

14 March 2016

Jack Kamioli  
President  
The Broadmoor  
1 Lake Avenue  
Colorado Springs, Colorado 80906

Subject: 60 First Street

Dear Mr. Damioli,

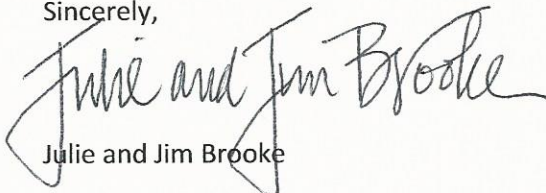
Our family lives on the corner of Beech and First at 20 Beech Avenue and are writing to enthusiastically endorse your venture to improve the property at 60 First Street.

During our previous conversations, you stated The Broadmoor plans to commit significant resources toward improving this neglected property including extensive landscaping, as well as exterior and interior enhancements/modifications. We understand the property will be used as an upscale rooming accommodation which will also host gatherings, receptions, dinners, and retreats. Once complete, it will have four to six guest rooms.

We have lived near The Broadmoor for many years and cherish the quality of life this special area provides. We purchased our current property at Beech and First in 2012 with the expectation of continuing this quality of life and lovely surroundings. We are very aware of the distressed condition of 60 First Street and are excited The Broadmoor has purchased the property. We support the upgrades as part of your resort operation. In your efforts, we would only ask that you consider the following: (1) If the property (carriage house) at 50 First Street (1925) is also purchased by The Broadmoor, restore it on its existing site, as it is an integral and historical part of the fabric and texture of our neighborhood; and (2) Use Beech Ave (not First Street) to drive commercial vehicles to and from the property.

We are watching progress already made to 60 First St. Thank you for your efforts to improve our area.

Sincerely,



Julie and Jim Brooke

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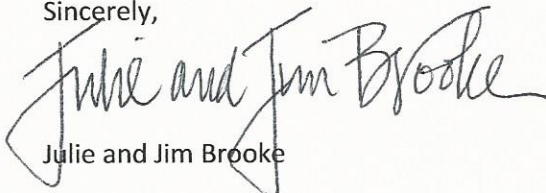
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