

POLARIS SURVEYING, INC.

1903 Lelaray Street, Suite 102

Colorado Springs, CO 80909

Office (719) 448-0844 Fax (719) 448-9225

Notice to Adjacent Property Owners

Monday, March 30, 2020

Dear Landowner

This letter is being sent to you because Front Range-Midway Solar Project, LLC is proposing a land use project in El Paso County as shown on the enclosed exhibit map. This information is being provided to you prior to a submittal with county. Please direct any questions on the proposal to Courtney Timmons, Development Director for the project (see enclosed letter).

Respectfully,
Tara Willener
Polaris Surveying, Inc.
Office Manager

3/30/2020

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Subject: Notification to Landowners and Adjacent Landowners of the Midway Ranches Filing No. 8 for Vacation of Interior Lot Lines.

Dear Landowner,

Front Range-Midway Solar Project, LLC (Project Company) proposes to vacate the interior lot lines of property that it owns within the Midway Ranches Filing No. 8 located in Sections 17, 20, 21 and 22, Township 17 South, and Range 65 West, in El Paso County, Colorado. This area is a portion of the Front Range-Midway Solar Project (Project) identified in the Wind/Solar Energy Generation Plan Overlay (WSE-O) rezoning and Plan approved April 24, 2018 by El Paso County Board of County Commissioners. This information is being provided to you prior to submittal of an application to the County. There will be no public hearing as the El Paso County Planning and Community Development Department will review the vacation of interior lot lines application internally for administrative approval.

The El Paso County address for the Project is listed as:

Front Range-Midway Solar Project, LLC
9070 and 9310 Rancho Colorado Boulevard
Fountain, CO 81008

Vacation of the interior lot lines will combine the parcels for development per EPC LDC Chapter 7.2.3 (A)(1) in order to construct the solar energy facility within the Project Company-owned parcels and conform to required setbacks from exterior WSE-O boundaries. The interior lot lines are no longer necessary for the original purpose. The new lot created by vacation of the interior lot lines will be recorded in an approved plat with the County as shown in the attached Exhibit I. Adjacent landowners are also identified in the exhibit.

Existing infrastructure includes dirt roads, a substation, transmission lines, and a gas plant. Proposed above-ground project components to be set back from lot lines include solar arrays, battery storage, and an operations and maintenance building. The gen-tie line (confined to the project area) that would interconnect the electricity produced from the solar energy generation facility to one of the adjacent substations (Western Area Power Administration [WAPA] or Public Service Company of Colorado [PSCo]), does not require setbacks. Project access roads would be constructed between solar arrays to allow maintenance technicians access.

The Project Company requests a waiver to the EPC LDC Chapter 7.2.3 (A)(1) restriction of combining no more than 10 lots. The Project Company owns 19 adjacent lots which would contain Project facilities. The purpose of vacating the interior lot lines is to place solar panels within these Project Company-owned parcels while maintaining the setback requirements of the WSE-O from the exterior lot lines. The viability of the project depends on placing solar panels in rows across the interior lot lines

without setbacks. The vacation of interior lot lines would result in one combined tract as depicted in the attached exhibit.

If you have any questions, please feel free to contact me, Courtney Timmons, Development Director, at 906.458.4350, or email at ctimmons@savionenergy.com.

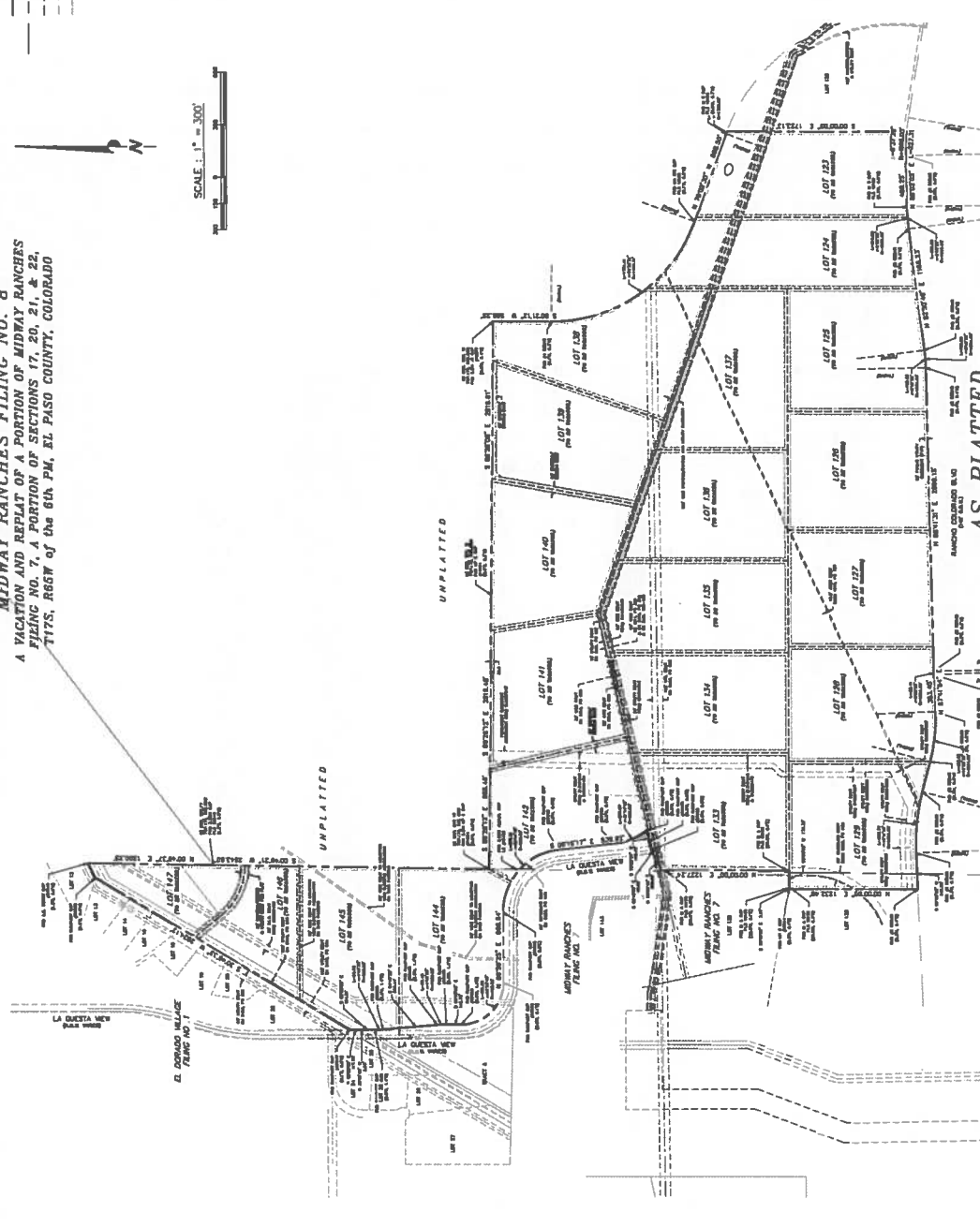
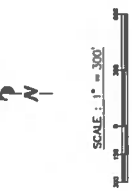
Scott Zeimetz

Scott Zeimetz
Front Range-Midway Solar Project, LLC, authorized person

Exhibit I: Lot Line Replat and Adjacent Landowners Map

**MIDWAY RANCHES FILING NO. 8
A VACATION AND REPLAT OF A PORTION OF MIDWAY RANCHES
FILING NO. 7, A PORTION OF SECTIONS 17, 20, 21, & 22,
T17S, R66W of the 6th PM, EL PASO COUNTY, COLORADO**

LEGEND
 --- BOUNDARY LINE
 --- LOT LINES (TO REMAIN)
 --- LOT LINES (TO BE VACATED)
 --- LOT LINES (TO BE RELOCATED)
 --- FUTURE CORRIDOR OR EASEMENT



AS PLATTED

**MIDWAY RANCHES FILING NO. 8
LOT LINE VACATION**

POLARIS SURVEYING, INC.
 COLORADO SURVEYORS, 201 1000
 (719) 485-0644 FAX (719) 485-9225

FILE NO. SAVCON

DATE	BY	REVISIONS

DATE	BY	REVISIONS

**MIDWAY RANCHES FILING NO. 8
A VACATION AND REPLAT OF A PORTION OF MIDWAY RANCHES
FILING NO. 7, A PORTION OF SECTIONS 17, 20, 21, & 22,
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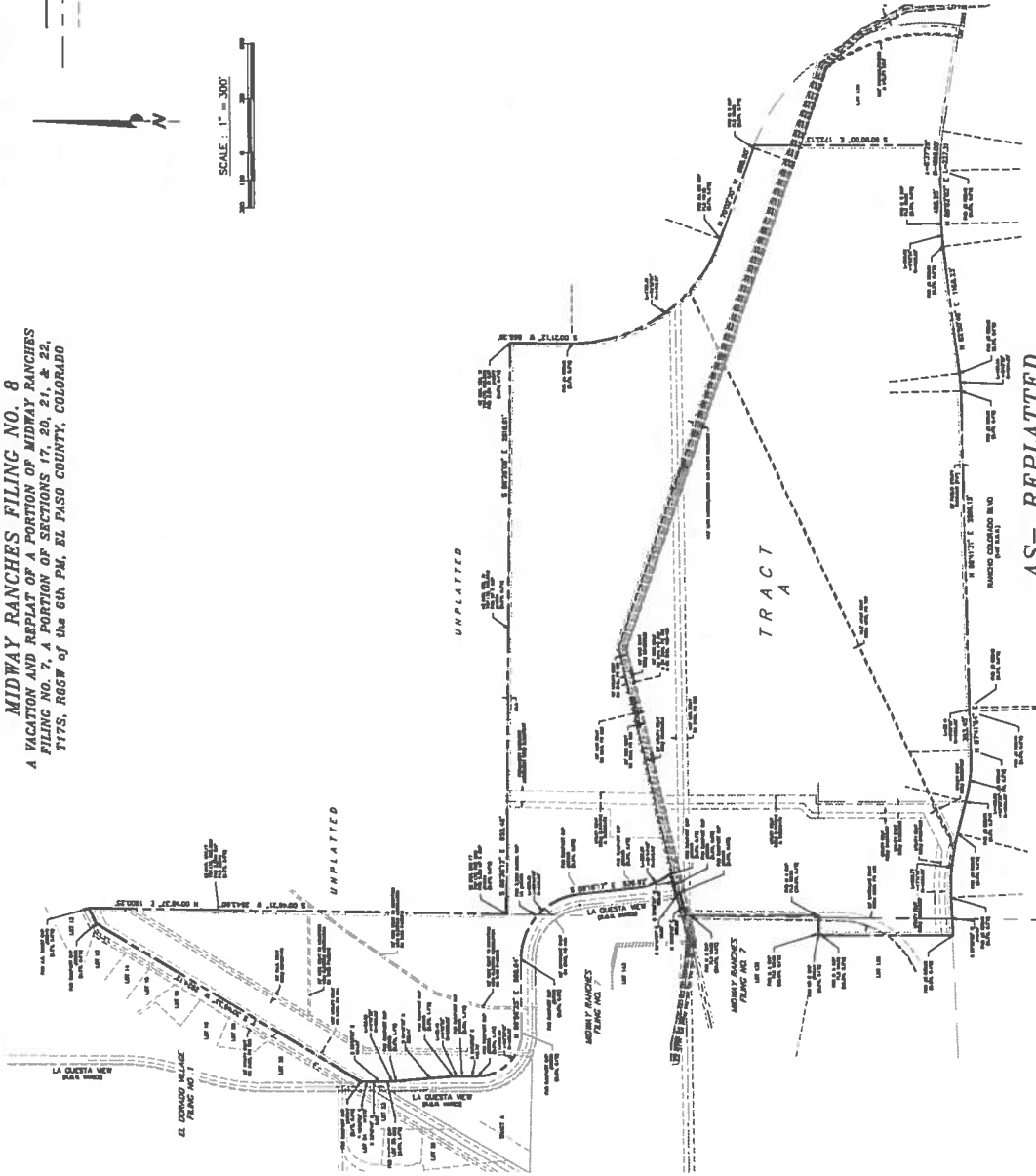
REGISTERED LAND SURVEYORS IN THE STATE OF COLORADO DO NOT GUARANTEE THE ACCURACY OF THIS SURVEY. THEY ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. ANY CLAIMS FOR DAMAGES OR COSTS OF PROTECTION SHALL BE SETTLED BY THE COURT. THESE SERVICES ARE PROVIDED AS A PROFESSIONAL SERVICE. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE USE OF THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE EXTENT OF HIS PROFESSIONAL FEES.

MIDWAY RANCHES FILING NO. 8
 A VACATION AND REPEAT OF A PORTION OF MIDWAY RANCHES
 FILING NO. 7, A PORTION OF SECTIONS 17, 20, 21, & 22,
 T17S, R65W of the 6th PM, EL PASO COUNTY, COLORADO

LEGEND:
 --- BOUNDARY LINE
 --- LOT LINE (TO REMAIN)
 --- EASEMENT LINE
 --- FENCED CORNER AS SHOWN



SCALE: 1" = 300'



AS-REPLATED

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, AND
 PROVIDE THE ACCURACY OF HIS SURVEYING WORK. THE SURVEYOR
 HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE A TRUE AND
 CORRECT REPRESENTATION OF THE SURVEYED LAND AND THE
 SURVEYOR'S FIELD NOTES. THE SURVEYOR'S FIELD NOTES ARE
 ON FILE AT HIS OFFICE AND ARE AVAILABLE FOR REVIEW BY THE
 COMMISSIONER OF REVENUE.

MIDWAY RANCHES FILING NO. 8
 A VACATION AND REPEAT OF A PORTION OF MIDWAY RANCHES
 FILING NO. 7, A PORTION OF SECTIONS 17, 20, 21, & 22,
 T17S, R65W of the 6th PM, EL PASO COUNTY, COLORADO



DATE	BY	REVISIONS

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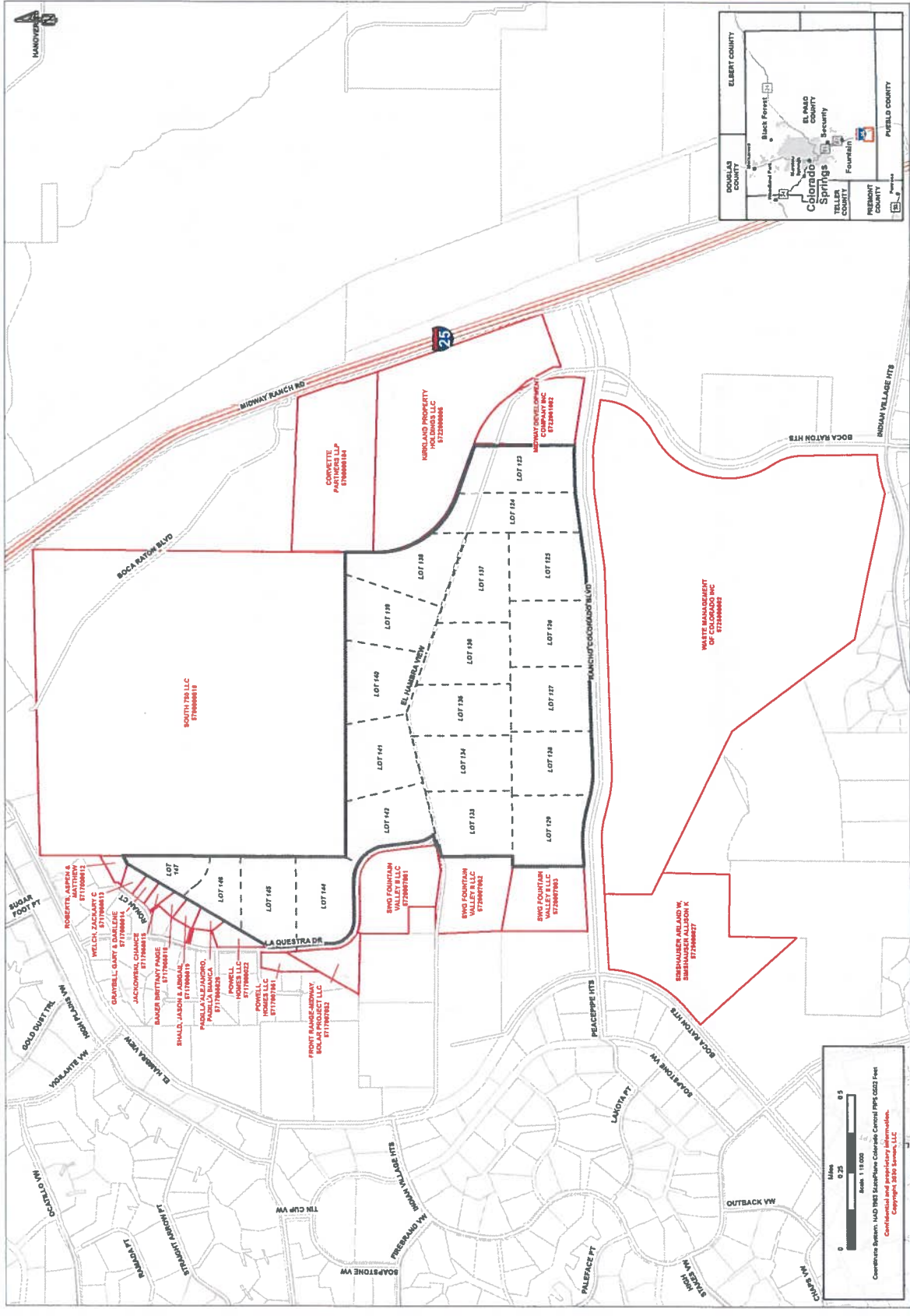
POLARIS SURVEYING, INC.
 1000 W. 10TH AVE., SUITE 100
 DENVER, CO 80202
 (719) 448-0844 FAX (719) 448-8723

MIDWAY RANCHES FILING NO. 8
 LOT LINE VACATION
 For:
 SAVION



Front Range-Midway Solar Project – Lot Line Vacation Adjacent Landowner Map

- Legend**
- Tract A Boundary Line
 - Interior Lot Line (To Be Vacated)
 - Adjacent Parcels
 - LAND OWNER SOUTH 728 LLC, PARCEL NO. 8730066010



Front Range-Midway
El Paso County, CO

Date: 2/29/2020

SAVION A RENEWABLE ENERGY COMPANY

This file is intended for informational purposes only. It is not intended to be a substitute for a deed or other legal instrument.

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