



## INFORMATION PACKAGE

The package provided contains the following information relating to the seven structures:

1. Regional Building Floodplain map. Clearly showing cabins being out of 100-year floodplain.
2. Engineer's report.
3. Proposed floor plan options.
4. Estimate for Commercial Insurance (cost to be covered by Ecospa LLC.).
5. Estimates for value of buildings in their present condition and after renovation (cost to be covered by EcoSpa and/or other businesses), projected annual revenue for and projected time- line for securing & renovating.
6. Letters of intent of financial responsibility for remodeling expenses.
7. Property Management Proposal.

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**KEITH CURTIS, PE,**  
**LEED® AP, CFM**  
 Floodplain Administrator

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 Colorado Springs, Colorado 80910  
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Map data © OpenStreetMap contributors, Imagery © Mapbox

100 200ft

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The floor of the cabins consists of a concrete slab on grade (Photograph No. 4). Some minor cracking was observed in some of the slabs of the cabins.

### Long House

The roof framing of the Long House consists of handcrafted wood roof trusses (Photograph No. 5). The exterior walls of the Long House consists of 2 x 4 studs (Photograph No. 6).

A hole was dug in the ground alongside the foundation at the Long House for observation. The foundation consists of concrete, and extends 24 inches into the ground.

The Contractor was able to gain access to the crawl space area (area below the main floor), and discovered that the floor joists consist of 2 x 8 wood members, spaced 24 inches center to center, and span approximately 18 feet. The floor joists are supported by wood beam, and the foundation walls.

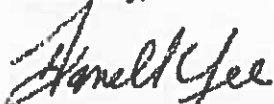
### Conclusions and Recommendation

Based on what could be observed, there are no signs of major movement/settlement in the foundations of the cabins and Long House. There are no signs that the roofs of these structures had failed. The walls of the cabins and Long House appear relatively plumb (straight).

Several of the roofs of the cabins and Long House may require some repairs/modifications if these buildings are to be occupied. Further investigation and analysis will determine that. Depending upon the use of the Long House, the main floor framing may require additional framing members and footings in the crawl space area. Please understand that because these structures were built over 100 years ago, they do not comply with local building codes.

If you have any questions regarding these issues, please do not hesitate in calling me at (719) 495-7515.

Sincerely,

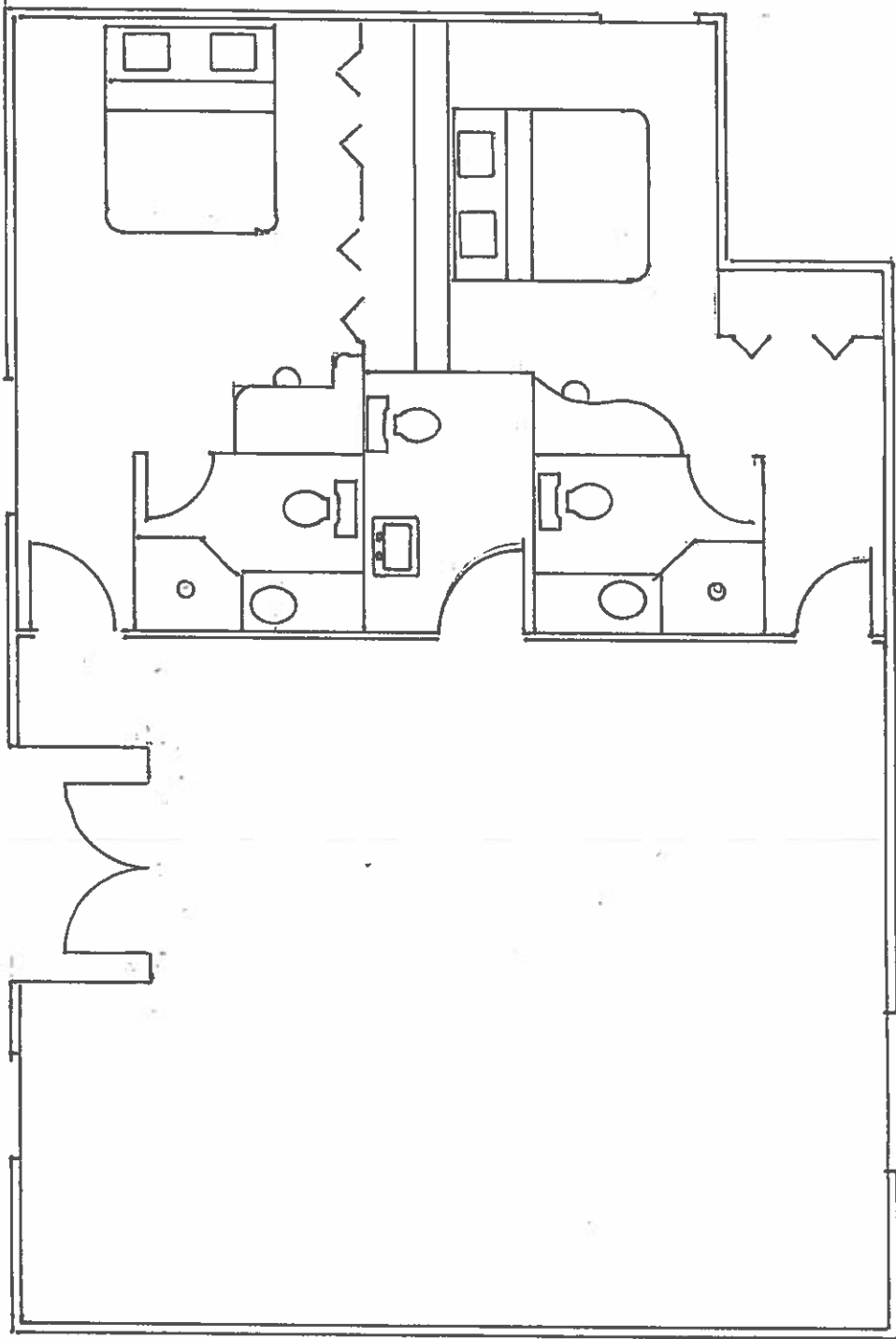


Darrell Yee, PE  
Yee Consulting Engineering, Inc

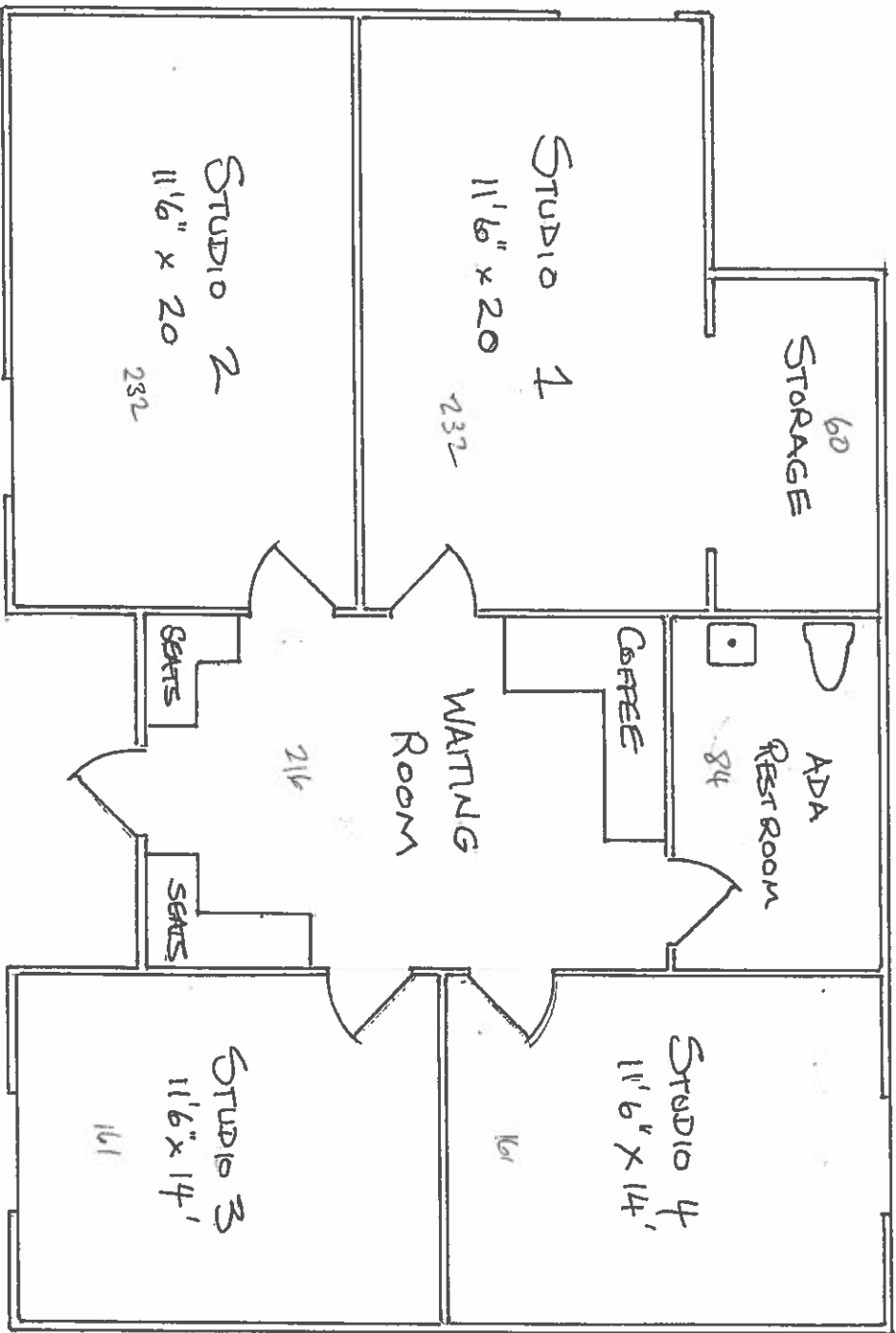


7-3/1

PROPOSED ROOM LAY-OUT



18 x 12



STUDIO SPACE 860 +/-  
 COMMON AREA 300

ELEPHANT ROCK CABINS

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# COMMERCIAL INSURANCE APPLICATION

## APPLICANT INFORMATION SECTION

DATE (MM/DD/YYYY)  
03/20/2024

AGENCY Violet Kasa Insurance Agency Inc PO Box 652  Westfield Center, OH 44251		CARRIER  NAIC CODE	
		COMPANY POLICY OR PROGRAM NAME	PROGRAM CODE
		POLICY NUMBER	
CONTACT NAME: Violet Kasa PHONE (A/C, No, Ext): 719-231-7138 FAX (A/C, No): E-MAIL ADDRESS: vkasa8485@msn.com		UNDERWRITER  UNDERWRITER OFFICE	
CODE: AGENCY CUSTOMER ID:		STATUS OF TRANSACTION <input checked="" type="checkbox"/> QUOTE <input type="checkbox"/> ISSUE POLICY <input type="checkbox"/> RENEW <input type="checkbox"/> BOUND (Give Date and/or Attach Copy): <input type="checkbox"/> CHANGE DATE TIME <input type="checkbox"/> AM <input type="checkbox"/> PM <input type="checkbox"/> CANCEL	

### SECTIONS ATTACHED

INDICATE SECTIONS ATTACHED	PREMIUM		PREMIUM		PREMIUM
ACCOUNTS RECEIVABLE / VALUABLE PAPERS	\$	ELECTRONIC DATA PROC	\$	TRANSPORTATION / MOTOR TRUCK CARGO	\$
BOILER & MACHINERY	\$	EQUIPMENT FLOATER	\$	TRUCKERS / MOTOR CARRIER	\$
BUSINESS AUTO	\$	GARAGE AND DEALERS	\$	UMBRELLA	\$
BUSINESS OWNERS	\$	GLASS AND SIGN	\$	YACHT	\$
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	\$	INSTALLATION / BUILDERS RISK	\$		\$
CRIME / MISCELLANEOUS CRIME	\$	OPEN CARGO	\$		\$
DEALERS	\$	<input checked="" type="checkbox"/> PROPERTY	\$		\$

### ATTACHMENTS

ADDITIONAL INTEREST	PREMIUM PAYMENT SUPPLEMENT
ADDITIONAL PREMISES	PROFESSIONAL LIABILITY SUPPLEMENT
APARTMENT BUILDING SUPPLEMENT	RESTAURANT / TAVERN SUPPLEMENT
CONDO ASSN BYLAWS (for D&O Coverage only)	STATEMENT / SCHEDULE OF VALUES
CONTRACTORS SUPPLEMENT	STATE SUPPLEMENT (If applicable)
COVERAGES SCHEDULE	<input checked="" type="checkbox"/> VACANT BUILDING SUPPLEMENT
DRIVER INFORMATION SCHEDULE	VEHICLE SCHEDULE
INTERNATIONAL LIABILITY EXPOSURE SUPPLEMENT	
INTERNATIONAL PROPERTY EXPOSURE SUPPLEMENT	
LOSS SUMMARY	

### POLICY INFORMATION

PROPOSED EFF DATE 03/21/2024	PROPOSED EXP DATE 03/21/2024	BILLING PLAN <input type="checkbox"/> DIRECT <input checked="" type="checkbox"/> AGENCY	PAYMENT PLAN	METHOD OF PAYMENT	AUDIT	DEPOSIT	MINIMUM PREMIUM	POLICY PREMIUM
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### APPLICANT INFORMATION

NAME (First Named Insured) AND MAILING ADDRESS (including ZIP+4) EcoSpa LLC PO Box 216  Palmer Lake, CO 80133				GL CODE	SIC	NAICS	FEIN OR SOC SEC #
CORPORATION <input type="checkbox"/> JOINT VENTURE <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> <input checked="" type="checkbox"/> LLC NO. OF MEMBERS AND MANAGERS: _____				BUSINESS PHONE #: 719-648-1419 WEBSITE ADDRESS			
NOT FOR PROFIT ORG <input type="checkbox"/> SUBCHAPTER "S" CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> TRUST <input type="checkbox"/>							
NAME (Other Named Insured) AND MAILING ADDRESS (including ZIP+4)				GL CODE	SIC	NAICS	FEIN OR SOC SEC #
CORPORATION <input type="checkbox"/> JOINT VENTURE <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> <input type="checkbox"/> LLC NO. OF MEMBERS AND MANAGERS: _____				BUSINESS PHONE #: WEBSITE ADDRESS			
NOT FOR PROFIT ORG <input type="checkbox"/> SUBCHAPTER "S" CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> TRUST <input type="checkbox"/>							
NAME (Other Named Insured) AND MAILING ADDRESS (including ZIP+4)				GL CODE	SIC	NAICS	FEIN OR SOC SEC #
CORPORATION <input type="checkbox"/> JOINT VENTURE <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> <input type="checkbox"/> LLC NO. OF MEMBERS AND MANAGERS: _____				BUSINESS PHONE #: WEBSITE ADDRESS			
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[www.erockexperience.com](http://www.erockexperience.com)

[info@erockexperience.com](mailto:info@erockexperience.com)

<b>Current Value</b>	<b>Renovated Value</b>
6 Cabins @ 1,000 sq. ft. \$100.00 sq. ft. = \$600,000	6 x \$250.00 sq .ft. = \$1,500,000
Long house x 1,350 sq .ft. @ \$100.00 SQ.FT. =\$135,000	\$250.000 sq. ft. = \$350,000

**Renovation costs met by EcoSpa LLC., "Adopt a cabin" participants, individual compatible businesses, or the Historical Preservation Society.**

**Projected 1-3 year program**

- Spring of 2024 .....board up all openings in cabins and long house.
- Summer of 2024 .....begin renovation of two cabins.
- Spring of 2025 .....begin renovation of long house.
- Summer of 2025.....begin renovation of remaining four cabins.

**Projected Annual Revenue for the T.P.L.**

2 x professional cabins @ \$3,000 per month x 12	=	\$ 36,000.
4 x "event related" cabins @ \$24,000 ..... X 6	=	144,000
	<b>Total =</b>	<b>180,000</b>
<b>Overheads including Management, Marketing, Insurance, Utilities, and Maintenance companies</b>	<b>-</b>	<b>100,000</b>
<b>Net profit</b>		<b>\$ 60,000</b>

R 6  
**Tri-Lakes Collaborative Counseling**

244 Washington St, Monument, CO 80132

"for health and healing"

Tri-Lakes Collaborative Counseling is a group of psychotherapists currently practicing together in Monument. Given the opportunity, we would all love to practice together at the Elephant Rock Property. We would welcome a time to present our ideas for integrating our practices into the ventures that are already being proposed.

1. We would like to look into the feasibility of renovating one of the existing cabins into psychotherapy offices. The size and structure is sufficient to accommodate 3 offices, a waiting room, bathroom and break room. We have enough clinicians to begin utilizing this space as soon as it can be completed. Three of us are long time Palmer Lake residents.
2. Our psychotherapy practices could integrate beautifully with the health and wellness activities being developed currently. For example, we already encourage wellness practices such as time in nature, yoga, massage, etc. The accessibility of the services at the spa or on the trails would encourage our clients to regularly engage in these wellness promoting opportunities.
3. Rates for office space in the area vary a bit, so these calculations are using a higher end rate of \$23/square foot. Let's estimate that a cabin is 850 square feet. The annual rental of this space would be \$19,550 - there may be some provisions for utility cost share, but that should be fairly minimal. So if the renovations cost around \$70,000, it would take about 3.5 years to pay them off and the property would then be income generating.
4. I believe there has been some talk about non-profits assisting with the renovations, which we would be interested in knowing more about and if we can help facilitate the process.
5. Our practice is interested in therapeutic retreats, in which clients would engage in longer counseling sessions, then participate in other wellness activities such as soaking, yoga, hiking, massage, art, etc... If other cabins are renovated for lodging, then our clients may choose to stay on site - utilizing cabins during the week, which may generally only be used on weekends for events.

Rebecca Albright, MSW, LCSW  
Eric Burton, PhD, LPC, LAC, NCC  
Gwen Simbeck, LPC  
Amber Newberry, MSW

[www.tlcfamilies.com](http://www.tlcfamilies.com)



Y. G. B.



Tax ID: 84-1233281

Desar Palmer Lake Board of Trustees,

*Since 1992, the Smokebrush Foundation for the Arts has produced and presented innovative arts experiences that foster curiosity and collaboration. Providing creative leadership and inspiring positive changes in the Southern Colorado community and beyond.*

Smokebrush has happily worked with Lindsay and Richard Willans for years and when we heard about this project they are working on, we knew we wanted to be a part of it! As an art-based organization we would like to utilize the cabins at the Elephant Rock property to host workshops, retreats, and cultural events that will complement those held at the EcoSpa Experience.

We are prepared to cover the cost of renovating at least one cabin, in return for the occasional use of those that may be included in an "adopt-a-cabin" pool, or on a rental basis, after the initial renovation investment amount is used up. We also fully understand that the cabins are not and will not be for purchase, but still would love the opportunity to use them for our special events.

We greatly appreciate your consideration and see this space being filled with so many wonderful events for the Palmer Lake community to enjoy!

Thank you,

**Kat Tudor**                      **and**                      **Adriana Jones Rincon**  
**Creative Director**                      **General Manager**

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From: Darryl Deighton [darryl.deighton@wesoftmore.net](mailto:darryl.deighton@wesoftmore.net)

Subject: Darryl Deighton With RE/MAX Properties

Date: Mar 26, 2024 at 9:37:52 AM

To: Lindsay Willan [lindsay@coloradodeed.com](mailto:lindsay@coloradodeed.com)

Hello I have been briefed about the proposed cabin project in Palmer Lake. I would be interested and available to be the long term property manager for the cabins. Please allow me to introduce myself and explain a little bit about my business. I could do this project for a reduced fee of 8% since there are multiple cabins in the same area.

I am Darryl Deighton, a Colorado Springs native and a third generation Realtor in Colorado Springs.. I have worked for RE/MAX Properties, the #1 real estate firm in town, for 18 years.

Basically I charge 10% of the rent only when it is rented and \$100.00 for a new lease. Often the \$100.00 goes to the cooperating agent that brings the renter. I have a repair escrow fund that can be set at any amount, I usually go for \$300.00.

I have attached some information about the accounting and marketing software that I use and the tenant screening tools I utilize. I hire 3rd party professional accountants to audit my bank accounts on a daily basis to ensure the liability to me and my owners is at an absolute minimum. With me and the resources we have at RE/MAX you get the benefit of the best legal team, and the best marketing team. You also get the professionalism and reputation that comes with the top Real estate brand in the world. Prospective tenants know RE/MAX, and they want to rent from us.

I handle everything from the marketing, to the tenant screening, all the accounting and maintenance, and the facilitation of any legal services if needed

Thanks

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**Darryl Deighton** ePRO, QSC, MRP. RE/MAX Hall of Fame & Lifetime Achievement  
Property Management Division  
RE/MAX Properties  
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