

June 2, 2020

Mountain View Properties
P. O. Box 634
Colorado Springs, CO 80901

**RE: Subdivision Exemption
Notice to Mineral Estate Owner**

Dear Owner:

This letter is being sent to you because Woodmen Hills Metropolitan District (WHMD, the District) is proposing a land use project in El Paso County at the location referenced below. This information is being provided to you based on a title commitment dated May 9, 1988 in Book 5504 at page 1439, that shows you are the mineral estate owner for this proposed parcel.

The El Paso County Planning and Community Development is requesting this letter as proof of notification to the mineral rights owner. Please direct any questions on the proposal to the referenced contact below. 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 estate owner by the El Paso County Planning and Community Development. At that time, you will be given the County's 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.

For questions specific to this project, please contact:

Engineering Consultants/Applicant (on behalf of WHMD):

JDS-Hydro Consultants, Inc.
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919

Contact:

Ryan Mangino, P.E.
(719) 227-0072 Ext. 103

Site address, location, size, and zoning:

El Paso County Parcel No: 5200000361

The center of the parcel listed above is specifically located approximately 0.75 miles southeast of the intersection of Vollmer Road and Arroya Lane and is zoned RR-5.

Request and justification:

In preparation for the El Paso County subdivision exemption process, WHMD is presenting documentation to exempt a 1.47-acre parcel from the 278-acre parcel listed above for purposes of building a potable water concrete storage tank, with a potential second tank in the future.

The proposed tanks will be located within 300 feet of an existing potable water concrete storage tank that currently serves development to the south.



By exempting this parcel, it will then be owned by the Woodmen Hills Metropolitan District, and the tanks will serve development within WHMD service boundaries.

The proposed location for the tanks is ideal due to the elevation of the site and the existence of an equal facility in close proximity. The proposed tanks will mirror the architectural aesthetics of the existing tank while maintaining a profile.

No new roads are being proposed, and the existing Arroya Lane is adequate for access. The facilities will be secured by fencing and unmanned. Daily or weekly access will be made by operations staff to inspect the facility. The tanks will not involve any pumps, motors, or any other noise-making equipment.

Waiver request and justification:

In addition to neighbor notification, the associated El Paso County Location Approval requirement includes a hearing before the Planning Commission. It is also required that the Location Approvals are to be heard within 30 days of the initial submittal. The time constraint of this process (typically 2-4 months), along with the limited days the Planning Commission meets (twice a month), make it not possible to meet this deadline. Therefore, the County requests the applicant to submit a waiver of the 30-day requirement which will allow for scheduling the hearing and completing a full review of the application.

Construction is projected to begin in Summer of 2020 with completion set for November of 2020.

Please find the enclosed document accompanying this letter. If you have any questions, please do not hesitate to call.

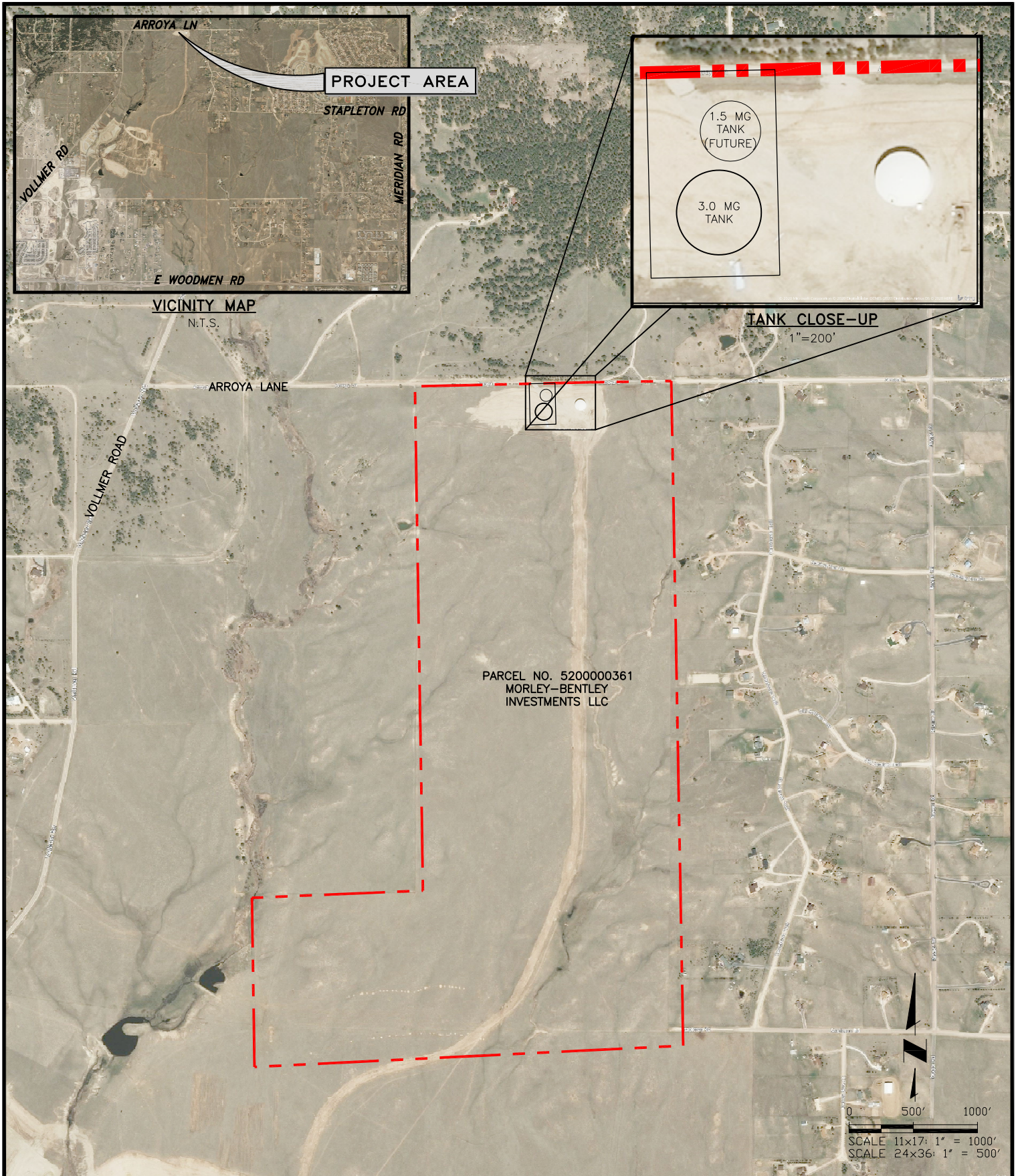
Sincerely,

JDS-HYDRO CONSULTANTS, INC. on behalf of the Woodmen Hills Metropolitan District

A handwritten signature in blue ink, appearing to read "R. Mangino", is written over a light blue horizontal line.

Ryan Mangino, P.E.

Enclosures



Project No.: 112.115
Date: 03/16/20
Design: RMM
Drawn: TLM
Check: RMM
Revised:
Revised:

WOODMEN HILLS METROPOLITAN DISTRICT

WEST WATER TANK SDP

TANK SITE

JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

CERTIFICATION:

I Ryan Mangino 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 Morley/Bentley Investments LLC - Schedule #5200000361.

An initial public hearing on N/A, which is the subject of the hearing, is scheduled for N/A, 20__.

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 N/A, 20__.

Dated this 02 day of June, 2020

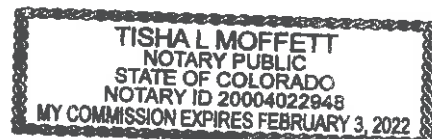
STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 2nd day of June, 2020, by Ryan mangino.

Witness my hand and official seal.

My Commission expires: 2/3/22

Tisha L Moffett
Notary Public



The following Mineral Estate Owner was notified of the Subdivision Exemption.

Severed Interest
Mountain View Properties
P. O. Box 634
Colorado Springs, CO 80901

7004 2510 0003 1367 6931

U.S. Postal Service TM 112 USA	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
COLORADO SPRINGS, CO 80901	
OFFICIAL USE	
Postage	\$2.85
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.95

Sent To

Street, Apt. or PO Box

City, State

Mountain View Properties

P.O. Box 634

Colorado Springs, CO 80901

Postmark Here

0619 11

CO SPRING 8102

6678472020

PS Form 3800, June 2002

See Reverse for Instructions