

AFFIDAVIT OF NOTIFICATION TO SEVERED MINERAL ESTATE OWNER(S)

I Perry Hastings (applicant/owner/consultant) researched the records of the El Paso County Clerk and Recorder and established that there was/was not (circle one) a mineral estate owner(s) on the real property known as 605 & 235 S. Franceville Coal Mine Road, Colorado Springs, CO 80929-9333

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing/administrative decision will be mailed to the mineral estate owner(s) (if established above) and a copy will be mailed to the El Paso County Planning and Community Development Department no less than thirty (30) days prior to the initial public hearing/administrative decision.

State of Colorado

County of El Paso

Signed before me on 23 July, 2026

by Perry Hastings (name(s) of individual(s) making statement).

Christine R. Wilson
(Notary's official signature)

Perry Hastings
(Title of office)

11/16/29
(Commission Expiration)



Exhibit A

The title commitment by the Stewart Title Company and dated July 20, 2026 lists the following mineral exceptions:

15. Mineral reservation, conveyance, and subsequent operating right of way reservation made by the Union Pacific Railroad Company as set forth in deed recorded April 16, 1971 [in Book 2402 at 641](#). **NOTE: The Company makes no representation as to the present ownership of this interest.** Release and Quit Claim to Union Pacific Land Resources Corporation as set forth in deed recorded February 16, 1999 [at Reception No. 099023832](#). (Sec 17, 19 and 20)
20. Mineral deed to Rocky Mountain Energy Company recorded August 01, 1984 [in Book 3900 at Page 1093](#). **NOTE: The Company makes no representation as to the present ownership of this interest.** (Sec 17, 19, 20)
26. Mineral reservation and conditions, by the Missouri Pacific Railroad Company as set forth in deed recorded November 16, 1995 [in Book 6766 at Page 541](#). **NOTE: The Company makes no representation as to the present ownership of this interest.**