

MINERAL RIGHTS CERTIFICATION

I, Daniel L. Kupferer, a Colorado Registered Professional Land Surveyor researched the records of the El Paso County Clerk and Recorder by virtue of a Title Commitment prepared by Land Title Guarantee Company, Order No. SC550871487-6 effective date 4-15-2020 and established that there is a mineral estates owner on the real property known as 7020 and 7030 Old Meridian Road. An El Paso County Board of County Commissioners public hearing on the EXEMPTION PLAT is tentatively scheduled July 7, 2020 at 9:00AM.

Pursuant to 24-65.5-103(4),C.R.S., I certify that this Notice of a public hearing, tentatively scheduled for July 28, 2020, was mailed to the mineral estate owner and a copy was placed in the El Paso County Planning and Community Development Department EDARP file on June 25, 2020.

Dated this 25th day of June, 2020.





3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

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SENT VIA CERTIFIED MAIL

Whirlpool Corporation
600 West Main St.
Benton Harbor, MI, 49022-2692

June 25, 2020

Re: **FOLLOW-UP LETTER**
FALCON FIRE PROTECTION DISTRICT – APPARENT MINERAL ESTATES OWNER LETTER
APN 53124-00-015 & 014

To Whom It May Concern:

This is a follow-up letter to advise you of the El Paso County, Colorado, BOARD OF COUNTY COMMISSIONERS' meeting date of July 28, 2020 at 9:00 AM to consider approval of the Subdivision Exemption Plat for a new fire station to allow for the construction of the New Fire Station as previously described (see below). At this time you will be given the opportunity to speak either for, against, or expressing no opinion, in person at this public hearing for this proposal as to how it may affect your apparent mineral rights. If you prefer you may send comments to EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, ATTN: RAD DICKSON, EA NUMBER 2042, FILE NO. EX- 20-002, 2880 INTERNATIONAL CIRCLE, SUITE 110, COLORADO SPRINGS, CO 80910

This letter is being sent to you because **FALCON FIRE PROTECTION DISTRICT** is proposing a Metro District construction project on District property in El Paso County. You are being notified of this because Whirlpool Corporation is the apparent successor to Chicago Pacific Corporation (through acquisition by Maytag Corporation and subsequent acquisition by Whirlpool). When the Fire District bought this property through the Bankruptcy Court for the Chicago, Rock Island and Pacific Railroad, the mineral rights were reserved for Chicago Pacific Corporation (see attached conveyance deeds). The mineral estates owner is required to be notified when an action through El Paso County for a construction project is submitted. This information is being provided to you prior to the submittal with the County. Please direct any questions on the proposal to the contact(s) noted 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 adjacent property owners by the EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. At that time you will be given the El Paso County 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.

LAND DEVELOPMENT CONSULTANTS, INC. (LDC) is representing the owner of the above referenced property in this application for a Location Approval for a new Fire Station to replace the existing Fire Station and an Exemption Plat for the same property (see attached Exhibit).

The subject area is a portion of the South Half of Section 12, Township 13 South, Range 65 West of the 6th P.M., in El Paso County, Colorado. It is west of Old Meridian Road and adjacent to US Highway 24. The specific property-of-interest is a 5.424-acre parcel that was originally part of the Chicago, Rock Island and Pacific Railroad Right-of-Way and is zoned PUD.

A new fire station facility is planned for this development. Electric service is to be provided by MOUNTAIN VIEW ELECTRIC ASSOCIATION and gas service is to be provided by CSU. Fire protection is to be provided

by the FALCON FIRE PROTECTION DISTRICT. The existing fire station will be remodeled for administration offices.

This application is in complete conformance with the Falcon/Peyton Community Plan and is a normal continuation of the development process. There are no planned variance or waiver requests anticipated.

Owner: FALCON FIRE PROTECTION DISTRICT
Chief Trent Harwig (719) 494-4050
7030 Old Meridian Road
Falcon, CO 80831

Thank you for your consideration,

LDC, Inc. by Daniel L. Kupferer
dkupferer@ldc-inc.com

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TEMPLETON
 4356 MONTEBELLO DR
 COLORADO SPRINGS, CO 80918-9998
 071815-0618
 (800)275-8777
 06/25/2020 02:26 PM

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Product	Qty	Unit Price	Price
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Certified			\$3.55
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Return Receipt			\$2.85
USPS Return Receipt # 9590940253289154596540			
Total:			\$6.95

Debit Card Remit'd \$6.95
 Card Name: VISA
 Account #: XXXXXXXXXXXX3999
 Approval #
 Transaction #: 941
 Receipt #: 028249
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 Cash Back: \$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

0618
20



Postmark Here
 JUN 25 2020

Sent To: **Whirlpool Corporation**
 Street: **600 West Main Street**
 City, St: **Benton Harbor, MI 49022-2692**

PS Form 3849, October 2019 Instructions