

## FRISCO STATION COMMERCIAL OWNERS ASSOCIATION

September 9, 2022

Mr. David G. O'Neil  
Brynn Grey Partners, Ltd.  
777 Pearl Street, Suite 200  
Boulder, CO 80302

Re: Alpine Inn Snow Storage Easement, Frisco CO.

Dear David:

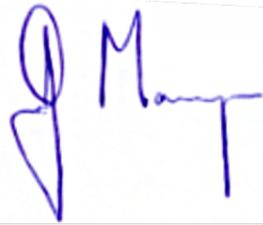
In response to your request to replace the existing snow storage easement with the one identified on the Civil Insight plan dated October 6, 2021 (the "Replacement Site"), the Frisco Station Commercial Owners Association (FSCOA) Board will agree to the replacement easement contingent on the Board's sole satisfaction of the following conditions/contingencies:

- 1) An annual payment of \$12,000 per year, CPI adjusted to handle any additional snow removal expense.
- 2) A review of the Board's snow storage calculations by a civil engineer of its choice to confirm the property's storage needs.
- 3) An agreement from Wal-Mart that they will not store snow in the easement lot until all their on-site storage is exhausted.
- 4) A deed restriction that use of the lot for snow storage shall be exclusive to Frisco Station and Wal-Mart.
- 5) A successful ratification vote from the FSCOA membership, overseen by the Association's legal counsel.
- 6) Approval from the Town of Frisco for the relocation.
- 7) Base Camp Residences, LLC shall be responsible for and pay FSCOA's legal fees and expenses to satisfy all the contingencies and finalize the agreement. This obligation shall survive the conclusion of the contingency satisfaction process, whether successful or not.

This letter is not a binding agreement. It is provided to facilitate the agreement of the basic terms of a proposed snow storage easement relocation agreement ("Agreement"). Neither party shall be legally bound by the terms and conditions herein. The terms and conditions contained in this letter shall expire ten (10) business days after receipt of this letter. At any time prior to the mutual execution of an Agreement, FSCOA shall have the right (without any recourse) to alter the terms and conditions of this letter and/or the Agreement or rescind their agreement to accept the Replacement Site as a substitution for the existing site.

Upon acceptance of the terms and conditions contained herein, please sign one copy below and return with your original signature to the undersigned.

Sincerely,  
Frisco Station Commercial Owners Association

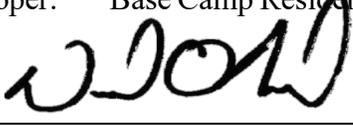


John Maragon  
Board Member

October

Read and agreed to this 7TH day of ~~September~~, 2022

Developer: Base Camp Residences, LLC

by:   
David G. O'Neil

title: Manager

cc: Ronald W. Carlson, Association Counsel