



Timothy V. Corrigan
District I

Tim Redmond
District II

M. Elizabeth Melton
District III

August 2, 2022

Alpine Mountain Ranch, LLLP
PO Box 773659
Steamboat Springs, CO, 80477

Re: Alpine Mountain Ranch Land Preservation Subdivision Exemption Amendment No. 3
Planning Activity No. PL20220039
Subdivision Improvements Agreement Preliminary Acceptance

Dear _____:

Alpine Mountain Ranch at Steamboat Springs, LLLP and Routt County entered a Subdivision Improvements Agreement dated March 31, 2009 and recorded at Reception Number 685618. Pursuant to that Agreement, Alpine Mountain Ranch constructed improvements including roads and water distribution system, as set forth in the Agreement.

On July 21, 2022, Alpine Mountain Ranch Metropolitan District notified the County that it has accepted the work with respect to the water distribution system. On July 15, 2022, County Public Works staff conducted an inspection of the road improvements. Preliminary acceptance of the improvements of the roads and water distribution system is hereby granted. The warranty period for the Subdivision Improvements that have been given preliminary acceptance with this letter shall commence on July 21, 2022.

Under the Agreement, there was no security provided by Alpine Mountain Ranch. With preliminary acceptance, Alpine Mountain Ranch must provide Warranty Security.

The Security remaining and required to be maintained to meet Section 3.2 of the Subdivision Improvement Agreement (SIA) is as follows:

Warranty Security for those Improvements for which Preliminary Acceptance has been given	\$68,219.92
Security for those Improvements for which Preliminary Acceptance has not been given	\$-0-
Total Required Security	\$68,219.92

It is understood that Letter of Credit No. _____ will remain in effect for its term and pursuant to the SIA, except that the amount of security provided thereby and available for draw by the County under the SIA. As you know, you also have a continuing obligation to replace or extend any letter of credit prior to its expiration, up to the amount of security then required.

ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

M. Elizabeth Melton, Chair