



Sent via certified mail return receipt requested

June 27, 2018

Hilcorp Energy I, L.P.
1201 Louisiana, Suite 1400
Houston, Texas 77002

Re: Mineral Rights Notification

Dear Ladies and Gentlemen:

1. This letter is being sent to you because Liberty Tree Academy is proposing a land use project in El Paso County at 8579 Eastonville Road in Peyton, CO, and you are listed in the county records as possibly having a mineral right claim to the subject property. This letter is being provided to you as a courtesy in conjunction with a submittal to the County of El Paso. No hearing has been scheduled nor is planned which requires a notice pursuant to §24-65.5-103(4), C.R.S.. Please direct any questions on the proposal to Liberty Tree Academy's attorney, Dustin Sparks whose contact information is at the bottom of this page.

2. Liberty Tree Academy (LTA) is a Colorado nonprofit corporation and public charter school (tuition-free) that will open in August of this year in grades K-8 in a temporary location. We are in the process of purchasing the property shown on the attached map to build a Kindergarten through 12th-grade school.

We are in the process of designing phase I to begin construction this summer and intend to add phase II at a later date that will then accommodate all grades, K-12. The initial phase includes classrooms for 450 students. When the second phase is completed, it will house a total of only 702 students in all grades. The school is designed to be small enough to foster a family atmosphere for our neighbors in this part of our community. LTA will offer a Traditional American Education in a respectful, orderly environment.

3. The school being proposed is shown in the attached drawings. There will be one 2-story building, approximately 34,500 square feet in size in Phase I and an additional 11,700 square feet in Phase II added in future potential construction. Aside from classrooms, there are playgrounds, a parking lot, and multi-use gym/cafeteria/performance auditorium.

Dustin R. Sparks, Esq.
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303.727.0240 | dustin@dustinsparkslaw.com
P.O. Box 2661, Monument, CO 80132

4. There are no waiver requests being made in the application to El Paso County as the current zoning allows for the school to be built on the location.

It has taken a lot of work, time, and cooperation with many people in our community to arrive at this stage. We are excited about being able to bring this charter school to our community.

Kind Regards,

A handwritten signature in cursive script that reads "Dustin R. Sparks".

Dustin R. Sparks, Attorney for Liberty Tree Academy

Cc: El Paso County Planning Department

Initial Floor Plan

SCHMATIC FLOOR PLAN LEVEL 2
1/8" = 1'-0"

SCHMATIC FLOOR PLAN LEVEL 1
1/8" = 1'-0"

LIBERTY TREE ACADEMY

DESIGN APPROVAL

PRELIMINARY NOT FOR CONSTRUCTION

carhuff-cueva architects, llc
3149 e prince rd #151
tucson, arizona 85716
phone 520.377.4560
www.c.c.a.z.com

NEW SCHOOL CAMPUS FOR:
LIBERTY TREE ACADEMY
8579 EASTONVILLE RD.
PESIDOL CO 86001

PROJECT NO. P18-8079

DATE APRIL 11, 2018

SCALE 1/8" = 1'-0" DRAWN KA

PROJECT TITLE **SCHMATIC FLOOR PLANS**

SK1.0