

Slifer Management Company

Property Management & Leasing

Oct. 27, 2016

Mr. Scott Fitzwilliams
Forest Supervisor
c/o Matt Klein, Realty Specialist
White River National Forest
PO Box 190
Minturn, CO 81645

Re: Berlaimont Estates Access Route EIS

Dear Mr. Fitzwilliams,

Morningstar Townhomes, comprising 40 townhomes, are situated directly to the south, and below, the proposed access route.

The residents of Morningstar, while sympathetic to the need for access to the proposed development, are very concerned about potential problems that may arise from paving the road.

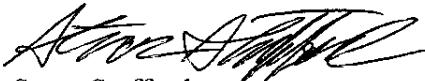
First and foremost is wildlife migration. The road, in its present iteration, has shown no detrimental effect on elk migration. The effect of a paved road, with such a different surface plus more traffic and potentially higher speeds, would become an unknown "wild card" with regard to migratory habits--and could end up being very disruptive.

A paved road would also create a very different ethos for recreational usage. The current road is a mecca for mountain bikers, runners and hikers. A paved road, with greater speeds and a potentially higher traffic density, could greatly alter the balance for the above recreational use--and could ultimately diminish the current enjoyment of such usage.

The effects of light and noise pollution for surrounding residents also has yet to be addressed. And the unknown factor of water runoff from a paved road is a major factor for Morningstar residents, especially given the flood pond above the northeast boundary of the townhomes.

The potential problems resulting from a paved road do not appear to outweigh the advantages of the current road--or of a graded road. We believe that paving the road brings about way too many unknowns but firmly support the road in its current state or if graded.

Sincerely,



Steve Stafford
Community Manager
Morningstar Townhome Association
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Fitzwilliams Letter 10.27.16