

MERIDIAN RANCH GOLF COURSE, LLC

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3575 Kenyon Street Suite 200
San Diego, CA. 92110

Mailing Address
P. O.Box 80036
San Diego, CA. 92138

December 19, 2024

LETTER OF INTENT

Owner: Meridian Ranch Golf Course, LLC
P.O. Box 80036
San Diego, CA 92138-0036
(619) 223-1663

Applicant: Meridian Ranch Golf Course, LLC
P.O. Box 80036
San Diego, CA 92138-0036
(619) 223-1663

Consultant: Tech Contractors
11910 Tourmaline Dr., Ste 130
Falcon, CO 80831

Site Information:

The property is Tract E the Meridian Ranch Filing 4 Final Plat and is located at 9710 Meridian Ranch Blvd. The tract is located in the southwest quarter of Section 30, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado. The property is zoned PUD, located within Meridian Ranch east of Meridian Rd and south of Londonderry Dr.

Property Tax ID Nos.: 4230301059

Request and Reason:

This Letter of Intent is seeking a subdivision exemption to the Meridian Ranch Filing 4 Final Plat (SF0617) for Tract E for the purpose of creating a new open space tract for an existing detention facility that Meridian Service Metropolitan District (MSMD) maintains. The newly created Tract H1 will be owned and maintained by MSMD primarily for the purposes of maintaining the existing detention facility. The adjusted Tract E1 will continue to be owned and maintained by the Meridian Ranch Golf Course LLC and operate as golf course use.

The attached Meridian Ranch Filing No. 4 Subdivision Exemption shows the As Platted tract boundary and the As Amended boundaries with the adjusted Tract E1 along with the depiction of the new Tract H1. The adjusted Tract E1 will be owned and maintained by the Meridian Ranch Golf Course LLC and be dedicated as a golf course/drainage/landscape tract. An existing detention facility located within the new Tract H1 will be dedicated as an open space/landscape/drainage/trail tract to be owned and maintained by MSMD. No vehicular access will be allowed Londonderry Drive or Meridian Ranch Blvd. The existing underground utilities traversing the site will remain in place to continue to provide service to the surrounding properties. The site is fully developed and there is no anticipated construction associated with this action.

Existing and Proposed Facilities:

The site currently includes a portion of the Antler Creek Golf Course, the Meridian Ranch Recreation Center, an existing well site on Sunset Crater Drive and an open. There is no proposed construction with this action nor changes of use for these tracts.

Existing facilities along and through the site include:

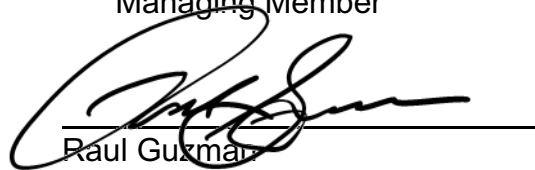
- Water transmission lines by MSMD
- Sewer collection facilities by MSMD
- Storm Drainage facilities
- Electric Service by MVEA
- Natural Gas Service by Black Hills Energy
- Telephone Service

Sincerely,

MERIDIAN RANCH GOLF COURSE, LLC

By: GTL, Inc., a California corporation

Managing Member



Paul Guzman