

Notice to Mineral Estate Owners
§24-65.5-101, et seq., C.R.S. – Checklist and Certification

An examination of the records of the Clerk and Recorder's Office established the following:

Checklist



____ identity of the owner(s) of mineral estate
____ the mineral estate owner(s) has filed a proper notification form
____ the mineral estate owner(s) has recorded an instrument satisfying an applicable dormant mineral interest act
____ no mineral estate owner(s) was found
____ mineral owner(s) waived the right to notice in writing to the Applicant.

If a mineral estate owner(s) exists, a Notice shall be sent to the mineral estate owner no less than thirty (30) days prior to the initial public hearing. The Notice shall include:

____ time and place of initial public hearing
____ nature of hearing
____ location of property/subject of hearing
____ name of applicant
____ notice was sent to mineral estate owner(s) no less than thirty (30) days prior to initial public hearing (do not count day of mailing in thirty (30) day calculation).

If a mineral estate owner(s) exists, a copy of the Notice shall be sent to the local government at the same time as notice s mailed to the mineral owner(s) and no less than thirty (30) days prior to the initial public hearing. The Notice shall include:

____ time and place of initial public hearing
____ nature of hearing
____ location of property/subject of hearing
____ name of applicant
____ name and address of mineral estate owner
____ notice was sent to El Paso County Planning Department no less than thirty (30) days prior to initial public hearing (do not count day of mailing in thirty (30) day calculation).

CERTIFICATION:

I Lisa Peterson researched the records of the El Paso County Clerk and Recorder and established that there was was not a mineral estate owner(s) on the real property known as Claremont Business Park, File 3. An initial public hearing on TBD which is the subject of the hearing, is scheduled for _____, 2000.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on _____, 2000. certified mail was sent for our proposal

Dated this 5 day of June, 20 20.

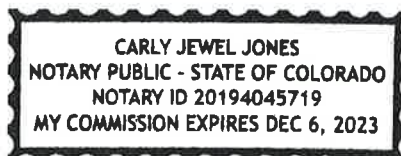
[Signature]

STATE OF COLORADO)
) s.s.
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 5 day of June, 2020, by Carly Jones.

Witness my hand and official seal.

My Commission Expires: 12/6/23



Carly Jones
Notary Public



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400

(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

Notice to Mineral Rights Owners

This letter is being sent to you because Hammers Construction, Inc. is platting a property in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the mineral rights owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Lisa Peterson (Applicant) or Robert Green (Project Manager)

1411 Woolsey Heights

Colorado Springs, CO 80915

(719) 570-1599

3. Property information

Site address: 1111 Meadowbrook Pkwy

Parcel Number: 54081-01-054,

Zone: CS CAD-O

4. Request and justification

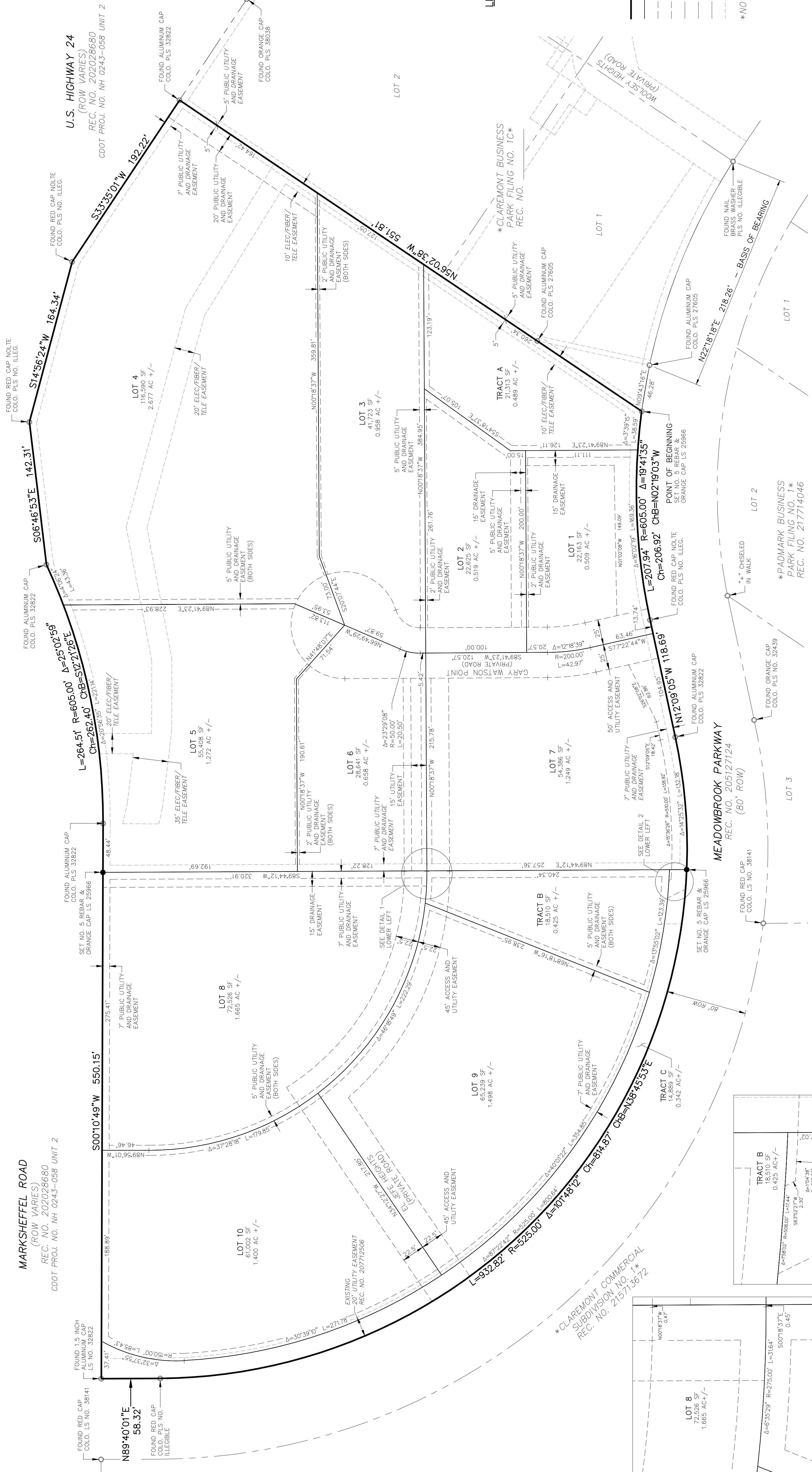
This letter is being sent to you because we are proposing to amend the previously approved preliminary plot w/ the current configuration located in the North East section along Meadowbrook Parkway (see map).

5. Existing and proposed facilities, structures, roads, etc.

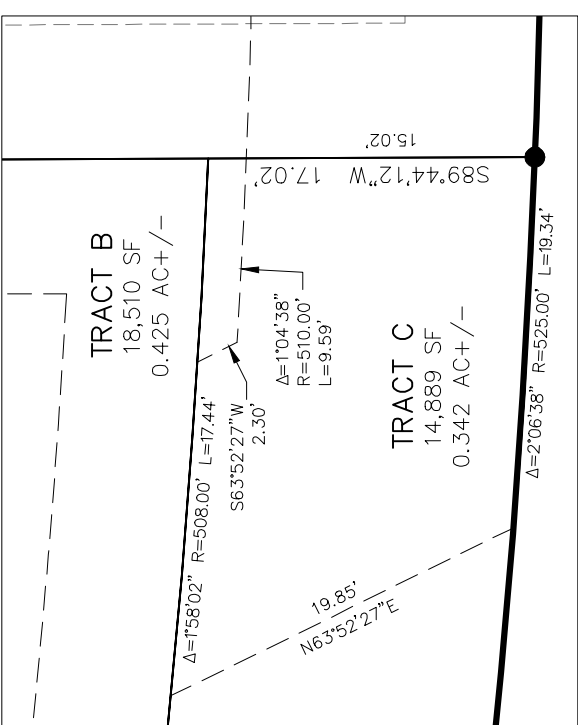
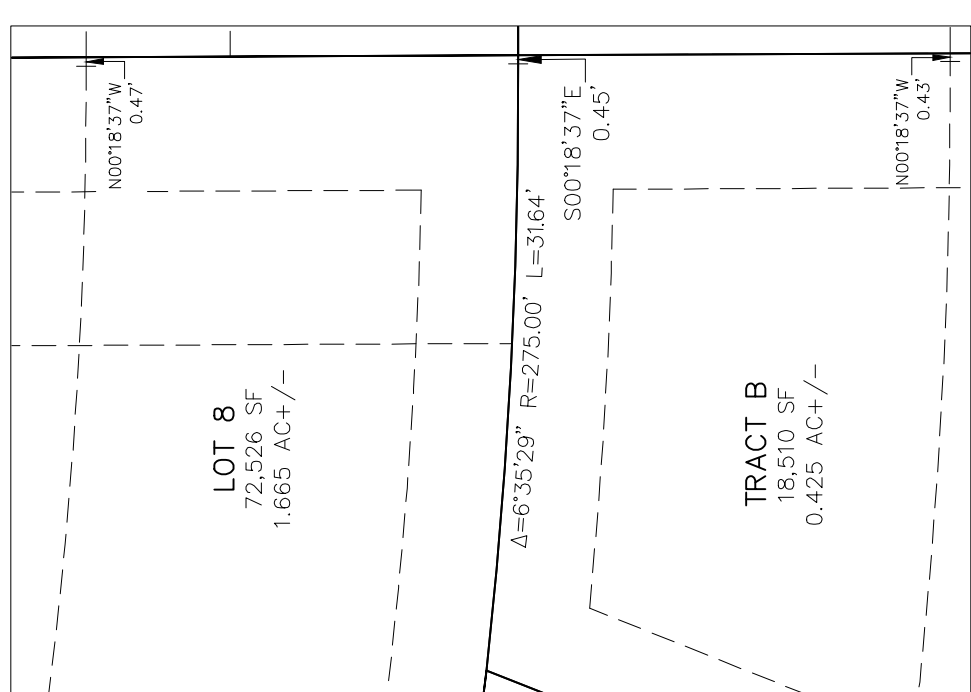
The lot will be entered from Meadowbrook Pkwy utilizing the existing curb cut access.

CLAREMONT BUSINESS PARK FILING NO. 3

A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506, AMENDED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 218046726, SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479, AND SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219160747, BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



AS REPLATTED



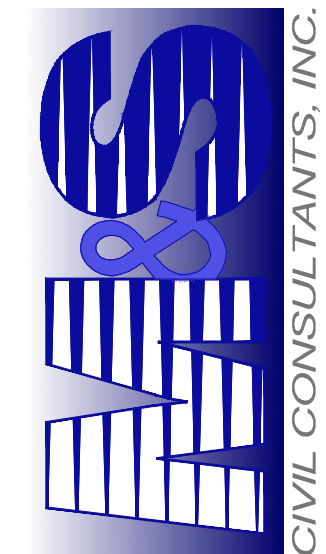
DETAIL 1
TRACT B
LOT 8
SCALE: 1" = 10'

DETAIL 2
TRACT B
TRACT C
SCALE: 1" = 10'

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - PROPERTY LINE
 - ACCESS EASEMENT
 - OTHER EASEMENTS
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING EASEMENT
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

FINAL PLAT
CLAREMONT BUSINESS PARK
FILING NO. 3
JOB NO. 44-037
DATE PREPARED: 04/28/2020
DATE REVISED:

PCD FIL. NO. VR-20-
SHEET 4 OF 4



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

VICINITY MAP

NOT TO SCALE

GARY WATSON POINT

MEADOWBROOK PKWY

WOOLSEY HEIGHTS

SELIX GROVE

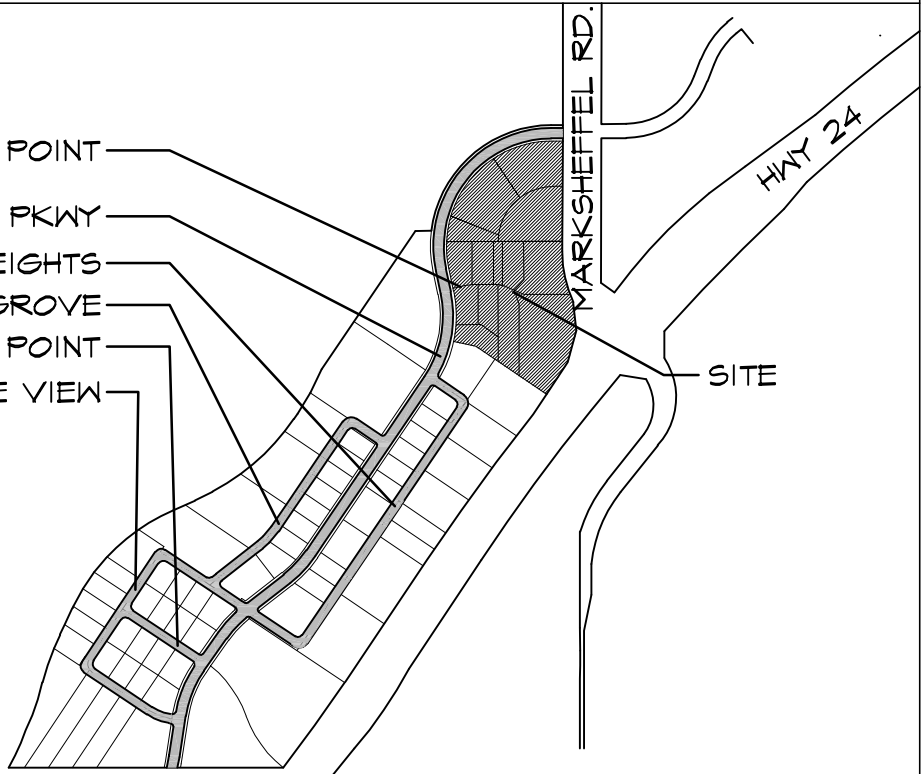
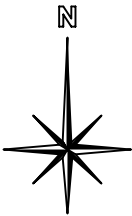
McCLAIN POINT

COLE VIEW

MARKSHEFFEL RD.

HWY 24

SITE



7019 1640 0001 5099 0929

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COLORADO SPRINGS, CO 80906

Certified Mail Fee	\$3.55
Postage	\$0.55
Total Postage and Fees	\$4.10

Postmark Here

06/03/2020

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ATE Enterprises Liquidation Trust
Street and Apt. No., or PO Box No.
1515 S. Tejon St. Ste# 100
City, State, ZIP+4®
Colorado Springs CO 80906-2273

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0001 5099 0912

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COLORADO SPRINGS, CO 80906

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Postage	\$0.55
Total Postage and Fees	\$4.10

Postmark Here

06/03/2020

Sent To
ALMA PATRICK
Street and Apt. No., or PO Box No.
7 CLOVER CIRCLE W.
City, State, ZIP+4®
Colorado Springs CO 80906-5126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0001 5099 0936

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For delivery information, visit our website at www.usps.com®.

WICHITA, KS 67202

Certified Mail Fee	\$3.55
Postage	\$0.55
Total Postage and Fees	\$4.10

Postmark Here

06/03/2020

Sent To
FARM CREDIT BANK OF WICHITA
Street and Apt. No., or PO Box No.
245 N. WACO ST.
City, State, ZIP+4®
WICHITA KS 67202-1121

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions