

March 4, 2019

El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910  
Attn: Ms. Kari Parsons, Project Manager/Planner II

Re: Wind/Solar Energy Generation Plan Overlay District Zone in El Paso County at the Grazing Yak Property for Development of Solar Energy Generation and Application for a 1041 Permit / Certification of Mineral Owner Notification

Dear Ms. Parsons:

This letter serves as notice to El Paso County, Colorado that signed public hearing notices in the form attached to this letter as Schedule 1 (the "Notices") were provided by Grazing Yak Solar, LLC (the "Applicant") to each of the recipients described in Schedule 2 (collectively, the "Recipients"), each Schedule being attached hereto and incorporated herein. The Notices were sent via certified mail on the dates listed in such notices, as shown in the certificates of mailing attached hereto in Schedule 3 and incorporated herein. The Notice sent to each of the Recipients contains the information required pursuant to Colorado Revised Statutes Section 24-65.5-101 et seq. (the "Mineral Notice Statute"), and the Recipients were determined pursuant to the criteria required by the Mineral Notice Statute.

This letter also serves as the Applicant's certification pursuant to Colorado Revised Statutes 24-65.5-103(4) that notice has been provided to the mineral estate owners as required by Colorado Revised Statutes 24-65.5-103(1). Further, this letter also serves as the Applicant's certification pursuant to Colorado Revised Statutes Section 24-65.5-103.3(1)(a) that notice has been provided to the mineral estate owners pursuant to the Mineral Notice Statute.

Please contact me with any questions or comments.

Sincerely,

Jennifer Kraus  
Senior Project Manager

March 1, 2019

RE: Notification to Mineral Estate Owners of the Application for Wind/Solar Energy Generation Plan Overlay District ("WSE-O") Zone and Application for a 1041 Permit in El Paso County ("County") at the Grazing Yak Property for Development of Solar Energy Generation

Dear Mineral Rights Owner,

Please be advised that Grazing Yak Solar, LLC ("Applicant"), a wholly owned subsidiary of NextEra Energy Resources, has applied for a WSE-O zone within the Grazing Yak Solar Project (the "Project") area in El Paso County to allow the construction, operation, and maintenance of a solar power plant. In addition to the WSE-O zone application referred to above, which you may have previously received notice of, the Applicant is applying for a "1041 Permit" in connection with the Project. 1041 Permits are required throughout the State of Colorado in connection with certain types of projects pursuant to a Colorado state statute (commonly referred to as the "Colorado Land Use Act") which provides local governments such as El Paso County the opportunity to control the planning process for activities of state interest, including construction of a solar facility. The relevant Colorado State statute is C.R.S. § 24-65.1-101, et seq. Please note that El Paso County has promulgated additional regulations in connection with the "1041 Powers" provided under C.R.S. 24-65.1-101, et seq. The proposed solar project would produce energy to be sold under a long-term power purchase agreement with Colorado Springs Utilities. This request supports multiple local, state, and federal statutes including Colorado's renewable energy standard (RES; C.R.S § 40-2-124) which requires 30% of retail energy sales to be derived from renewable generation from investor owned utilities and 10% for large municipal utilities by the year 2020. In connection with the above, you as a mineral rights owner are receiving this letter with information as notification that NextEra Energy is submitting the above-mentioned application for a 1041 Permit with respect to the Project. This letter provides information regarding the location of parcels within the proposed overlay boundary.

**Project Description:**

The proposed Grazing Yak WSE-O zone consists of 377 acres: 272 acres for the solar array, 45 acres for the underground collection line easement, 1 acre for, the existing Golden West Wind Energy Project ("Golden West") substation, 39 acres for laydown yard 1 adjacent to the substation, and 20 acres for laydown yard 2 adjacent to the western edge of the solar array (Tax Assessor Schedule Nos. 1200000040, 1200000387, 1200000388, 1200000276, 1200000056, and 1200000339) currently zoned agricultural A-35.

The Project will consist of a 35-megawatt utility scale photovoltaic solar facility that will encompass approximately 272 acres of privately-owned agricultural land in El Paso County, Colorado with a 1-mile underground electrical generation-tie-in line with connection at the existing Golden West substation. The Project is located to the east of the intersection of McQueen Road and Washington Road, approximately four miles southeast of the Town of Calhan (see enclosed Exhibit A *Legal Description*, Exhibit B *Grazing Yak Solar Project Map*, and Exhibit C *Project Details*). Agricultural lands and rural residences surround the Project, and the Golden West Wind Energy Center is located to the north, west, and south of the proposed solar array.



Sincerely,

A handwritten signature in blue ink that reads "Alsey Davidson".

**Alsey Davidson**  
Project Manager  
NextEra Energy Resources, LLC

THENCE S 89°34'13" W, A DISTANCE OF 40.41 FEET TO A POINT OF NON-TANGENT CURVATURE;  
 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 07°34'33" AND AN ARC LENGTH OF 28.43 FEET, THE CHORD OF WHICH BEARS N 02°55'53"E, A DISTANCE OF 28.41 FEET;  
 THENCE N 00°51'23" W, A DISTANCE OF 1,640.33 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 54°24'57" AND AN ARC LENGTH OF 204.19 FEET;  
 THENCE N 00°41'08" W, A DISTANCE OF 429.86 FEET;  
 THENCE S 89°18'52" W, A DISTANCE OF 150.74 FEET;  
 THENCE N 00°21'17" W, A DISTANCE OF 246.93 FEET;  
 THENCE N 90°00'00" E, A DISTANCE OF 449.34 FEET;  
 THENCE S 00°41'08"E, A DISTANCE OF 546.38 FEET;  
 THENCE S 28°46'27"E, A DISTANCE OF 191.20 FEET;  
 THENCE S 00°51'23"E, A DISTANCE OF 1,770.37 FEET;  
 THENCE S 52°25'08"E, A DISTANCE OF 49.18 FEET;  
 THENCE S 00°29'19"E, A DISTANCE OF 525.31 FEET;  
 THENCE S 89°34'13"W, A DISTANCE OF 524.78 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;  
 THENCE S 00°29'26"E, ALONG SAID EAST LINE, A DISTANCE OF 2,091.99 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 1,980,529 SQUARE FEET OR 45.467 ACRES, MORE OR LESS.

**PARCEL CONTAINING LAYDOWN YARD I:**

TAX ASSESSOR SCHEDULE NO. 1200000339

A PARCEL OF LAND BEING APPROXIMATELY 40 ACRES LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND:

- GOLDEN WEST SUBSTATION

THE GOLDEN WEST SUBSTATION BEING 270.00 FEET BY 170.00 FEET, LOCATED 77 FEET SOUTH OF AND 50 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 20 (CONTAINING APPROXIMATELY 1.054 ACRES)

- OPERATIONS AND MAINTENANCE BUILDING

THE OPERATIONS AND MAINTENANCE BUILDING (O & M BUILDING) BEING 100.00 FEET BY 50.00 FEET, LOCATED 150 FEET SOUTH OF AND 506 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 20 (CONTAINING APPROXIMATELY 0.115 ACRES).

THE NET AREA OF LAYDOWN YARD I IS APPROXIMATELY 38.831 ACRES, MORE OR LESS.

2 INCH ALUMINUM CAP STAMPED PLS 38222, WITH ALL BEARINGS CONTAINED  
HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, THENCE S  
32°03'35" W TO THE NORTHEAST CORNER OF THE SUBSTATION AND THE POINT OF  
BEGINNING;

THENCE S 00°21'17" E, A DISTANCE OF 270.00 FEET;

THENCE S 89°38'43" W, A DISTANCE OF 170.00 FEET;

THENCE N 00°21'17" W, A DISTANCE OF 270.00 FEET;

THENCE N 89°38'43" E, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING AN AREA OF 45,900 SQUARE FEET OR 1.054 ACRES, MORE OR LESS.



## EXHIBIT C

### Project Description

Grazing Yak Solar will consist of solar panels with an approximate apex height of up to 14 feet at full tilt and up to 12 inverter skids with an approximate height of 18 feet. Solar panels will be mounted on tracking systems that follow the movement of the sun from east to west in order to increase the solar energy. Electricity produced by the Project will be delivered to the adjacent Golden West substation via an underground electrical generation-tie-in line. The energy that is generated by the Project will be sold to Colorado Springs Utilities (CSU) under a Power Purchase Agreement.

The Project footprint of the solar array will replace approximately 272 acres of land which is currently used as rangeland; however, disturbed areas will be reseeded with a native grass mix to establish native shortgrass prairie within the Project. Once constructed, the facility will be self-contained. During operation, the Project is not expected to produce any light, noise, or traffic that will be distinguishable by any of the existing residences of the local area. Development of the Project will result in multiple economic benefits to the County. During construction, approximately 100-150 construction jobs will be created. It is anticipated that up to three full-time-equivalent jobs will be created during operation of the Project. Additionally, the County will receive the increased tax benefit that will result from Project revenue. Grazing Yak Solar, LLC expects to own, operate, and maintain the system for up to 35 years.

Adam M. Balsick & Kristin K. Balsick, JTs  
15640 N. Calhan Hwy  
Calhan, CO 80808

Gold West Power Partners, LLC  
700 Universe Blvd.  
Juno Beach, FL 33408

Tammy L. Bodycomb  
1837 Elm Avenue  
Canon City, CO 81212

Henriatte Long  
27960 Hatfield Point  
Calhan, CO 80808

Martha J. Antons and Kenneth L.  
Antons, JTs  
11425 McQueen Rd.  
Calhan, CO 80808

Jody L. Blauser  
4060 Storm Cloud Way  
Castle Rock, CO 80104

Webb Electric Company of Florida, Inc.  
ATTN: Jerry T. Webb  
PO Box 865  
Cantonment, FL 32533

William K. Henderson and Monica L.  
Deines-Henderson, JTs  
10894 Currier Road  
Calhan, CO 80808

James B. Lueking, Trustee, James B.  
Lueking Living Trust  
PO Box 164  
201 Ogden Street  
Oxford, NE 68967

Robbin Thayn  
577 Calk Road  
Tioga, TX 76271

Jamie Lea Pridgen  
432 – 7<sup>th</sup> Street  
Calhan, CO 80808

Gary B. Skaggs  
9391 Elbert Road  
Peyton, CO 80831

Jerry Lueking  
72056 A Road  
Oxford, NE 68967

Clyde F. Lueking  
2105 Spalding Drive  
Holdrege, NE 68949

John W. Anderson  
15530 Benchley Drive  
Colorado Springs, CO 80921

Travis Percival  
43640 Road 718  
Oxford, NE 68967

Sandra P. and Donald D. Trojanovich, JTs  
30751 County Road 3563  
Buena Vista, CO 81211

Vicki L. Pullen  
1045 Indiana Ave.  
Canon City, CO 81212

Bonnie Percival  
43652 Road 718  
Oxford, NE 68967

Lloyd H. Conry  
2493 White Oak Grove Rd.  
Morristown, TN 37813

Augusta Percival Dietz  
43652 Road 718  
Oxford, NE 68967

William E. Conry, Jr. and Lyvia B. Conry  
1120 ½ South 9th Street  
Canon City, CO 81212

Timothy C. Pachak and Colleen M.  
Pachak, JTs  
30836 Washington Road  
Calhan, CO 80808

John W. Anderson  
c/o Vicki L. Pullen  
1045 Indiana Ave.  
Canon City, CO 81212

BS Wind, LLC  
c/o Mr. and Mrs. Gary B. Skaggs  
9391 Elbert Road  
Peyton, CO 80831

Laurie S. Kring  
2327 Bildad Drive  
Henderson, NV 89044

7017 3040 0000 5726 0639

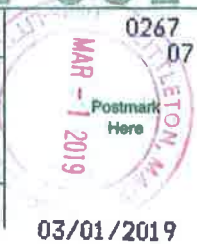
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Gold West Power Partners, LLC  
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Juno Beach, FL 33408

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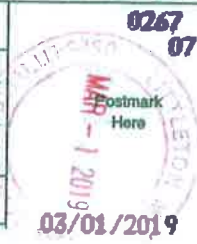
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Martha J. Antons and Kenneth L.  
Antons, JTs  
11425 McQueen Rd.  
Calhan, CO 80808

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Augusta Percival Dietz  
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Bonnie Percival  
43652 Road 718  
Oxford, NE 68967

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Travis Percival  
43640 Road 718  
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Timothy C. Pachak and Colleen M.  
Pachak, JTs  
30836 Washington Road  
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City: Peyton, CO 80831

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Street: 30751 County Road 3563  
City: Buena Vista, CO 81211

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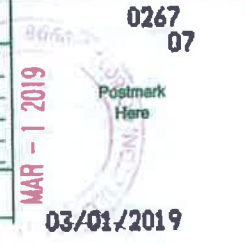
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Street: 2327 Bildad Drive  
City: Henderson, NV 89044

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Street: 1837 Elm Avenue  
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Sent To: Vicki L. Pullen  
Street: 1045 Indiana Ave.  
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Postage	\$0.55

Total Postage and Fees \$5.65

Sen  
Lloyd H. Conry  
Sire  
2493 White Oak Grove Rd.  
City  
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55

Total Postage and Fees \$5.65

Sen  
Clyde F. Lueking  
Sire  
2105 Spalding Drive  
City  
Holdrege, NE 68949  
PS



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