

July __, 2020

Yampa Valley Land Trust, LLC
c/o Colorado Cattlemen's Agricultural Land Trust
8833 Ralston Road
Arvada, Colorado 80002
Attn: Erik Glenn

Re: Warren Ranch Lower Hay Meadow Conservation Easement Amendment
Routt County PDR Project #_____

Dear Mr. Glenn:

The Warren Ranch Lower Hay Meadow was conserved through a Deed of Conservation Easement dated November 14, 2000, and recorded November 15, 2000, at Reception Number 536403 in the records of Routt County, Colorado. This project was funded in part with funds from the Routt County Purchase of Development Rights. The current owner of the ranch is Shellsteve, LLC and the ranch is now known as Circle Bar Ranch.

This letter confirms that at a regularly and properly noticed public hearing, the Board of County Commissioners voted to consent to the Amendment to Deed of Conservation Easement which 1) reallocates allowable square footage for fishing cabins to allowable square footage of the existing residences; 2) redefine the all-inclusive square footage to encompass only enclosed square footage; and 3) more accurately define the building envelopes. The Amendment shall be executed at closing in substantially the form presented to the Board at its public hearing. If there are any changes to the Amendment language, this must be approved by the County Attorney. Furthermore, the County Attorneys Office must review, prior to closing, the appraisal report obtained to confirm there is no private benefit because of this amendment.

Sincerely,

Routt County Board of County Commissioners
Timothy V. Corrigan
Chair