



July 23, 2020
VIA EMAIL

Ms. Carrie McCool
Town of Eagle
PO Box 609
Eagle, CO 81632

Re: Red Mountain Ranch

Dear Carrie:

On behalf of the Red Mountain Ranch Partnership, LLLP, Griffin Development LLC, and Eagle River Commercial LLC please accept this letter and the attachments as our response to the Brownstein Hyatt Farber Schreck ("BHFS") letter of May 21, 2020.

As we understand it, the BHFS letter objected to the Red Mountain Ranch Filing 5 Final Plat application on the basis that the submitted title report did not include reference to a Memorandum of Agreement ("MOA") between Red Mountain Ranch and Trinity Red Development, LLC ("RED") that is recorded with the Eagle County Clerk and Recorder.

Attached please find an updated title report that reflects the above referenced MOA.

The MOA is a private agreement between the two parties and the town approval of the Red Mountain Ranch Filing 5 Final Plat does not impact the MOA. Any obligations of Red Mountain Ranch in the MOA - including those concerning the roundabouts - will continue in effect after final plat approval. The allegation that one or both of the roundabouts will interfere with Red Mountain Ranch plans is premature as there is no pending development plan application or approval at this point in time.

With respect to the comments regarding the drainage easements, the drainage easements as indicated on the proposed plat are accurate.

On behalf of the Red Mountain Ranch ownership group, thank you for your time and efforts with regard to this application.

Sincerely,

Eric Eves
Red Mountain Land

Copy:
Tom Ragonetti
Merv Lapin

Rocky Cortina
Rick Pylman