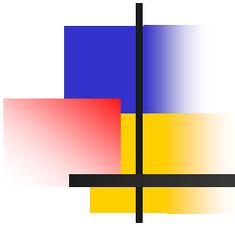
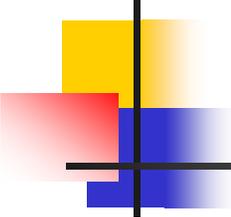


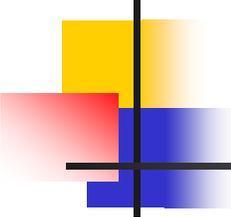
BAYOU GULCH OPEN SPACE PLAN





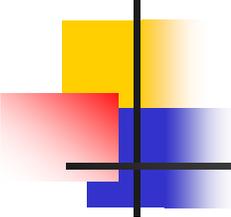
HISTORY:

- Douglas County purchased 276 acres and acquired a restrictive covenant on 13 acres in 2000.
- The purchase created a buffer between the Pinery and the more rural areas to the south.
- The 276 acres was being used as a cross-country course by the High Prairie Farms Equestrian Center (later to become The Colorado Horse Park)
- It was understood that the horse park would continue their use of the property and manage the equestrian activities



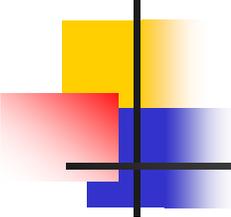
HISTORY (CONTD)

- Douglas County reserved the right to construct a connector trail from Bayou Gulch Regional Park to the Cherry Creek Regional Trail, and to construct a perimeter trail; no trails have been constructed.
- The restrictive covenant on the 13-acre “homestead” parcel limits its permanent use to a living history museum, placement of historic structures, a parking lot, trailhead and restroom facilities.
- Colorado Horse Park Inc. (a non-profit corporation) took ownership of the High Prairie Farms property in 2004.



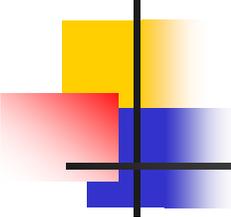
PROPOSED PLAN

- The Colorado Horse Park and Douglas County desire to enter into a license agreement to clarify the terms of use, management and maintenance, and public access, such that the equestrian events can continue while providing non-motorized access to the property for the public.
- The terms of the license agreement have been drafted and informally agreed to by both parties; public input is desired to finalize the agreement.



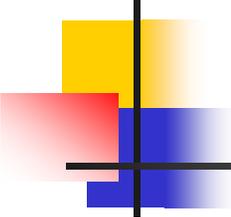
HIGHLIGHTS OF AGREEMENT

- Colorado Horse Park (CHP) will have primary control of the property, excluding trails, for their equestrian events and activities.
- Douglas County will have the right to construct a non-motorized trail connection to Cherry Creek Regional Trail and a perimeter trail for public access.
- The term of the agreement is 25 years.
- Any uses of the property by CHP other than equestrian must be approved by Douglas County.
- CHP will be responsible for maintenance of the Equestrian Area and improvements; the County will maintain the trails.



HIGHLIGHTS (CONTD)

- The County would like to retain the ability to conduct supervised educational activities in the Equestrian Area (i.e. environmental education for school groups)
- The license agreement could be assigned to another entity only upon prior written approval of the County.
- The connector trail will be open to the public at all times (1 hour before sunrise – 1 hour after sunset), even during CHP equestrian events.
- CHP may, at their discretion, close the perimeter trail during equestrian events up to a maximum of 36 days per year.



HIGHLIGHTS (CONTD)

- CHP will pay the County \$50/day for each day of closure of the perimeter trail.
- The public trails will be non-motorized multiple-use (CHP would prefer mountain bikes be limited to only the connector trail for safety reasons)
- Permitting is underway to construct the connector trail and bridge over Cherry Creek. Construction is likely to occur in spring 2008.
- The perimeter trail may be constructed in 2008, subject to budget constraints.

DRAFT

Legend

- Proposed Bayou Gulch Trail
- Existing Trails
- 20' Contours
- Parcels
- Open Space

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 Castle Rock, Colorado 80514

SOURCE: IMAGERY CAPTURED BY SWIS

400 0 400
 Feet
 1:16,108
 1 inch equals 1,342 feet