



Sent via certified mail return receipt requested

June 27, 2018

Juanita Hudson and Trustee of the Juanita Hudson Trust
2520 International Cir., Apt. # 344
Colorado Springs, CO 80910

Re: Mineral Rights Notification

Dear Ms. Hudson and Trustee of the Juanita Hudson Trust:

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

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in Phase II added in future potential construction. Aside from classrooms, there are playgrounds, a parking lot, and multi-use gym/cafeteria/performance auditorium.

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 black ink that reads "Dustin R. Sparks". The signature is written in a cursive, flowing style.

Dustin R. Sparks, Attorney for Liberty Tree Academy

Cc: El Paso County Planning Department

Initial Floor Plan

