



August 20, 2013

Mr. Chevis Hosea
Mr. Forrest Haag
Squaw Valley Real Estate, LLC
PO Box 2007
Olympic Valley, CA 96146

Dear Chevas and Forrest,

The Village Inn Owners Association (VIOA) Board of Directors met with Forrest Haag on June 29, 2013 during our regular quarterly VIOA Board meeting. Thank you, Forrest, for taking your Saturday morning to visit with us. We felt that our visit was very enlightening and constructive.

After our walking tour, the Board discussed issues that are important to the VIOA and the result of our conversation is listed below.

ACCESS ROAD

As we noted during our walking tour, we are quite concerned about the apparent reversal of assurances that the access road proposed near the southern property boundary of our resort would be located a distance from this boundary. We now have learned that the easement and proposed paved road will be almost next to the fence that encloses our pool. The Board strongly urges that final plans for the northern boundary of the road easement be located a minimum of 40 feet from VIOA's southern property boundary and that the physical width of the paved portion be located close to the southern boundary of the easement and be no more than 16 feet in width (two travel lanes of 8 feet with no parking). We feel that this request meets the spirit of the original assurances to the VIOA Board and that the reduced travel lanes accommodate and reflect traffic in a mountain resort community. And, as we stated during our walking tour, the reduced travel lanes are a traffic calming device.

WATER GARDEN EASEMENT

We are very pleased that our conversations with you continue to include assurances that the portion of the Olympic Village Inn (OVI) water garden that is currently contained in an easement on your property will be respected by future development. The VIOA Board of Directors would prefer to have the water garden easement transferred to the VIOA's ownership as a separate parcel as reflected in our counsel's advice to our Board.

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PARKING

Again, the VIOA Board of Directors is very pleased that the proposal for a parking garage on the existing easement southwest of the OVI building is part of the development plans. We realize that the addition of the parking garage has been included in the environmental impact statement (EIR) of the proposal currently before Placer County. The VIOA Board of Directors is desirous of having an agreement in place that addresses, at a minimum, the number of spaces, and the anticipated sharing of maintenance costs. In addition, this separate agreement would need to address the location and number of spaces to be temporarily provided during the construction of the proposed parking garage and any needed transportation of OVI guests and owners should the temporary spaces be located a distance from our resort.

VIEWS

As we pointed out during our walking tour, the views from OVI of the surrounding mountains and the effect of new construction on those views are of vital importance to the VIOA Board of Directors. We are anxious to see the site analysis for both the development south and east of the property. We appreciated the limited effort to identify the height of the structures proposed south and east of the property (and were disappointed that the balloon didn't survive children and the winds). We were anticipating, though, a series of balloons that would provide a better perspective from the resort's rooms on the effect of development adjacent to OVI.

TREE REMOVAL

The VIOA Board of Directors would appreciate clarification of how many and which trees are anticipated to be removed in the tree easement that exists around OVI. It appears that there is a disagreement about how many trees are able to be removed within the easement, e.g. new growth trees that are being counted as part of the percentage of trees to be removed which increases the number of trees per the easement when it was recorded. Also, it appears that most of the trees slated for removal are south of our resort's property which would have a significant effect on the views and privacy that OVI's guests and owners currently enjoy.

Thank you for your visit with our Board on June 29, 2013 and consideration of our concerns enumerated above. We look forward to further discussions with you.

Sincerely,



Michael Harper, FAICP, VIOA Board Member

Cc: VIOA Board of Directors; Mark Zimmerman, Resort Manager;

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