



October 14, 2025

Ms. Lisa Roemhildt
City of Castle Pines
Community Development Department
360 Village Square Lane Suite B
Castle Pines, CO 80108

**RE: Landowner Letter of Authorization
QuikTrip Corporation, SIP on Canyonside Filing 4, Lot 1**

Dear Ms. Roemhildt:

North Canyons Development Company, LLC, (NCDC) the owner of Canyonside Filing 4, Lot 1, grants permission for QuikTrip Corporation to submit an entitlement application for the SIP for a gas station and car wash.

NCDC acknowledges that Ownership of Lot 1 cannot be sold, conveyed, or transferred until the City adopts an ordinance vacation that portion of S Havana Street, as shown in the Filing 4 Final Plat, and noted in Note 16 of the Plat. NCDC will continue coordination on the approval of this ordinance once the Filing 4, Phase 1 work is completed and has obtained Initial Acceptance of the work currently underway, per the Filing 4 Site SIA.

NORTH CANYONS DEVELOPMENT COMPANY, LLC, a Delaware limited liability company

By: Alpert Development Manager, LLC, a Delaware limited liability company, its Manager

By: 
Leland J. Alpert, Manager

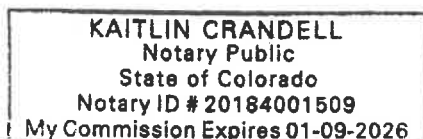
STATE OF Colorado)

) ss:
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 17th day of
October 2025, by Leland J. Alpert as Manager of
North Canyons Development Company.

Witness my hand and official seal.

My commission expires: 01-09-2026




Notary Public

3033 East 1st Avenue, Suite 725, Denver, CO 80206
303.773.3400