

SR Land, LLC

January 31, 2019

Craig Dossey

El Paso County

2880 International Circle, Suite 110

Colorado Springs CO 80910

Re: Sterling

Dear Craig:

Based upon a meeting on Tuesday, January 22, 2019, I wanted to try to summarize what was discussed and make sure we are all on the same page. Assuming (i) proper assurances are posted for Homestead Filing No. 1 at Sterling Ranch and for Branding Iron Filing No. 1 at Sterling Ranch and (ii) a temporary emergency access road meeting H2O loading requirements is provided from the lots to the intersection at Marksheffel and Vollmer, it was agreed that we would be able to obtain building permits for the 72 lots in Homestead Filing No. 1 and the 51 lots in Branding Iron Filing No. 1 at Sterling Ranch effective immediately. Additionally, Certificates of Occupancy associated with these permits will be allowed to be obtained once (a) LSC Traffic Engineers have provided a letter, in form and substance satisfactory to the County, ensuring the safety and sufficiency of the Partial Interim Improvements (defined hereafter) to adequately handle the traffic generated, as further reflected in the paragraph below, (b) the "Partial Interim Improvements" for the intersection of Dines and Vollmer are completed, as generally depicted on the attached Exhibit "A" and (c) completion of the improvements set forth on the County approved Emergency Access Road Plans for Branding Iron at Sterling Ranch Fil. No. 1 Between Vollmer Road-Dines Boulevard ("South Emergency Access Road"). It is understood that it is the responsibility of SR Land to take the previously approved Interim and Final approved plans for this intersection and provide plans and specs consistent with Exhibit A to obtain County approval of the Partial Interim Improvements. All parties understand that unless and until the Partial Interim Improvements and the South Emergency Access Road are installed, inspected and completed, no Certificates of Occupancy will be allowed for the lots within Filing No. 1 of Homestead or Branding Iron.

Attached hereto as Exhibit B is a narrative from LSC articulating that the Partial Interim Improvements will be sufficient to provide for the safe and efficient operation of the Dines/Vollmer intersection for the 123 Filing No. 1 lots referenced above. Please advise if you require any further information from LSC.

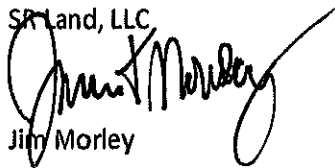
It was further discussed that in connection with the platting of Homestead Filing No. 2 (104 lots), SR Land shall plat and construct Wheatland Drive up to Briargate Parkway and that portion of Briargate Parkway identified on Exhibit "C" attached hereto (the "Wheatland Briargate Improvements"), as well as the balance of the Interim Improvements for the Dines/Vollmer intersection as set forth on the existing approved plans ("Dines/Vollmer Interim Improvements"). It is the position of El Paso County that no building permits for any of the lots within Filing No. 2 may be obtained until either (a) the full completion of the Wheatland Briargate Improvements and the Dines/Vollmer Interim Improvements, or (b) posting of necessary assurances for the Wheatland Briargate Improvements and the Dines/Vollmer Interim Improvements, in an amount acceptable to El Paso County, AND the provision of an emergency and temporary access from Filing No. 2 to Dines Boulevard that meets H20 loading. It is anticipated that SR Land shall install the emergency and temporary access at a location generally shown on Exhibit "C" and the parties agree that such a location will be acceptable for purposes of allowing building permits and Certificates of Occupancy to be obtained for the Filing No. 2 lots.

Nothing contained in this letter agreement changes or modifies the requirements in the Subdivision Improvements Agreement for Sterling Ranch Filing No. 1 relative to the obligation of the Subdivider thereunder to complete the Vollmer Road Improvements described therein no later than three years from the date of recording of Filing No. 1 Plat (which was 5/30/18).

Please let me know if you are in agreement with the phasing of the improvements described herein and the proposal on how to obtain building permits and Certificates of Occupancy for the various lots described herein.

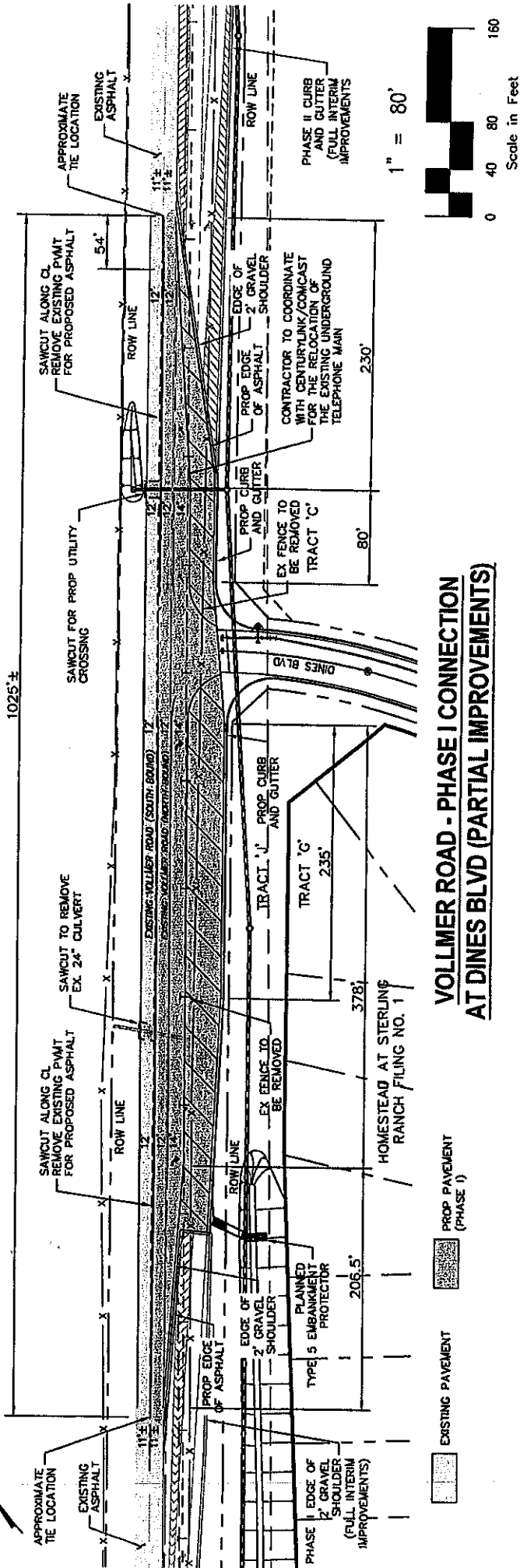
Thank you for your time and consideration.

SR Land, LLC



Jim Morley

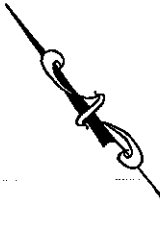
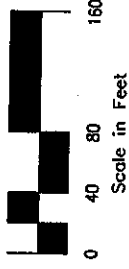
**EXHIBIT 'A'**



**VOLLMER ROAD - PHASE I CONNECTION  
AT DINES BLVD (PARTIAL IMPROVEMENTS)**

EXISTING PAVEMENT  
PROPOSED PAVEMENT (PHASE I)

1" = 80'



# EXHIBIT C

## WHEATLAND DR

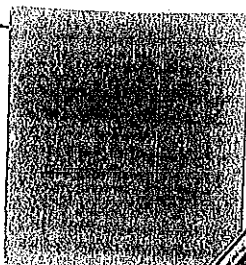
## BRIARLATE PARKWAY

### COST ESTIMATE KEY MAP

07-07-09

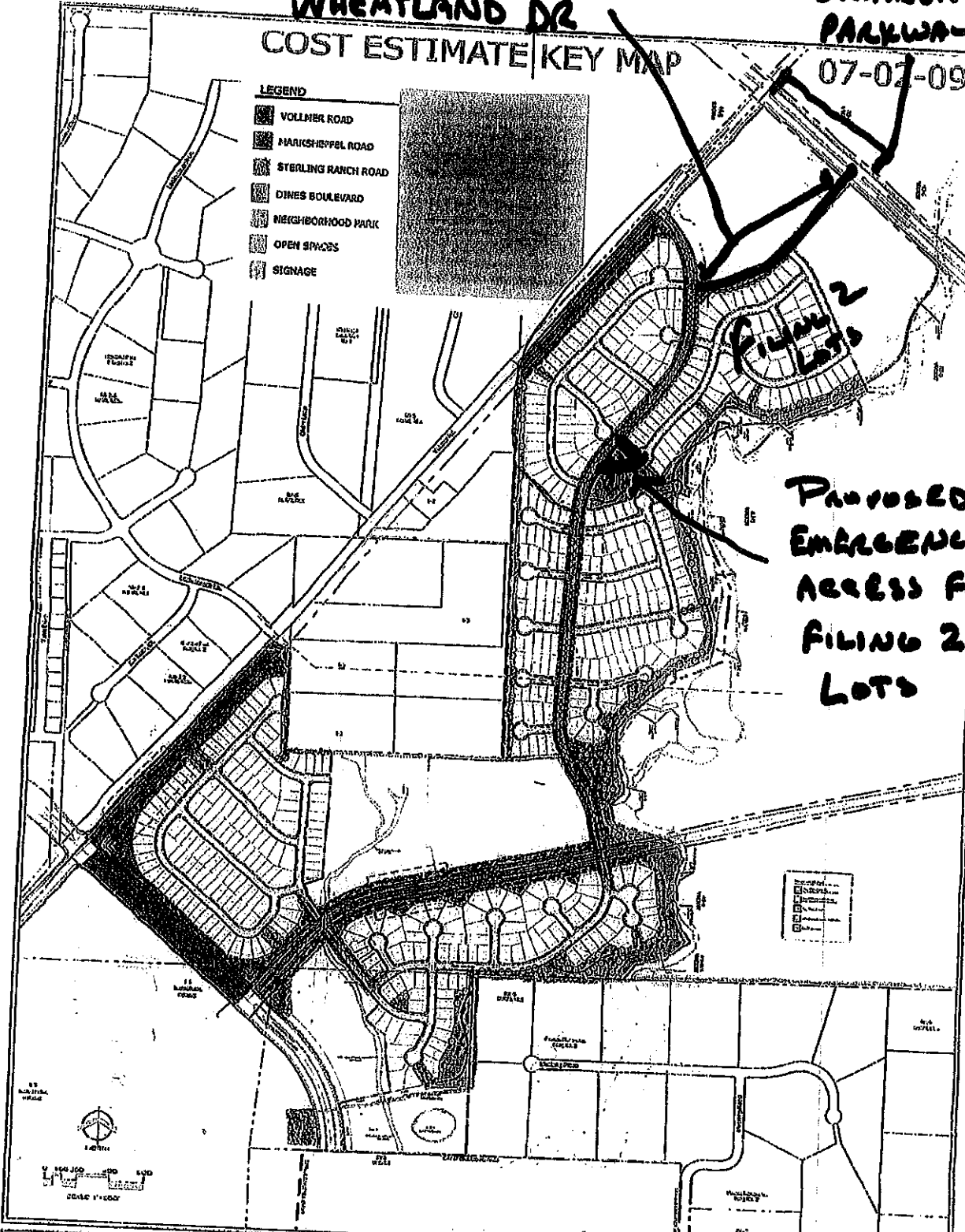
#### LEGEND

- VOLLMER ROAD
- MARKSHEFFEL ROAD
- STERLING RANCH ROAD
- DINES BOULEVARD
- NEIGHBORHOOD PARK
- OPEN SPACES
- SIGNAGE



FILED 2 LOTS

PROPOSED  
EMERGENCY  
ACCESS FOR  
FILED 2  
LOTS



Sterling Ranch Phase One Preliminary Landscape Plan		
[Additional project information and dates]		