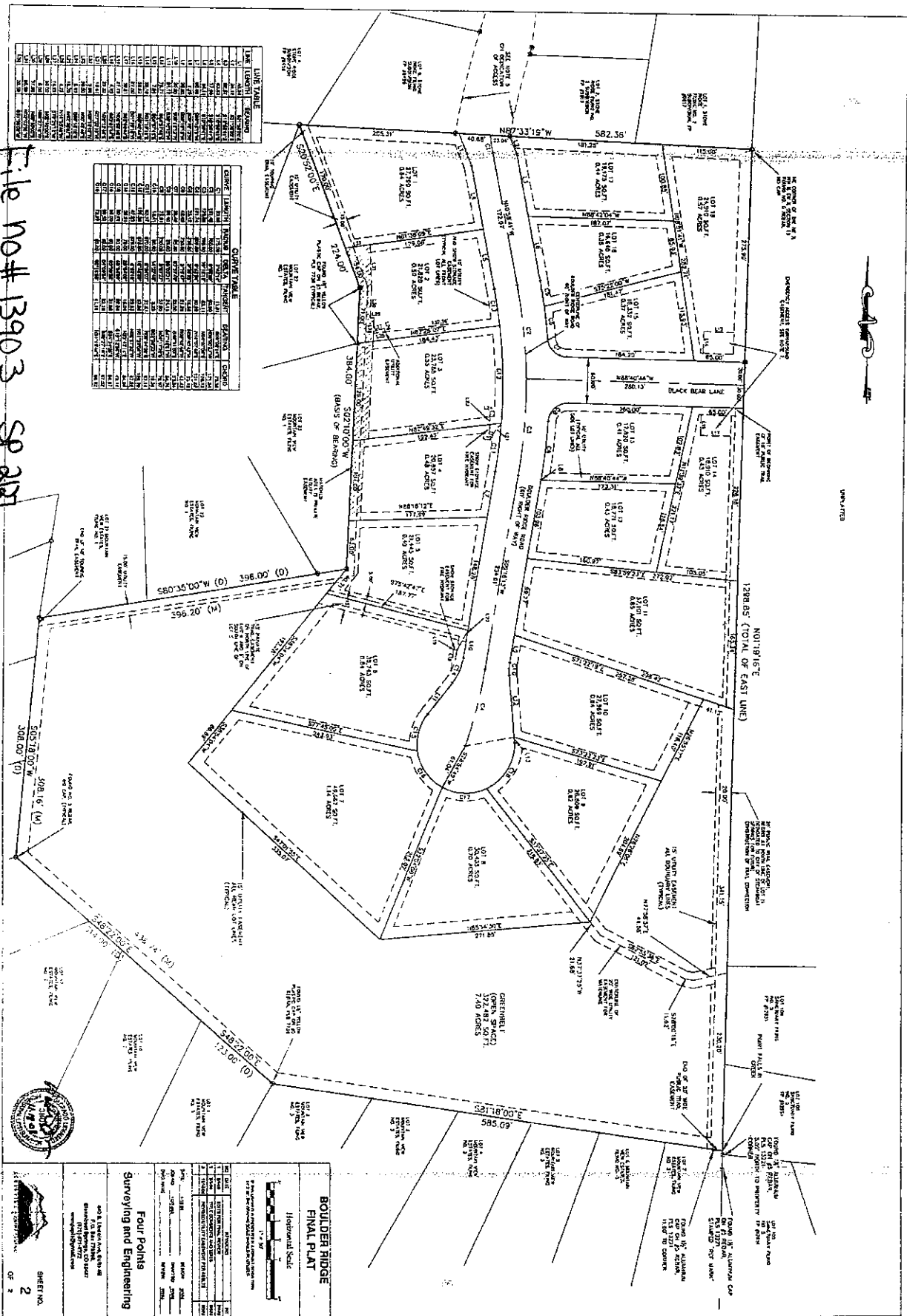


File no# 13903 SP 211



BOULDER RIDGE FINAL PLAT	
Horizontal Scale	
Vertical Scale	
FOUR POINTS	
Surveying and Engineering	
SHEET NO. 2	
OF 2	

LINE	LENGTH	BEARING
1	1.00	N 10° 10' 00" E
2	1.00	S 89° 50' 00" W
3	1.00	N 89° 50' 00" E
4	1.00	S 10° 10' 00" W
5	1.00	N 10° 10' 00" E
6	1.00	S 89° 50' 00" W
7	1.00	N 89° 50' 00" E
8	1.00	S 10° 10' 00" W
9	1.00	N 10° 10' 00" E
10	1.00	S 89° 50' 00" W
11	1.00	N 89° 50' 00" E
12	1.00	S 10° 10' 00" W
13	1.00	N 10° 10' 00" E
14	1.00	S 89° 50' 00" W
15	1.00	N 89° 50' 00" E
16	1.00	S 10° 10' 00" W
17	1.00	N 10° 10' 00" E
18	1.00	S 89° 50' 00" W
19	1.00	N 89° 50' 00" E
20	1.00	S 10° 10' 00" W
21	1.00	N 10° 10' 00" E
22	1.00	S 89° 50' 00" W
23	1.00	N 89° 50' 00" E
24	1.00	S 10° 10' 00" W
25	1.00	N 10° 10' 00" E
26	1.00	S 89° 50' 00" W
27	1.00	N 89° 50' 00" E
28	1.00	S 10° 10' 00" W
29	1.00	N 10° 10' 00" E
30	1.00	S 89° 50' 00" W
31	1.00	N 89° 50' 00" E
32	1.00	S 10° 10' 00" W
33	1.00	N 10° 10' 00" E
34	1.00	S 89° 50' 00" W
35	1.00	N 89° 50' 00" E
36	1.00	S 10° 10' 00" W
37	1.00	N 10° 10' 00" E
38	1.00	S 89° 50' 00" W
39	1.00	N 89° 50' 00" E
40	1.00	S 10° 10' 00" W
41	1.00	N 10° 10' 00" E
42	1.00	S 89° 50' 00" W
43	1.00	N 89° 50' 00" E
44	1.00	S 10° 10' 00" W
45	1.00	N 10° 10' 00" E
46	1.00	S 89° 50' 00" W
47	1.00	N 89° 50' 00" E
48	1.00	S 10° 10' 00" W
49	1.00	N 10° 10' 00" E
50	1.00	S 89° 50' 00" W
51	1.00	N 89° 50' 00" E
52	1.00	S 10° 10' 00" W
53	1.00	N 10° 10' 00" E
54	1.00	S 89° 50' 00" W
55	1.00	N 89° 50' 00" E
56	1.00	S 10° 10' 00" W
57	1.00	N 10° 10' 00" E
58	1.00	S 89° 50' 00" W
59	1.00	N 89° 50' 00" E
60	1.00	S 10° 10' 00" W
61	1.00	N 10° 10' 00" E
62	1.00	S 89° 50' 00" W
63	1.00	N 89° 50' 00" E
64	1.00	S 10° 10' 00" W
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75	1.00	N 89° 50' 00" E
76	1.00	S 10° 10' 00" W
77	1.00	N 10° 10' 00" E
78	1.00	S 89° 50' 00" W
79	1.00	N 89° 50' 00" E
80	1.00	S 10° 10' 00" W
81	1.00	N 10° 10' 00" E
82	1.00	S 89° 50' 00" W
83	1.00	N 89° 50' 00" E
84	1.00	S 10° 10' 00" W
85	1.00	N 10° 10' 00" E
86	1.00	S 89° 50' 00" W
87	1.00	N 89° 50' 00" E
88	1.00	S 10° 10' 00" W
89	1.00	N 10° 10' 00" E
90	1.00	S 89° 50' 00" W
91	1.00	N 89° 50' 00" E
92	1.00	S 10° 10' 00" W
93	1.00	N 10° 10' 00" E
94	1.00	S 89° 50' 00" W
95	1.00	N 89° 50' 00" E
96	1.00	S 10° 10' 00" W
97	1.00	N 10° 10' 00" E
98	1.00	S 89° 50' 00" W
99	1.00	N 89° 50' 00" E
100	1.00	S 10° 10' 00" W



SUPPLEMENT TO IMPROVEMENTS AGREEMENT

FOR

Mountain View Estates Filing No. 4, also known as Boulder Ridge

THIS Supplement to Improvements Agreement is entered into this 20th day of November, 2008 between **SANTA FE TRAIL, LLC, a Colorado limited liability company** (hereinafter referred to as "Developer") and the **CITY OF STEAMBOAT SPRINGS, COLORADO**, a Colorado municipal corporation (hereinafter referred to as "City").

WHEREAS, Developer is the developer of the real property development previously known and described as Mountain View Estates Filing No. 4 according to the plat thereof filed at File No. 8129, and now known and described as Boulder Ridge according to the plat thereof filed at File No. 13903 of the Routt County Clerk and Recorder's office, located in Steamboat Springs, Colorado ("Property"); and

WHEREAS, the Property is subject to an Improvements Agreement dated April 7, 2008 and recorded at Reception No. 672619 ("Improvements Agreement"); which requires that prior to the sale of individual lots, a supplement shall be recorded with a cost estimate of incomplete Required Improvements and a commitment guarantee will be deposited with the City as provided hereunder;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Incomplete Required Improvements. The Incomplete Required Improvements subject to the Improvements Agreement are more particularly described on Exhibit A, attached hereto and incorporated herein.

2. Estimated Cost. The cost of constructing the Incomplete Required Improvements is estimated to be \$248,025.40 as listed on Exhibit A.

3. Commitment Guarantee. Developer's performance under this Agreement is guaranteed by a Letter of Credit to be deposited with the City prior to recording of the final plat.

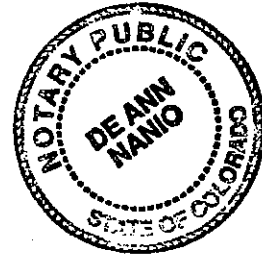
4. Supplement to Agreement. This Agreement shall be signed by the Developer and submitted to the Director of Planning Services for City signatures prior to the recording of the final plat. The Developer will record the approved agreement with the Clerk and Recorder of Routt County, Colorado concurrently with the final plat. Except as supplemented herein, the Improvements Agreement remains unchanged and valid and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives and made effective on the day and time first above written.

CITY OF STEAMBOAT SPRINGS

BY: _____

Lou Annucci



WITNESS my hand and official seal.

Subscribed, sworn to and acknowledged before me this 14th day of March, 2008
by Franklin as Manager of Santa Fe Trail, LLC, a Colorado limited liability company.

STATE OF COLORADO
()
COUNTY OF ROUTT)
SS)

SANTA FE TRAIL, LLC, a Colorado limited liability company

By: Franklin

My Commission Expires: 10/20/2010

Notary Public

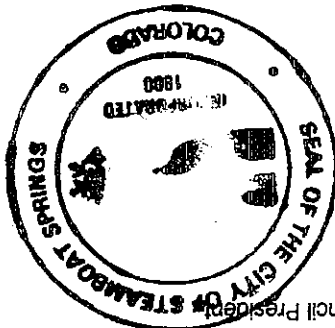
WITNESS my hand and official seal.

Subscribed, sworn to and acknowledged before me this 20th day of November, 2008
by Julia Jordan, as City Council President of City of Steamboat Springs City Council and
City Clerk of the City of Steamboat Springs.

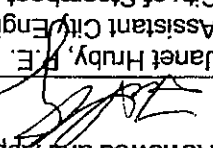
STATE OF COLORADO
()
COUNTY OF ROUTT)
SS)

Julia Jordan
Julia Jordan, City Clerk Interim
Franklin

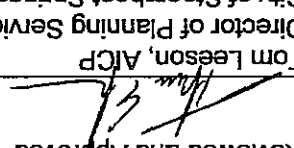
ATTEST:



City Council President

Reviewed and Approved


Janet Hruby, P.E. PTOE
Assistant City Engineer
City of Steamboat Springs
Date 11.20.08

Reviewed and Approved


Tom Leeson, AICP
Director of Planning Services
City of Steamboat Springs
Date 11/20/08

Exhibit A

Project: Boulder Ridge
Project No: 1027-005
Original Date: November 3, 2008
Original Total Estimate:



Revision No.	Prepared By:	Total Estimate

Item No	Improvement Description	Unit	Original Estimate ^(b)			Status	Factor ^(b) Insert 1.25, 1, or .15 based on approval status	Total
			Estimated Quantity	Estimated Unit Price	Subtotal Cost			
Public								
Drainage								
	18" CMP Storm Pipe	142	LF	\$85.00	\$ 12,070.0	0%		\$ 1,810.5
	24" CMP Storm Pipe	70	LF	\$90.00	\$ 6,300.0	0%		\$ 945.0
	CMP End Sections	10	EA	\$300.00	\$ 3,000.0	0%		\$ 450.0
	Install 21" CMP - Steamboat Blvd.	1	LS	\$3,500.00	\$ 3,500.0	0%		\$ 825.0
	Flip Rep	10	CY	\$200.00	\$ 2,000.0	0%		\$ 300.0
	MAG-C350 Reinforced Turf Mats	888	LF	\$14.00	\$ 12,432.0	0%		\$ 1,864.8
	Revegetation - Seeding	1	LS	\$500.00	\$ 5,000.0	0%		\$ 750.0
	18" CMP Storm Pipe (vs. culvert at entry)	49	LF	\$85.00	\$ 4,165.0	100%		\$ 5,206.3
Roadway ^(c)								
	6" Pitrun Sub-base	3,420	T	\$29.10	\$ 99,522.0	0%		\$ 14,928.3
	4" Roadbase	1,520	T	\$32.75	\$ 49,780.0	0%		\$ 7,467.0
	2" thick Asphalt	5,200	SY	\$13.00	\$ 67,600.0	0%		\$ 10,140.0
	2" thick Asphalt Hydrant to Blackbear	880	SY	\$13.00	\$ 11,440.0	100%		\$ 11,440.0
	Asphalt Removal if needed	1	LS	\$10,000.00	\$ 10,000.0	0%		\$ 10,000.0
	Cluster Boxes	2	EA	\$750.00	\$ 1,500.0	0%		\$ 225.0
	Guardrail	110	LF	\$90.73	\$ 9,980.3	0%		\$ 1,497.0
	2" thick Asphalt, Second Lift	5,200	SY	\$13.00	\$ 67,600.0	100%		\$ 84,500.0
	4" Roadway Shouldering	210	T	\$39.10	\$ 8,211.0	50%		\$ 10,263.8
	4" Roadway Shouldering	210	T	\$39.10	\$ 8,211.0	0%		\$ 1,231.7
Trails/Sidewalk								
	6" Wide Soft Surface Trail	24	LF	\$40.00	\$ 960.0	0%		\$ 144.0
	3" Wide Backcountry Trail	400	LF	\$6.00	\$ 2,400.0	100%		\$ 4,000.0
Water and Sewer ^(d)								
Water								
	12" DIP cl. 52	40	LF	\$101.00	\$ 4,040.0	0%		\$ 606.0
	10" DIP cl. 52	1,350	LF	\$95.00	\$ 128,250.0	0%		\$ 19,237.5
	8" DIP cl. 52	290	LF	\$92.00	\$ 26,680.0	0%		\$ 4,002.0
	Offset - 10" DIP cl. 52 - Restrained	450	LF	\$108.00	\$ 48,600.0	0%		\$ 7,290.0
	1" Services (Pipe and Fittings)	18	EA	\$2,700.00	\$ 48,600.0	0%		\$ 7,290.0
	8" Gate Valves / Boxes	1	EA	\$1,600.00	\$ 1,600.0	0%		\$ 240.0
	10" Gate Valves / Boxes	4	EA	\$2,150.00	\$ 8,600.0	0%		\$ 1,290.0
	12" Gate Valves / Boxes	1	EA	\$2,550.00	\$ 2,550.0	0%		\$ 382.5
	Fire Hydrant - Pipe/Valve/Fittings	4	EA	\$6,900.00	\$ 27,600.0	0%		\$ 4,140.0
	Air Release Assembly	1	EA	\$4,000.00	\$ 4,000.0	0%		\$ 600.0

[illegible]

Cost Estimate Based on civil plans by Four Points Surveying and Engineering, May 23, 2008

Cost Estimate Based on contractor bids (attached); Actual costs may vary.

Contingency Factor for public improvements = 1.25 if incomplete, 0.15 if preliminary acceptance, or 1.0 if private improvements

Prelim Acceptance for Water and Sewer was granted on _____

Prelim Acceptance for Public Roads was granted on _____