

May 22, 2008

Mr. Brian Burson
Senior City Planner
City of Loveland
500 East 3rd Street
Loveland, CO 80537

RE: ASPEN KNOLLS VACATION OF PLAT

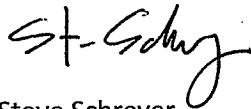
Mr. Burson,

Aspen Knolls, LLC (c/o McWhinney) is requesting a vacation of plat for the Aspen Knolls P.U. D. This vacation of Plat will also require a rezoning and downzone the property to City of Loveland DR. According to the CRT Meeting that was held on February 28th, we are submitting the pertinent applications and related maps at this time as well.

Part of the Application for Vacation of Plat states that the applicant is to give an explanation for the vacation. There are two main reasons for the vacation. First, Aspen Knolls LLC acquired this fully approved from KB Homes and did not have any input into the land planning and design of the P.U.D. The design that was completed by KB Home is very product specific to homes and structures that KB Home would build. When showing and marketing this property to builders other than KB Home we were not getting favorable response to the design of the P.U.D. Second, with the market slow down there is little if any demand for residential lots.

Let me know if you need any additional information regarding this topic.

Regards,



Steve Schroyer
McWhinney