



CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

January 23, 2024
Seder Investment LLC
Attn: Steve & Karen Seder
2725 Akers Drive
Colorado Springs, CO 80922

Sent via email: steven.baggs@baselinecorp.com

Re: Water and Sewer Service to **2725 Akers Drive**
Commitment Letter No. **2024-01 (Revision of 2023-05)**

Dear Seder Investment LLC,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for new development at 2725 Akers Drive. The proposed location for this development is located within the District's established boundaries and therefore is eligible for service connections from the District. Cherokee has an existing water service connection to the property and the owner is adding additional demand to the property

Cherokee Metropolitan District staff, along with the developer, have determined that the following will be the total water demand required by this development:

Type of Use	Demand (AF/yr)
New Domestic	0.15
New Irrigation	1.15
Total	1.30

The existing service connection has used an average of 0.016 AFY over the last five years. Cherokee confirms that they will continue to serve the existing uses in this amount and new development in the amount above, yielding a total commitment of 1.32 AFY to the 2725 Akers property.

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 134 gallons of new wastewater per day, representing 0.05% of CMD's wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the District. This 0% consumptive use is calculated for the purposes of ensuring CMD wastewater collection and treatment infrastructure is capable of treating the maximum possible volume of wastewater generated from this

development. This is not intended in any way to limit consumptive uses of potable water on the subject property.

This water commitment is hereby made exclusively for this specific development project at this site within the District. To confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment. If the subject project is re-platted, you must submit a new commitment request prior to submitting the re-plat to El Paso County, which may result in a recalculation of the water demand for the project.

If I may be of further assistance please contact me at your convenience.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy Lathen".

Amy Lathen
General Manager

Cc: Peter Johnson; Water Counsel w/ encl: sent via email
Steve Hasbrouck; Board President w/ encl: sent via email
Jeff Munger; Water Resource Engineer: sent via email
Kevin Brown; Jr. Engineer: sent via email