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February 4, 2019

Nina Ruiz  
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Letter of Intent

To Whom It May Concern,

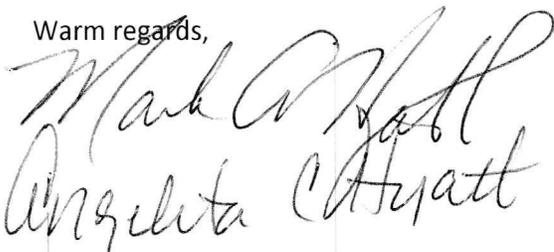
We own a 39.4 acre property near Falcon Colorado, known as 14200 Judge Orr Rd, Peyton, CO where we maintain our residence. The legal description is SE4SW SEC 33-12-64, Assessor Schedule No: 4233000028. The property is zoned A-35. Due to recent health issues of an aging parent, we wish to install a small modular home on our property in order to ensure he has an independent living situation where he is sufficiently monitored and cared for, but able to maintain a high quality of life.

We would be installing the modular home to meet the extended family dwelling special use criteria. The house is a new one-bedroom, one bath unit with 806 sq ft and will be connected to an existing well, septic, electric, and gas facilities. The home will not be placed on a foundation, but rather will be professionally anchored for stability and skirted for aesthetic reasons.

- Legitimate family hardship exists as we need to care for aging parents on our property
- Land Development Code Standards will be met with installation of a new 806 sq ft one modular home connected to existing meters and facilities.
- The modular home will be anchored instead of placed on a foundation so that it may be removed after the need to care for aging parents no longer exists.
- The extended family unit will not be leased or rented at any time.

Please contact us with any questions or concerns.

Warm regards,

Handwritten signatures of Mark A. Hyatt and Angelita C. Hyatt. The signature of Mark A. Hyatt is written in black ink and is positioned above the signature of Angelita C. Hyatt, which is written in blue ink.

Mark A. Hyatt and Angelita C. Hyatt