

RIO BRAVO

RV RESORT

415 San Juan Avenue
Alamosa, Colorado 81101
(719)696-5783

February 14, 2018

The City of Alamosa
And the Alamosa City Council
300 Hunt Avenue
Alamosa, Co. 81101

Attn: Ms. Heather Brooks, City Manager

Dear Heather and City Council Members

On behalf of the Partners of Rio Bravo Resort, we are pleased to offer this proposal offer in response to your Request for Proposal regarding the potential sale of approximately 35 acres of The City off Alamosa Ranch Property. The subject property is located in the East 1/2 Section 33 of T38N, R10 East of the Disc Golf Course, and North of Cattails Golf Course.

Approximately 6 months ago, our Partnership was formed for the purpose of identifying a unique and scenic location in Southern Colorado to design and construct a high quality RV resort. To that end, we have toured and evaluated many locations and properties, always with the primary goal to select an area that is underserved for the ever growing RV culture. We also sought out unique nearby recreational amenities, and geographically attractive areas that are centrally located to cities friendly to the RV community and welcoming to the significant positive economic impact a resort such as ours will bring.

After our deliberations, and in consideration of the above, we enthusiastically chose Alamosa as a location and City that we felt welcomed to. For the past three months, we have been actively focused on proposing to create our "vision" of a high quality Resort, based on excellent design and amenities that the City of Alamosa and its citizens would be proud to say would have a positive economic impact and would be a valuable addition to the San Luis Valley.

Our Company, Rio Bravo Resort is a partnership of 4 individuals and families. As an introduction with a brief description of our background below, we are pleased to offer the following information.

Mike Fisher, Partner and CEO, is a retired US Army Captain, having served with the Special Operations. Since his retirement from the Army, he has been involved extensively as an entertainment promoter and developer, in both film and music endeavors, from Hollywood movies, to well known Rock and Country music tours, primarily based in Southern California. Mike has also overseen and been project manager of the construction of major entertainment venues. Mike is married to his wife Shannon Fisher, an actively working Psychiatric RN. Mike and Shannon are a full time RV family, and are moving to Alamosa soon from Monument, Colorado.

Eric Olsen, Partner and President, is a retired law enforcement officer from Central Texas, and is currently an active investor and philanthropist. Eric is a full-time RV enthusiast as well, and has been living and traveling across the USA in his motor home for the past 20 years. As President of Rio Bravo Resort, Eric's mission and passion is to bring his many years of experience in the RV culture to bear on the design of our Resort.

Don Spencer, A.I.A., Architect, is a Partner and the Vice President. Don is in his 40th year of continual operation as a licensed Colorado architect and sole proprietor of Spencer Architecture Studio, based in Alamosa. Don's firm and past career was focused primarily as the Architect of Record on Public K-12 school construction of large new schools in the San Francisco Bay Area and Northern California. Over a 25 year period from the mid 1980's to 2010, Don was personally responsible for his firm's design and the oversight of construction for over 350 million dollars of new school construction. Don is married to his wife Andrea Spencer, and they live in Alamosa on the Rio Grande River, approximately 1 mile from the site of our proposed Rio Bravo Resort. Andrea is a retired Pediatric Nurse after 20 years in the healthcare industry. For the past 10 years, Andrea has been the owner and operator of a custom picture framing retail business, The Great Frame Up in Littleton, Colorado. Andrea is also the marketing partner and office manager of Spencer Architecture Studio.

Chris Manfredonia, is Partner and Operations Manager. Chris is sole landowner of approximately 50 acres of the Cottonwoods Subdivision, Phase II, Blocks 7-15. Chris has for the past 25 years, and is currently developing properties in Colorado, New Mexico, Arizona, and Utah. Chris has also in the past been the owner of and operated a large construction firm, with over 200 employees, based in Durango, Colorado.

We, the partners of Rio Bravo Resort are very excited about the potential location of our resort in Alamosa, and in the Alamosa City Ranch. We strongly feel that the project as currently proposed would be an invaluable asset and contribution to the citizens and economy of Alamosa, as well as the entire San Luis Valley. We further feel that the mixture and concept of our proposed PUD, Planned Unit Development, to be located in both public and private lands, will serve as "good stewardship" and contribute to the type of Public-Private partnerships that are the hallmark of high quality land use planning and development.

Thank you for your consideration, and we look forward to our continued conversations and meetings regarding our project.

Respectfully Submitted,

The Partners of Rio Bravo Resort