



CHEROKEE METROPOLITAN DISTRICT

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

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

January 24, 2024

Crossroads Development Company, LLC

Danny Mientka

90 S. Cascade Avenue, Suite 1500

Colorado Springs, CO 80903

Sent via email: virgils@mscivil.com

Re: Water and Sewer Service to Crossroads Mixed Use Filing 2 Lot 1
Commitment Letter No. 2024-02 (Revision of 2023-01)

Dear Crossroads Development Company, 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 Crossroads Mixed Use Filing 2 Lot 1 at the west corner of U.S. Highway 24 and State Highway 94. 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 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)
Domestic	4.3
Irrigation	0.2
Total	4.5

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 3,900 gallons of wastewater per day, representing 0.3% 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", written over a horizontal line.

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