

From: Susanne Roller sroller@RMEF.ORG 
Subject: RE: Sound of Music Ranch Placerville CO Elk Conservation Easement...
Date: October 3, 2019 at 9:27 AM
To: Lara Knoerr lara@exclusivelyrealestate.com
Cc: Stephanie Strickland sstrickland@RMEF.ORG

SR

Lara,

I have information below in red. Please let me know if there is additional information I can provide.

Thank you so much,

Susanne

Susanne Roller | CO / NM Lands Program Manager
Rocky Mountain Elk Foundation
720-883-1990 phone | fax
sroller@rmef.org | www.rmef.org

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From: Lara Knoerr [mailto:lara@exclusivelyrealestate.com]
Sent: Friday, September 27, 2019 4:04 PM
To: Susanne Roller
Subject: Re: Sound of Music Ranch Placerville CO Elk Conservation Easement...

Hi Susanne,

Thank you for your time today over the phone regarding the overlay information.

I would like to formally request the following from you:

1. Elk habitat overlay map for this property (per my last email and our phone discussion of today).
 - We have included the most current deed with all the amendments for your review along with a jpeg map of the property that is easier to read than the map within the Deed of Conservation Easement.
 - There is no requirement to build the building envelopes / residences outside of calving habitat. That said, it is always preferable to build near an existing road to minimize impacts to wildlife. With respect to elk, they tend to calve in areas such as aspen forests because aspen, when in healthy condition, provide luscious understory which is great cover for the calves. Aspen forest also raise water table levels and lower temperatures of the forest floor.
2. Letter from you/RMEF regarding your perspective on the “clustering” of homesites (per our phone discussion of today).
 - The two parcels that are still connected are parcels BR and CR. I believe your client is considering purchasing BR. BR can be divided into three properties, each with their own single (1) building envelope as BR is permitted to have 3 building envelopes – one on each of the

divided portions. Therefore, the three envelopes could be clustered, however, the owner would want to pay particular attention to where the division lines would be delineated to ensure under the current deed that there is only 1 building envelope per division.

However, we would be open to working with the new owner on amending the conservation easement (CE) in order to strengthen the CE while at the same time meeting the owner's goals. If the owner would like to maintain BR as one large property, we could eliminate the ability to subdivide. At the same time, we could state that two residences can be built within one 10-acre building envelope (if the owner wanted to also give up the third residence). If the owner wanted to keep all three residences, we could combine all three building envelopes into one 10 or 15 acre envelope with the allowances for three residences. We would need a formal written request for the amendment so that our staff could work through the proper amendment process. We would be in favor of this type of amendment as it is beneficial for the conservation values to cluster the residences. Additionally, the owner could choose to eliminate the accessory building area right (Section III.A), as 10 or 15 acres may be all that is needed or desired for residential and non-residential buildings.

In amending the CE in this manner, there may also be tax benefits for the landowner due to eliminating the ability to subdivide, and/ or eliminating one of the building envelopes, and in eliminating the accessory building area(s).

3. An outline of the building approval process required by the RMEF and any cost fees related to this process.

Section IV of the CE details the approval process. The request needs to be made in writing and RMEF has either 10 or 20 days to respond in accordance with Section IV. Per the CE, Section III.A Residential and Lodging Facilities, approval is not need to exercise a building envelope/residence. Prior approval is required prior to establishing an accessory building area.

I appreciate your efforts with regard to this request. I only need the overlay by mid next week and the remaining items by Oct 9th. Please advise if there is any issue providing the letter and outline by the 9th.

Thank you, again.
Best regards,

LARA KNOERR, ME

Broker/Owner

Exclusively Real Estate, Ltd.

100 W Colorado Ave #220, PO Box 3827

Telluride, CO 81435

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On Sep 27, 2019, at 12:08 PM, Lara Knoerr <lara@exclusivelyrealestate.com> wrote:

Hi Susanne,

I represent the buyer of Parcel BR of the Sound of Music Ranch outside Telluride, CO in Placerville, CO, currently owned by Wilson Mesa Ranch Holdings, LLC. This property currently has an Elk Conservation Easement on it which allocates 3 building sites on the 700+ acres. My buyer, Mr James (Jim) Meyer has just put this parcel officially under contract. We are in the process of conducting our due diligence and are requesting the elk calving maps OR the maps of this property which show prohibitive building areas on the property due to the elk calving/habitat. Mr Craig Taggert who works for/manages the ranch for the seller, Mr Louis Bacon/WMRH, has disclosed that you are the contact at the RMEF with whom they have previously work with regarding this property and with whom we should initiate discussion regarding this parcel.

You and I had previously spoken on the phone this past July 22, 2019 regarding this ranch property and the area(s) on the ranch where these building site can not be built. We also discussed that my buyer was interested in creating "one compound" out of the 3 building sites allocated to this Parcel BR outlined in the Elk Conservation Easement. We are also seeking a general perspective from the Rocky Mountain Elk Foundation regarding the concept of locating 2-3 of the building sites in one general location so as to leaving the remaining acreage natural and undisturbed.

I would appreciate it very much if I could obtain a PDF copy of the maps for a conference call I will have with the buyer this coming Monday morning, September 30. If this is not possible, please indicate when we might understand/obtain these map concepts.

Please feel free to give me a call or email me directly with regard to the request of maps and further what the RMEF general thoughts are with regard to a compound concept.

Thank you for your time and efforts with regard to these matters.

Best regards,

LARA KNOERR, ME

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Exclusively Real Estate, Ltd.
100 W Colorado Ave #220, PO Box 3827
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Begin forwarded message:

From: "Lara A. Knoerr" <lara@exclusivelyrealestate.com>
Subject: Colorado Land w/ Elk Conservation Easement
Date: July 22, 2019 at 10:51:05 PM MDT
To: Sroller@rmef.org

Hi Susanne,
Thank you very much for speaking with me today regarding the Rocky Mountain Elk Foundation and its methodology regarding the valuation processes and various other aspects of the RMEF conservation easements.
My client is interested in understanding any information/maps/etc you may have on the RMEF easement currently in place on the below property:

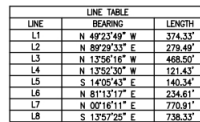
Wilson Mesa Conservative Easement, Colorado
Sound of Music Ranch

Thank you for any additional information you maybe able to provide me with.
Please call or email with any questions.
Best regards,

LARA KNOERR
Broker/Owner
Exclusively Real Estate, Ltd.
250 S. Pine St.
PO Box 3728
Telluride, CO 81435

p. [800-400-8957](tel:800-400-8957)
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respective properties by separate agreement.

Executed as of _____, 2016.

Wilson Mesa Ranch Holdings, LLC
a Delaware limited liability company

By: _____
Printed Name: _____
Title: _____

STATE OF _____)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____ as the _____ of Wilson Mesa Ranch Holdings, LLC, a Delaware limited liability company.

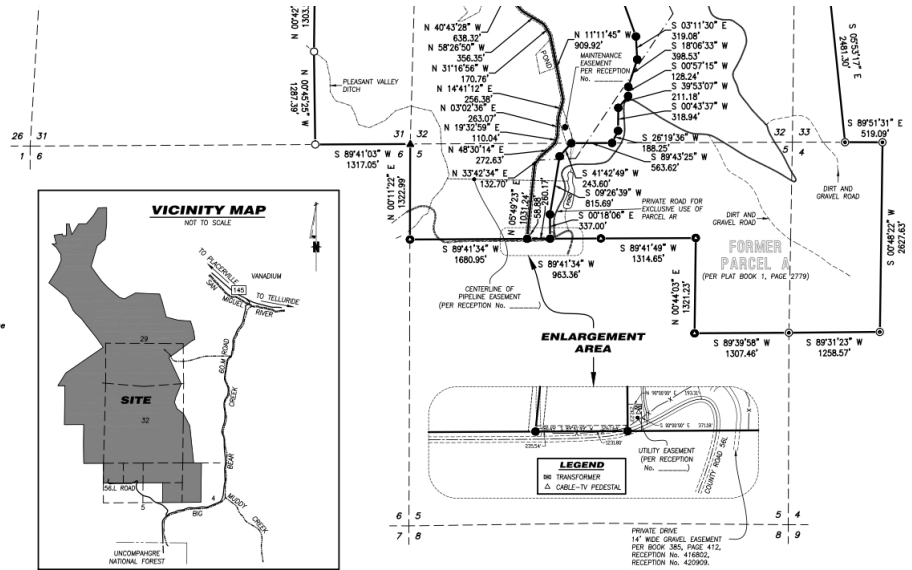
My commission expires: _____
Witness my hand and official seal.

Notary Public

RECORDERS CERTIFICATE:

This Revised Parcel Map was filed for record in the Land Survey Records of the San Miguel County Clerk and Recorder on this _____ day of _____, 2016, at _____ Reception No. _____, at _____ Time _____.

San Miguel County Clerk



| | | |
|--------------------|----------------|----------|
| Project Map: DB | Doc: 188380000 | Sub: 104 |
| Technician: | | |
| Technician: | | |
| Checked by: DB | | |
| Start date: 9-9-16 | | |

FOLEY ASSOCIATES, INC.
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435
Drawing path: dwg\TRACT MAP AMENDMENT 9-19-16 New Template.dwg Sheet1 of 1 Project #: 07044



Recorded Deed
of CE_...a....pdf