Lohr Associates, Inc.
123 Santa Fe Dr.
Grand Junction, CO 81501

Tax I.D. #90-0002125 email: susan@paonia.com Telephone and facsimile (970) 314-7280

February 11, 2013

O.A. Pesnell
6925 Cottage Hill Rd.
Mobile, AL 36695

and

Cheryl Cufre
Colorado Open Lands
274 Union Blvd. Suite 320
Lakewood, CO 80228

Reference: Analysis of Proposed Activity, Monson Creek Ranch Conservation Easement

Dear Mr. Pesnell:

As you requested, I have added to my analysis of January 12, 2013 of the impacts to the conservation values of the guiding and outfitting activities you are proposing as part of the land use change proposal to Gunnison County, an additional analysis of the hay rides and sleigh activities you intend to conduct on the Monson Creek ranch property.

You state in your land use change application to the county that you will conduct approximately three trips per week. I don't foresee an adverse impact on the conservation values of the property, as they are stated in the deed of conservation easement, if the proposed activities remain at that level. It is important to use the existing roads for both the hay wagons and the sleighs because compaction of the soil can reduce germination rates, and delay seedling emergence.

I'm somewhat concerned that the extensive upgrading of the existing roads might interfere with the scenic component of the conservation values. The easement allows for roads for agricultural purposes, and the typical ranch operation leaves most roads as two-tracks because they are used infrequently. I examined the aerial photos from 2005, 2009 and 2011 and can see that all of the roads on the property, whether they were originally rarely used two-tracks, or were the main road that runs between the two building areas, have been equally upgraded. I imagine this is more for the purposes of managing your guests than for agricultural needs. I doubt that there is much of an impact on the wildlife habitat conservation value from upgrading the roads, but visually such an extensive upgraded road network is atypical for the ranches in the neighborhood.

I recommend that you work with Colorado Open Lands through the required management plan process to create a road plan that would diversify the width and "graded" nature of the

roads, to be more like the usual agricultural operations, wherein perimeter roads are two-track and used for fence repairs, and not every road is a wide graded surface. Such a proactive effort could help you stay ahead of the chance that the scenic conservation value might be violated. It also might give more of an authentic experience to your guests on their hayrides and sleigh rides, and it would minimize the chance that increased use of the ranch roads could have an impact on wildlife habitat. (I repeat that I don't detect such an impact at present.)

In conclusion, I respect your efforts to provide the public with an opportunity to appreciate the conserved ranchlands that are the result of public investments in land conservation. I'm sure you can work together with Colorado Open Lands to guarantee that the conservation values are honored in perpetuity.

Please don't hesitate to contact me if you have any questions.

Sincerely,

Susan Lohr