

Walden Corporation  
PO Box 1870  
Monument, CO 80132

July 12, 2019

Walden Holdings I, LLC  
Attn: Mr. Bill Dunston  
17145 Colonial Park Drive  
Monument, CO 80132

**RE: Walden Preserve 2 – Filing No. 4  
Water / Sewer Service Commitment**

Dear Mr. Dunston:

It is our understanding that Walden Holdings I, LLC (the “Developer”) is interested in obtaining water and sewer service from the Walden Corporation for that property known as **Walden Preserve 2 Filing No. 4** (the “Development”). It is our understanding that the Development consists of 23 single-family residential lots.

Walden Corporation will provide water and sewer service to the Development in accordance with the Corporation’s Rules and Regulations. Walden Corporation understands that all water rights associated with the Development have been appropriately conveyed, the Developer has committed to construct local water and sewer facilities as required to serve the Development in accordance with the subdivision construction drawings, and the Developer has provided for dedication of necessary easements and rights of way for the water and sewer improvements through the subdivision plans and related plat documents.

The proposed Development will be served by the Walden Corporation’s central water and sewer system. The Walden Corporation hereby provides an unconditional commitment to serve 23 residential lots within Walden Preserve 2 - Filing No. 4, with an estimated annual water demand of 7.82 acre-feet per year.

The lots within Filing No. 4 are a subset of the total of 116 lots within the Walden Preserve 2 PUD which the Walden Corporation has committed to serve.

**WALDEN CORPORATION**



Signature

Matthew W Dunston      7-15-19

Name

Date

Walden Corporation  
PO Box 1870  
Monument, CO 80132

July 12, 2019

Walden Holdings I, LLC  
Attn: Mr. Bill Dunston  
17145 Colonial Park Drive  
Monument, CO 80132

**RE: Walden Preserve 2 PUD  
Water / Sewer Service Commitment**

Dear Mr. Dunston:

The purpose of this letter is to provide a current Water / Sewer Service Commitment for the project known as the **Walden Preserve 2 PUD** (the "Development"), consisting of 116 single-family residential lots. Walden Corporation previously provided Water / Sewer Service Commitment letters dated August 7, 2013 and January 5, 2015 for this project. The proposed Development will be served by the Walden Corporation's central water and sewer system.

Walden Corporation will provide water and sewer service to the Development in accordance with the Corporation's Rules and Regulations. Walden Corporation understands that all water rights associated with the Development have been appropriately conveyed, the Developer has committed to construct local water and sewer facilities as required to serve the Development in accordance with the subdivision construction drawings, and the Developer has provided for dedication of necessary easements and rights of way for the water and sewer improvements through the subdivision plans and related plat documents.

Walden Preserve 2 is currently processing an Amendment to the Walden Preserve 2 PUD and Preliminary Plan, and the proposed amendment makes no change to the previously approved total number of 116 residential lots. As such, Walden Corporation re-affirms its unconditional commitment to serve 116 residential lots within the Walden Preserve 2 PUD, with an estimated annual water demand of 39.44 acre-feet per year.

**WALDEN CORPORATION**



Signature

Matthew W. Dunston 7-15-19

Name

Date

# WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water.

1. NAME OF DEVELOPMENT AS PROPOSED <i>Walden Preserve 2 Filing No. 4</i>			
2. LAND USE ACTION <i>Final Plat</i>			
3. NAME OF EXISTING PARCEL AS RECORDED			
SUBDIVISION	FILING	BLOCK	LOT
4. TOTAL ACREAGE <i>45.27</i>	5. NUMBER OF LOTS PROPOSED <i>23</i>	PLAT MAP ENCLOSED <input checked="" type="checkbox"/> YES	
6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation.			
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
If yes, describe the previous action _____			
7. LOCATION OF PARCEL - Include a map delimiting the project area and tie to a section corner.			
_____ 1/4 OF _____ 1/4 SECTION <sup>14, 15</sup> <i>22, 23</i> TOWNSHIP <i>11</i> <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE <i>66</i> <input type="checkbox"/> E <input checked="" type="checkbox"/> W			
PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
8. PLAT - Location of all wells on property must be plotted and permit numbers provided.			
Surveyors plat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if not, scaled hand drawn sketch <input type="checkbox"/> Yes <input type="checkbox"/> No			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # <i>23</i> of units _____ GPD <i>6.21</i> AF		<input checked="" type="checkbox"/> EXISTING WELLS	<input type="checkbox"/> DEVELOPED SPRING
COMMERCIAL USE # <i>0</i> of S.F. _____ GPD <i>0</i> AF		WELL PERMIT NUMBERS	
IRRIGATION # <i>1.0</i> of acres _____ GPD <i>1.61</i> AF		<i>34881</i>	<i>40372</i>
STOCK WATERING # <i>0</i> of head _____ GPD <i>0</i> AF		<i>34842</i>	<i>16389-F</i>
OTHER _____ GPD <i>0</i> AF		<i>27917</i>	<i>32697-F</i>
TOTAL _____ GPD <i>7.82</i> AF		<i>63866-F</i>	
		<input type="checkbox"/> MUNICIPAL	<input type="checkbox"/> NEW WELLS -
		<input type="checkbox"/> ASSOCIATION	PROPOSED AQUIFERS - (CHECK ONE)
		<input checked="" type="checkbox"/> COMPANY	<input type="checkbox"/> ALLUVIAL
		<input type="checkbox"/> DISTRICT	<input type="checkbox"/> UPPER DAWSON
		NAME <i>Walden Corporation</i>	<input type="checkbox"/> LOWER DAWSON
		LETTER OF COMMITMENT FOR SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> LARAMIE FOX HILLS
			<input type="checkbox"/> DENVER
			<input type="checkbox"/> DAKOTA
			<input type="checkbox"/> OTHER _____
			WATER COURT DECREE CASE NO.'S
			<i>W-6220</i>
			<i>W-78430-74</i>
			<i>2016 CW 3103</i>
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD	<input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME <i>Walden Corporation</i>		
<input type="checkbox"/> LAGOON	<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO _____		
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)	<input type="checkbox"/> OTHER _____		

# WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water.

1. NAME OF DEVELOPMENT AS PROPOSED <i>Walden Preserve 2</i>			
2. LAND USE ACTION <i>PUA and Preliminary Plan</i>			
3. NAME OF EXISTING PARCEL AS RECORDED			
SUBDIVISION	FILING	BLOCK	LOT
4. TOTAL ACREAGE <i>208.8</i>	5. NUMBER OF LOTS PROPOSED <i>116</i>	PLAT MAP ENCLOSED <input checked="" type="checkbox"/> YES	
6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation.			
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
B. Has the parcel ever been part of a division of land action since June 1, 1972? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
If yes, describe the previous action <i>Lots 74-78 Walden Preserve Filing No. 1 to be replatted with WP2 Flg. 1</i>			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner.			
_____ 1/4 OF _____ 1/4 SECTION <sup><i>14, 15</i></sup> <i>22, 23</i> TOWNSHIP <i>11</i> <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE <i>66</i> <input type="checkbox"/> E <input checked="" type="checkbox"/> W			
PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
8. PLAT - Location of all wells on property must be plotted and permit numbers provided. Surveyors plat <input type="checkbox"/> Yes <input type="checkbox"/> No      If not, scaled hand drawn sketch <input type="checkbox"/> Yes <input type="checkbox"/> No			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # <i>116</i> of units _____ GPD <i>31.32</i> AF	COMMERCIAL USE # <i>0</i> of S.F. _____ GPD <i>0</i> AF	IRRIGATION # <i>5.3</i> of acres _____ GPD <i>8.12</i> AF	STOCK WATERING # <i>0</i> of head _____ GPD <i>0</i> AF
OTHER _____ GPD <i>0</i> AF	TOTAL _____ GPD <i>39.44</i> AF	<input checked="" type="checkbox"/> EXISTING WELLS <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS <i>34881      40372</i> <i>34842      16389-F</i> <i>27917      32697-F</i>	
		<input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS - (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER _____	
		<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input checked="" type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME <i>Walden Corporation</i> LETTER OF COMMITMENT FOR SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
		WATER COURT DECREE CASE NO.'S <i>W-6220</i> <i>W-78430-74</i>	
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD		<input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME <i>Walden Corporation</i>	
<input type="checkbox"/> LAGOON		<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO _____	
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)		<input type="checkbox"/> OTHER _____	