



9985 Towner Avenue
Falcon, CO 80831
Phone: 719-495-8188
Fax: 719-495-8008

September 7, 2018

Board of County Commissioners
El Paso County, Colorado
200 South Cascade Avenue, Suite 150
Colorado Springs, CO 80903

Re: Clarification on Previous Commitments for Paint Brush Hills Filing Nos. 13C, 13D and 13E

Dear Commissioners:

At the request of Ms. Lori Seago, El Paso County attorney, this letter is intended to clarify certain “Will Serve Letters” previously issued by the Paint Brush Hills Metropolitan District (the “District”) for lots within Paint Brush Hills Filing No. 13C, Paint Brush Hills Filing No. 13D and the proposed Paint Brush Hills Filing No. 13E.

The District issued a Will Serve Letter on March 30, 2015, for 150 single-family equivalent units within then defined Tracts C, D and E, Paint Brush Hills Filing No. 13, attached hereto as **Exhibit A** and incorporated herein by this reference (“2015 Letter”). Subsequently, the District issued a Will Serve Letter on June 24, 2016 for 365 single-family equivalent units within then defined Tracts C, D and E, Paint Brush Hills Filing No. 13, attached hereto as **Exhibit B** and incorporated herein by this reference (“2016 Letter”). The 2016 Letter was intended to represent a commitment for an additional 365 single-family equivalent units, in addition to the 150 single-family equivalent units represented in the 2015 Letter. Thus, through the aggregate commitments set forth in the 2015 Letter and 2016 Letter the District committed to serve 515 single-family equivalent units, with an estimated annual need of 185.4 acre-feet of water, within then defined Tracts C, D and E, Paint Brush Hills Filing No. 13, as further described in **Exhibit C**, attached hereto and incorporated herein by this reference (the “Property”).

The Property was further subdivided into Paint Brush Hills Filing No. 13C, Paint Brush Hills Filing No. 13D and the proposed Paint Brush Hills Filing No. 13E. As both the 2015 Letter and the 2016 Letter apply to the entirety of the Property, the aggregate 515 single-family equivalent units may be applied to any lots within the Property, regardless of any subdividing within the Property. As such, the current 515 single-family equivalent unit commitment may be applied to Paint Brush Hills Filing No. 13C, Paint Brush Hills Filing No. 13D and/or the proposed Paint Brush Hills Filing No. 13E. The following tables are being provided for further illustration:

Will Serve Letters for the Property	
Date of Letter	Number of SFEs Committed
March 30, 2015	150
July 24, 2016	365
Total	515

SFE Commitments Remaining within the Property			
Filing	Number of Lots	SFEs Committed	SFEs Remaining (515 SFE Commitment)
13C	135	135	380
13D	97	97	283
13E	158	158	125

As shown in the above tables, the District has already issued sufficient commitments for all lots within the proposed Paint Brush Hills Filing 13C, 13D and 13E. Further, the District has issued a commitment for an additional 125 single-family equivalent units for future subdivision(s) within the Property. Through this letter, the District desires to affirm its aggregate commitments set forth in the 2015 Letter and the 2016 Letter, to include all lots within Paint Brush Hills Filing No. 13C, Paint Brush Hills Filing No. 13D and the proposed Paint Brush Hills Filing No. 13E.

Understanding that the County does not intend to monitor commitments for future filings within the Property aside from the proposed Paint Brush Hills Filing No. 13E, the District will independently track its current commitments and provide a subsequent letter specific to any future filings within the Property. The District will further coordinate any future commitments with the County attorney to avoid further complication.

Feel free to contact me with any questions.

Sincerely,

PAINT BRUSH HILLS METROPOLITAN DISTRICT



Leon Gomes
District Manager

cc: Casey K. Lekahal, Esq., General Counsel
Ricardo Goncalves, P.E., RG and Associates, LLC
Edith Anderson, Paralegal, County Attorney's Office

EXHIBIT A
2015 Letter



Administrative Office:
141 Union Boulevard, Suite 150
Lakewood, CO 80228
Phone: 303-987-0835
Fax: 303-987-2032

District Office:
9830 Liberty Grove Drive
Falcon, CO 80831
Phone: 719-495-8188
Fax: 719-495-8008

March 30, 2015

Mr. Philip J. Anderson
Six Ninety Nine Properties, LLC
31 North Tejon Street, Suite 500
Colorado Springs, Colorado 80903

Board of County Commissioners
El Paso County, Colorado
27 East Vermijo Street
Colorado Springs, CO 80903

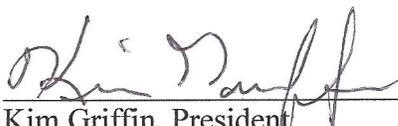
Re: Will Serve Letter for 150 Single-Family Equivalent Units for the Final Plat for "Paint Brush Hills Filing No. 13" Project

Dear Commissioners and Mr. Anderson:

This "Will Serve Letter" is for a proposed project currently known as Paint Brush Hills Filing No. 13, except for Filing Nos. 13A and 13B (the "**Project**") in El Paso County, Colorado, as described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "**Property**"). The Project and Property are located entirely within the boundaries of the Paint Brush Hills Metropolitan District (the "**District**"). The Project is proposed by Six Ninety Nine Properties, LLC (the "**Developer**"). This commitment is for 150 single-family equivalent units and is estimated as an annual need of 54 acre-feet of water within the Property.

This Will Serve Letter shall run with the Property and be freely assignable from the Developer to any subsequent owner of the Property. Please feel free to contact the District manager, Mr. Leon Gomes, if you have any questions.

Paint Brush Hills Metropolitan District



Kim Griffin, President

cc: Mr. Leon Gomes, District Manager
Jennifer Gruber Tanaka, Esq., General Counsel
Ricardo Goncalves, P.E., RG and Associates, LLC
Edith Anderson, Paralegal, County Attorney's Office

EXHIBIT A
The Property

Tracts C, D and E, Paint Brush Hills Filing No. 13,
County of El Paso, State of Colorado

EXHIBIT B
2016 Letter



June 24, 2016

Mr. Harold Fong
Six Ninety Nine Properties, LLC
31 North Tejon Street, Suite 500
Colorado Springs, Colorado 80903

Board of County Commissioners
El Paso County, Colorado
27 East Vermijo Street
Colorado Springs, CO 80903

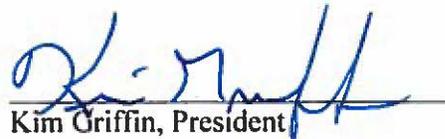
Re: Will Serve Letter for 365 Single-Family Equivalent Units for the Final Plat for "Paint Brush Hills Filing No. 13" Project

Dear Commissioners and Mr. Fong:

This "Will Serve Letter" is for a proposed project currently known as Paint Brush Hills Filing No. 13, except for Filing Nos. 13A and 13B (the "Project") in El Paso County, Colorado, as described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"). The Project and Property are located entirely within the boundaries of the Paint Brush Hills Metropolitan District (the "District"). The Project is proposed by Six Ninety Nine Properties, LLC (the "Developer"). This commitment is for 365 single-family equivalent units and is estimated as an annual need of 131.4 acre-feet of water within the Property.

This Will Serve Letter shall run with the Property and be freely assignable from the Developer to any subsequent owner of the Property. Please feel free to contact the District manager, Mr. Leon Gomes, if you have any questions.

Paint Brush Hills Metropolitan District

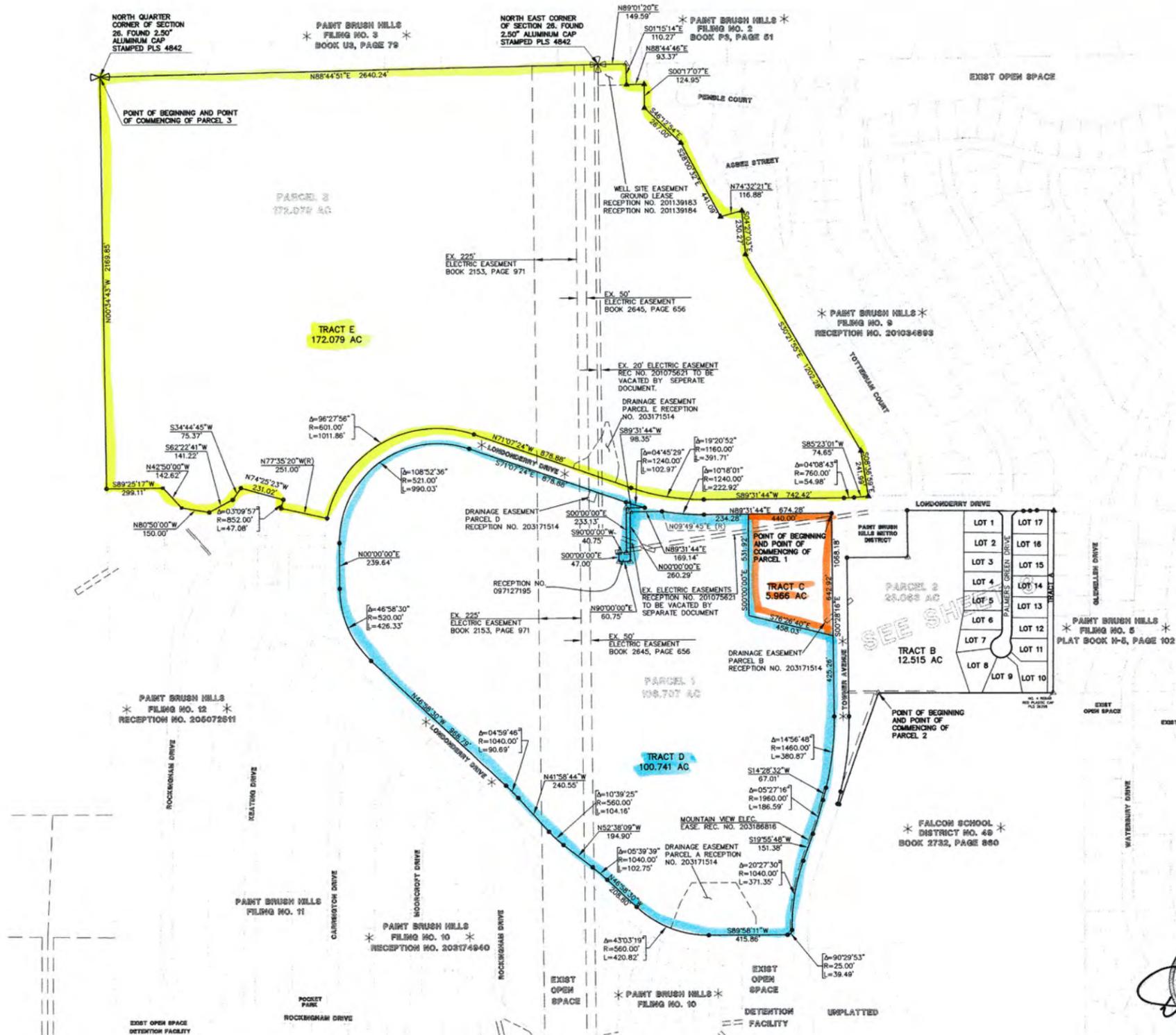

Kim Griffin, President

cc: Mr. Leon Gomes, District Manager
Jennifer Gruber Tanaka, Esq., General Counsel
Ricardo Goncalves, P.E., RG and Associates, LLC
Edith Anderson, Paralegal, County Attorney's Office

EXHIBIT A
The Property

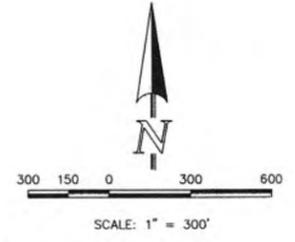
**Tracts C, D and E, Paint Brush Hills Filing No. 13,
County of El Paso, State of Colorado**

EXHIBIT C
The Property



LEGEND

- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED
- △ 1" YELLOW PLASTIC SURVEYORS CAP STAMPED "4842" UNLESS OTHERWISE NOTED
- ▲ RED PLASTIC SURVEYORS CAP STAMPED "PLS 23899"
- (R) RADIAL BEARING
- (1234) STREET ADDRESS
- * NOT PART OF THIS PLAT



COLORADO LICENSED SURVEYOR
 NO. 12013
 20118

PAINT BRUSH HILLS
 FILING NO. 13A
 2053.24
 JANUARY 22, 2013
 SHEET 2 OF 3

