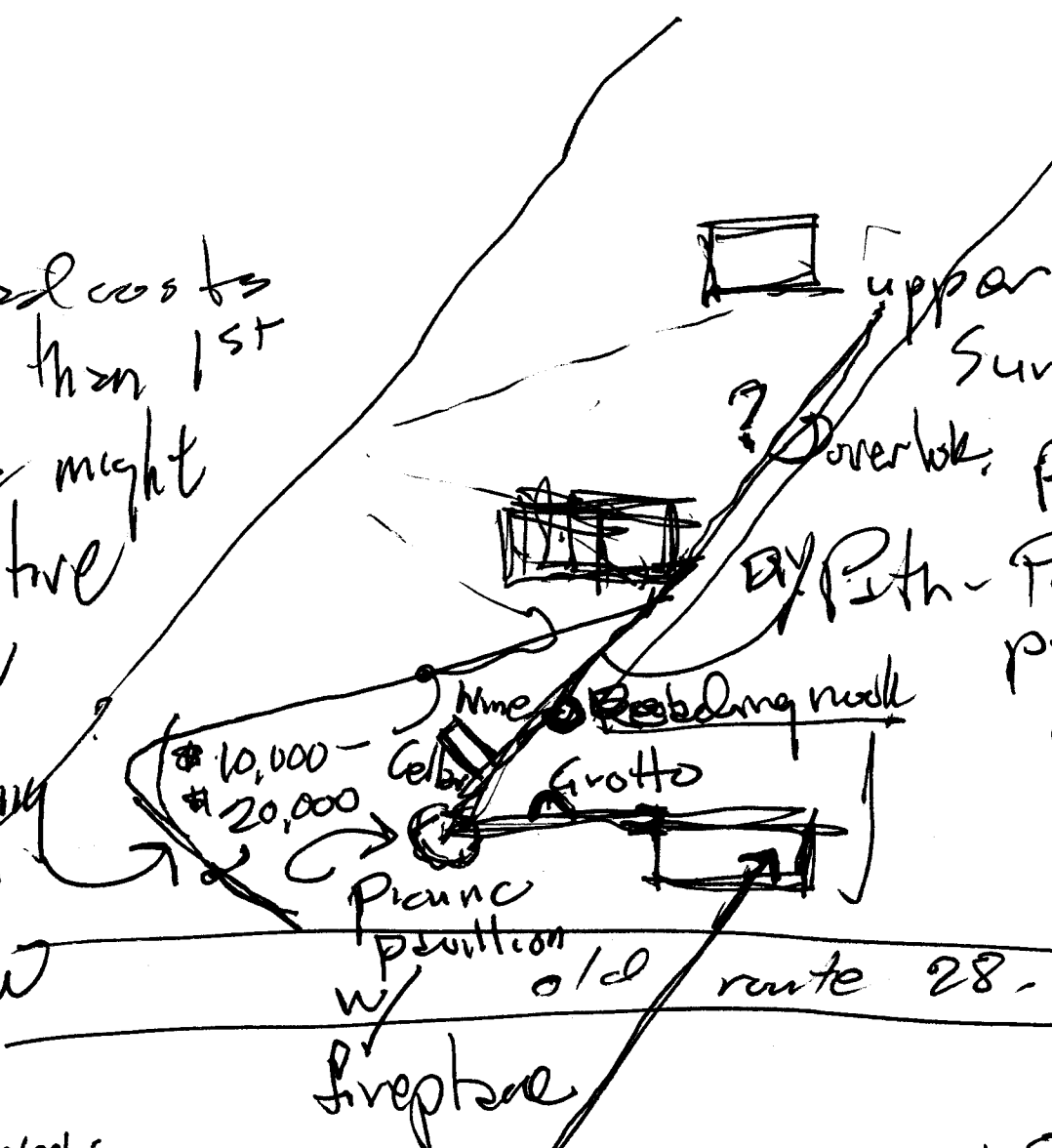


Road costs higher than 1st flat area might be prohibitive included per storm clearing 100/4 storms to low bar new home 150k to higher.



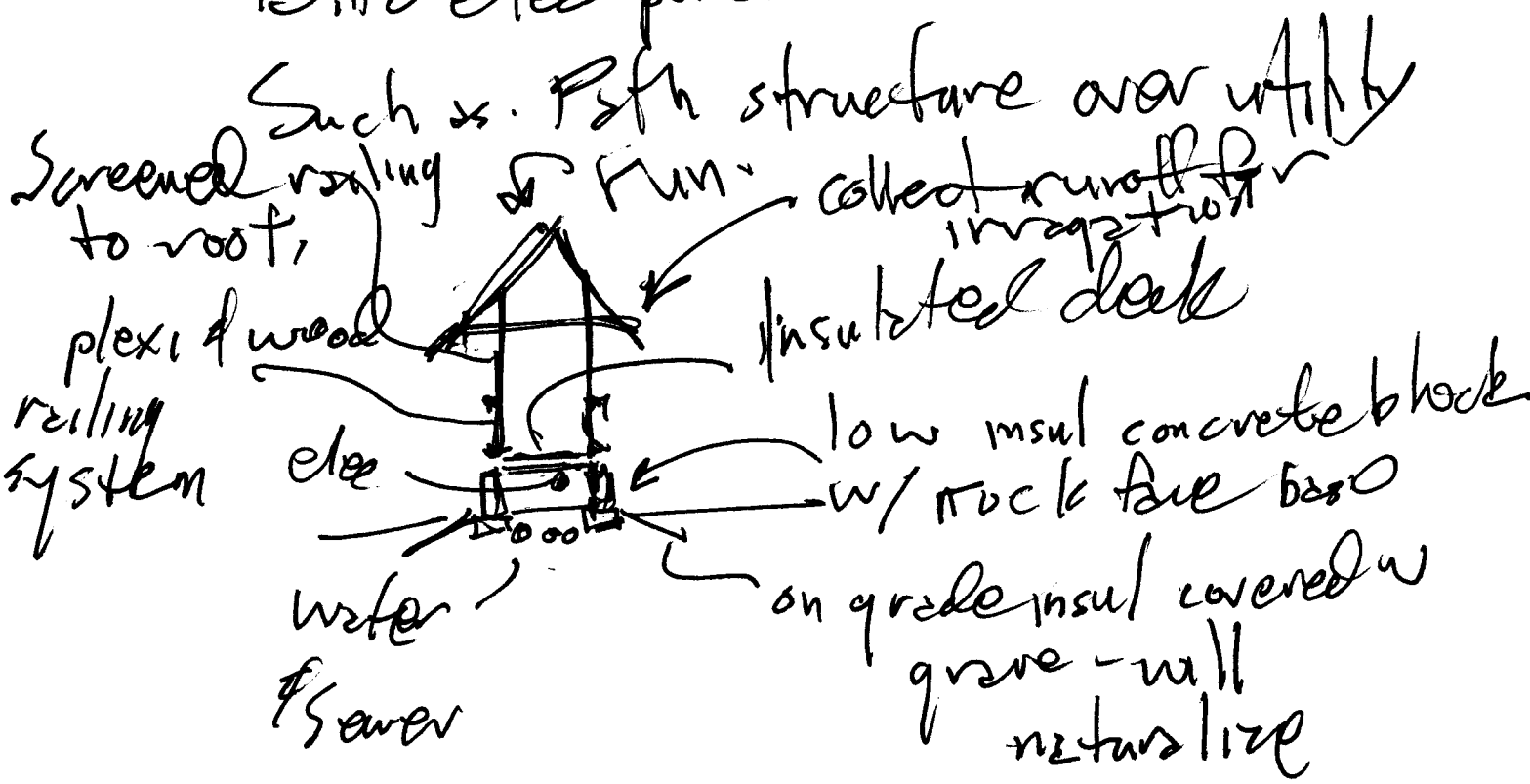
upper picnic building
 Summer guest house
 Possible 2nd winter
 Buena
 Possible enclosed path w/ features of interest along way. Resiliently bug free outdoor enjoyment
 Even screening keeps out most snow.

Guest house
 Rental income
 I assume well & septic might be tapped for new house

Points of interest could be glazed w/ propane heat for dead of winter (only when occupied)

Possible Pros (All deal killers)

- If drilled well ✓
- If septic sized for 4-8 people ✓
- Could pump water to new house higher up hill & sewerage down.
- Ditto elec power.



- Yr 1: Access road to construction site \$15,000 - \$20,000
- \$5000: platform tent up hill for you w/ hire someone "out house" piped across surface to existing house (summer only drain winter)
- Yrly build \$30 platform tent. Some winter rental maybe \$1000
- new house elements