

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

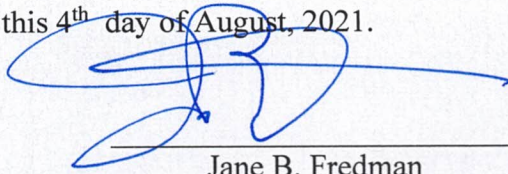
I, Jane B. Fredman, researched the records of the El Paso County Assessor and established that there was a mineral estate owner(s) on the real property in El Paso County, Colorado legally described as follows:

A tract of land in the West 1/2 of Section 26, Township 13 South, Range 61 West of the 6th P.M., in El Paso County, Colorado, more particularly described as follows:

Beginning at the Southwest Corner of Section 26 at the intersection of Big Springs Road and Mulberry Road; thence: North 00°07'44" East along Mulberry Road, 1751.96 feet thence: Leaving said road, North 88°30'20" East, 882.18 feet; thence: South 00°06'27" West, 1751.94 feet, to a point in Big Springs Road; thence: South 88°30'21" West, along said road, 882.84 feet to the point of beginning,
County of El Paso, State of Colorado.

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) and a copy was provided to the El Paso County Planning and Community Development Department on August 4, 2021.

Dated this 4th day of August, 2021.



Jane B. Fredman

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

This foregoing certification was acknowledged before me this 4th day of August, 2021, by Jane B. Fredman.

Witness my hand and official seal.

My Commission Expires: July 13, 2024

MARIA GRAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004017598
MY COMMISSION EXPIRES JULY 13, 2024

Maria Gray
Notary Public

LIST OF MINERAL ESTATE OWNERS WHO WERE SENT NOTIFICATION BY
CERTIFIED MAIL OF A DEVELOPMENT APPLICATION PER C.R.S. § 24-65.5-103

Jeanne Ridgeway, Marilyn Schooley, c/o Larry Ridgeway,
Richard L. Males, Ruth Myers, Janice Diane Prickett,
Nancy Jean Johnson, Linda Carol Depperschmidt and Edna Stovall
P.O. Box 2376
Meeker, CO 81641-2376

JANE B. FREDMAN, LLC

ATTORNEY AT LAW

13511 NORTHGATE ESTATES DRIVE, SUITE 250
COLORADO SPRINGS, COLORADO 80921

JANE B. FREDMAN
jane@fredmanlawco.com

(719) 434-5607

FACSIMILE (719) 471-1234

BY REGULAR AND CERTIFIED MAIL
(return receipt requested)

August 4, 2021

Jeanne Ridgeway, Marilyn Schooley, c/o Larry Ridgeway,
Richard L. Males, Ruth Myers, Janice Diane Prickett,
Nancy Jean Johnson, Linda Carol Depperschmidt and Edna Stovall
P.O. Box 2376
Meeker, CO 81641-2376

RE: Mineral Estate Owner Notification –El Paso County, Colorado

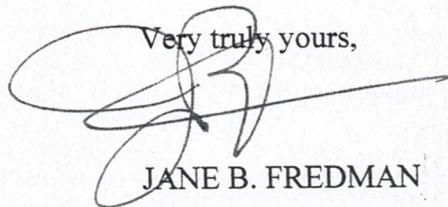
Dear Mineral Interest Owners:

You have been identified as having an interest in the mineral estate of real property identified in the legal description contained in Exhibit A attached to this letter.

Pursuant to § 24-65.5-103, Colorado Revised Statutes, you are notified that the surface property owner, Mulberry Ridge, LLC, through its representative, CMG Corporation (the Applicant) has submitted to El Paso County an Application for Development for the subject property related to the existing variance of use approved for the Property. An initial public hearing on the application will be heard by El Paso County on a date that is not less than thirty days from the date of this letter.

If you have any questions, please contact me.

Very truly yours,



JANE B. FREDMAN

cc: Mulberry Ridge, LLC
CMG Corporation, Applicant
John Green, El Paso County Planning and Community Development Department

EXHIBIT A
LEGAL DESCRIPTION OF THE REAL PROPERTY

A tract of land in the West 1/2 of Section 26, Township 13 South, Range 61 West of the 6th P.M., in El Paso County, Colorado, more particularly described as follows:

Beginning at the Southwest Corner of Section 26 at the intersection of Big Springs Road and Mulberry Road; thence: North 00°07'44" East along Mulberry Road, 1751.96 feet thence: Leaving said road, North 88°30'20" East, 882.18 feet; thence: South 00°06'27" West, 1751.94 feet, to a point in Big Springs Road; thence: South 88°30'21" West, along said road, 882.84 feet to the point of beginning,
County of El Paso, State of Colorado.