

**BRUSH CREEK AIRPORT. LLC**  
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April 25, 2007

Dear Owners at Buckhorn Ranch:

I wanted to give each of you an update on the status of completion of infrastructure and improvements as planned for the summer of 2007.

We have scheduled completion of everything that has been promised by the end of the summer.

The water main system is complete and the 300,000 gallon water tank is functional. We have hired Spallone Construction, the company that has done all of the infrastructure improvements in Filings 2a and 2b, to put in all of the water services to all of the remaining lots in Filing 2b. Lots in Filings 1 and 2a previously have water and sewer services to their lots. This was not originally planned for Filing 2b.. But since we are now going to chip seal all of the roads in Filing 2b, we did not want to have to tear up the chip sealed roads each time a water service was to be installed.

The final grades on all roads will be completed as well. Buckhorn Way and Lake Ridge Drive had been rough graded last year, but not final graded, in anticipation that the roads were going to be chip sealed in summer of 2007. So we wanted to finalize those roads just prior to the chip sealing.

I have contracted with GMCO to chip seal all of the roads in Filing 2b. It is up to the Board of Directors whether the roads in Filing 1 and 2a are chip sealed. At the last meeting of the Board of Directors on April 3, they voted not to chip seal these roads. It was my vote as a member of the Board, and is my personal opinion, that these roads should be chip sealed as well as the others. When these Filings (1 and 2a) were completed, it was the intent to keep these as gravel roads. It is now up to the Board of Directors to allocate money to do so. Brush Creek has offered to give enough money to allow this to happen, as part of the settlement proposal. But to date this has not been accepted by the Board of Directors.

The tennis court will be completed by mid July, if all goes as planned. It would have been done last year, but United Companies did a poor job of asphalt paving, and although they intended to redo it, got caught with cold weather. So

they agreed to come back in early summer and complete this. Then, All Season Tennis Courts can complete the surfacing in early July.

The ball field has been graded, and will be completed this summer. Also, the playground will be constructed next to the tennis court. The equipment is already on site.

In regard to the lakes, Buckhorn Lake, the larger of the two lakes, is full. We plan to raise the level of this lake by one to two feet. Also, the rest of the "whales", bubbles from the liner should be eliminated this summer. Most are gone already.

Roseland Lake, on the south side of the runway, has been lined with PVC and the headgate was installed this week. It will be filled when the VYB irrigation ditch next to it is full. Our water rights allow a spring fill of our lakes. Soon, the lakes will be stable enough for them to be stocked with fish. Hopefully, this can occur yet this year. If not this year, then they should be stable by summer of 2008.

For those of you who own homesites at the River Club, I am pleased to inform you that the Corps of Engineers has finally approved our plans for improvements to the East River. The Guerrieri Family and Brush Creek Airport, LLC are cooperating on making these improvements. Mike Wilson, a well known expert in the area of fishing and what it takes to maximize river fishing, is prepared to proceed early this summer to physically make these improvements. We are very upset that Bill Guerrieri, our neighbor and longtime friend, passed away last winter from liver cancer. His wife, Connie, and their son, Steve, will carry out their obligations to make sure that this fishing club is spectacular.

All of the infrastructure improvements within the subdivision itself are inspected by engineers, and signed off by the county. No shortcuts have been taken to complete this infrastructure, in spite of what has been circulated by one particular disgruntled ex-employee of Eaglebrooke Realty, who has been circulating false and misleading information on a regular basis. Please take the time to verify any information that is received from that source before accepting it as gospel.

For those of you I have not met, I look forward to meeting each and every one of you, at some point, in the near future. I do thank you for choosing Buckhorn Ranch either for a primary residence, a vacation home or as an investment.. Also, I would like to be able to email each of you on a more regular basis. Therefore, kindly email me your email address to: [BuckhornRanch@comcast.net](mailto:BuckhornRanch@comcast.net). If you do not have an email address, please write

me back and let me know that you do not have email access, so that I keep you on a mailing list.

If any of you have any questions regarding the infrastructure at Buckhorn Ranch, or questions about the lawsuit from my perspective, please do not hesitate to call me, or email me.

Very truly yours,

Richard A. Landy, D.D.S.  
Managing Member,  
Brush Creek Airport, LLC