

**AMENDMENT  
TO ALPINE MOUNTAIN RANCH  
LAND PRESERVATION SUBDIVISION EXEMPTION  
DEVELOPMENT AGREEMENT**

This Amendment to Alpine Mountain Ranch Land Preservation Subdivision Exemption Development Agreement (the "Amendment") is dated as of the 8<sup>TH</sup> day of January, 2008.

Recitals

- A. Routt County, Colorado ("County"), by and through its Board of County Commissioners, and Alpine Mountain Ranch at Steamboat Springs, LLLP, a Colorado limited liability limited partnership ("Landowner") entered into the Alpine Mountain Ranch Land Preservation Subdivision Exemption Development Agreement ("Agreement") recorded with the Routt County Clerk and Recorder at Reception No. 650169 affecting the real property described on that certain Alpine Mountain Ranch Land Preservation Subdivision Exemption plat (the "Plat") recorded at Reception No. 650154, File No. 13686 of the Routt County Records (the "Land"). The Land is approximately 1216 acres in area.
- B. All capitalized terms used in this Amendment not otherwise defined herein shall have the definitions assigned to those terms in the Routt County Zoning Regulations and the Routt County Subdivision Regulations, as currently in effect, or as defined in the Agreement.
- C. Landowner entered into the Agreement setting forth certain restrictions on the use and development of the Land which were established during the review of the Application or which are required by the Routt County Subdivision Regulations.
- D. The Routt County Planning Commission approved Conditional Use Permit No. PP2006-016 (the "CUP") for the construction of certain improvements and facilities to be constructed on the Remainder Parcel as shown and described on the Plat.
- E. The Routt County Planning Commission approved an amendment to the CUP, Conditional Use Permit No. PP2006-088 (the "Amended CUP"), for the construction or relocation of certain improvements and facilities to be constructed on the Remainder Parcel as shown and described on the Plat. As a condition of approval of the Amended CUP, the County required and the Landowner agreed to further limit the total number of Secondary Dwelling Units located within the Buildable Lots shown and described on the Plat pursuant to the Agreement.
- F. Paragraph 2.f of the Agreement stipulated in part that "[t]he total number of Secondary Dwelling Units located within the Buildable Lots shall not exceed 43."
- G. This Amendment is intended to modify said Paragraph 2.f in accordance with the requirements of the Amended CUP.

APPROVED AS TO FORM

ROUTT COUNTY ATTORNEY'S OFFICE

Date: 1/15/08 by: [Signature]

- Amendment to Alpine Mountain Ranch LPS Development Agreement PX2006-025

Terms and Conditions

- Paragraph 2.f of the Agreement recorded at Reception No. 650169 in the records of the Routt County Clerk and Recorder's Office is hereby amended to read:

The total number of Second Dwelling Units located with in the Buildable Lots shall not exceed 37. No more than one Primary and one Secondary Dwelling Unit shall be located on any Buildable Lot. No Secondary Unit shall be constructed on any Contingent Lot in accordance with the provisions of the CUP. No Secondary Dwelling Unit shall be constructed on any Buildable Lot until Landowner has executed an instrument in recordable form designating that a Secondary Dwelling Unit may be constructed on such Buildable Lot and has provided a copy of such recorded instrument to the County. Landowner may allocate the 37 units to the Buildable Lots as Landowner desires, but no more than 37 Buildable Lots shall be so designated for Secondary Dwelling Units.

- Except as amended herein, the Agreement shall remain in full force and effect.


Alpine Mountain Ranch at Steamboat Springs, LLLP  
A Colorado limited liability limited Partnership



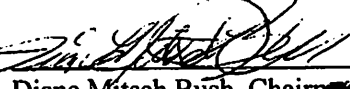
Andrew P. Daly, Managing Member

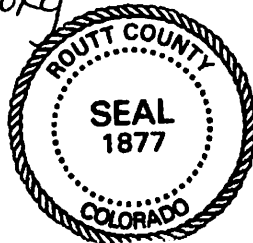
ATTEST:

BOARD OF COUNTY COMMISSIONERS  
ROUTT COUNTY, COLORADO

  
Kay Weinland  
Routt County Clerk and Recorder

*By Barbene Huster Deputy*

  
Diane Mitsch Bush, Chairman



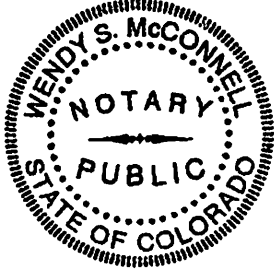
Amendment to Alpine Mountain Ranch LPS  
Development Agreement  
PX2006-025

STATE OF COLORADO    )  
  )ss.  
COUNTY OF ROUTT     )

The foregoing Amendment to Alpine Mountain Ranch Land Preservation Subdivision Exemption Development Agreement was acknowledged before me on the 27<sup>th</sup> day of FEBRUARY, 2008 by Andrew P. Daly, Managing Member, of Alpine Mountain Ranch at Steamboat Springs, LLLP, a Colorado limited liability limited partnership.

Witness my hand and seal.

My Commission expires: 8/22/2011



Wendy S. McConnell  
Notary Public