



November 6, 2018

RE: Notification to Adjacent Property Owners of the Application for Wind/Solar Energy Generation Plan Overlay District ("WSE-O") Zone in El Paso County ("County") at the Grazing Yak Solar Project for Development of Solar Energy Generation

Dear Adjacent Property Owner,

Please be advised that Grazing Yak Solar, LLC ("Applicant"), a wholly owned subsidiary of NextEra Energy Resources, is applying for a WSE-O zone within the Grazing Yak Solar Project (the "Project") in El Paso County to allow the construction, operation, and maintenance of a solar power plant. You may have received an initial notice about this Project; this is a second notification for your information. This is not an expansion of the Golden West Wind Energy Project; only solar energy facilities are proposed.

The proposed Project would produce solar energy to be sold under a long-term power purchase agreement with Colorado Springs Utilities. This request supports multiple local, state, and federal statutes including Colorado's renewable energy standard (RES; C.R.S § 40-2-124) which requires 30% of retail energy sales to be derived from renewable generation from investor owned utilities and 10% for large municipal utilities by the year 2020. In connection with the above, you as an adjacent property owner of the Project are receiving this letter with information as notification that NextEra Energy is submitting the above-mentioned application for a WSE-O zone at the Project. This letter provides information regarding the location of parcels within the proposed overlay boundary.

Project Description:

The proposed Grazing Yak WSE-O zone consists of the proposed solar array, underground collection line corridor, and existing Golden West Wind Energy Project (Golden West) substation. The WSE-O zone would encompass approximately 270 acres for the solar array, approximately 12 acres for the underground collection line, and the 40-acre parcel containing the existing Golden West substation, for a total of approximately 322 acres, and includes 6 parcels (Tax Assessor Schedule Nos. 1200000040, 1200000387, 1200000388, 1200000276, 1200000056, and 1200000339) currently zoned agricultural A-35.

The Project will consist of a 35-megawatt utility scale photovoltaic solar facility that will encompass approximately 270 acres of privately owned agricultural land in El Paso County, Colorado with a 1-mile underground electrical generation-tie-in line with connection at the existing Golden West substation. The Project is located to the east of the intersection of McQueen Road and Washington Road, approximately four miles southeast of the Town of Calhan (see enclosed Exhibit A *Legal Description*, Exhibit B *Grazing Yak Solar Project Map*, and Exhibit C *Project Details*). Agricultural lands and rural residences, and the Golden West WSE-O surround the Project.

Public Involvement:

El Paso County will hold two public hearings for purposes of providing adjacent property owners and other interested parties the opportunity to provide public comment on the WSE-O zoning overlay. El Paso County's planning regulations require that the application for the WSE-O zone be approved by both the El Paso County Planning Commission ("Planning Commission") and the Board of County Commissioners ("BOCC"). It is currently anticipated that a public hearing before the Planning Commission will be held in February 2019, and a public hearing before the BOCC will be held in March 2019. It is important to note that these dates are tentative and subject to change, and you will be notified in writing of the exact date and time it is scheduled prior to the public hearing. In accordance with El Paso County's planning regulations, the Planning Commission is expected to issue a recommendation regarding the WSE-O application to the BOCC at the completion of the Planning Commission hearing. Typically, the BOCC will then issue a decision on the WSE-O application once the BOCC public hearing has been conducted. You will have an opportunity to provide public comment either in person at the hearings or in writing, all in accordance with the Planning Commission's and BOCC's rules and procedures. To request information on the location, date, and time of either hearing or to comment on the application for the WSE-O zone, please contact:

Ms. Kari Parsons
Project Manager/Planner II
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6306 Office
(719) 373-8562 cell

In addition to the WSE-O zone application referred to above, the Applicant intends to apply to for a "1041 Permit" in connection with the Project. 1041 Permits are required throughout the State of Colorado in connection with certain types of projects pursuant to a Colorado state statute (commonly referred to as the "Colorado Land Use Act") which provides local governments such as El Paso County the opportunity to control the planning process for activities of state interest, including construction of a solar facility. The relevant Colorado State statute is C.R.S. § 24-65.1-101, et seq. Please note that El Paso County has promulgated additional regulations in connection with the "1041 Powers" provided under C.R.S. 24-65.1-101, et seq. You will receive an additional letter notifying you of any public hearing(s) associated with the 1041 Permit application.



If you have any questions or concerns prior to the public hearings, please feel free to contact Alsey Davidson at (561) 304-5317 or email Alsey.Davidson@nexteraenergy.com.

Sincerely,

A handwritten signature in blue ink that reads "Alsey Davidson". The signature is written in a cursive style.

Alsey Davidson

Project Manager

NextEra Energy Resources, LLC

EXHIBIT A – Legal Description of the WSE-O Zone

PARCEL CONTAINING THE SOLAR ARRAY AND UNDERGROUND COLLECTION LINE:

TAX ASSESSOR SCHEDULE NO. 1200000040

A PARCEL OF LAND BEING THE WEST HALF OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

PARCELS CONTAINING UNDERGROUND COLLECTION LINE:

TAX ASSESSOR SCHEDULE NO. 1200000388

A PARCEL OF LAND BEING THE SOUTH 579.51 FEET OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

TAX ASSESSOR SCHEDULE NO. 1200000387

A PARCEL OF LAND BEING THE SOUTH HALF OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH P.M. - EXCEPTING THEREFROM 2 ACRES FOR A CEMETERY; TOGETHER WITH THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 30, SUBJECT TO THAT MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT DESCRIBED IN BOOK 2882 AT PAGE 432, EXCEPTING THEREFROM THE SOUTH 579.51 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

TAX ASSESSOR SCHEDULE NO. 1200000276

A PARCEL OF LAND BEING THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

TAX ASSESSOR SCHEDULE NO. 1200000056

A PARCEL OF LAND BEING THE NORTHEAST QUARTER OF SECTION 20 TOGETHER WITH THE NORTHWEST QUARTER OF SECTION 21 LESS AND EXCEPT THE SOUTHERLY 560.00 FEET THEREFROM, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

PARCEL CONTAINING THE GOLDEN WEST WIND SUBSTATION AND OPERATIONS AND MAINTENANCE BUILDING:

TAX ASSESSOR SCHEDULE NO. 1200000339

A PARCEL OF LAND BEING THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

EXHIBIT B

Grazing Yak Solar Site Location Map

[See Attached]

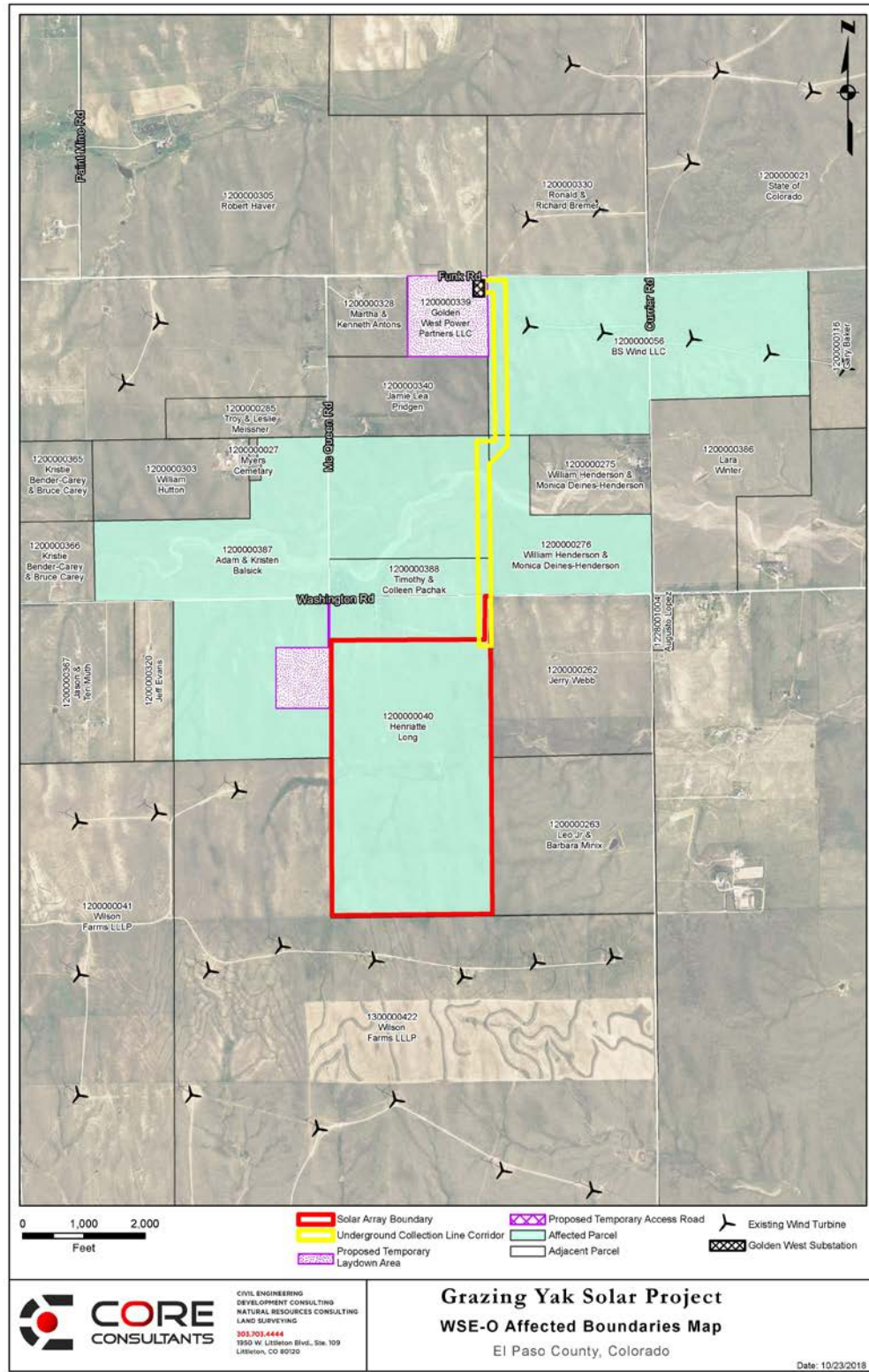


EXHIBIT C

Project Description

The Grazing Yak Solar Project will consist of solar panels with an approximate apex height of up to 14 feet at full tilt and up to 18 inverter skids with a height not to exceed 18 feet. Solar panels will be mounted on tracking systems that follow the movement of the sun from east to west in order to increase the solar energy. Electricity produced by the Project will be delivered to the adjacent Golden West substation via an underground electrical generation-tie-in line. The energy that is generated by the Project will be sold to Colorado Springs Utilities under a Power Purchase Agreement.

The Project solar array footprint will replace approximately 270 acres of land which is currently used as rangeland; however, disturbed areas will be reseeded with a native grass mix to establish native shortgrass prairie within the Project. Once constructed, the facility will be self-contained. The Project is not expected to produce any light, noise, or traffic that will be distinguishable by any of the existing residences of the local area. Development of the Project will result in multiple economic benefits to the County. During construction, approximately 100-150 construction jobs will be created. It is anticipated that up to three full-time-equivalent jobs will be created during operation of the Project. Additionally, the County will receive the increased tax benefit that will result from Project revenue. Grazing Yak Solar, LLC expects to own, operate, and maintain the system for up to 35 years.

List of Landowners

Project Facility	Parcel ID	Zoning	Acres	Owner
Collection Line	1200000387	A-35	442.89	BALSICK ADAM M
Collection Line	1200000056	A-35	286.06	BS WIND LLC
Collection Line	1200000276	A-35	100.00	HENDERSON WILLIAM K
Collection Line	1200000339	A-35	40.00	GOLDEN WEST POWER PARTNERS LLC
Collection Line	1200000388	A-35	35.11	PACHAK TIMOTHY C
Solar Array	1200000040	A-35	320.00	LONG HENRIATTE
Adjacent	1200000262	A-35	160.00	WEBB JERRY T
Adjacent	1200000021	A-35	640.00	STATE OF COLORADO
Adjacent	1200000116	A-35	80.00	BAKER GARY A
Adjacent	1200000263	A-35	160.00	MINIX LEO V JR & BARBARA A
Adjacent	1200000275	A-35	60.00	HENDERSON WILLIAM K &
Adjacent	1200000305	A-35	618.54	HAVER ROBERT J
Adjacent	1200000328	A-35	40.00	ANTONS MARTHA J
Adjacent	1200000330	A-35	156.79	BREMER RONALD D
Adjacent	1200000340	A-35	80.00	PRIDGEN JAMIE LEA
Adjacent	1300000422	A-35	1,760.00	WILSON FARMS LLLP
Adjacent	1228001004	RR-5	6.12	LOPEZ AUGUSTO A
Adjacent	1200000027	A-35	2.00	CEMETERY
Adjacent	1200000041	A-35	452.90	WILSON FARMS LLLP
Adjacent	1200000303	A-35	77.43	HUTTON WILLIAM B
Adjacent	1200000320	A-35	40.53	EVANS JEFF
Adjacent	1200000365	A-35	35.46	BENDER-CAREY KRISTIE LYNNE
Adjacent	1200000366	A-35	35.55	BENDER-CAREY KRISTIE LYNNE
Adjacent	1200000367	A-35	111.79	MUTH JASON D
Adjacent	1200000285	A-35	40.00	MEISSNER TROY U
Adjacent	1200000386	A-35	149.86	WINTER LARA
Adjacent	1200000385	A-35	44.08	WINTER LARA
1-mile Buffer	1200000042	A-35	800.00	LOST VALLEY RANCH CORP
1-mile Buffer	1200000065	A-35	70.50	KERR MACKENZIE D & JOANN
1-mile Buffer	1200000227	A-35	36.00	MINIX LEO V & BARBARA A &
1-mile Buffer	1200000228	A-35	36.00	MINIX LEO & BARBARA &
1-mile Buffer	1200000229	A-35	37.50	MINIX LEO V JR & BARBARA A
1-mile Buffer	1200000251	A-35	36.00	HANSEN THORNY & VICKI
1-mile Buffer	1200000257	A-35	40.00	BROCK DAVID SCOTT
1-mile Buffer	1200000264	A-35	43.08	PETERSON ERIC R
1-mile Buffer	1200000265	A-35	36.00	CHAVES FERNANDO E
1-mile Buffer	1200000284	A-35	160.00	WILCOX ROBERT H JR TRUST
1-mile Buffer	1228000001	A-35	35.50	CIMADEVILA ROSEMARY
1-mile Buffer	1228000002	A-35	35.50	OGC RE2 LLC
1-mile Buffer	1228001001	RR-5	6.10	ARMSTRONG MICHAEL C
1-mile Buffer	1228001002	RR-5	6.10	MOLFINO RICARDO A
1-mile Buffer	1228001003	RR-5	6.10	SOKOLIK ROY A
1-mile Buffer	2200000028	A-35	640.00	STATE OF COLORADO
1-mile Buffer	2200000095	A-35	80.00	WILK ROBERT L & JUDITH R
1-mile Buffer	2200000370	A-35	80.00	HARTMAN WAYNE B & DEBRA L
1-mile Buffer	2200000529	A-35	20.00	FEDERAL NATIONAL MORTGAGE ASSN
1-mile Buffer	2200000530	A-35	20.00	VALENZUELA ROBERT C
1-mile Buffer	1200000030	A-35	160.00	SNIFFEN RAYMOND P & SONJA E
1-mile Buffer	1200000072	A-35	240.00	HAVER ROBERT J
1-mile Buffer	1200000329	A-35	154.86	BREMER RONALD D

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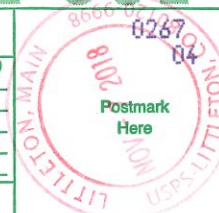
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Troy U. Meissner & Leslie M. Meissner
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Kristie L. Bender-Carey & Bruce J. Carey
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 Monument, CO 80132

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Jeff Evans
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Total	\$3.95

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Martha J. Antons & Kenneth L. Antons
 11425 McQueen Rd
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Ronald D. Bremer, Richard A. Bremer,
 And Debra K. Kneip
 PO Box 9172
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Augusto A. Lopez
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 Robert J. Haver
 c/o Robert D. Haver
 11899 Paint Mine Rd
 Calhan, CO 80808

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 State of Colorado
 c/o Division of Purchasing
 633 17th St. Ste 1520
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00

 Postage \$0.50
 \$3.95
 11/07/2018

 Gary A. Baker & Catherine E. Sunday
 5838 Wisteria Drive
 Colorado Springs, CO 80919

See Reverse for Instructions

7018 1130 0000 9271 3470

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Certified Mail Fee	\$3.45	0267
\$	\$0.00	04
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00

 Postage \$0.50
 \$3.95
 11/07/2018

 Jerry T. Webb
 3194 West Nine Mile Road
 Pensacola, FL 32534

See Reverse for Instructions