

MERIDIAN RANCH GOLF COURSE, LLC

Fax No. (619) 223-2865
Telephone No. (619) 223-1663

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 and Tract U of the Meridian Ranch Filing 1 Final Plat and is located at 10408 Antler Creek Dr. and 11818 Londonderry Dr. The two tracts are located in the West Half of Sections 19 & 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 Road.

Property Tax ID Nos.: 4230201050 & 4219301002

Request and Reason:

This Letter of Intent is seeking a replat to the Meridian Ranch Filing 1 Final Plat (SF01029) for Tracts E and U for the purpose of adjusting the common lot line between the two tracts. The lot line adjustment will allow the Meridian Service Metropolitan District (MSMD) improvements located within the two tracts to be wholly on the new amended MSMD owned and maintained Tract U1.

The attached Meridian Ranch Filing No. 1 Subdivision Exemption shows the As Platted tract boundaries and the As Amended tract boundaries with the adjusted common tract boundary. The adjusted Tract E1 will continue to be owned and maintained by the Meridian Ranch Golf Course LLC and continue to be dedicated as a golf course/drainage/landscape tract. The adjusted Tract U1 will continue to be owned and maintained by MSMD and continue to be dedicated as an open space/landscape/drainage/trail tract providing trail connections between Rex Road and Londonderry Drive along the east side of Meridian Road. No vehicular access will be allowed to Meridian Road, Rex Road, or Londonderry Drive. 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:

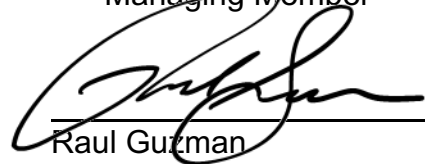
The site currently includes a portion of the Antler Creek Golf Course on Tract E1 and an open space trail connecting Rex Road with Londonderry Drive along the east side of Meridian Road on Tract U1. There is no proposed construction or changes of use for the two tracts.

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



Raul Gutman