

May 17, 2023

Routt County Planning Department  
C/O Alan Goldich  
136 6<sup>th</sup> St., Suite 200  
Steamboat Springs, CO 80487

RE: Conditional Use Permit Application - Presubmittal Code – PS23-040

Dear Mr. Goldich,

This letter is to acknowledge and accept the terms and conditions of the application for a CUP for One 80 Outdoors, Inc., a Colorado Corporation and Steve Znamenacek, as an individual personally, to continue the Hunting Agreement, as prescribed by the current Lease dated April, 2020. Pirtlaw understands One 80 Outdoors, and Wolf Mountain Ranch as co-applicant, will be submitting this application to meet the requirements of the Routt County Planning Department to continue the hunting operation using the base operation that exists on the property of Pirtlaw Partners, LTD.

Pirtlaw Partners, LTD., owner of subject Property, account R6204402, PIN 931071002, understands that One 80 Outdoors, Inc., is required to apply for a CUP to continue to use the existing base facilities while hunting. These facilities are shown on the 'site map' that has been prepared for the application. The PIN and Account is associated with over 5,000 acres, but the actual Hunt Site contains no more than 35.1 acres of land used for the purpose of this CUP Application.

Pirtlaw Partners, LTD. leases the ranch property to Wolf Mountain Ranch, LLC., which manages the Ranch operations. Wolf Mountain Ranch is acting as co-applicant to this application.

Please let us know of any questions.

Thank you,



Brent Romick, Manager, Wolf Mountain Ranch