

Fraser Downtown, LLC

1630 30th Street, #283

Boulder, Colorado

Fraser Town Planning and Zoning Department

153 Fraser Ave

Fraser, CO 80442

Subject: Letter of Representation for Land Entitlement and Development

I, **Marek Skovranek**, as the legal owner of the property located at **150 Clayton Court, Fraser, Colorado**, hereby authorize **Kevin Rifkin and Greg Bechler**, of **Outwest investments** to act as my designated representative for all matters related to the entitlement and development of the aforementioned property.

This authorization grants **Outwest Investments** full authority to:

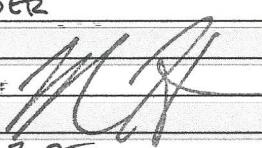
- Prepare, submit, and process applications, permits, and other necessary documentation required for land entitlement and development.
- Communicate and negotiate with local, county, and state agencies on my behalf.
- Make decisions regarding zoning, land use, planning, environmental compliance, and any other regulatory requirements.
- Engage with third parties, including engineers, architects, legal professionals, and contractors, as necessary to facilitate the development process.
- Represent me in any public hearings, planning meetings, or other official proceedings related to the property's development.

This authorization shall remain in effect unless revoked in writing by me prior to that date. Any inquiries or confirmations regarding this representation may be directed to me at the contact details listed above.

Acknowledged and Accepted by:

Marek Skovranek

Notary Signature Block

Signed before me on this date:	1-30-2025
County of:	BOULDER
State of:	CO
Notary Public Signature:	
Notary Seal:	
My commission expires on:	12-13-2025

