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7 April 2006

Mr. Jim Lamont
Vail Village Homeowners Association
Post Office Box 236
Vail CO 81658-0236
Via Telecopier to 827.5680
and Via Regular Mail

Re: Lionshead Redevelopment Master Plan/Vail Land Use Plan Amendments

Dear Jim:

You have asked that I provide you with a summary of the events related to the Town's recent effort to amend the Vail Land Use Plan, with reference to the area including Lionshead and the area south of Lionshead, and the status of the maps associated with the Lionshead Redevelopment Master Plan. Although I cannot provide you with copies of my correspondence with my clients, because of attorney-client privilege, I can provide you with this summary, the resolution and a copy of the letter to Russell Forrest which is enclosed.

At the meeting of the Vail Town Council on the 21st of March, the Council adopted a resolution by which the Vail Land Use Plan was amended by the designation of Lionshead, north of Gore Creek, as a redevelopment area. This action represented a change from the prior proposal, which would have included areas south of Gore Creek, including residences and open space south of Gore Creek. Because it is the Vail Land Use Plan which guides many land use decisions, including decisions regarding rezoning, this document is particularly important to land owners who wish to protect the status of their property and the property around them.

A copy of the resolution which was adopted accompanies this letter, in two forms. The resolution actually adopted was the rendition with the color maps. In order that you might have an official copy of the adopted document, I requested a copy with the mayor's signature, but I was told that the Town does not have a color copier and could not provide me with a color copy. For that reason, the "official" copy is in black and white. Between the two documents, you will have for your records both the document which was adopted (without the mayor's signature) and evidence that it was adopted (without an accurate color depiction).

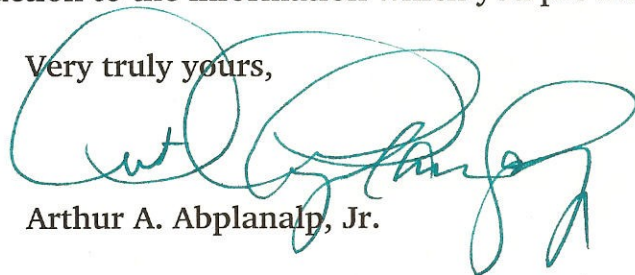
It should be noted that the Lionshead Redevelopment Master Plan which was an issue early in these proceedings, and which contains a map with a boundary including properties south of Gore Creek, was not amended. It was the position of the Department of Community Development staff that this map was simply an identification of the "study area" and that it did not include any properties south of Gore Creek within the Redevelopment Master Plan. As previously noted, the text of the Lionshead Redevelopment Master Plan excludes the single family lots south of Gore Creek (a fact of which the current staff was unaware), and the staff now relies on that in responding to the concern that the properties south of Gore Creek might be considered to be in the redevelopment area. A letter to Russell Forrest, Director of the Vail Department of Community Development confirming that position on the Town's part, is enclosed.

I have noted, for the benefit of the clients of this Office, that this matter was not a high profile issue which was broadly publicized by the Town, because it was presented to the Council (and to the public) as simply a matter of cleaning up something which should have been done in the past. It would not have come to my attention were it not for your role, acting on behalf of the Vail Village Homeowners Association, advising me that the matter was pending before Council. I have also emphasized that time importance of your role, and that of the Association, as the monitor of Town activities for the protection of those affected by Town actions, has once again been reaffirmed by this experience.

Again, if you wish to contact me by telephone, I may be reached at 970.476.6500.

Thank you, as always, for advising me of this matter and for the opportunity to assist affected property owners in reaction to the information which you provided.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Arthur A. Abplanalp, Jr.", written over a large, circular scribble.

Arthur A. Abplanalp, Jr.

Enclosures