APPENDIX A: DESIGN CRITERIA

The upgrading and expansion of a ski area is influenced by a variety of ski facility design criteria that help to create a quality ski experience. This section will briefly discuss these factors as they apply to Mount Sunapee.

A. TRAIL DESIGN

1. Fall-Line

The Fall-Line Analysis evaluates the natural fall-lines of mountainous terrain, with the fall-line representing the path an object would take as it descends a slope under the influence of gravity. Fall-line paths indicate the natural flow of potential ski trail routes, from the top of mountain ridges to the valleys and base areas below. Consistency of fall-line provides for the best recreational skiing experience and results in the least amount of environmental disruption due to the minimal amount of terrain modification required for trail construction.

2. Slope Gradients and Terrain Breakdown

The following gradients were used to determine the skier ability level of the mountain terrain:

TABLE A-1:
ACCEPTABLE TERRAIN GRADIENTS

Skier Ability	Slope Gradient
Beginner	8 to 12%
Novice	to 25% (short pitches to 30%)
Low Intermediate	to 30% (short pitches to 35%)
Intermediate	to 40% (short pitches to 45%)
Advanced Intermediate	to 50% (short pitches to 55%)
Expert	over 50% (maximum of 80%)

Source: SE Group

The distribution of terrain by skier ability level and slope gradient is then compared with the market demand for each ability level. The available ski terrain should be capable of accommodating the full range of ability levels consistent with market demand. The ideal breakdown of terrain for the Northeastern skier market is shown below, illustrating that intermediate skiers comprise the bulk of market demand.

TABLE A-2:
SKIER ABILITY BREAKDOWN

Skier Ability	Percent of Skier Market
Beginner	5%
Novice	15%
Low Intermediate	25%
Intermediate	35%
Advanced Intermediate	15%
Expert	5%

Source: SE Group

3. Trail Density

The calculation of capacity for a ski area is based in part on the acceptable number of skiers that can be accommodated on each acre of ski terrain at any one given time. The specific density criteria used for Mount Sunapee are listed in Table A-3.

TABLE A-3:
SKIER DENSITY PER ACRE

Skier Ability	Trail Density
Beginner	30 skiers/acre
Novice	15 skiers/acre
Low Intermediate	12 skiers/acre
Intermediate	10 skiers/acre
Advanced Intermediate	5 skiers/acre
Expert	3 skiers/acre

Source: SE Group

These density figures account for the skiers that are actually populating the ski trails and do not account for other guests, who are either waiting in lift lines, riding the lifts, or using the milling areas or other support facilities. These criteria assume that on an average day approximately 33% of the total number of skiers in the area will be on the trails at any one time. The densities listed above have been used in the analysis of Mount Sunapee's trail densities.

4. Trail System

Each trail must have generally consistent grades to provide an interesting and challenging experience for skiers with the ability level the trail is designed for. Optimum trail widths should vary depending upon topographic conditions and the caliber of the skier being served. The trail network must minimize cross-traffic and should provide the full range of ability levels consistent with market demand. The trails must be designed and constructed to minimize off fall-line conditions and to avoid bottlenecks and convergence zones that might produce skier congestion.

In summary, a broad range of skiing terrain must be provided in order to satisfy skiers from beginner through expert ability levels within the natural topographic characteristics of the site.

B. Lift Design

Ski lifts should be placed to serve the available ski terrain in the most efficient manner. A myriad of factors should be considered including wind conditions, round-trip skiing and access needs, interconnectability between other lifts and trails, and the need for circulatory space at the lower and upper terminal sites. The vertical rise and length of ski lifts for a particular mountain are the primary measures of overall attractiveness and marketability of a ski area.

C. Capacity Analysis and Design

Comfortable Carrying Capacity (CCC) is defined as an optimal level of utilization for the ski area (the number of visitors that can be accommodated at any given time) that guarantees a pleasant recreational experience, without overburdening the resort infrastructure.

The accurate estimation of the CCC of a mountain is a complex issue and is the single most important planning criterion for the resort. Related skier service facilities can be planned, including base lodge seating, mountain restaurant requirements, sanitary facilities, parking, and other skier services with proper identification of the mountain's true capacity. The CCC figure is based on a combination of the uphill hourly capacity of the lift system, the downhill capacity of the trail system, and the total amount of time spent in the lift waiting line, on the lift itself, and in the downhill descent.

D. Base Area Design

Particular consideration should be given to the relationship between the base area and the mountain facilities. Upon arrival at the ski area, skiers should be able to move directly from parking, through ticketing or rentals, to the base of the lifts. Walking distance and vertical differential between the base area facilities and lifts should be minimized in an effort to move skiers directly onto the mountain. Vehicle, pedestrian, and skier circulation should be coordinated to create an organized and pleasant base area environment.

E. BALANCE OF FACILITIES

The mountain master planning process emphasizes the importance of balancing recreational facility development. The size of the skier service functions must be matched to the CCC of the mountain. The future development of a ski area should be designed and coordinated to maintain a balance between skier demand, ski area capacity (lifts and trails), and the supporting equipment and facilities (e.g., grooming machines, day lodge services and facilities, utility infrastructure, access, and parking).

Appendix B

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LEASE AND OPERATING AGREEMENT

This Lease and Operating Agreement entered into this 30th day of April, 1998, by and between the **State of New Hampshire**, acting by and through its Department of Resources and Economic Development (hereinafter referred to as the "State" and "DRED," respectively) and **Okemo Mountain, Inc.**, a Vermont corporation with a principal place of business in Ludlow, Vermont, and to be qualified to do business as a foreign corporation in the State of New Hampshire (hereinafter referred to as the "Operator").

WHEREAS, since 1948 the State has operated a ski area at Mount Sunapee State Park to provide public outdoor recreational opportunities for the citizens of New Hampshire and surrounding states and provinces; and

WHEREAS, the State has developed Mount Sunapee State Park using federal outdoor recreation funding from the Land and Water Conservation Fund Program administered by the United States Department of Interior, National Park Service; and

WHEREAS, the State recognizes its continuing obligation under Section 6(f)(3) of the Land and Water Conservation Fund Act and related federal regulations and project agreements to make Mount Sunapee State Park available for public outdoor recreation use; and

WHEREAS, Land and Water Conservation Fund Program regulations allow for leasing the operation of properties acquired or developed with Land and Water Conservation Fund assistance as long as the State retains ownership and control of the property so that it continues to be used for public outdoor recreation uses; and

WHEREAS, in Chapter 119, Laws 1997, the General Court of New Hampshire authorized the Commissioner of the Department of Resources and Economic Development, in consultation with a Joint Legislative Committee, to develop and issue a request for proposal for a lease, concession agreement or management contract for the operation of the Mount Sunapee Ski Area; and

WHEREAS, it is the desire of the State and the Operator that the development of summer and winter recreational activities continue at Mount Sunapee for the mutual benefit of the public and the Operator; and

WHEREAS, following an evaluation and selection process, the Joint Legislative Committee and the Commissioner of the Department of Resources and Economic Development have recommended that the State enter into this Lease and Operating Agreement with the Operator.

1. **LEASE OF PREMISES.**

The State hereby leases to the Operator and the Operator does hereby lease from the State a certain parcel of land and improvements thereon within and forming part of the Mount Sunapee State Park in the Towns of Newbury and Goshen, New Hampshire, comprising 850 acres, more or less (the "Leased Premises"). The Leased Premises are more particularly described in Appendices 1, 2 and 3 attached hereto and made a part hereof of this Lease and Operating Agreement, entitled Map of Leased Premises, Property Description of Leased Premises and Other Assets Included in Lease. The Operator shall have the right of ingress and egress to and from the Leased Premises over and across all public highways, work roads or trails owned, constructed, or to be constructed by the State within the general area of the Leased Premises. The State warrants that it has good and marketable title to the Leased Premises and that the Leased Premises are free and clear of all liens, encumberences, rights of way, easements or claims of title that may interfere with the Operator's ability to perform its obligations under this Lease and Operating Agreement.

2. **TERM.**

The term of this Lease and Operating Agreement shall be twenty (20) years, beginning on July 1, 1998 and terminating on June 30, 2018, unless earlier terminated as hereinafter provided. The Operator shall have the option of extending the term for two (2) additional ten (10) year periods. The Operator shall give written notice to the

State of its intent to extend the term for an additional ten (10) year period at least one (1) year prior to the expiration of the current term.

3. **RENT.**

The Operator agrees to pay, without demand, to the State as rent for the Leased Premises a base fee of one hundred fifty thousand dollars ($150,000) per year (adjusted annually for inflation) plus a variable fee of three percent (3%) of the Operator's gross annual revenues from the operation of the ski area, payable on or before December 31, 1998 of each year following the ski season year end.

Gross revenues shall mean the total amount received by or accruing to the Operator by reason of the privileges granted under this Lease and Operating Agreement from sales or rentals by the Operator or its subcontractors to patrons, for cash or credit, sold for consumption or use on the Leased Premises, of food, beverages, recreational equipment, rentals, tickets or other merchandise or services, including vending machines or coin operated devices.

The following shall be excluded or deducted from gross revenues:

a. Sales, excise, or other taxes which are imposed upon the sale of goods or services and which are collected by the Operator for remittance to the appropriate government or taxing authority. This exclusion from gross revenues is not intended to apply to any franchise, capital stock, income or similar taxes which are based upon the profits of the Operator.

b. Refunds, discounts, rebates or allowances paid or given by the Operator to ski area patrons.

c. Tips, gratuities or other charges for merchandise or services which are included in the account or bill of a patron.

d. All revenues from the sale or rental of real estate.

The Operator shall maintain an accounting system, including a ticket identification and control system designed to accurately account for the revenues received by the Operator. The Operator shall provide the State a certified public

accountant's statement verifying the amount due and paid at the time of payment of the rent. The Operator shall preserve all of its accounting books and records pertaining to its revenues at the Premises for a period of five (5) years following the close of each fiscal year.

4. **SKI AREA OPERATIONS.**

The Operator agrees to manage and operate the Leased Premises as a public ski area and summer recreational facility to provide year-round outdoor recreational opportunities for the general public. This Lease and Operating Agreement shall entitle the Operator to the right to operate a commercial recreational recreational facility (including all of its support activities) on Mount Sunapee in the Towns of Newbury and Goshen. The State agrees that no other commercial recreational activity shall be authorized at this location.

5. **ANNUAL OPERATING PLAN.**

On or before the 15th day of May during each year of this Agreement, the Operator shall submit to DRED an annual operating plan, including a schedule of the proposed days and hours of operation for the ski area, and a description of the types of recreational activities available to the public. The proposed schedule of operation shall be reviewed by DRED and either approved as proposed, or revised for resubmission. DRED shall notify the Operator in writing of a final schedule of operations no later than June 30th of each year. No changes in the days of operation or the scheduled hours of operation may be made without the prior approval of DRED. The Leased Premises shall not be closed to the public except for emergency or unsafe weather conditions.

The Annual Operating Plan shall describe in detail the following operations:

a. Types of recreational activities available to the public
b. Ski lift operations
c. Snow making and grooming operations
d. Ski support services

i. Ski school

ii. Rentals and repairs

iii. First aid/public safety

iv. Retail ski shop

v. Food and beverage services

vi. Entertainment

e. Maintenance procedures

f. Security procedures

g. Emergency operating plan

h. Status of special use permits and leases

i. Marketing and advertising

j. Environmental management program

k. Signage

l. Utilities and roads

m. Implementation of Master Development Plan site improvements

6. **MASTER DEVELOPMENT PLAN.**

The Operator shall prepare a Master Development Plan ("MDP") covering operations, facilities, site improvements and strategic plans for the ski area by June 1, 2000. The Operator's proposed MDP shall be submitted to DRED and shall be either approved as proposed or revised for resubmission. The MDP shall embody both the Operator's and the State's long term goals for the ski area and shall include all major elements of the Operator's "Proposal for the Operation of the Mount Sunapee Ski Area" submitted on April 1, 1998. The MDP shall include, but not be limited to, plans for expanding the ski trail network, construction of new lifts, construction or renovation of lodges or other facilities, additional water withdrawals from Lake Sunapee to expand snow-making capacity, upgrading or modifying infrastructure, including power, water and sewage disposal systems and such other improvements or

modifications that are appropriate for the recreational use of the Leased Premises. The MDP shall be revised and updated every five (5) years.

7. **SITE IMPROVEMENTS.**

The Operator shall complete site improvements in accordance with the MDP. All plans and specifications for site improvements and structures shall be submitted to DRED for approval at least sixty (60) days before the proposed construction date. All development and improvement projects shall be accomplished without interrupting skiing activities or other public outdoor recreational activities at the ski area.

The Operator shall bear the cost of all renovations and improvements and shall ensure that they are done in a good and workmanlike manner and in compliance with all applicable laws.

Site improvements built or installed by the Operator shall remain the real or personal property of the Operator during the term of this Lease. Title to all site improvements shall vest in the State upon the termination of this Lease.

8. **CONSTRUCTION BONDS.**

The Operator shall purchase, or shall require its contractors or subcontractors to purchase construction bonds issued by a surety or sureties satisfactory to DRED to guarantee the completion of any construction project. The Operator shall also purchase, or require its contractors or subcontractors to purchase labor and materials payment bonds to guarantee the payment for goods and services provided on all construction contracts.

9. **OPERATIONS BOND.**

The Operator shall provide to the State a performance bond in the penal amount of one million dollars ($1,000,000) issued by a surety or sureties satisfactory to the State to guarantee the faithful performance by the Operator of all the terms and conditions of this Lease and Operating Agreement and to indemnify the State and its agents from all loss for failure or inability to perform the obligations undertaken by the

Operator hereunder. An irrevocable letter of credit issued by a financial institution satisfactory to the State in the amount of one million dollars ($1,000,000) may be substituted for the performance bond.

10. RIGHT TO ENTER LEASED PREMISES.

The State and its agents and representatives may enter the Leased Premises at any time for the purposes of inspection.

11. UTILITIES.

The Operator shall be responsible for arranging for and making payment directly to the provider of all utility services required to operate the ski area. Failure by the Operator to pay for any utility services purchased, resulting in termination of the services by the provider, may be considered a material breach of this Lease and Operating Agreement. The Operator shall accept an assignment of the State's rights to discounted electric rates under Special Contract No. NHPUC 97-1 entered into with Public Service Company of New Hampshire.

12. TAXES.

The Operator shall pay all properly assessed real and personal property taxes no later than the due date. Failure by the Operator to pay any duly assessed personal and real estate taxes when due shall be cause to terminate this Lease and Operating Agreement.

13. RATE SCHEDULE.

All rates and prices charged by the Operator for ski lift tickets, admission fees, permit or license fees or other fees to be paid by members of the general public shall be submitted to DRED for its review and approval. All rates and prices charged by the Operator shall be competitive with similar privately operated facilities. DRED's approval shall be automatic unless DRED makes a determination that the rates are not competitive and so notifies the Operator.

14. PUBLIC USE OF THE LEASED PREMISES.

The Operator shall allow public access to the Leased Premises for recreational and park activities as permitted in the Annual Operating Plan.

15. ENVIRONMENTAL PROTECTION.

The Operator shall develop and submit for approval to DRED an Environmental Management Plan adopting recognized Best Management Practices to preserve and protect the Leased Premises, which shall include but not be limited to:

a. Water usage and conservation;

b. Septage disposal/treatment;

c. Drainage, erosion and water quality issues;

d. Solid waste disposal;

e. Air quality and traffic congestion mitigation;

f. Forestry management;

g. Wetlands impacts;

h. Wildlife habitat preservation; and

i. Scenic and aesthetic qualities.

16. MAINTENANCE.

The Operator shall maintain the Leased Premises in first class condition. The Operator, at its expense, shall undertake all maintenance of the facilities, lifts, trails, slopes, ponds, water courses, buildings, structures, roadways and other appurtenances, and housekeeping in all areas of the Leased Premises. The Operator shall be responsible for all litter pickup, trash disposal, cleaning, housekeeping and sanitation within each building and on all grounds within the Premises. At the beginning of the lease term, the State and the Operator shall jointly inspect and document the baseline conditions of all structures, facilities and natural or artificial features of the Leased Premises. The State shall inspect the Leased Premises at least annually and require the Operator to correct any maintenance deficiencies noted.

17. **SECURITY INTERESTS IN LEASED PREMISES.**

A pledge, mortgage or other security interest may be executed by the Operator impairing or encumbering the Operator's interests in this Agreement or any leasehold improvements with the approval of the State. Such approval shall not be unreasonably withheld by the State

18. **COMPLIANCE BY OPERATOR WITH LAWS AND REGULATIONS; EQUAL EMPLOYMENT OPPORTUNITY.**

The Operator shall comply with all statutes, laws, regulations, and orders of federal, state, county or municipal authorities which impose any obligation or duty upon the Operator, including, but not limited to the Land and Water Conservation Fund Act and implementing regulations and state and federal civil rights and equal opportunity laws. During the term of this Agreement, the Operator shall not discriminate against members of the public, employees or applicants for employment because of age, sex, race, creed, color, marital status, physical or mental disability, national origin or sexual orientation and will take affirmative action to prevent such discrimination. The Operator shall comply with all the provisions of Executive Order No. 11246 ("Equal Employment Opportunity"), as supplemented by the regulations of the United States Department of Labor (41 C.F.R. Part 60), and with any rules, regulations and guidelines as the State or the United States issue to implement these regulations.

19. **INSPECTION OF OPERATOR'S RECORDS.**

The Operator agrees to permit the State, or any agency of the United States, access to any of the Operator's books, records and accounts for the purpose of ascertaining compliance with any statutes, regulation and order, and with the terms and conditions of this Agreement. The Operator shall follow Generally Accepted Accounting Principles or Other Comprehensive Bases of Accounting acceptable to the State in recording financial transactions. When requested by the State, the Operator at its own expense shall have its annual accounting reports audited or prepared by a licensed independent accountant acceptable to the State.

20. PERSONNEL.

The performance of this Agreement shall be carried out by employees of the Operator at its own expense. The Operator warrants that all personnel engaged in the services shall be qualified to perform the services, and shall be properly licensed and otherwise authorized to do so under all applicable laws.

21. OPERATOR'S RELATION TO THE STATE.

In the performance of this Agreement the Operator is in all respects an independent contractor. Neither the Operator nor any of its officers, employees, agents or members shall have authority to bind the State or receive any benefits, worker's compensation or other emoluments provided by the State to its employees.

22. ASSIGNMENT, DELEGATION AND SUBCONTRACTS.

The Operator may assign, or otherwise transfer any interest in this Agreement with the prior written approval of the State. Services required under this Agreement may be delegated or subcontracted by the Operator with the prior written approval of the State. Such approval shall not be unreasonably withheld by the State.

23. INDEMNIFICATION.

The Operator shall defend, indemnify and hold harmless the State, and its officers and employees, from and against any and all losses suffered by the State, its officers and employees, and any and all claims, liabilities or penalties asserted against the State, its officers and employees, by or on behalf of any person, on account of, based or resulting from, arising out of (or which may be claimed to arise out of) the acts or omissions of the Operator or its subcontractors, agents or assignees. Notwithstanding the foregoing, nothing herein contained shall be deemed to constitute a waiver of the sovereign immunity of the State, which immunity is hereby reserved to the State. This covenant shall survive the termination of this Agreement.

24. INSURANCE.

During the entire term of this Agreement, the Operator shall, at its sole expense, obtain and maintain in force, and shall require any subcontractor or assignee to obtain and maintain in force, the following insurance:

a. Comprehensive general liability insurance against all claims of bodily injury, death or property damage, in amounts of not less than three hundred thousand dollars ($500,000) per occurrence and five million dollars ($5,000,000) annual aggregate; and

b. Fire and extended coverage insurance covering the Leased Premises, in an amount not less than one hundred percent (100%) of the whole replacement value of the Leased Premises.

The policies described above shall list the State of New Hampshire as an additional insured. They shall be in the standard form employed in the State of New Hampshire, issued by underwriters acceptable to the State, and authorized to do business in the State of New Hampshire. Each policy shall contain a clause prohibiting cancellation or modifications of the policy earlier than ten (10) days after written notice thereof has been received by the State. Certificates of insurance demonstrating that the required policies are in effect shall be filed with the State before the Agreement is presented to the Capital Budget Overview Committee and the Governor and Executive Council for approval and shall thereafter be renewed or replaced as necessary.

25. DEFAULT AND TERMINATION.

Any one or more of the following acts or omissions of the Operator shall constitute an event of default hereunder ("Events of Default"):

a. Failure to operate the ski area in a manner acceptable to the State; or

b. Failure to perform any task or service required by this Agreement satisfactorily or on schedule; or

c. Failure to submit any plan or report required hereunder; or

d. Failure to perform any other covenant or condition of this Agreement.

Upon the occurrence of any Event of Default, the State shall give the Operator a written notice specifying the Event of Default and requiring it to be remedied within, in the absence of a greater or lesser specification of time, thirty (30) days from the date of the notice. If the Event of Default is not timely remedied, the State may treat the Agreement as breached and pursue any of its remedies at law or in equity, effective two (2) days after giving the Operator notice of termination. The State shall also set off against any other obligations the State may owe to the Operator any damages the State suffers by reason of any Event of Default.

26. WAIVER OF BREACH.

No failure by the State to enforce any provisions hereof after any Event of Default shall be deemed a waiver of its rights with regard to that Event, or any subsequent Event. No express failure by the State to notify the Operator of any Event of Default shall be deemed a waiver of the right of the State to enforce each and all of the provisions hereof upon any further or other default on the part of the Operator. Upon the request of the Operator, the State shall issue letters to the Operator's lenders or creditors certifying that there are no outstanding defaults in its performance under this Agreement.

27. AMENDMENT.

This Agreement may be amended, waived or discharged only by an instrument in writing signed by the parties hereto and only after approval of such amendment, waiver or discharge by the Governor and Executive Council of the State of New Hampshire.

28. CONSTRUCTION OF AGREEMENT AND TERMS.

This Agreement shall be construed in accordance with the laws of the State of New Hampshire.

29. THIRD PARTIES.

The parties do not intend to benefit any third parties and this agreement shall not be construed to confer any such benefit.

30. ENTIRE AGREEMENT.

This Agreement, which may be executed in a number of counterparts, each of which shall be deemed an original, constitutes the entire agreement and understanding between the parties, and supersedes all prior agreements and understandings relating hereto.

31. APPROVAL CONTINGENCIES

This Lease and Operating Agreement shall not be final and binding upon the State until it is approved by the Capital Budget Overview Committee of the New Hampshire General Court and by the New Hampshire Governor and Executive Council.

IN WITNESS WHEREOF, the parties have executed this Lease and Operating Agreement as of the day and year first above written.

THE STATE OF NEW HAMPSHIRE

By: _____
Robb R. Thomson, Commissioner
Department of Resources and
Economic Development

OKEMO MOUNTAIN, INC.

By: _____
Timothy Mueller, President

Form, substance and execution approved this 14th day of May, 1998.

Michael A. Wolf

Senior Assistant Attorney General
Department of Justice

Approved by Capital Budget Overview Committee this 14th day of May, 1998. CONDITIONED UPON ENACTMENT OF HB 1291 AS AMENDED BY SEN. FRED KING. SEE COMMITTEE MINUTES. GBC

Gene H. Chandler

Approved by the Governor and Executive Council this 10th day of June, 1998.

Robert P. Ashworth

DEPUTY SECRETARY OF STATE

Appendix 1

Map of Lease Premises

Sunapee Lease Area Description

Beginning at a granite bound set flush where the southerly side of the park maintenance road, herein referred to as the Bowl Road, intersects with the southerly sideline of a grass utility road; said bound being S 67°-00' E, 65'± from the gate post on the southwest side of the Bowl road and N 62°-30' E±, 164.5'± from the northeast corner of a pole barn; thence turning and running from said point of beginning 6375'± along the westerly sideline of the Bowl road in a generally northeasterly, southeasterly, southwesterly and southeasterly direction to a granite bound set flush near the extreme southwest end of the cul de sac of the Bowl road, said bound being S 81°-30' E±, 197±' from the center of the existing bullwheel on the Sun Bowl chair lift; thence turning and running from said granite bound S 1°-30' E±, 3560'± to a point; thence N 72°-15' W±, 2270'± to a point, thence S 71°-30' W±, 1575'± to a point, thence N 65°-45'W±, 900'± to a point, thence N 48°-30' W±, 550' ± to a point, thence N 27°-45' W±, 1675±' to a point, thence Due North±, 1860'± to a point, thence N 20°-30' E±, 1650'± to a point, thence N 17°-30'W±, 2065'± to a stake in the intersection of stonewalls, said stake being a State Park corner, thence running along the State Park boundary the following courses: N 16°-00' E±, 257'± to an iron pipe, thence N74°-00' W±, 50'± to an iron pipe, thence N 16°-00' E±, 200'± to an iron pipe, thence S 74°-00' E± , 50'± to an iron pipe in aforementioned stonewall, thence running along the stonewall N 16°-00' E±, 115'± to a point, thence leaving the State Park boundary and running N 62°-45' E±, 1110'± to a point, thence N 81°-45' E±, 2625'± to a point, said point being northerly of the lagoons, thence turning and crossing the main park entrance road S 57°-30' E±, 1375'± to a point which is easterly of the easterly corner of a gravel parking lot, thence turning and running S 40°-00' W±, 800'± to the point of beginning. Said parcel contains approximately 968 acres more or less. The described bearings are turned relative to magnetic north orientation. The bearings and distances are derived from a plan done by an aerial survey on file with the State of New Hampshire and should be considered as approximate in defining the area as delineated on the plan.

BK 2103 PG0324

APPENDIX I

BK2103 PG0324

Appendix 2

Property Description of Leased Premises

BK2103 PG0326

MOUNT SUNAPEE BUILDING INVENTORY

Building #	Building Name	Use	Sq Footage	Accessible	Built
SUN01	Base Lodge	administration	28140	y	1962
SUN02	North Peak Lodge	headquarters	6340	y	1948
SUN03	Ski Rental Shop	ski rental	3269	y	1991
SUN05	Sun Bowl Drive	lift driver	966	n	
SUN06	Summit Lift Attn Shack	lift observance	71	n	
SUN07	Sun Bowl Lift (base)	lift operation	277	n	
SUN09	Snowmaking Booster		563	n	
SUN10	Summit Pump House	water trans	44	n	
SUN11	Province Ski Lift	lift operation	807	n	
SUN12	Sun Bowl Attn Shack	lift operation	74	n	
SUN13	Spruce Lift (top)	lift operation	76	n	
SUN14	Gosling Lift (top)	lift operation	91	n	
SUN15	North Peak Ski Lift	lift operation	102	n	
SUN16	Summit Ski Lift	lift operation	132	n	
SUN17	Duckling Ski Lift	lift operation	635	n	
SUN18	Snowmaking Gun Storage	gun storage	394	n	
SUN19	C-5 Snowmaking	snow pumps	248	n	
SUN20	C-4 Snowmaking	snow pumps	248	n	
SUN21	Snowball Hall	warming hut	149	n	
SUN22	Snmking Hydrant Storage	hydrant storage	35	n	
SUN23	Snowmaking	pumps/compressor	2149	y	
SUN24	Shed	storage	51	n	
SUN25	Maintenance Shop	maintenance	4800	y	1986
SUN26	Summit Lodge	ski summit	7846	y	1963
SUN27	Tobogan Storage	storage	55	n	
SUN28	North Peak Lift (top)	lift control	164	n	
SUN29	Valve House #1	protect valves	64	n	
SUN30	Valve House #2	protect valves	34	n	
SUN31	Valve House #3	protect valves	146	n	

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Building #	Building Name	Use	Sq Footage	Accessibile	Built
SUN32	Valve House #4	protect valves	126	n	
SUN33	Valve House #5	protect valves	123	n	
SUN34	Province Lift Attn Shack	lift control	83	n	
SUN35	Pony Lift	lift control	67	n	
SUN37	Ski Wee	assembly	229	n	
SUN56	Spruce Chair Lift	lift operation	132	n	
SUN57	First Aid/Ski Patrol	first aid	2100	n	1962
SUN60	Main Snwmking Pump Hs	water trans	400	n	1982
SUN61	Maintenance Pump Hs	water trans	100	n	
SUN62	Pole Barn	storage	4800	y	1984
SUN63	Old Concession Stand	storage	280	n	1950
SUN64	Service Shop	work shop	3628	n	1960

Chair Lift Name	Year	Original Cost
Duckling Double Chair	1962	$132,629.00
North Peak Triple Chair	1987	$709,121.17
Pony Express Two Lift		$22,703.62
Province Double Chair	1965	$155,000.00
Spruce Triple Chairlift		$487,370.04
Summit Triple Chairlift	1987	$995,886.50
Sun Bowl Double Chair	1967	$377,130.00

Appendix C

EDITORS' CHOICE
BEST OF NEW ENGLAND TRAVEL 2014
YANKEE MAGAZINE

Editors' Choice — May/June 2014

Best Obstacle Course

Mount Sunapee Adventure Park

Mount Sunapee Resort

Newbury, NH

Summer Recreational Program Proposal

Presented to the New Hampshire

Department of Resources and Economic Development

November 3, 2011

Mount Sunapee – Proposed Summer Recreational Plan

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New Summer Activities and locations

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6. Segway Tours
7. Miniature Golf

Existing Summer Activities and locations

1. League of New Hampshire Craftsmen's Fair
2. Weddings, Receptions, Banquets & Meetings
3. Summit Dinners
4. Concerts
5. Summit Chairlift Rides

Location Map

New Hampshire Competitors and Recent Competitive Developments

1. Attitash
2. Bretton Woods
3. Cannon / Mittersill
4. Cranmore
5. Gunstock
6. Loon
7. Ragged
8. Waterville Valley
9. Wildcat

Phoenix Experiential Designs – company overview

New Summer

I. Introduction

Mount Sunapee management has proposed expanding the summer recreational offerings at Mount Sunapee several times since Okemo's original *Proposal for the Operation of the Mount Sunapee Ski Area* which was submitted to the New Hampshire Department of Resources and Economic Development on April 1, 1998. (note: see Tab 4, Section N, p 70-71)

The following summer recreational activities were proposed and described with some detail in the original 1998 Okemo *Proposal:*

- Mountain Biking
- Scenic Chairlift Rides
- Hiking
- In-line Skating & Skateboard Park
- Alpine Slide
- Concerts
- Water park

Other summer recreational activities were simply listed as potential activities and included the following:

- Craft Fairs
- Athletic Events
- Weddings & Family Gatherings
- Special Ethnic Festivals
- Children's Day Camps
- Nature and Wildlife Interpretation and Education
- Archery Competition
- Food and Brewery Festivals

Since Okemo's *Proposal for the Operation of the Mount Sunapee Ski Area* in 1998, four important documents have followed including:

- April 20, 1998 Lease and Operating Agreement
- January 25, 2000 5-year Master Development Plan
- June 1, 2005 5-year Master Development Plan
- June 1, 2009 5-year Master Development Plan

In Mount Sunapee's most recent Master Development Plan which was submitted to the NH- Department of Resources and Economic Development on June 1, 2009, Mount Sunapee added a Zip Line to the summer recreational items that were proposed in the original *Proposal for the Operation of the Mount Sunapee Ski Area* and in the other two Master Development Plans.

II. Proposed New Summer Activities

Mount Sunapee management has spent considerable time investigating the various attractions and options available for a summer recreational program.

Our goal has been to find the right mix of summer recreational attractions that are the best fit for our family-focused brand identity, and the best fit for the essential character of Mount Sunapee.

We found many options including attractions that have an "amusement park" feel, attractions that have a "pure adrenaline rush" feel, and attractions that have a "natural setting" feel.

Mount Sunapee managers have visited many ski areas and/or zip line operators as paid participants in New Hampshire, Vermont, New York and Massachusetts to experience the "feel" of the resort and experience first-hand the attractions offered by the operators.

Based on our experience in visiting these areas and using their various attractions, Mount Sunapee has chosen to base our summer recreational program around a "natural setting" feel which best matches our family recreational brand and the unique natural setting at Mount Sunapee.

The following sections describe the summer recreational plans that are proposed for installation and operation in the summer and fall of 2012 at Mount Sunapee.

1. Canopy Tour / Zip Line

Mount Sunapee proposes to add a Canopy Tour / Zip Line as its signature summer attraction.

The Canopy Tour / Zip Line would be located in the woods at the South Peak area.

Participants would access the start of the Canopy Tour / Zip Line by riding uphill on the 1,814 long Clipper Ship Quad chair lift which serves the South Peak trails. The vertical drop is 374 ft.

Phoenix Experiential Designs from Boone, NC is the designer of the Canopy Tour / Zip at Mount Sunapee. We plan to contract their crews for a turn-key installation beginning on May 1, 2012.

The three principals in the company have over 54 years of experience designing rope courses and challenge courses in the United States.

They have designed many rope courses at ski areas including Crested Butte, CO; Okemo, VT; Seven Springs, PA; and, Massanutten, VA.

The proposed Canopy Tour / Zip Line at Mount Sunapee would begin in the woods near the top of the Clipper Ship Quad chair lift and end behind the Learning Center building at the end of parking lot one in the base area.

To traverse the 374' vertical drop the Canopy Tour is projected to have seven (7) or eight (8) zip line stages and two features which include one aerial, Indiana Jones style rope bridge and one feature where participants rappel down to a lower platform.

The topographical map on page 7 shows the preliminary lay-out of the seven stages and two features for the Canopy Tour.

The daily capacity for the Canopy Tour is 96 people. There would be two (2) tours per hour departing on the hour and on the half-hour which is 16 participants per hour.

Prior to riding the Clipper Ship Quad chairlift, all participants will have an indoor training and safety session, and all are fitted into their safety harnesses and helmets. After arriving at the top, the first zip line is a small training line that all participants use before beginning down the Canopy Tour / Zip Line course.

Canopy Tours will typically have 8 participants with 2 trained guides in each tour. One guide leads the group across each stage, and one guide follows the group across each stage.

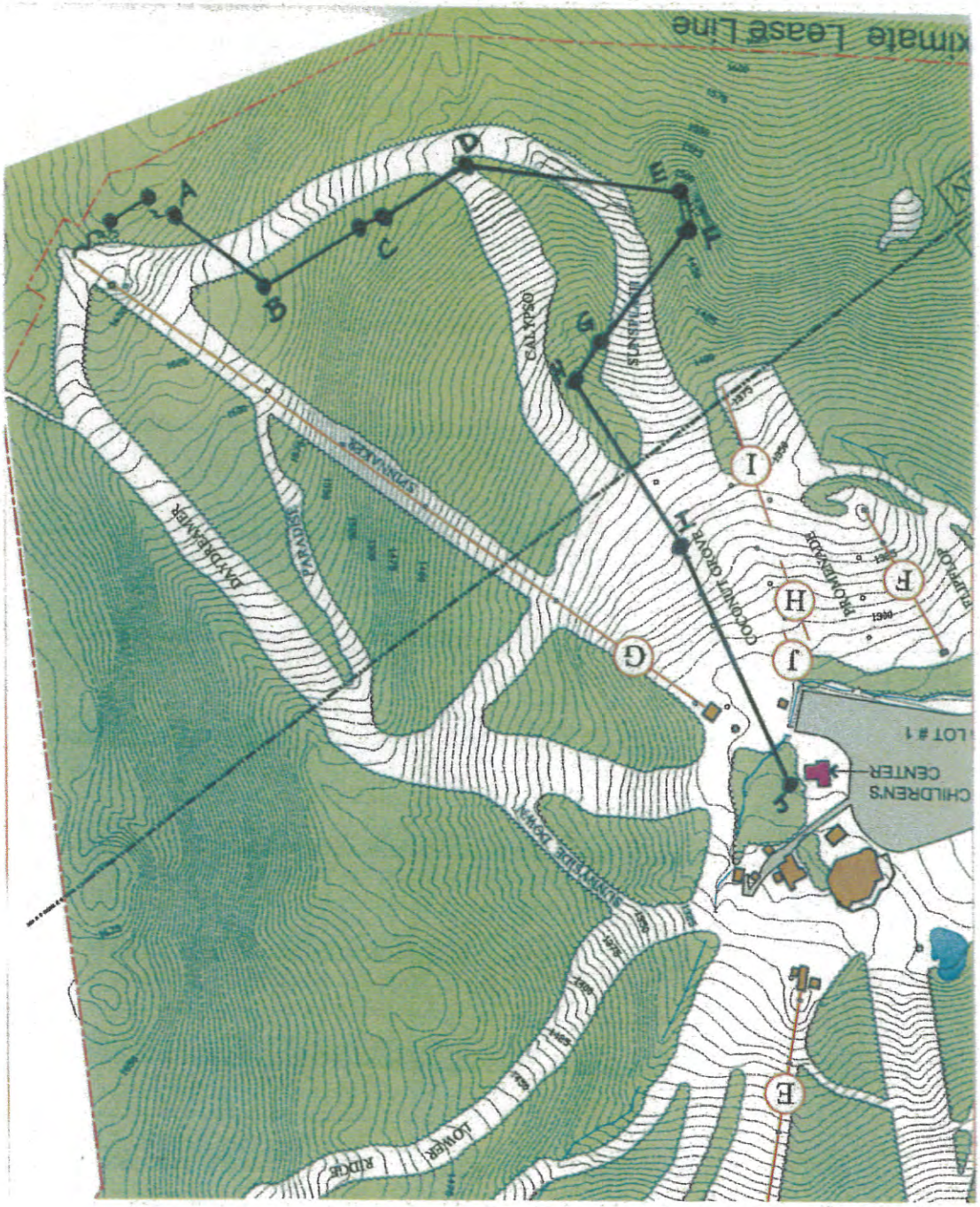
The length of time to complete the Mount Sunapee Canopy Tour / Zip Line layout is estimated at two hours. There are minimum and maximum weight restrictions for participants of the zip line.

The capital costs for the design and installation of the Mount Sunapee Canopy Tour / Zip is estimated at $325,000.

We are currently in the final design stages with a turn-key installation planned to begin on May 1, 2012. Our goal is to open to the general public by the weekend of June 30, 2012.

Operations would be either 5-days a week (Wed-Sun) or 7-days a week from June 30 through Labor Day weekend, and then would operate on weekends only during the fall and winter months.

Topographical map of South Peak area at Mount Sunapee



Canopy Tour / Zip Line course lay-out at South Peak area

2. Treetop Adventure Park

In addition to the Canopy Tour / Zip Line a popular recreational offering for younger age groups is the Treetop Adventure Park.

The Treetop Adventure Park would be located at South Peak in the woods to the left of the Clipper Ship Quad base terminal.

Treetop Adventure Parks can offer several different course layouts with varying skill levels for the elements in each course.

Mount Sunapee proposes that its first Treetop Adventure Course consist of a beginner course and an intermediate skill course built together in the same overall layout.

In the future, other layouts can be added in a modular way like a clover leaf which allows participants to move from lower level courses to progressively more difficult courses without leaving the overall Adventure Park setting.

Phoenix Experiential Designs have built many adventure parks that feature rope challenge elements, and they have been selected to design the Treetop Adventure Park at Mount Sunapee.

Typical "elements" in a Treetop Adventure Course

Treetop Adventure Parks are very popular with younger participants who may not be able to ride the Canopy Tour / Zip Line due to being below the minimum weight requirement of 80 pounds in order to use the Canopy Tour.

Additionally, the different skills levels and height levels allow the course designer to tailor the offering to different age and ability groups.

The participants on the ropes courses are required to wear safety harnesses and are always clipped into the overhead safety line.

Prior to using the Treetop Adventure Course all participants must go through the safety training course which teaches proper use and fitting of the safety harness and of the clip-in devices.

All participants and guides wear lightweight safety helmets in the Adventure Tree Park and in the Canopy Tour / Zip Line.

3. Mountain Bike Trails

The Clipper Ship Quad chair lift will be the transportation vehicle for participants using the Canopy Tour / Zip Line. The Clipper Ship Quad has an hourly uphill capacity of 800 people per hour at half-speed (225 feet per minute) in summer operations.

With the capacity of the Canopy Tour / Zip Line at only 20 people per hour including guides, Mount Sunapee is interested in other recreational offerings that utilize the Clipper Ship Quad for uphill transportation given the available uphill capacity.

One such recreational activity is lift-serviced mountain biking.

This activity also fits in the natural setting, family recreation brand that Mount Sunapee has cultivated.

Mountain biking can be offered in many ways and at different skill levels. Mount Sunapee plans a low level, family oriented mountain biking experience using novice or low intermediate trails from the summit of the South Peak area.

Mountain bikes would be available for rent at Mount Sunapee.

4. Disc Golf

Disc Golf offers another recreational activity that can use the Clipper Ship Quad chair lift to ride up the mountain, and play the disc golf course as they hike down the mountain.

The Disc Golf course would have a combination of "holes" that work their way down and across a ski trail, and others that weave in and out of the woods adjacent to the trails in the South Peak area.

Disc Golf Frisbees would be available for rent or purchase in the Retail Shop at Mount Sunapee.

Above is a typical Disc Golf "cup" that finishes the hole. Different Frisbees are often used for the different "shots" on the course.

5. Interpretive Hiking Trails

Interpretive Hiking Trails offer a recreational offering for guests in which they purchase a lift ticket to ride the Clipper Ship Quad chair lift to the South Peak summit area, and have a themed Interpretive Hiking Trail as their venue down the mountain.

The information signage would be developed around several flora and fauna categories including:

- Large Mammals
- Small Mammals
- Birds of Prey
- Song Birds
- Butterflies
- Trees
- Wildflowers
- Local history

At the head of the Interpretive Trail there may be large signage, 4′ x 8′ signs, which would show the trail layout and offer previews

of the locations for the many small signage locations which will show selected native species of the flora and fauna along the trail.

The Interpretive Hiking Trails would be free for guests who are willing to walk uphill to access the trails.

The Clipper Ship Quad chair lift will allow participants to enjoy riding the chair lift up the mountain for a small fee with the opportunity to enjoy the Interpretive Hiking Trail as their path down the mountain.

Along the trail would be smaller identification signage where the reflection benches are located that target species identification of the groups above.

The trails would be well marked for a defined path and may be lined with wood chips or blue stone.

6. Segway Tours

Segway Tours have become very popular for touring the historical sites in major cities such as Boston, MA and Manchester, NH.

They have also become very popular in natural settings as a personal touring vehicle in the base area. The ride is the thrill.

Mount Sunapee proposes having Segway Tours around the base area of the mountain along flatter elevation areas using the Segways with the larger, natural ground tires.

Riders enjoy riding through wooded areas in the base area and across parking lots such as Lot 2 or Lot 3 at Mount Sunapee.

A typical Segway Tour is 90 minutes with 6 riders and a guide.

All riders start with an indoor safety training session followed by a practice course training session before going on the Segway Tour. Helmets are provided for all participants.

7. Miniature Golf

Mount Sunapee has considered adding a natural setting miniature golf course for many years.

Miniature golf courses come in many designs and layouts.

Mount Sunapee proposes a ground level course that uses natural landscaping to create a scenic setting and fit into the "natural" feel of the summer recreational program at Mount Sunapee.

Miniature Golf offers summer recreational fun for all ages and is a very popular family activity that fits well with the Mount Sunapee family recreation brand.

The Miniature Golf course location poses the greatest site location challenge for Mount Sunapee. We do not have a location that is not also utilized for winter operations. We may have to make snow over the mini golf course in winter, and utilize landscaping that is recessed in pots in the ground and covered with mulch. The landscaping would be removed and stored for the winter.

Existing Summer

III. Existing Summer Activities

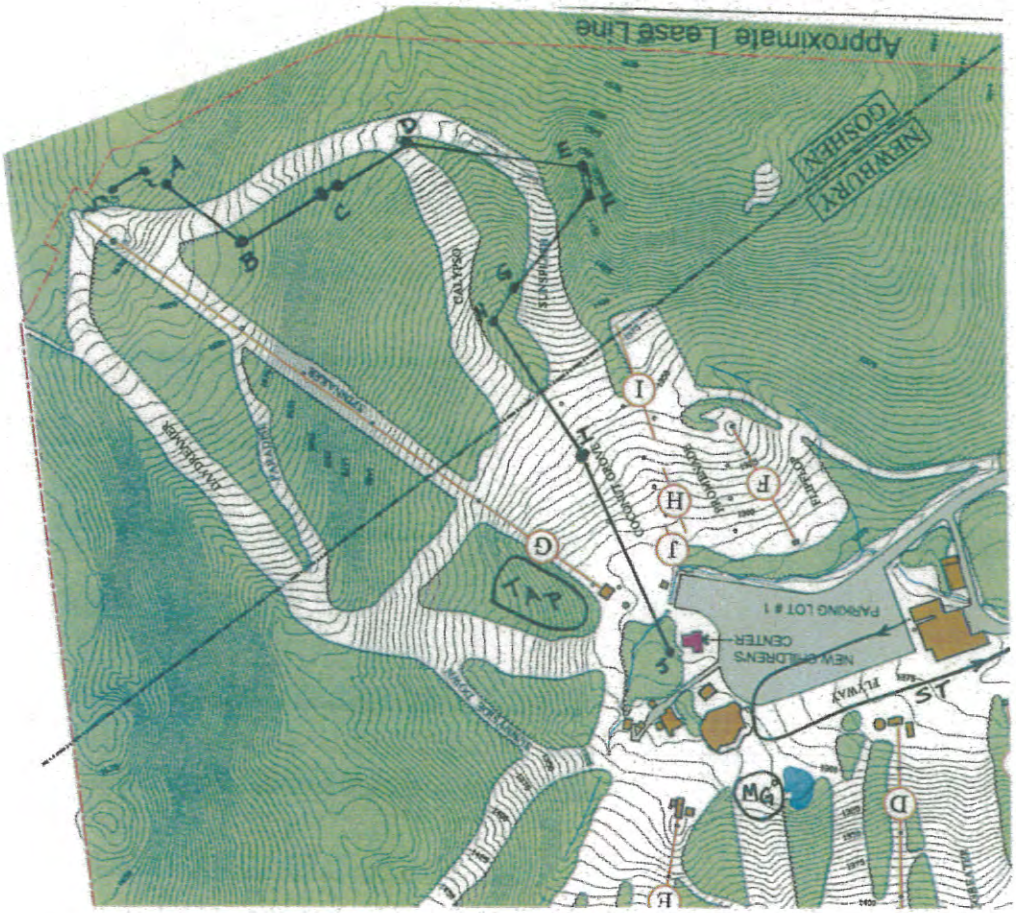
Mount Sunapee currently offers a limited summer recreational program. Some of the offerings include:

- Skyrides to the summit via the Sunapee Express Quad
- Summit Dinners (4) at the Summit Lodge via Sunapee Express
  - Lobster Fest
  - Family Fun Night
  - Wine Pairing
  - Beer Pairing
- Sunapee Lions Club Car Show in late June
- League of New Hampshire Craftsmen's Fair each August
- Fall Foliage Festival on Columbus Day weekend
- Weddings, Receptions, Banquets and Business Meetings

These activities will still be offered at Mount Sunapee, and the layout of the newly proposed recreational offerings will be designed to complement and not interfere with these existing activities.

Location Map

IV. Location Map



Approximate site location for Mount Sunapee summer recreational attractions.

A-J = Canopy Tour / Zip Line stages
TAP = Treetop Adventure Park
MG = Miniature Golf
ST = Segway Tours

Mountain Bike Trails and the Interpretive Hiking Trails will start near the unload of Lift G (the Clipper Ship Quad) and meander through the woods and across the ski area before finishing in the base area.

NH Competitors

V. NH Ski Area Competitors and Recent Competitive News

In the past 5 years many New Hampshire ski areas have successfully introduced new or expanded winter and summer recreational opportunities and activities.

Mount Sunapee has lagged behind our competitors in recent years in introducing new summer and winter recreational activities.

Our guests are asking for more recreational offerings at Mount Sunapee as they have seen offered by our competitors.

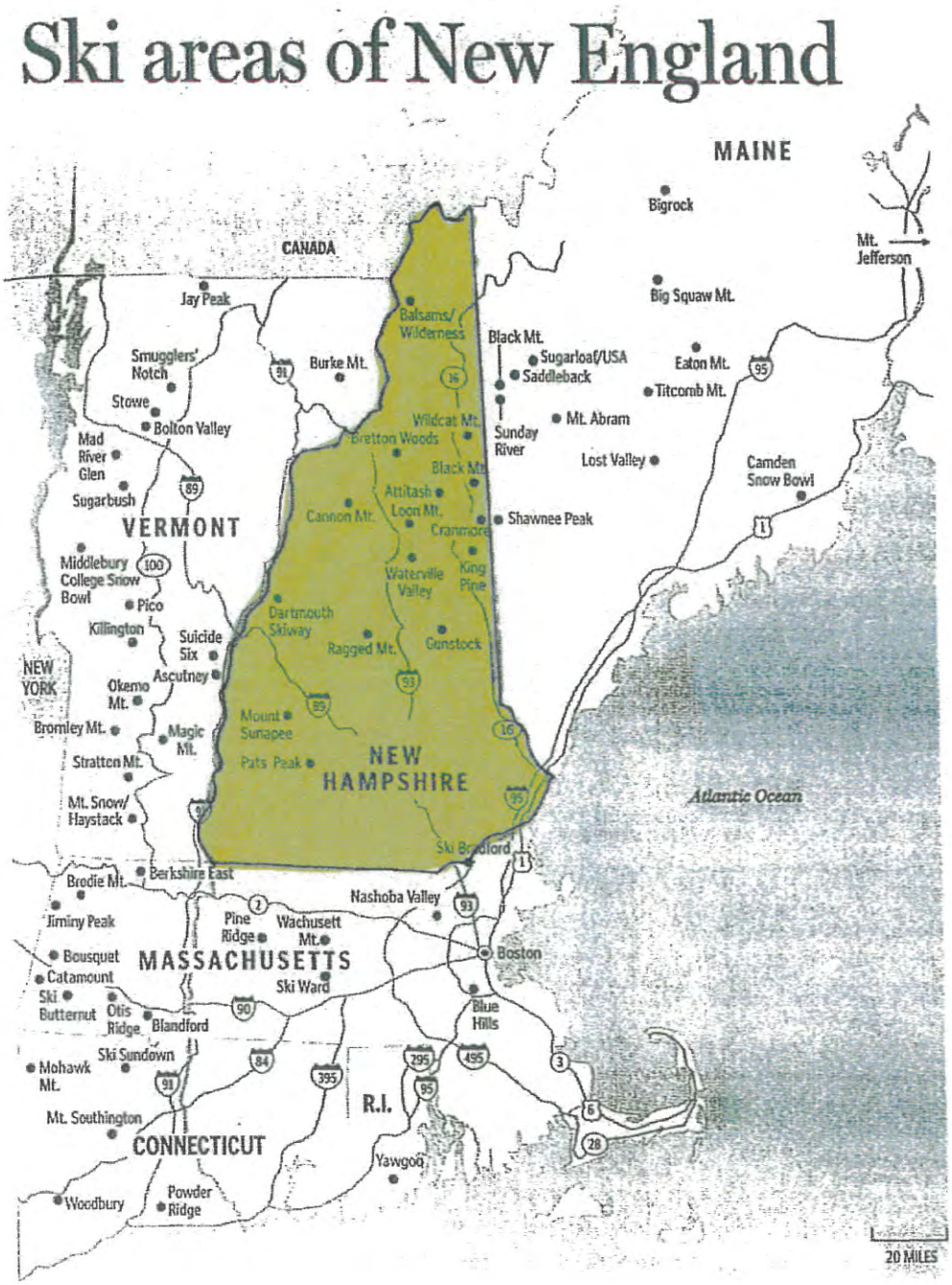
This has been recognized by the Town of Newbury, and the Board of Selectmen are supportive of increasing the summer recreational offerings at Mount Sunapee.

The following section provides highlights of the new and expanded summer and winter recreational offerings by our NH competitors.

The section is in alphabetical order with information on the following New Hampshire competitors:

- Attitash
- Bretton Woods
- Cannon
- Cranmore
- Gunstock
- Loon
- Ragged Mountain
- Waterville Valley
- Wildcat

Map of New England and New Hampshire ski area competitors



Appendix D

State of New Hampshire
Department of Resources and Economic Development

Public Involvement and Oversight Policy for Mount Sunapee Ski Area

Robb R. Thomson, Commissioner
August 31, 1998

P.O. Box 1856
Concord, New Hampshire 03302-1856

STATE OF NEW HAMPSHIRE
DEPARTMENT OF RESOURCES AND ECONOMIC DEVELOPMENT

Public Involvement and Oversight Policy for Mt. Sunapee Ski Area

I. Statement of Purpose. Since 1948 the State of New Hampshire has operated a ski area at Mount Sunapee State Park to provide outdoor recreational opportunities for the citizens of New Hampshire and surrounding states and provinces. The State has developed the Mount Sunapee Ski Area with state funding and federal funding from the Land and Water Conservation Fund program administered by the National Park Service. The State has a continuing obligation under state and federal law to make the ski area at Mount Sunapee available to the public for outdoor recreational use.

In Chapter 119, Laws 1997, the General Court of New Hampshire authorized the Commissioner of the Department of Resources and Economic Development (DRED) to develop and issue a request for proposals (RFP) for a lease, concession agreement or management contract for the operation of the Mount Sunapee Ski Area. Chapter 134, Laws 1998 (HB 1291), requires that DRED provide for public notification, review and comment prior to approving any master development plan or environmental management plan submitted pursuant to a lease approved pursuant to Chapter 119, Laws 1997.

The Lease and Operating Agreement (Lease) between the State and Okemo Mountain, Inc. (Operator) requires the Operator to submit an Annual Operating Plan (AOP), a Master Development Plan (MDP) and an Environmental Management Plan (EMP) to DRED for review and approval. Members of the public who use the facility and local public officials can provide valuable information and comment about how the Ski Area should be developed and how its natural resources should be protected. The purpose of this Policy is to establish procedures for involving members of the public and state and local public officials in DRED's review of the AOP, the MDP and the EMP by providing for public notice and comment and for the establishment of a Mount Sunapee Ski Area Advisory Committee.

II. Procedures for Public Notice and Comment. The State of New Hampshire, acting through officials and employees of DRED, shall follow the procedures outlined to ensure that members of the public and state and local public officials are made aware of, and have the opportunity to comment upon, significant issues and decisions arising out of DRED's review of the MDP and the EMP:

A. DRED shall require the EMP to be submitted in conjunction with the MDP.

B. Within 30 days of receipt of the MDP and EMP, DRED shall publish a notice in a paper of general circulation and in a paper of local circulation in the Sunapee region, that the MDP and EMP are available for public review and comment.

C. Within this 30-day period, DRED shall require the MDP and EMP to be submitted to either the Town of Newbury or the Town of Goshen as may be appropriate for site plan review, to the Regional Planning Commission, to the Department of Environmental Services and to the Mount Sunapee Ski Area Advisory Committee.

D. Local public hearings on the MDP and EMP shall be in accordance with the local site plan review process.

E. In addition to any public hearing(s) under the local site plan review process, DRED shall hold a hearing in conjunction with the Regional Planning Commission.

F. Opportunity for public review and comment to DRED shall continue throughout the local site plan review process. In no event will this public review and comment period be less than 60 days from the date of submission to the local body responsible for site plan review nor will the period for local site plan review be longer than that provided for under statute.

G. The Commissioner may approve or request revisions for resubmittal after receiving and reviewing written public comment as provided for above. The Commissioner shall issue his approval in writing.

H. Any amendment to the lease which would expand the leasehold area shall be publicly noticed and submitted for public review and comment in accordance with the procedure outlined above for the MDP and EMP prior to submission to Governor and Council for approval.

III. Lease Oversight Policy

A. The Commissioner shall establish a Mount Sunapee Ski Area Advisory Committee pursuant to RSA 21-G:11 to advise the Commissioner and meet with the lessee at the call of the Commissioner. A representative of the Attorney General shall be invited to attend meetings of the Advisory Committee.

B. The Mount Sunapee Ski Area Advisory Committee will be comprised of the following members:

- 1 Representative of the Town of Newbury
- 1 Representative of the Town of Goshen
- 1 Representative of the Regional Planning Commission
- 1 Representative of the Lake Sunapee Protective Association
- 1 Representative of the Society for the Protection of New Hampshire Forests
- 1 Representative of the Lake Sunapee Business Association
- Commissioner of the Department of Environmental Services or designee
- Director of Division of Parks and Recreation
- Director of Division of Forest and Lands

C. Oversight will be supervised by the Commissioner and may be delegated to a Lease Administrator (LA), a DRED employee who will have responsibility for oversight of the provisions of the lease, the execution of this policy and general coordination between the lessee, DRED and the Advisory Committee. The LA will be knowledgeable of ski area operations, safety codes, natural resource protection and stewardship.

IV. Plan Approval Guidelines

A. The Annual Operating Plan (AOP) will be subject to the following standards:

- The AOP shall allow public access to the leased premises for recreational and park activities.

- The AOP shall be submitted on or before May 15 of each year.

- DRED shall require the AOP to be submitted to the Mount Sunapee Ski Area Advisory Committee and the Town of Newbury for review.

- The AOP shall describe in detail the following:

  a. Types of recreational activities available to the public
  b. Ski lift operations
  c. Snowmaking and grooming operations
  d. Ski support services
  e. Maintenance procedures
  f. Security procedures
  g. Emergency operating plan
  h. Status of special use permits and leases
  i. Marketing and advertising
  j. Environmental management program

k. Signage
l. Utilities and roads
m. Implementation of MDP site improvements (after approval)

- DRED shall notify the Operator in writing of a final schedule of operation no later June 30th of each year.

B. The Master Development Plan (MDP) shall be subject to the following requirements:

- The MDP shall be submitted to DRED on or before June 1, 2000. Thereafter the MDP shall be revised and submitted every five (5) years.

- The MDP shall cover operation, facilities, site improvements and strategic plans for Mount Sunapee Ski Area.

- The MDP shall include but not be limited to:

  a. Plans for expanding the ski trail network
  b. Construction of new lifts
  c. Construction or renovation of lodges or other facilities
  d. Additional water withdrawals from Lake Sunapee to expand snow making capacity
  e. Upgrading or modifying infrastructure, including power, water and sewage disposal systems
  f. Other improvements or alterations that are appropriate for the recreational use of the leased premises

- The MDP shall be submitted for public notice and comment pursuant to section II of this policy and as required by Chapter 134, Laws 1998 (HB 1291).

C. The Environmental Management Plan (EMP) shall be subject to the following requirements:

- The EMP shall be developed and submitted for approval to DRED in conjunction with the MDP.

- The EMP shall adopt recognized Best Management Practices to preserve and protect the leased premises and shall explain how proposed site improvements may impact the resources listed below, which shall include but not be limited to:

  a. Water usage and conservation

b. Septage disposal/treatment
c. Drainage, erosion and water quality issues
d. Solid waste disposal
e. Air quality and traffic congestion mitigation
f. Forestry management
g. Wetlands impacts
h. Wildlife habitat preservation
i. Scenic and aesthetic qualities

- The EMP shall be submitted for public notice and comment pursuant to section II of this policy and as required by Chapter 134, Laws 1998 (HB 1291).

D. Site development in accordance to the AOP, MDP or EMP will be guided by the following:

- All applicable federal, state and local permits shall be obtained by the Operator and its contractors and subcontractors, prior to the start of construction activity.

- Construction plans will be submitted to DRED and the Town of Newbury or the Town of Goshen as may be appropriate, 60 days prior to construction.

- DRED will review and approve plans in consultation with DES and other appropriate agencies.

- Monitoring for compliance will be performed by DRED and may include inter-department or other cooperative arrangements.

Appendix E

REQUEST FOR PROPOSALS

OPERATION OF STATE-OWNED SKI AREA AT MOUNT SUNAPEE STATE PARK

Mt. Sunapee
NEW HAMPSHIRE

ISSUE DATE:

January 15, 1998

STATE OF NEW HAMPSHIRE

JOINT LEGISLATIVE COMMITTEE
TO DEVELOP REQUESTS FOR PROPOSALS FOR OPERATION OF
MOUNT SUNAPEE AND CANNON MOUNTAIN SKI AREAS

DEPARTMENT OF RESOURCES AND ECONOMIC DEVELOPMENT

REQUEST FOR PROPOSALS

OPERATION OF STATE-OWNED SKI AREA
AT MOUNT SUNAPEE STATE PARK

ISSUE DATE: January 15, 1998

DUE DATE: April 1, 1998

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I. INTRODUCTION

1.1 General Description of Project

The State of New Hampshire (the "State"), acting through the Joint Legislative Committee (the "Joint Legislative Committee") established to develop and review a request for proposal for leasing the state-owned ski areas at Mount Sunapee State Park and Cannon Mountain at Franconia Notch State Park and the Commissioner of the Department of Resources and Economic Development ("Commissioner" and "Department"), has developed this Request for Proposals ("RFP") to invite the submission of proposals by experienced ski area operators ("operators") for a lease, concession agreement or management contract to operate the state-owned ski area at Mount Sunapee State Park in Newbury, New Hampshire.

The Mount Sunapee State Park and ski area has been developed using outdoor recreation funding from the federal Land and Water Conservation Fund administered by the U.S. Department of the Interior, National Park Service (the "National Park Service"). The State recognizes its obligation under Section 6(f)(3) of the Land and Water Conservation Fund Act and related regulations and project agreements to make Mount Sunapee State Park available for public outdoor recreation uses. The National Park Service has advised the State that none of the land, buildings, equipment and other improvements at Mount Sunapee State Park can be sold or converted from public recreational use without federal approval. Federal regulations do allow leasing the operation of properties acquired or developed with Land and Water Conservation Fund assistance as long as the State retains ownership and control of the property to ensure that it continues to be used for public outdoor recreation uses.

Sealed offers will be received by the State at the offices of the Department of Resources and Economic Development, 172 Pembroke Road, P. O. Box 1856, Concord, New Hampshire 03302-1856, until 3:00 p.m. on April 1, 1998, for the year-round operation of the ski area at Mount Sunapee for a twenty (20) year

term beginning on July 1, 1998 and ending on June 30, 2018, with the opportunity for two ten-year extensions. This RFP seeks detailed responses describing each operator's experience, capabilities and commitment to successfully operating the Mount Sunapee Ski Area for year-round public outdoor recreation purposes. Offers submitted in response to this RFP will be reviewed and ranked using the criteria and point score system described in the RFP. All offers received in response to the RFP will be reviewed by a subcommittee of the Joint Legislative Committee in cooperation with the Commissioner. Any lease, concession agreement or management contract recommended by the Commissioner will be submitted to the New Hampshire Legislature's Capital Budget Overview Committee and the Governor and Executive Council for review and approval.

1.2 Statement of Legal Authorities

There are state and federal statutes that govern this project, either specifically or by general application. Operators who submit offers in response to this RFP will be required to certify that they have read and understand the following laws:

a. Laws of New Hampshire 1997, Chapter 119 - An Act Relative to an Agreement or Contract for the Mount Sunapee or Cannon Mountain Ski Area Operations, or both, Establishing a Committee to Develop a Proposal and Review Responses, and Requiring Review of any Agreement or Contract by the Capital Budget Overview Committee.

b. RSA 12-A:29-a - Lease Agreement; Terms.

c. RSA 218:5-c - Admission Without Charge [Senior Citizens].

d. RSA 219:21 - Purchases and Certain Expenses [Concessions at Cannon and Mt. Sunapee].

e. RSA Ch. 225-A - Skiers, Ski Area and Passenger Tramway Safety.

f. RSA Ch. 227 - Aerial Tramways.

g. RSA 72:23 - Real Estate and Personal Property Tax Exemption.

h. Section 6(f) of the Land and Water Conservation Fund Act (16 U.S.C. Section 460 l-8) and related federal regulations and guidelines.

II. INSTRUCTIONS FOR SUBMITTING PROPOSALS

2.1 RFP Schedule

Event Description	Date
Public Notice of Project	October 14, 1997
Release of Draft RFP for Public Comment	October 17, 1997
Public Hearing on Draft RFP	November 12, 1997
Mandatory Meeting for Interested Operators	November 19, 1997
Deadline for Written Public Comment and Inquiries About Draft RFP	December 10, 1997
Combined Public Hearing	January 6, 1998
Release of Final RFP	January 15, 1998
Proposal Due Date	April 1, 1998
Interested Operator Presentations	To be announced

2.2 Draft RFP and Public Hearings and Comment

This RFP is being released in draft form so that interested persons, members of the general public and prospective operators have an opportunity to comment on its organization, clarity and content. Comments or inquiries about the RFP must be submitted in writing by the stated deadlines. Copies of all comments, inquiries and the State's responses will be made available to other interested parties. A public hearing was held at 6:00 p.m. on November 12, 1997 at the Ski Area. A second combined public hearing on the RFPs for both Mt. Sunapee and Cannon Mountain Ski Areas was held on January 6, 1998, at 6:00 p.m. in Room 305 of the Legislative Office Building in Concord. The RFP incorporates language changes deemed necessary by the State as a result of this dialogue.

2.3 Questions and Comments About RFP

Questions and comments about this RFP must be submitted in writing to:

Robb R. Thomson, Commissioner
State of New Hampshire
Department of Resources and Economic Development
172 Pembroke Road
P. O. Box 1856
Concord, New Hampshire 03302-1856
(603) 271-2629 (fax number)

2.4 Mandatory Pre-Submittal Meeting

A pre-submittal informational meeting for prospective operators was held to discuss this draft RFP at 10:00 a.m. on November 19, 1997 at the Ski Area. Attendance was mandatory for operators interested in submitting a proposal. Proposals will not be accepted from operators who did not send a representative to the informational meeting.

2.5 RFP Clarifications and Revisions

Oral statements, representations, clarifications or modifications concerning this RFP are not binding upon the State. The Department and the Joint Legislative Committee will, to the extent deemed to be in the public interest, incorporate the results of any public comment or inquiries from interested operators into the final RFP. The final RFP will be issued to interested operators or members of the public upon payment of a fifty dollar ($50.00) administrative fee. If it becomes necessary to revise any part of the final RFP prior to the deadline for submitting proposals, a written addendum to the RFP will be issued to all eligible proposers.

2.6 Proposal Submissions

Proposals must be received prior to 3:00 p.m. on April 1, 1998. Proposals submitted after this deadline will be rejected as untimely. Proposals must be delivered to:

Robb R. Thomson, Commissioner
State of New Hampshire
Department of Resources and Economic Development
172 Pembroke Road
P. O. Box 1856
Concord, New Hampshire 03302-1856

2.7 Proposal Format

Proposals must be submitted in the format required by this RFP. Multiple or alternate proposals from a single operator will not be accepted.

2.8 Proposal Quantities and Labeling

Each proposal must contain one original and twenty (20) copies in a sealed envelope or package. Each proposal envelope or package shall be clearly labeled as follows:

Proposal for Operation of Mount Sunapee Ski Area
Submitted by: [insert operator's name]
Date: [insert date of submission]

2.9 Proposal Disposition

All proposals become the property of the State of New Hampshire and may not be returned to the operator.

2.10 Proposal Guaranty

By submitting a proposal, each interested operator pledges to enter into a lease and operating contract with the State on the terms stated in the RFP. Each interested operator's proposal must be accompanied by a guaranty in the amount of $50,000, which may be in the form of a bid bond or certified check made payable to the "Treasurer, State of New Hampshire." If the selected operator fails to enter into any required contract, the amount of the bid proposal guaranty shall be forfeited to the State as liquidated damages and not as a penalty. The State reserves the right to retain the proposal guaranty of interested operators to whom an award is being considered until a contract has been executed and approved by the Capital Budget Overview Committee and the Governor and Executive Council.

2.11 Public Disclosure of Proposals

RSA 21-I:13-a provides, in part, that no information shall be available to the public concerning proposals for public bids from the time the proposal is made public and until it is actually awarded, in order to protect the integrity of the public bidding process. Accordingly, proposals submitted in response to the RFP will not be

released to the public until the Commissioner submits, or decides not to submit, a recommendation to the Capital Budget Overview Committee and the Governor and Executive Council for review and approval. At that time, all proposals will be disclosable to the public to the extent required by the statutes governing access to public records and meetings (the "Right to Know" law), RSA 91-A. If an operator submits information in a proposal it believes is exempt from disclosure under state law, the operator must clearly mark as "confidential" each page of its proposal containing such information.

2.12 Proposal Preparation Costs

No payment shall be made by the State or its representatives to cover costs incurred by any operator in preparation of or the submission of responses to the RFP or any other associated costs.

2.13 Right to Accept or Reject Proposals

The State reserves the right to accept or reject any part of any proposal, and to accept or reject any or all proposals.

2.14 Right to Waive Minor Deficiencies

The State reserves the right to waive minor deficiencies and informalities in a proposal if, in its sole judgment, the best interests of the State will be served.

2.15 Right to Cancel

The State reserves the right to cancel all or any part of this RFP at any time prior to final approval of a contract or lease with the selected operator.

2.16 Additional Information

The State reserves the right to make written requests for additional information from operators to assist in understanding or clarifying any proposal.

2.17 Proposal Evaluation and Contract Award

All proposals received by the State in response to this RFP will be subject to the evaluation process described in Section III. If the Commissioner recommends the award of a lease, concession agreement or management contract resulting from this RFP,

it shall not be final or binding upon the State unless and until it is approved by the Capital Budget Overview Committee and the Governor and Executive Council.

III. PROPOSAL EVALUATION PROCESS

3.1 Evaluation Process

The State will conduct a comprehensive, fair and impartial evaluation and comparison of proposals received in response of the RFP. The Joint Legislative Committee shall designate an Evaluation Subcommittee composed of five members of the House and two members of the Senate to review and rank the proposals based on the following criteria:

Criteria	Maximum Score
Financial Standing and Resources	20
Ski Area Operation Experience	20
Operations and Development Proposals	20
Public Recreational Benefit	20
Economic Return to the State	20
	100
Oral Presentation (Top Three Only)	20
	120

All proposals will be ranked by the Evaluation Subcommittee to develop a short list of the top three proposals.

3.2 Operator Presentations and Final Ranking

The top three proposals may be invited to make oral presentations to the Joint Legislative Committee. If one or more of the top three proposers decline to make an oral presentation, the State reserves the right to request a formal presentation from the operator with the next highest ranking. Following the oral presentations, the three proposals will be re-ranked in accordance with the total scores received. The Joint Legislative Committee shall advise the Commissioner whether a lease, concession agreement or management contract should be entered into with the operator with the highest ranking proposal. If the Commissioner concurs, he shall negotiate and execute leases, contracts or agreements consistent with this RFP and the successful operator's

proposal. Such fully executed leases, concession agreements, and management contracts shall be submitted to the Capital Budget Overview Committee and the Governor and Executive Council for review and approval.

IV. PROPOSAL CONTENTS

4.1 Introduction

Each proposal must respond to the requirements of the RFP by offering to provide ski area management and operation services at the ski area by stating information about the operator's financial standing, staff and resources, ski area operation experience, its proposal for the development and expansion of the Mount Sunapee Ski Area, and its payment proposal. Each proposal must be presented in narrative form, and must be organized and indexed by reference to the corresponding section of the RFP. Each proposal must include a proposed lease, concession agreement or management contract acceptable to the operator which incorporates substantially all of the provisions of the Draft Lease/Operation Agreement provided in Appendix B.

4.2 Financial Standing and Resources

Each proposal shall describe the financial standing of the operator, including current certified financial statement, latest company annual report, and current Dun & Bradstreet financial report and rating. Each proposal shall also describe the availability and qualifications of the key staff and other resources the operator will commit to the project.

4.3 Ski Area Operator's Experience

Each proposal shall describe the operator's level of experience in the management and operation of public or privately owned ski areas.

4.4 Operations and Development Proposals

Each proposal shall describe in detail the operator's proposal for year-round ski area operations, including the following:

a. Types of recreational activities available to the public

b. Ski lift operations

c. Snow making and grooming operations

d. Ski support services

i. Ski school

ii. Rentals and repairs

iii. First aid/public safety

iv. Retail ski shop

v. Food and beverage services

vi. Entertainment

e. Maintenance procedures

f. Security procedures

g. Emergency operating plan

h. Ability to honor special use permits and leases

i. Marketing and advertising

j. Environmental management program

k. Signage

l. Utilities and roads

m. Employment opportunities for state employees presently working at ski areas.

n. Each proposal shall describe the operator's proposal for capital improvements relating to the ski lifts, snow making capabilities, ski lodges or other buildings, and utility and service road infrastructure.

4.5 Public Recreational Benefit

Each proposal shall describe the operator's proposal for continuing or improving public outdoor recreational opportunities at the Ski Area.

4.6 Payments to State

Each proposal shall offer to pay the State of New Hampshire an annual rental amount, consisting of a base fee (adjusted annually for inflation) and a specified percentage of the gross annual revenues from the operation of the ski area.

Appendix F

PROPOSAL FOR THE OPERATION OF THE MOUNT SUNAPEE SKI AREA

Submitted to:
The State of New Hampshire Joint Legislative Committee &
The Department of Resources & Economic Development

Submitted by:
Okemo Mountain Resort, Inc.
77 Okemo Ridge Road
Ludlow, Vermont 05149

April 1, 1998

J. ENVIRONMENTAL MANAGEMENT PROGRAM

Okemo has a long history and good track record of development in a mountain environment. Starting with the development of conceptual plans, we consider natural features such as wetlands, streams, and necessary wildlife habitat. We try to avoid these areas or at least provide sufficient buffers to protect them. When we have construction projects involving earthwork, we utilize the Vermont Handbook for Soil Erosion and Sediment Control on construction sites. We will follow the same practices at Mount Sunapee.

I. Trail Construction

When constructing trails, it is our practice to have no more than four acres of earth open at one time, to seed and mulch all acres prior to weekends, and to cease earthwork during rain events. Prior to earthwork, we will install diversion ditches to divert water away from construction areas with hay bale check dams in the ditches, and silt fencing is used when appropriate. We will work closely with the State of New Hampshire prior to and during trail construction.

II. Trail Maintenance

During summer months, we will have an ongoing maintenance program. This program will include replacement of culverts, reshaping of water bars, trimming of trees and the mowing of trails.

III. Stormwater Discharge Device Maintenance

We will institute a biannual stormwater discharge device maintenance program. Twice per year, stormwater conveyance and treatment devices including stormwater ponds, grass and stone lined swales, culverts, catch basins and vegetated buffer strips will be inspected and maintained. Maintenance will occur more often if necessary.

IV. Sewage Treatment Plant

Operating and maintaining this facility at a high level is vitally important for the environment and the continued sound operation of Mount Sunapee. We will manage this plant to meet or exceed New Hampshire standards continually.

N.

PROPOSAL FOR CAPITAL IMPROVEMENTS

I. SKI LIFTS, SNOW MAKING CAPABILITIES, SKI LODGES AND/OR OTHER BUILDINGS, UTILITIES AND SERVICE ROADS

It is anticipated that we will invest approximately $10,000,000 in capital improvements over the next six to seven years at Mount Sunapee. The improvements will be part of an all-inclusive recreation enhancement program aimed at expanding and creating both winter and summer recreation opportunities at the mountain. Improvements will be made and proposed in a three-part approach.

1. **Immediate improvements**
   - → Replacement of the Summit Triple Chairlift with a detachable quad chair
   - → Replacement of the Sun Bowl Double Chairlift with a fixed grip triple or quad chairlift
   - → Renovation / expansion of the North Peak Lodge
2. **Future planning and improvements to be made in existing areas of lifts, trails, and base area facilities**
3. **Future planning and improvements to be made in peripheral areas surrounding the current lifts, trails, and base area facilities**

A general improvement master plan and planning approach is graphically depicted on the map labeled, *Concept Improvement Plan and Planning Strategy*, included at the end of this section.

Approach

Plans were prepared in 1985 by Erikson Associates and in 1989 and 1991 by The Cavendish Partnership which outlined recommended improvements for the area. The Erikson recommendations were primarily directed at on-mountain lift, trail and snow making upgrades, many of which were implemented. The Base Area Master Plan prepared by The Cavendish Partnership in 1989 and 1991 focused on base area improvements including lodge facilities, utilities, parking, and vehicular and skier circulation. Key components of the master plan included:

- A new base lodge sited in the vicinity of the North Peak Lodge. It was intended that this facility would serve the primary day lodge and skier services needs of the area.
- Renovation of the existing lodge to accommodate the racing program, ski patrol, first aid, employees, special groups and storage.
- Expansion of the parking areas.
- Expansion / upgrade of the sewer infrastructure and disposal facilities.

The improvements proposed in the master plan were prepared in response to critical needs of the area as assessed by The Cavendish Partnership and as described by various user groups, state employees, management, and others. Workshops were held with the various groups and individuals and extensive input was gathered suggesting specific improvements as well as the overall aesthetic flavor for how those improvements should be implemented. Plans, elevations, and perspectives were prepared that graphically described the improvements and cost estimates were provided for each component of the master plan. (Excerpts of the graphic components of those plans are included on the following pages.)

We will revisit the plans prepared by Erikson Associates and the Base Area Master Plan prepared by The Cavendish Partnership to assess which improvements have been implemented and update the plans to reflect current needs and recreation trends. The plan for improvements will include immediate improvements as described in the following narrative followed by the preparation of a five year master plan for longer range improvements. The plan will be prepared by the year 2000 as required in the lease agreement. Because of our experience with leasing state lands for recreational purposes, we understand the public sensitivity that accompanies any proposal for improvements associated with public lands. Okemo's planning philosophy has always been one of working with our neighbors in preparing plans that respond not only to our business goals, but also to the broader issues of environmental suitability and the needs of the community.

1. Immediate Improvements

It is important that improvements be made during the first season of operation that enhance skiing and snowboarding at Mount Sunapee, and that demonstrate our commitment to the overall improvement of the recreational experience at the mountain. It is our goal to make three primary improvements before the first season of operation as timing allows.

The first improvement will be the replacement of the Summit Triple Chairlift with a detachable quad. The Summit Chair is the longest and most important lift on the mountain, transporting skiers and snowboarders out of the base area directly to the top of the mountain and distributing them to the majority of terrain. It is critical that this lift have an uphill capacity capable of transporting skiers and snowboarders out of the base area quickly and efficiently. A new high speed lift will reduce congestion in the base area and distribute skiers and snowboarders more efficiently, not to mention the positive aspects of a quicker ride to the top. A detachable lift will cut the ride time to the summit in half.

Concurrently, the Sun Bowl Double Chairlift will be replaced with either a fixed grip triple or quad chairlift. Being the second longest and one of the oldest lifts on the mountain, the existing double chair is in need of replacing with a higher capacity, faster chair. The Sun Bowl Chair will be replaced with either the existing Summit Chair when it is removed or by a new quad. In either case a new lift will improve skier and snowboarder movement and distribution in the Sun Bowl area.

Depending upon timing and permit requirements, we will begin renovations or expansion of the North Peak Lodge. As identified in the Base Area Master Plan (*The Cavendish Partnership, 1989 and 1991)* the base area is in serious need of additional square footage to accommodate current users and to become more balanced with the capacity of the mountain. We will focus on renovating and/or expanding lodge space in the vicinity of the North Peak Lodge. We will explore options for the renovations or expansion, which may take various forms depending upon timing of the lease signing, design and permit requirements. Options include permanent expansion of the existing lodge, temporary expansion of the lodge or even temporary detached lodge facilities. We believe that the site of the North Peak Lodge is the logical location for expanded lodge facilities given its proximity to the Summit chair and the Province beginner area. It is centrally located and provides the best location for skier circulation.

Another item which should be addressed the first year are the size of both the day care and the children's ski school facilities. Mount Sunapee is a family mountain, and in order to accommodate all members of the family, these two areas will be expanded.

2. Future planning and improvements to be made in the existing areas of lifts, trails and base area facilities

We will initiate an aggressive planning process to assess and chart the course for future improvements to be made within the confines of the existing lift and trail network and base area. We will review all studies and proposals that have been made to date and update them based upon current mountain and base area conditions. Using this information we will formulate a five year master plan that lays out the improvements for the areas within the immediate area of lifts, trails and base facilities. The plan will include, but not be limited to the following investigations and recommendations. These are options that will be considered and proposed after thorough analysis and investigation of current site and market conditions.

POTENTIAL MOUNTAIN & BASE IMPROVEMENTS
(in the existing areas of lifts, trails and base area facilities)

LIFTS

A Sun Bowl Double (to be replaced the first year of operation)
B Spruce Triple (replace)
C Duckling Double (replace)
D North Peak Triple (upgrade)
E Summit Triple (to be replaced the first year of operation)
F Beginner Pony Express Tow (replace)
G Province Double (replace)
New Chairlift in the North Ridge area

TRAILS

Widening and regrading certain trails
Improving connections
New trails in the North Ridge / Cataract area

SNOW MAKING

Expanded Coverage
Longer Season Capabilities
Add additional air and water capacity

LODGE(S) and STRUCTURES

New Lodge Construction/North Peak Lodge Expansion (to be done the first year of operation)
Main Base Renovation
Summit Building Renovation / Expansion
New indoor base area recreation / activity space
First Aid
Snowmaking relocation
Maintenance
Day Care & SKIwee Expansion (to be done the first year of operation)

ROADS & PARKING

Reduce Lot #1
Expand Lots #2 & #3
New Drop Off Area(s)
Shuttle Route(s)

INFRASTRUCTURE

Sewer

- Lagoon Expansion
- Lagoon Aeration, Routing & Deepening
- Spray Field Expansion
- Low Flow Fixtures
- Use of Gray Water
- Treatment Plant Construction

Water

- Well Development

EXPANDED WINTER ACTIVITIES

- Holiday Events and Carnivals
- Tubing
- Snowboard Park
- Ice Skating
- Night skiing, boarding, tubing and skating

3. <u>Future planning and improvements to be made in peripheral areas surrounding the current lifts, trails, and base area facilities</u>

As the planning for improvements of the existing lifts, trails and base facilities proceeds, we will explore opportunities for expanding summer and winter recreation activities outside the existing area of lifts, trails and base facilities. We understand that thorough environmental and land capability analyses will need to be conducted prior to proposing expanded recreation improvements, and we anticipate working closely with the state in determining the scope of such expansion and delineating key resource protection areas. The improvement proposals will be included in the five year master plan.

LIFTS

- New Lift in the Sun Bowl area (east of the existing lift and trail network)

TRAILS

- New Trail Network east of the Sun Bowl area
- New Trail Network above the lower parking area and below the "Campground"
- New Trail Network north and adjacent to the Province area

LODGE(S) and STRUCTURES

- New Sun Bowl Lodge
- New Learning Center in Province area for first time skiers/snowboarders

ROADS & PARKING

- New Parking Lot between Province area and south of lagoons
- Expanded Shuttle Route(s)
- Improved Road to Sun Bowl area

INFRASTRUCTURE

Sewer

- Lagoon Expansion
- Lagoon Aeration, Routing & Deepening
- Spray Field Expansion

Low Flow Fixtures
Use of Gray Water
Water
Well Development

II. SUMMER RECREATION

The Mount Sunapee region is very well known as a summer recreation area. Mount Sunapee will be developing and enhancing programs to make more summer activities available. Some of the potential activities are as follows:

Mountain Biking:

- With Mount Sunapee close to the main route from major New England cities, it is an ideal setting for mountain biking. The mountain biking program at Mount Sunapee will consist of an elaborate trail system from the summit area that will cater to beginners to expert bike riders. The trails will be built on existing ski trails and also new areas of the ski resort consisting of work roads and logging trails. There will also be a children's area in the beginner skiing area which is very flat and ideal for children.

- There will be rental equipment available. This will include bikes, helmets, shoes and other equipment.

- There will be package rates for the guests that will include trail fees and bike rental.

Scenic Rides:
Scenic chairlift rides will be available to guests during the Summer and Fall.

- Guests will be able to ride the chairlift to the summit.

- Once they arrive at the summit, there will be a chance to walk around to see the views and then ride the lift back down.

Hiking:

- A hiking program at Mount Sunapee will allow our guests to explore the wonders of nature on the existing ski trails as well as work roads. Guests will be able to ride the chairlift to the summit area and hike the marked trails on the top of the mountain or walk up the trails and explore the area on their own. There will be a route map available and scenic overlooks will have benches for the guests.

Other summer activities that may be considered:

In-line Skating & Skateboard Park
A summer in-line skating program & skateboard park will provide the guests of Mount Sunapee with another activity in which to enjoy the region. The park would have the following:

- Asphalt covered inclined area.

- Asphalt covered skate park with ramps and jumps to be used by both skateboarders and in-line skaters.

- Halfpipe ramp made out of wood.
- A regulation in-line skating hockey rink complete with side boards and nets.

During the summer months there will be weekly camps for both disciplines. These camps will consist of daily group instruction, competitions, free time and free time activities. Also during the Summer, there will be local competitions for both skateboarding and in-line skating.

Alpine Slide

The construction of an Alpine slide is a possibility for another summer activity. This slide will be approximately 2000-2500 feet long and would use the existing trail and lift network.

Concerts

The staging of concerts or festivals may also take place during the summer months. These concerts will be family orientated, and made available to all the visitors of the region. The concerts will not exceed the size of the comfortable capacity of the ski area during the winter.

Water Park

Because of its central location and a broad base area, a small water park with pools and slides would be very desirable. A water park will draw from the local and regional residents as well as the vacationers that are here in the Summer. A more thorough plan will be developed in our Mountain Development Plan.

Other potential activities include:

Craft Fairs
Atheletic Events
Weddings
Family Gatherings
Special Ethnic Festivals
Children's Day Camps
Nature and Wildlife Interpretation and Education
Archery Competitions
Food and Brewery Festivals

Appendix G