

Letter of Intent

Black Forest Meadows LLC; Black Forest Meadows and Black Forest Meadows Alpacas situated on 20 acres of northern El Paso County, is home to some of the largest and most magnificent Pines trees, lush lawns, natural grassy meadows, rolling hills and awesome views of Pike's Peak, "America's Mountain". Guests and visitors find themselves in awe of being surrounded by nature as if they were in the Colorado Mountains with grassy meadows and the unparalleled beauty of the Black Forest yet, only 15 minutes from all of the amenities of the Front Range with fine dining and lodging in Colorado Springs, Monument and Palmer Lake.

When the original land owners bought this property in 1987 it was virgin land with the exception of some minor logging the 1800's and the Corp of Engineers dam which was built to the south of this property. The property owners cared for this property and have treated it as a gift from nature as we also feel the same gratitude and respect for the land and our neighbors.

Black Forest Meadows would provide the ideal setting for a true Colorado wedding and special event experience, being situated close to the Front Range and its amenities, hidden enough for privacy and separated far enough to not disturb adjacent land and home owners. Black Forest Meadows is focusing on small groups of guests and events so that guests enjoy the experience, unhurried and relaxed. Guest would enjoy a hands on Alpaca experience walking and feeding them and could have photos taken with them. The sand badminton/volleyball court and horse shoe pit would provide guests enjoyment as would a variety of lawn games.

As a way to give back to the community, we plan to host several free of charge educational tours and non-profit fund raising events.

Access to Black Forest Meadows utilizes an existing entrance from Goshawk Road E. An additional emergency access is available on the west at the intersection of Goshawk Road W and Hodgen Road. It is anticipated the overall annual average daily trip and from the property to be less than 12. The main location of the operation is located at 17104 Goshawk Road E, Colorado Springs, CO 80908. Existing building located one quarter mile from Goshawk Road E will be the site of the events secluded unobtrusively in the center treed portions of the property, as referenced on the site plan map. Hours of operation for event day will be 9:00 am to 10:00 pm while observing county noise ordinance and curfews. Dust will be minimal as the main existing driveway is graveled with class 6, road base. Black Forest Meadows is anticipating using a water tanker truck with sprayers for use on the driveway if dust control is needed. Black Forest Meadows is located in the Falcon fire protection district with the nearest station 10 miles from the building headquarters. Entrances and driveways are wide enough for fire engines, emergency responders and police. Multiple open areas are available for a medical helicopter.

Structural facilities to be used for guest activities will include a 25' X 30' Pavilion (to be built upon approval of variance of use), an existing 48' x 46' pole barn (with dressing room and restrooms upon approval of variance of use) and a rustic 36' x 36' Alpaca barn (for photographs only). The existing private residence on site will remain private and not utilized by guests. Upon approval of request of variance use existing bathrooms and septic system will be upgraded and permitted for use. Potable drinking water would come from the existing domestic water that the Black Forest Meadows owners

utilize with adjudicated water rights. Group size would not exceed 75 guests per event. Land disturbance will be less than one acre and shall not negatively affect adjacent and downstream drainage.

Last year, 2020 and this year, 2021 have proven to be hardship years for the owners of Black Forest Meadows. Being able to work from home on the property reduces the hardship of a commute due to a serious medical issue requiring a lengthy hospital stay and disability in 2019, early retirement in 2020 and supplemental oxygen use for property owner, Edward Ritchey. Ed and Deborah Ritchey are able to maintain the property as Ed is a retired Mechanical Systems Engineer for Lockheed Martin and grew up on a Dairy Farm. For the past 25 years, Deborah Ritchey has aspired to owning and operating a small wedding venue as she had been the owner and operator of her own wedding planning business and Sales Manager for The Shriner's Hospital for Children Event Center.

It is our wish to give back to the community and share the beauty of Colorado while preserving and maintaining this peaceful and beautiful land with little or no impact to our surrounding neighbors.



17104 Goshawk Rd E
Colorado Springs CO 80908
(303) 590-8938
deborah@blackforestmeadows.com

January 14, 2021

Dear (name of adjoining neighbor),

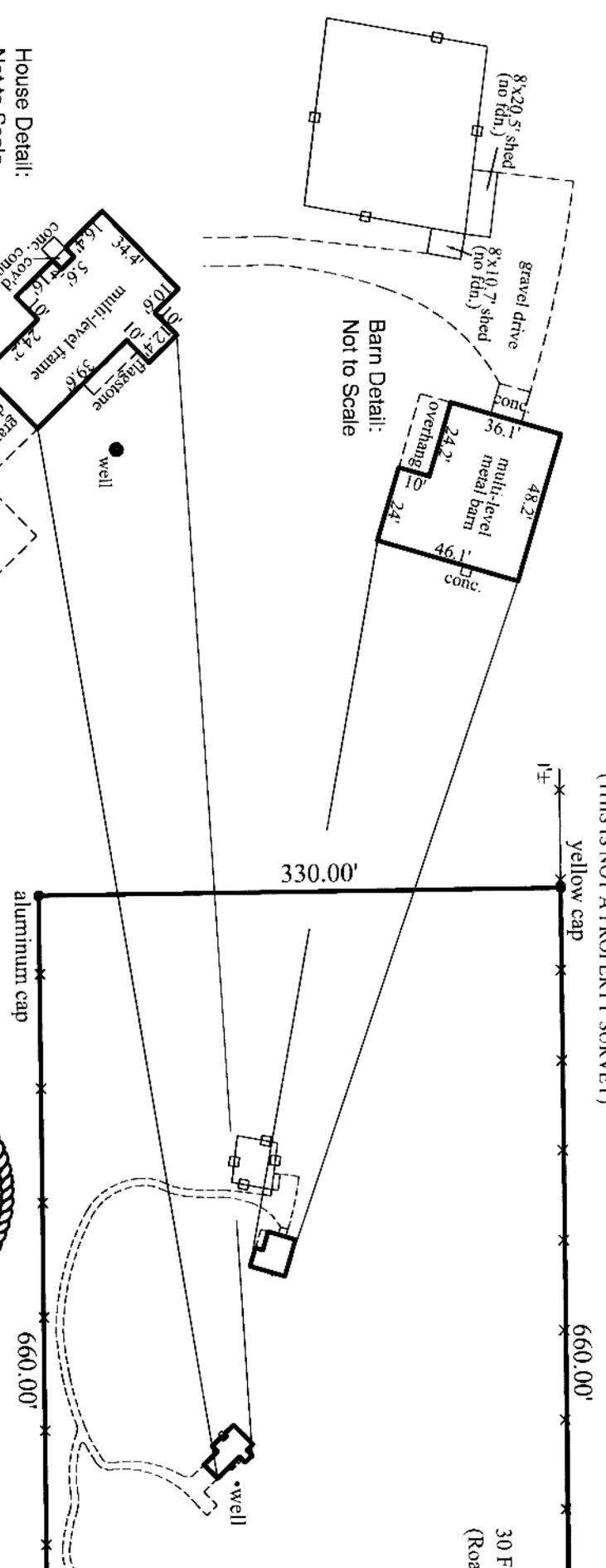
This letter is being sent to you because Deborah Ritchey and Edward Ritchey are proposing a land use project in El Paso County at the reference location (please see attached). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property 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.

Warm regards,
Deborah & Ed Ritchey



IMPROVEMENT LOCATION CERTIFICATE

(THIS IS NOT A PROPERTY SURVEY)



Legal Description

The North Half of the Northwest Quarter of the Southeast Quarter of Section 23, Township 11 South, Range 65 West of the 6th P. M., County of El Paso, State of Colorado. Together with a non-exclusive easement for roadway purposes as described in Grant of Easement recorded in Book 2385 at Page 20 in the records of El Paso County, Colorado.

Surveyor's Certificate

I Herby certify that this Improvement Location Certificate was prepared for the "Mortgage Lender and the "Title Company and that it is not a Land Survey or Improvement Survey Plat, and that it is not a fence, building or other future improvement lines. I further certify that the improvements on the described parcel on this date **, except utility connections, are entirely within the boundaries of the parcel that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted. (C.R.S. 38-51-109)

This Improvement Location Certificate does not constitute a title search by Alessi and Associates, Inc. to determine ownership of easements of record. For all information regarding easements, Right-of-Way Associates, Inc. relied on Title Commitment*.

PREPARED BY:

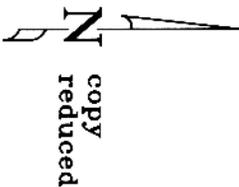
ALESSI and ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYORS

2989 Broadmoor Valley Road
Colorado Springs, CO 80906

Tele. 719/540-8832
Fax 719/540-2781

Scale: 1" = 200'



Note: Improvements shown without sufficient positive

Note: Property dimension Breakdown without the be

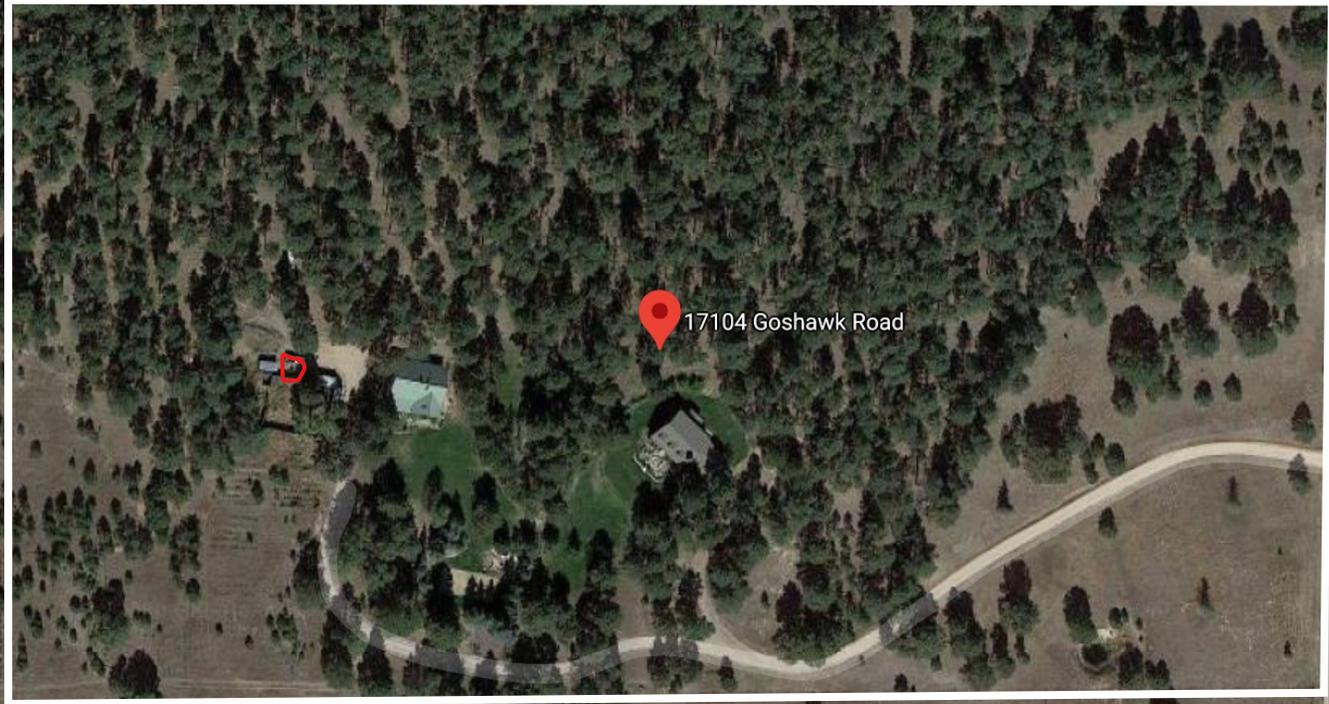
LEGEND

- Chainlink Fence
- Wood Fence
- *-* Wire Fence
- End. Monument - Pipe
- /// Overhead Power Line

REPORTED ST

17

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BORR
*TITLE CO
JOB NI



100 ft

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Edward Ritchey and Deborah Ritchey
17104 Goshawk Rd E.
Colorado Springs, CO 80908

Telephone #'s: (303) 590-8938 and (303) 565-7435

Description of Proposal: Request for Variance of Use for Event Center

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
1-14-21	yes	Kathryn and Stephen Long (NW) 17825 Goshawk Rd W Colorado Springs, CO 80908	Adjacent Property Owner Notification mailed by return receipt requested
		Angela and Brian Neff (W) 16955 Goshawk Rd W Colorado Springs CO 80908	
		Shekter Ministries, Inc. (SW) 16825 Goshawk Rd W Colorado Springs, CO 80908	
		Terry Breese (S) 16035 Galley Rd. Colorado Springs, CO 80915	
		Kelly + Thomas Lucas (S) 10410 Hodgen Rd. Colorado Springs, CO 80908	
		Claudeen Finch (S) 10490 Hodgen Rd. Colorado Springs, CO 80908	
		Mandy Penney-Weber and Daniel Weber 17075 Goshawk Rd E Colorado Springs, CO 80908 (SW)	
		Haclis Van Buskirk (W) 17105 Goshawk Rd E Colorado Springs, CO 80908	

These are not original signatures. Appears to have been written by one individual. Please obtain individual signatures or upload all required certified mailing receipts.

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

Deborah Ritchey date 1-14-21
 (Signature of Petitioner or Owner)

Edward Ritchey date 1/14/2021
 (Signature of Petitioner or Owner)

Notification of Adjacent Property Owners
(Continued)

<u>Date</u>	<u>owner</u>	<u>Name and Address</u>	<u>Comments</u>
1-14-21	yes	Loudermilk Living Trust 13395 Vegager Pkwy Suite 130 Colorado Springs, Co 80921	(NE) Letter mailed by return receipt requested
1-14-21	yes	Daniel Andres 17110 Goshawk Rd E Colorado Springs, Co 80908	(N) letter mailed by return receipt requested

Delores & Ritchey
1-14-21

Ed D. Ritz
1/14/2021

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Kathryn & Stephen Long</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>2/2/21</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																	
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1. Article Addressed to: <i>Mandy Penny - Weber + Daniel Weber 17075 Goshawk Rd E Colo Spgs Co 80908</i>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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