



CHEROKEE METROPOLITAN DISTRICT

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

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

November 1, 2018

Zach Lauterbach
Senior Development Manager
c/o Evergreen
2390 East Camelback Road, Suite 410
Phoenix, AZ 85016

Re: Commercial Development – Claremont Ranch Filing #9C
Commitment Letter # 2018-14 (Revision of Commitment Letter #2018-05)

Dear Mr. Lauterbach,

As requested, this letter is being provided as a revised Letter of Commitment for Commitment Letter #2018-05, dated August 15, 2018, by the Cherokee Metropolitan District (District) to provide municipal water and sewer service for the Claremont Ranch Filing #9C (replat of Lots 1-4 of Filing #9B) development which includes the formation of 1 new lot for a total of 5 lots. These parcels of land are located within the District's service boundary and, therefore, the District stands ready and willing to provide water and sewer service for the specific properties and uses detailed herein.

As of May 18, 2016, through a technical memorandum prepared by Forsgren Associates, the State Engineer has confirmed that the District had a water surplus of 453 acre-feet per year available for new residential subdivisions and commercial developments. Since May 18, 2016, the District has issued 127.257 acre-feet per year of water commitments leaving a balance of 325.743 acre-feet per year of water for future developments. The above-mentioned commercial development requires 5.940 acre-feet per year of water which leaves the District with a water balance of 319.803 acre-feet per year for future developments.

The following is a breakdown of the water allocation per lot:

Lot #1 = 0.75 AFY
Lot #2A = 1.48 AFY
Lot #2B = 1.48 AFY
Lot #3 = 0.75 AFY
Lot #4 = 1.48 AFY
Total = 5.940 AFY

Regarding the wastewater capacity, the District's Water Reclamation Facility (WRF) has the required capacity to meet the sewer demand for this development. The WRF is rated for 4.8 million gallons per day (MGD), of which 2.6 MGD is owned by the District and reserved for District's customers. The District's current contribution to the WRF is 1.560 MGD with a committed capacity of 1.654 MGD, therefore, there is an excess of 1.040 MGD of treatment capacity available and 0.946 MGD of available capacity for future commitments. Based on the information provided by the engineering firm, Evergreen, the above-mentioned development is estimated to discharge a total combined flow of 5,997 gallons of wastewater per day which equates to 0.63% of the available capacity of the WRF leaving 0.946 MGD of capacity available for future developments.

The following is a breakdown of the anticipated wastewater demands per lot:

Lot #1 = 1,303.9 GPD

Lot #2A = 1,008.8 GPD

Lot #2B = 1,066.0 GPD

Lot #3 = 1,354.6 GPD

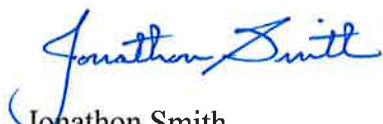
Lot #4 = 1,263.6 GPD

Total = 5,997 GPD

This water commitment is hereby made exclusively for this specific development project at this site, within the District, and must achieve appropriate zoning and a final plat land use entitlement from El Paso County Development Services within 12 months from the date of this letter; otherwise, the District may use this allocation for other developments requesting a water commitment for growth that stands ready to develop.

I trust that you find this letter adequate for your needs and land use applications. If I may be of further assistance, please contact me at your convenience.

Best Regards,



Jonathon Smith

Water & Wastewater Collections Manager

Encl: Claremont Ranch Filing #9C (Replat of Lot 1-4 of Claremont Ranch Filing #9B)
Water Balance and Water Commitments
Commitment Letter #2018-05
Commitment Letter #2015-01

Ec: Amy Lathen, General Manager, Cherokee Metropolitan District

REPLAT OF LOTS 1-4, CLAREMONT RANCH FILING NO. 98
IN THE NORTHWEST QUARTER OF SECTION 4, T14S, R66W OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION DATE ACTION.

- [illegible]

EASEMENTS

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOTS ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 15 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. UNLESS OTHERWISE INDICATED, ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 25 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY DEVOLVED UPON THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S CERTIFICATE:

I, BRUCE J. DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN .10' AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND SURVEYOR'S CODE.

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY
OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____ 2018
A.D. AND IS DULY RECORDED AT RECEPTION NO. _____
OF THE RECORDS OF EL PASO COUNTY, NEW MEXICO.

5311

FEE _____
 DEPOSIT FEE _____
 SCHOOL FEE _____
 RENT FEE _____
 INSURANCE _____
 INTEREST _____

1 OF 2

CLAREMONT RANCH FILING NO. 9C

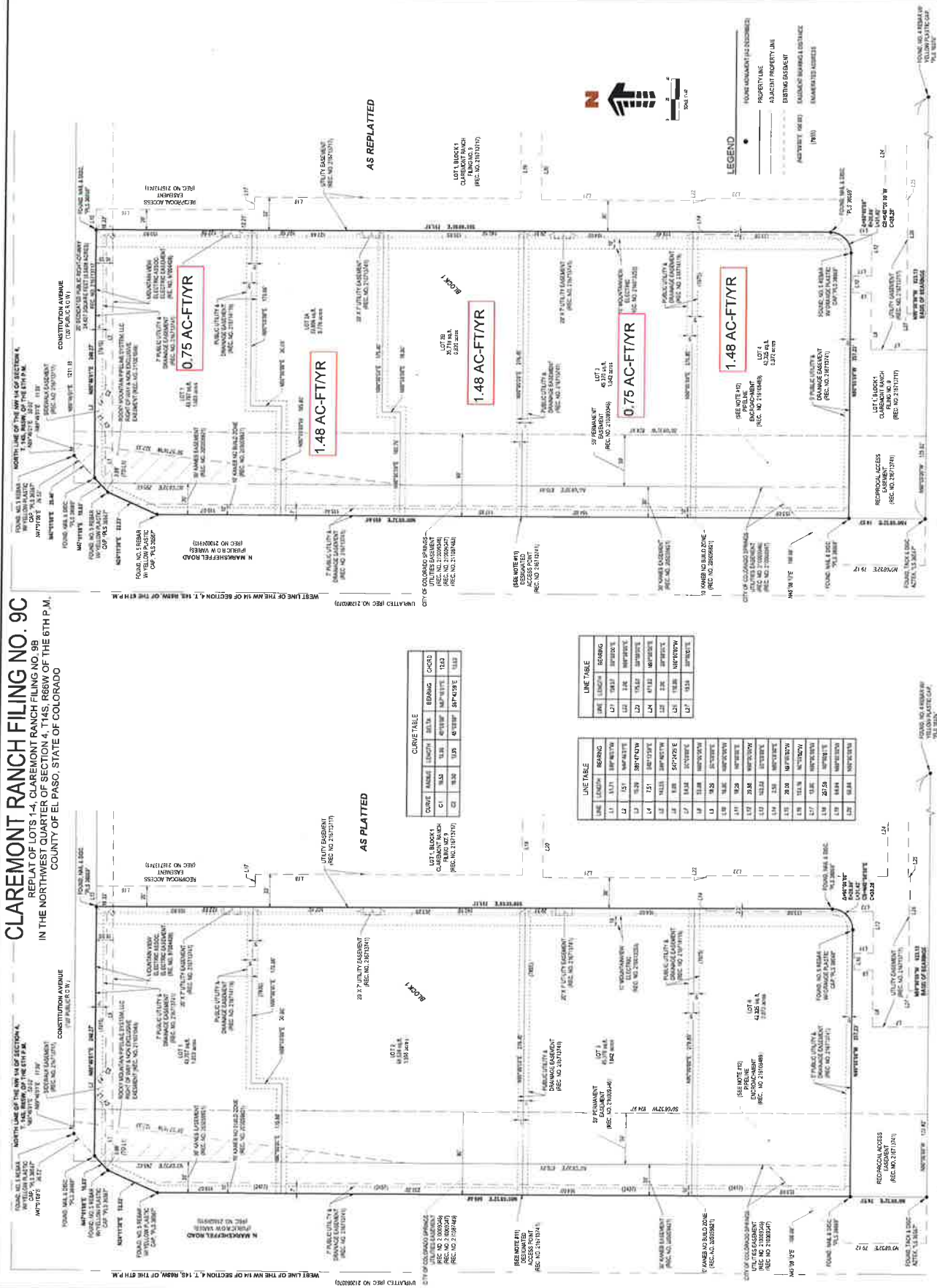
REPLAT OF LOTS 1-4, CLAREMONT RANCH FILING NO. 9B
IN THE NORTHWEST QUARTER OF SECTION 4, T14S, R66W, OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



CLAREMONT RANCH
FILING NO. 9C
COUNTY OF EL PASO
STATE OF COLORADO

REPLAT OF LOTS 1-4,
CLAREMONT RANCH FILING NO. 9B
IN THE NORTHWEST QUARTER OF
SECTION 4, T14S, R66W, OF THE 6TH P.M.

#	Date	Issue Description	By
1	01/01/14	Original Filing	AS
2	01/01/14	Original Filing	AS
3	01/01/14	Original Filing	AS
4	01/01/14	Original Filing	AS
5	01/01/14	Original Filing	AS
6	01/01/14	Original Filing	AS
7	01/01/14	Original Filing	AS
8	01/01/14	Original Filing	AS
9	01/01/14	Original Filing	AS
10	01/01/14	Original Filing	AS



CURVE TABLE

Curve	Angle	Length	Radius	Chords
C1	90.00	100.00	100.00	100.00
C2	90.00	100.00	100.00	100.00

LINE TABLE

Line	Length	Bearing
L1	100.00	N 00° 00' 00" E
L2	100.00	N 00° 00' 00" E
L3	100.00	N 00° 00' 00" E
L4	100.00	N 00° 00' 00" E
L5	100.00	N 00° 00' 00" E
L6	100.00	N 00° 00' 00" E
L7	100.00	N 00° 00' 00" E
L8	100.00	N 00° 00' 00" E
L9	100.00	N 00° 00' 00" E
L10	100.00	N 00° 00' 00" E

UNIT TABLE

Unit	Length	Bearing
U1	100.00	N 00° 00' 00" E
U2	100.00	N 00° 00' 00" E
U3	100.00	N 00° 00' 00" E
U4	100.00	N 00° 00' 00" E
U5	100.00	N 00° 00' 00" E
U6	100.00	N 00° 00' 00" E
U7	100.00	N 00° 00' 00" E
U8	100.00	N 00° 00' 00" E
U9	100.00	N 00° 00' 00" E
U10	100.00	N 00° 00' 00" E

LEGEND

- HOME OWNERS (NOT EXEMPTED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EASEMENT (SEE SET)
- EASEMENT BARRIAGE DISTANCE
- EASEMENT ACCESS



Water Balance and Water Commitments (Cherokee Metropolitan District)

Development	Business Name	Address	Commitment Letter Letter # Date	Acre Feet
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2015-01 Expired	-4.460
Windermere Filing #1	Windermere Subdivision Filing #1	NEC Antelope Ridge Drive and N. Carefree Circle	2015-02 Expired	-22.210
Constitution Apartment Complex	Constitution Apartments	6855 Constitution Avenue	2016-01 Expired	-19.000
Meadowbrook Crossing Subdivision	Meadowbrook Crossing		2017-01 5/4/2017	36.270
Kum & Go Store #692	Kum & Go	6809 Space Village Avenue	2017-02 9/8/2017	2.072
Kum & Go Store #692	Kum & Go	6809 Space Village Avenue	2017-02 Revised	-2.072
Freedom Springs Apartment Complex	Freedom Springs	734 Western Drive	2018-01 2/22/2018	14.500
Covert Ops Paintball	Covert Ops Paintball	6425 E. Platte Avenue	2018-02 3/22/2018	0.150
Mule Deer Villas Subdivision	Mule Deer Villas	SEC Akers Drive and N. Carefree Circle	2018-03 4/20/2018	36.250
Mule Deer Villas Subdivision	Mule Deer Villas	SEC Akers Drive and N. Carefree Circle	2018-03 Revised	-36.250
Appaloosa Highway 24 Subdivision Filing #2	Appaloosa Highway 24 Subdivision Filing #2	SEC Amelia Street & Terminal Avenue	2018-04 6/13/2018	1.247
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2018-05 7/6/2018	4.460
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2018-05 Revised	-4.460
Windermere Subdivision	Windermere	NEC Antelope Ridge Drive and N. Carefree Circle	2018-06 7/6/2018	70.800
Gardens at North Carefree Subdivision (Mule Deer Villas)	Gardens at North Carefree	SEC Akers Drive and N. Carefree Circle	2018-07 8/3/2018	22.010
Hannah Ridge at Feathergrass Filing #5 (LLC Water)	Hannah Ridge Filing #5	NWC Akers Drive and Constitution Avenue	2018-08 8/17/2018	25.690
Hannah Ridge at Feathergrass Filing #5 (LLC Water)	Hannah Ridge Filing #5	NWC Akers Drive and Constitution Avenue	2018-08 Revised	-25.690
Hannah Ridge at Feathergrass Filing #6 (LLC Water)	Hannah Ridge Filing #6	NWC Akers Drive and Constitution Avenue	2018-09 8/17/2018	17.680
Hannah Ridge at Feathergrass Filing #7 (LLC Water & CMD Water)	Hannah Ridge Filing #7	NWC Akers Drive and Constitution Avenue	2018-10 8/17/2018	34.020
Space Village Filing #3 Lots #1, #2, #3	Space Village Filing #3 Lots #1, #2, #3	6809 Space Village Avenue	2018-11 8/29/2018	3.440
Hannah Ridge AA and BB	Midtown at Hannah Ridge	NEC Akers Drive and Constitution Avenue	2018-12 9/4/2018	22.500
Hannah Ridge at Feathergrass (LLC Water & CMD Water)	Hannah Ridge Filing #5	NWC Akers Drive and Constitution Avenue	2018-13 10/15/2018	26.310
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	Claremont Ranch Filing #9C	2018-14 11/1/2018	5.940

Water Balance Beginning as of May 18, 2016 (AFY)

453.000

Water Committed since May 18, 2016 (AFY)

133.197

Water Balance Remaining for Future Commitments (AFY)

319.803



CHEROKEE METROPOLITAN DISTRICT

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

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

August 15, 2018

Zach Lauterbach
Senior Development Manager
c/o Evergreen
2390 East Camelback Road, Suite 410
Phoenix, AZ 85016

Re: Commercial Development – SEC Marksheffel Road and Constitution Avenue
Commitment Letter # 2018-05 (Re-issuance of Commitment Letter #2015-01)

Dear Mr. Lauterbach,

As requested, this letter is being provided as an updated formal Letter of Commitment for Commitment Letter #2015-01, dated October 29, 2015, by the Cherokee Metropolitan District (District) to provide municipal water and sewer service for the Claremont Ranch Filing #9C (replat of Lots 1-4 of Filing #9B) development which includes the formation of 1 new lot for a total of 5 lots. These parcels of land are located within the District's service boundary and, therefore, the District stands ready and willing to provide water and sewer service for the specific properties and uses detailed herein.

As of May 18, 2016, through a technical memorandum prepared by Forsgren Associates, the State Engineer has confirmed that the District has a water surplus of 453 acre feet per year available for new residential subdivisions and commercial developments. Since May 18, 2016, the District has issued 44.819 acre feet per year of water commitments leaving a balance of 408.181 acre feet per year of water for future developments. The above-mentioned commercial development requires 4.460 acre feet per year of water which leaves the District with a water balance of 403.721 acre feet per year for future developments.

Regarding wastewater capacity, the District's Water Reclamation Facility (WRF) has the required capacity to meet the sewer demand for this commercial development. The WRF is rated for 4.8 million gallons per day (MGD), of which 2.6 MGD is owned by the District and reserved for District's customers. The District's current contribution to the WRF is 1.56 MGD, therefore, there is an excess of 1.04 MGD of capacity available.

This water commitment is hereby made exclusively for this specific development project at this site, within the District, and must achieve appropriate zoning and a final plat land use entitlement from El Paso County Development Services within 12 months from the date of this letter; otherwise, the District may use this allocation for other developments requesting a water commitment for growth that stands ready to develop.

The District and I trust that you find this letter adequate for your needs and land use applications. If I may be of further assistance, please contact me at your convenience.

Best Regards,



Jonathon Smith

Water & Wastewater Collections Manager

Encl: Water Balance and Water Commitments (Cherokee Metropolitan District)
Claremont Ranch Filing No. 9C – Replat of Lots 1-4
Commitment Letter #2015-01

Ec: Brian Beaudette, Interim General Manager, Cherokee Metropolitan District

Water Balance and Water Commitments (Cherokee Metropolitan District)

<u>Development</u>	<u>Business Name</u>	<u>Address</u>	<u>Commitment Letter</u> Letter # Date	<u>Acres</u> Feet
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2015-01 Expired	-4.460
Windermere Filing #1	Windermere Subdivision Filing #1	NEC Antelope Ridge Drive and N. Carefree Circle	2015-02 Expired	-22.210
Constitution Apartment Complex	Constitution Apartments	6855 Constitution Avenue	2016-01 Expired	-19.000
Meadowbrook Crossing Subdivision	Meadowbrook Crossing	Meadowbrook Parkway and Highway 24	2017-01 5/4/2017	36.270
Kum & Go Store #692	Kum & Go	6809 Space Village Avenue	2017-02 9/8/2017	2.072
Freedom Springs Apartment Complex	Freedom Springs	734 Western Drive	2018-01 2/22/2018	14.500
Covert Ops Paintball	Covert Ops Paintball	6425 E. Platte Avenue	2018-02 3/22/2018	0.150
Mule Deer Villas Subdivision	Mule Deer Villas	SEC Akers Drive and N. Carefree Circle	2018-03 4/20/2018	36.250
Appaloosa Highway 24 Subdivision Filing #2	Appaloosa Highway 24 Subdivision Filing #2	SEC Amelia Street & Terminal Avenue	2018-04 6/13/2018	1.247
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2018-05 7/6/2018	4.460

Water Balance Beginning as of May 18, 2016 (AFY)

453.000

Water Committed since May 18, 2016 (AFY)

49.279

Water Balance Remaining for Future Commitments (AFY)

403.721

LEGAL DESCRIPTION
 LOTS 1-4, BLOCK 1, CLAREMONT RANCH FILING NO. 53, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2018 AT RECEPTION NO. 218714119 IN THE RECORDS OF EL PASO COUNTY, COLO. GRANDO

THE ABOVE CENTER WAS EXCISED SAID TRACT TO BE PLATTED INTO LOTS AND SEASONS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "CLAREMONT BRANCH, FILING NO. 80," IN THE COUNTY OF EL PASO COUNTY, COLORADO.

[illegible]

THE PURPOSE OF THE REPEAT IS TO ACCOMMODATE FUTURE SITE DEVELOPMENT

- [illegible]

THE NOTES CONTINUED:

- [illegible]

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOTS ARE HEREBY PLATTED ON EITHER SIDE WITH A 10' FOOT 5" EASEMENT LOT (SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. OTHERWISE INDICATED, ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20' FOOT 7" EASEMENT LOT (SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY PLACED WITH THE INDIVIDUAL PROPERTY OWNERS.

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY
OFFICE AT _____ O' CLOCK _____ M. THIS DAY OF _____ 2013
A.D. AND IS DULY RECORDED AT RECEPTION NO. _____
OF THE RECORDS OF EL PASO COUNTY, COLORADO.

99

FREE	SURNAME
NAME	PHONE
ADDRESS	POSTAL CODE
CITY	COUNTRY
STATE	PROVINCE
SCHOOL FEE	PARK FEE

CLAREMONT RANCH FILING NO. 9B
IN THE NORTHWEST QUARTER OF
SECTION 4, T14S, R66W OF THE 6TH P.M.

#	Date	Nature / Description	Rs.
1	10/10/2018
2	11/10/2018
3	12/10/2018
4	13/10/2018
5	14/10/2018
6	15/10/2018
7	16/10/2018
8	17/10/2018
9	18/10/2018
10	19/10/2018
11	20/10/2018
12	21/10/2018
13	22/10/2018
14	23/10/2018
15	24/10/2018
16	25/10/2018
17	26/10/2018
18	27/10/2018
19	28/10/2018
20	29/10/2018
21	30/10/2018
22	31/10/2018
23	01/11/2018
24	02/11/2018
25	03/11/2018
26	04/11/2018
27	05/11/2018
28	06/11/2018
29	07/11/2018
30	08/11/2018
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32	10/11/2018
33	11/11/2018
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36	14/11/2018
37	15/11/2018
38	16/11/2018
39	17/11/2018
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88	05/01/2019
89	06/01/2019
90	07/01/2019
91	08/01/2019
92	09/01/2019
93	10/01/2019
94	11/01/2019
95			

CLAREMONT RANCH FILING NO. 9C

REPLAT OF LOTS 1-14, CLAREMONT RANCH FILING NO. 9B IN THE NORTHWEST QUARTER OF SECTION 4, T14S, R66W OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

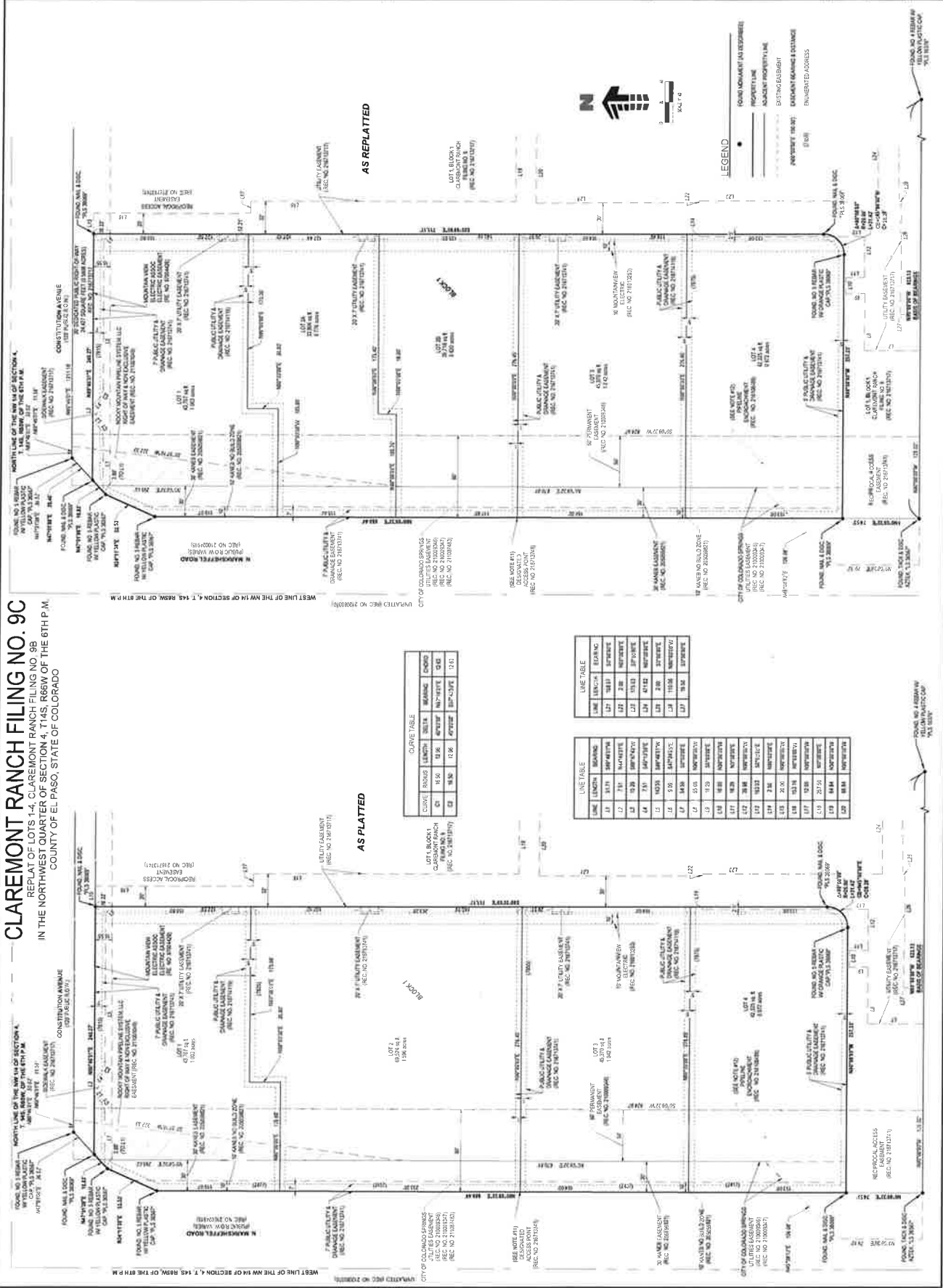
Galloway
Surveyors
1122 S. Valley View, Suite 200
Ovando, Utah 84053
www.gallowayllc.com

CLAREMONT RANCH
FILING NO. 9C
COUNTY OF EL PASO
STATE OF COLORADO

REPLAT OF LOTS 1-14
CLAREMONT RANCH FILING NO. 9B
IN THE NORTHWEST QUARTER OF
SECTION 4, T14S, R66W OF THE 6TH P.M.

#	Date	Task	Drawn by	Checked by	Scale
1	11/25/2021	AS REPLATTED	J. Galloway	J. Galloway	AS SHOWN

2 OF 2



CURVE TABLE

CHORD	LENGTH	BEARING	CHORD
1	15.00	11.36	4.71
2	15.00	11.36	4.71
3	15.00	11.36	4.71
4	15.00	11.36	4.71
5	15.00	11.36	4.71
6	15.00	11.36	4.71
7	15.00	11.36	4.71
8	15.00	11.36	4.71
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13	15.00	11.36	4.71
14	15.00	11.36	4.71
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16	15.00	11.36	4.71
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80	15.00	11.36	4.71
81	15.00	11.36	4.71
82	15.00	11.36	4.71
83	15.00	11.36	4.71
84	15.00	11.36	4.71
85	15.00	11.36	4.71
86	15.00	11.36	4.71
87	15.00	11.36	4.71
88	15.00	11.36	4.71
89	15.00	11.36	4.71
90	15.00	11.36	4.71
91	15.00	11.36	4.71
92	15.00	11.36	4.71
93	15.00	11.36	4.71
94	15.00	11.36	4.71
95	15.00	11.36	4.71
96	15.00	11.36	4.71
97	15.00	11.36	4.71
98	15.00	11.36	4.71
99	15.00	11.36	4.71
100	15.00	11.36	4.71

LINE TABLE

LINE	LENGTH	BEARING
1-2	15.00	N 11.36° E
2-3	15.00	N 11.36° E
3-4	15.00	N 11.36° E
4-5	15.00	N 11.36° E
5-6	15.00	N 11.36° E
6-7	15.00	N 11.36° E
7-8	15.00	N 11.36° E
8-9	15.00	N 11.36° E
9-10	15.00	N 11.36° E
10-11	15.00	N 11.36° E
11-12	15.00	N 11.36° E
12-13	15.00	N 11.36° E
13-14	15.00	N 11.36° E
14-15	15.00	N 11.36° E
15-16	15.00	N 11.36° E
16-17	15.00	N 11.36° E
17-18	15.00	N 11.36° E
18-19	15.00	N 11.36° E
19-20	15.00	N 11.36° E
20-21	15.00	N 11.36° E
21-22	15.00	N 11.36° E
22-23	15.00	N 11.36° E
23-24	15.00	N 11.36° E
24-25	15.00	N 11.36° E
25-26	15.00	N 11.36° E
26-27	15.00	N 11.36° E
27-28	15.00	N 11.36° E
28-29	15.00	N 11.36° E
29-30	15.00	N 11.36° E
30-31	15.00	N 11.36° E
31-32	15.00	N 11.36° E
32-33	15.00	N 11.36° E
33-34	15.00	N 11.36° E
34-35	15.00	N 11.36° E
35-36	15.00	N 11.36° E
36-37	15.00	N 11.36° E
37-38	15.00	N 11.36° E
38-39	15.00	N 11.36° E
39-40	15.00	N 11.36° E
40-41	15.00	N 11.36° E
41-42	15.00	N 11.36° E
42-43	15.00	N 11.36° E
43-44	15.00	N 11.36° E
44-45	15.00	N 11.36° E
45-46	15.00	N 11.36° E
46-47	15.00	N 11.36° E
47-48	15.00	N 11.36° E
48-49	15.00	N 11.36° E
49-50	15.00	N 11.36° E
50-51	15.00	N 11.36° E
51-52	15.00	N 11.36° E
52-53	15.00	N 11.36° E
53-54	15.00	N 11.36° E
54-55	15.00	N 11.36° E
55-56	15.00	N 11.36° E
56-57	15.00	N 11.36° E
57-58	15.00	N 11.36° E
58-59	15.00	N 11.36° E
59-60	15.00	N 11.36° E
60-61	15.00	N 11.36° E
61-62	15.00	N 11.36° E
62-63	15.00	N 11.36° E
63-64	15.00	N 11.36° E
64-65	15.00	N 11.36° E
65-66	15.00	N 11.36° E
66-67	15.00	N 11.36° E
67-68	15.00	N 11.36° E
68-69	15.00	N 11.36° E
69-70	15.00	N 11.36° E
70-71	15.00	N 11.36° E
71-72	15.00	N 11.36° E
72-73	15.00	N 11.36° E
73-74	15.00	N 11.36° E
74-75	15.00	N 11.36° E
75-76	15.00	N 11.36° E
76-77	15.00	N 11.36° E
77-78	15.00	N 11.36° E
78-79	15.00	N 11.36° E
79-80	15.00	N 11.36° E
80-81	15.00	N 11.36° E
81-82	15.00	N 11.36° E
82-83	15.00	N 11.36° E
83-84	15.00	N 11.36° E
84-85	15.00	N 11.36° E
85-86	15.00	N 11.36° E
86-87	15.00	N 11.36° E
87-88	15.00	N 11.36° E
88-89	15.00	N 11.36° E
89-90	15.00	N 11.36° E
90-91	15.00	N 11.36° E
91-92	15.00	N 11.36° E
92-93	15.00	N 11.36° E
93-94	15.00	N 11.36° E
94-95	15.00	N 11.36° E
95-96	15.00	N 11.36° E
96-97	15.00	N 11.36° E
97-98	15.00	N 11.36° E
98-99	15.00	N 11.36° E
99-100	15.00	N 11.36° E

LINE TABLE

LINE	LENGTH	BEARING
1-2	15.00	N 11.36° E
2-3	15.00	N 11.36° E
3-4	15.00	N 11.36° E
4-5	15.00	N 11.36° E
5-6	15.00	N 11.36° E
6-7	15.00	N 11.36° E
7-8	15.00	N 11.36° E
8-9	15.00	N 11.36° E
9-10	15.00	N 11.36° E
10-11	15.00	N 11.36° E
11-12	15.00	N 11.36° E
12-13	15.00	N 11.36° E
13-14	15.00	N 11.36° E
14-15	15.00	N 11.36° E
15-16	15.00	N 11.36° E
16-17	15.00	N 11.36° E
17-18	15.00	N 11.36° E
18-19	15.00	N 11.36° E
19-20	15.00	N 11.36° E
20-21	15.00	N 11.36° E
21-22	15.00	N 11.36° E
22-23	15.00	N 11.36° E
23-24	15.00	N 11.36° E
24-25	15.00	N 11.36° E
25-26	15.00	N 11.36° E
26-27	15.00	N 11.36° E
27-28	15.00	N 11.36° E
28-29	15.00	N 11.36° E
29-30	15.00	N 11.36° E
30-31	15.00	N 11.36° E
31-32	15.00	N 11.36° E
32-33	15.00	N 11.36° E
33-34	15.00	N 11.36° E
34-35	15.00	N 11.36° E
35-36	15.00	N 11.36° E
36-37	15.00	N 11.36° E
37-38	15.00	N 11.36° E
38-39	15.00	N 11.36° E
39-40	15.00	N 11.36° E
40-41	15.00	N 11.36° E
41-42	15.00	N 11.36° E
42-43	15.00	N 11.36° E
43-44	15.00	N 11.36° E
44-45	15.00	N 11.36° E
45-46	15.00	N 11.36° E
46-47	15.00	N 11.36° E
47-48	15.00	N 11.36° E
48-49	15.00	N 11.36° E
49-50	15.00	N 11.36° E
50-51	15.00	N 11.36° E
51-52	15.00	N 11.36° E
52-53	15.00	N 11.36° E
53-54	15.00	N 11.36° E
54-55	15.00	N 11.36° E
55-56	15.00	N 11.36° E
56-57	15.00	N 11.36° E
57-58	15.00	N 11.36° E
58-59	15.00	N 11.36° E
59-60	15.00	N 11.36° E
60-61	15.00	N 11.36° E
61-62	15.00	N 11.36° E
62-63	15.00	N 11.36° E
63-64	15.00	N 11.36° E
64-65	15.00	N 11.36° E
65-66	15.00	N 11.36° E
66-67	15.00	N 11.36° E
67-68	15.00	N 11.36° E
68-69	15.00	N 11.36° E
69-70	15.00	N 11.36° E
70-71	15.00	N 11.36° E
71-72	15.00	N 11.36° E
72-73	15.00	N 11.36° E
73-74	15.00	N 11.36° E
74-75	15.00	N 11.36° E
75-76	15.00	N 11.36° E
76-77	15.00	N 11.36° E
77-78	15.00	N 11.36° E
78-79	15.00	N 11.36° E
79-80	15.00	N 11.36° E
80-81	15.00	N 11.36° E
81-82	15.00	N 11.36° E
82-83	15.00	N 11.36° E



Sean P. Chambers, General Manager

CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd. Colorado Springs, CO 80915-1721
Telephone: (719) 597-5080 FAX: (719) 597-5145

October 29, 2015

Aaron McLean

Site Development Coordinator

6162 S. Willow Drive, Suite 320

Greenwood Village, CO 80111

Sent via email: AaronMcLean@gallowayus.com

Original to follow by US Mail

Re: Commercial Development – SEC Marksheffel and Constitution Phase 2
Commitment Letter # 2015 -01

Dear Mr. McLean,

As you requested this letter is being provided as a second commitment letter by the District to provide water and sewer services for the above referenced development project, **Commercial Development – SEC Marksheffel and Constitution**. The District previous Phase 1 water commitment was to provide 7.75 ac ft. of the District Kane Water Rights for Phase 1 development of the King Soopers store, fuel station, and commercial pads. This subsequent commitment is for Phase 2, which consist of 4 lots with a total water demand of 4.46 ac ft. annually, based on the applicant's water resource report.

As you may know, the State Engineer's Office has given the District a favorable opinion on the District's quantification of water supplies available for new subdivisions and commercial development. The State Engineer has confirmed that the District currently has a Surplus of 520 Ac ft./yr. of water for new developments. The District coordinates on available supply and commitment accounting with the State, and therefore I have attached a condensed version of the State Engineer's spread sheet to account for this water commitment and future water commitments.

This water commitment is hereby made exclusively for this specific development project at this site within the District, and phase 2 portions of the project for which this commitment is valid, must achieve appropriate zoning and a final plat land use entitlement from El Paso County Development Services within 18 months of the date of this letter, otherwise the District may use this allocation for other developments requesting a water commitment(s) for growth that stands ready to develop.

The District and I trust that you find this letter adequate for your needs and land use applications. If you need copies of the agreements please let me know I can forward a copy. Please don't hesitate to call me with any further questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Arthur B. Sintas', with a stylized, cursive script.

Arthur B. Sintas
Superintendent

Encl: Cherokee Metro District Water Supply Commitments 10/14/15

Cc: Sean Chambers; General Manager w/ encl: sent via email
Ryan Malarky; General Counsel w/ encl: sent via email
Peter Johnson; Water Counsel w/ encl: sent via email
Jan Cederberg; Board President w/ encl: sent via email

Cherokee Metropolitan District
Water Supply Commitments
10/14/2015

Item	Initial Commitment at Prelim. Plat (AF/YR)	Revised Commitment at Final Plat (AF/YR)	Final Water Supply Commitment (AF/YR)	Agreement Date	Comments/Description
Out of Basin Use (2010)			2,963.00		This reflects actual consumption of current service area as of 2010. See Table 13 of Tech Memo
Existing Commitments yet to be built			123.00		This represents previous commitments that have not built. See Table 13 of Tech Memo
SAFB yet to be built			173.00		This represents previous commitments that have not built. See Table 13 of Tech Memo
Case Property			200.00	10/11/2006	
Ellicott School			10.00		See table 13 of Tech Memo
Ellicott Springs			44.00	10/11/2006	See table 13 of Tech Memo
In Basin Use			580.00		
TOTALS			4,093.00		

Total Supplies 4,613.00
 Surplus 520.00

Subdivision / Development	4.46	#2015-01	10-29-15 SEC Marksheffel and Constitution
Sub total / Balance			