new applications. Instead, the following protocol was used in order to rectify the changes in Base Allowable Coverage. The Base Allowable the Proposed Configuration (Parcel 4, 8, 9,10,11,13, and 15, see table 4). (3) The applicant chose not to fully redo the DOACs due to the time involved in creating new parcels sizes increased, while others decreased. Again, TRPA staff chose to use the 2007/2008 data as it is the most current RLS data and was confirmed to be correct by parcel data was submitted based on final survey data from Tri State Surveyors. This changed the entire HMR project area by a reduction of 16,987 square feet; some record information from Placer County Assessor. The parcel sizes submitted in 2005/2006 for the Land Capability, IPES and Coverage applications associated with this BLA (1) Parcel sizes were initially submitted in 2001 for coverage verifications on a portion of the Homewood Mountain Resort (APN: 097-130-05, TRPA # 20010384) based on Tri State Surveyors. The change in parcel sizes impacted the Base Allowable coverages for nearly all parcels in the Existing Configuration (see table 3) and for 7 parcels in RLS data. All Base Allowable coverage in both the Existing and Proposed BLA configurations were initially calculated using this information. (2) In 2007/2008 more precise were based on preliminary survey information which varied from the 2001 submittal. TRPA staff decided to proceed with 2005/2006 parcel sizes as it is the most current

TABLE 5
QUAIL LAKE BOUNDARY LINE ADJUSTMENT
HOMEWOOD VILLAGE RESORTS LLC.
A.P.N. 097-050-047 TRPA #LLAD2008-0083
June 6, 2008

TABLE 5A
HOMEWOOD VILLAGE RESORTS - RESULTANT PARCELS

TABLE 5B

QUAIL LAKE WATERSHED - RESULTANT PARCELS

Parcel	Parcel	Parcel Size	IPES	DOAC %	16	Area	Area	Base	Existing	Remaining	Parcel	Parcel	Parcel	IPES	DOAC%	Quail	16	Area	Area	Area	Base	Existing	Remaining
Reference					SEZ	>30%	<30%	Allowable	Coverage	Allowable	Reference		Size			Lake	SEZ	Minus	>30%	<30%	Allowable	15	Allowable
Number*					Area	Slope	Slope	Coverage		Coverage	Number*					Area	Area	SEZ	Slope	Slope	Coverage		Coverage
											2	18-Q	5,157,028	486	16	460,740	351,770	4,344,539	3,712,153	632,365	141,818	12,590	129,228
æ	10	435,108	786	26	0	412,193	22,915	10,080	7,120	2,960													
										2 1915	2	28-Q	591,641	877	30	174,801	11,797	405,048	257,061	147,982	47,084	19,310	27,774
w	ω	1,043,601	786	26	0	796,187	247,414	72,289	41,591	30,698													
											2	48-Q	49,708	744	19	0	0	49,708	16,793	32,915	6,422	2,200	4,222
4	4	1,339,082	760	20	130,562	629,784	578,736	123,351	56,128	67,223													
											2	D-881	2,797,158	665	20	0	186,462	2,610,696	1,477,129	1,133,567	243,349	69,100	174,249
18	18A	8,968,834	665	20	795,290	4,313,393	3,860,151	823,117	229,540	593,577													
											2	198-Q	328,990	727	18	0	0	328,990	135,850	193,140	36,124	4,680	31,444
19	19A	9,652,348	727	18	873,741	4,950,543	3,828,064	747,294	282,220	465,074													
		21,438,973	П		1,799,593	11,102,100	8,537,280	1,776,131	616,599	1,159,532		Total	8,924,525			635,541	550,029	7,738,981	5,598,986	2,139,969	474,797	107,880	366,917
-			ı																				

Parcel Reference Number refers to the "2008 Homewood BLA Existing Parcel Configuration" and "Quail Lake BLA" Map of 5/13/08.
 These numbers refer to the parcel numbers on the map to be recorded with Placer County.

Comparison of development potential of those parcels affected by "Quail Lake BLA" A.P.N. 097-050-047 TRPA #LLAD2008-0083 Homewood Village Resorts LLC. Quail Lake Watershed Parcel August 15, 2008

## Parcel Configuration Resultant of Homewood BLA (Table 2)

Table 6A

Parcel Configuration Resultant of Quail Lake BLA (Table 5A & 5B) Table 6B

Total	19	18	4	3	2	ī	Parcel Number
30,363,498	9,981,338	11,765,992	341,946	762,300	872,942	6,638,980	Parcel Size
2,288,270	783,418	1,066,466	30,524	17,443	112,000	278,419	Base Allowable Coverage
724,479	286,900	298,640	20,093	12,293	48,608	57,945	Existing Coverage
1,563,791	496,518	767,826	10,431	5,150	63,392	220,474	Remaining Allowable Coverage

#### Alternate IPES Building Site ( site 02(09-05) ) Quail Lake Watershed Parcel

2	Parcel Number
8,924,525	Parcel Size
703,481	Base Allowable Coverage
107,880	Existing Coverage
595,601	Remaining Allowable Coverage

Parcel Number	Parcel Size	Base Allowable Coverage	Existing Coverage	Remaining Allowable Coverage
1B-Q	5,157,028	141,818	12,590	129,228
10	435,108	10,080	7,120	2,960
2B-Q	591,641	47,084	19,310	27,774
ω	1,043,601	72,289	41,591	30,698
4	1,339,082	123,351	56,128	67,223
4B-Q	49,708	6,422	2,200	4,222
18A	8,968,834	823,117	229,540	593,577
18B-Q	2,797,158	243,349	69,100	174,249
19A	9,652,348	747,294	282,220	465,074
19B-Q	328,990	36,124	4,680	31,444
Total	30,363,498	2,250,928	724,479	1,526,449