

December 1, 2023

Huerfano County Land Management Office  
Walsenburg, Co

To whom it may concern,

I am requesting to combine Spanish Peaks Filing #1, Lots 54 and 55. Lot 55 currently has our cabin on it, while Lot 54 is vacant. Lot 54 was purchased from Bill and Karen Bridges who had owned it for over 30 years but after spending money to have two engineering studies completed, came to the conclusion that the property was unable to be built on safely due to many issues. The Bridges approached me in December of 2021 to purchase the property since it had been determined useless for future development and I owned the adjacent property. I purchased lot 54 for \$5,000. Since there is no safe way to ever build on it, combining the two lots is our only option for long term. There are no roads, utilities, or easements that will be affected by combining these two lots.

Thank you for your assistance and feel free to contact me with any questions that I may assist your office with.

Respectfully submitted,  
Gary D. Edwards  
Managing partner for Taylexcal Investments LLC  
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