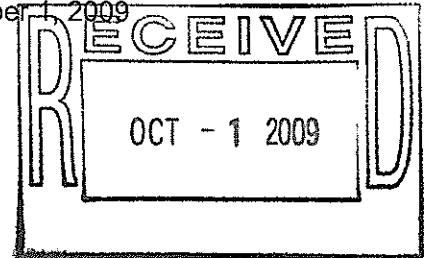


PAWNEE MEADOWS, L.L.C.

1885 Sketch Box Lane #6
Estes Park, CO 80517

Telephone 970-586-5175
FAX received at 970-577-0381

October 1, 2009



Alison Chilcott
Town of Estes Park
P.O. Box 1200
Estes Park, CO 80517

RE: Amended Plat of Lots 15, 16 and 17, Block 2, The Neighborhood Subdivision
Fee Waiver

Dear Alison:

The aforementioned amended plat will create more attainable lots at The Neighborhood. With the addition of the two new lots created by this plat, we will be able to offer 17 lots for attainable homes instead of only 15 lots. Not only does it add two more sites, it also reduces the cost of the infrastructure by \$20,000 for each of the 5 homes to be built upon these lots.

Originally, the Town Board recognized the value of this project for serving a housing need in the community by allowing for building permit and platting fee waivers. This plat continues this housing goal and enhances the original proposal significantly. With mortgage markets being a bit difficult and the housing market experiencing a slump in sales, this proposal will help offset these circumstances in securing attainable single family housing in the community.

When the original plat of the subdivision was approved, the Town Board approved a waiver of the plat application fees and the building permit fees. We have tried to minimize modifications to the plans reviewed by the building department in recognition of this financial involvement by the Town. In this vain, we have paid for permit fees assessed after the initial building permit is issued for a home. For example, a buyer may ask for the addition of a deck, requiring another building permit, and we have paid for this permit. It would be extremely helpful in seeing this project to it's successful completion if the Town can continue to provide for building permit funding and plat review fees in the manner as above described.

Kathy and I started this project as a means of serving the community with our skills in dividing property and building homes. It has never been our intention to make a profit on this project, and to-date, we have been successful in meeting this objective. The Town's continued support for this project is a major step in encouraging attainable, single family housing in our community.

Respectfully yours,
Pawnee Meadows, LLC

Paul M. Kochevar
Manager

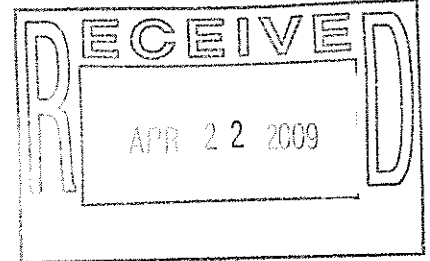
PAWNEE MEADOWS, L.L.C.

1885 Sketch Box Lane #6
Estes Park, CO 80517

Telephone 970-586-5175
FAX received at 970-577-0381

April 22, 2009

Alison Chilcott
Town of Estes Park
P.O. Box 1200
Estes Park, CO 80517



RE: The Neighborhood Subdivision
Preliminary Amended Plat

Dear Alison:

The attached application and plat will create more attainable lots at The Neighborhood. With the addition of the two new lots created by this plat, we will be able to offer 17 lots for attainable homes instead of only 15 lots. Not only does it add two more sites it also reduces the cost of the infrastructure by \$20,000 for each of the 5 homes to be built upon the lots depicted upon this amended plat..

Originally, the Town Board recognized the value of this project for serving a housing need in the community. This plat continues that goal and enhances the original proposal significantly. With mortgage markets being a bit difficult and the housing market experiencing a slump in sales, this proposal will help secure attainable single family housing in the community.

In light of the foregoing, we would greatly appreciate the extension of the Town Boards policy regarding the waiver of application fees for this amended plat as was granted for the original plat. Any means, no matter how small, to reduce costs for this type of housing is a major step in encouraging it's proliferation.

Respectfully yours,
Pawnee Meadows, LLC

Paul M. Kochevar
Manager