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May 14, 2025

Jeff Mark, President
The Landhuis Company
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

Via email: jmark@landhuisco.com

*Re: Paint Brush Hills Metropolitan District – Will Serve Letter
Falcon Reserve 160 SFEs*

Dear Mark,

This letter confirms that Paint Brush Hills Metropolitan District (“District”) will serve Landhuis Company (“Landhuis”) with domestic water for up to 149 SFEs for development within the property referred to as Falcon Reserve, legally described in **Exhibit A** hereto (“Property”), subject to the conditions subsequent below. Based on the District’s current water rights portfolio, the District can immediately reserve 149 SFEs (53.98 acre-feet) for Landhuis.

Moreover, the letter confirms that the District will be willing and able to serve Landhuis with domestic water for up to 11 additional SFEs (3.62 acre-feet) for a total of 160 SFEs (57.6 acre-feet) for development within the Property, upon completion of the conditions precedent and subject to the conditions subsequent below.

CONDITIONS PRECEDENT. The District’s domestic water service for 11 SFEs out of the 160 SFEs is subject to the following conditions precedent:

- Entry of an order by the Colorado Groundwater Commission allowing the District to legally pump at least 4.0 acre-feet of water from the Denver Aquifer in Case No. 23GW6 (“Order”). The District anticipates this Order will yield an average of 95.43 acre-feet annually over a 100-year aquifer life.
- Entry of a well permit authorizing the District to pump the groundwater from Case No. 23GW6 from at least one well located within the District’s existing well field in the Denver Aquifer (“Permit”).

CONDITIONS SUBSEQUENT. The District’s domestic water service for 160 SFEs is subject to the following conditions subsequent:

- Compliance with all District Rules and Regulations and fees required for service.

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- Continued enforcement and compliance with the terms of any agreement between the District and Landhuis.
- The Property included into the District's Subdistrict A.
- Wastewater will be delivered to the Woodmen Hills Metropolitan District (WHMD) Wastewater plant via gravity.
 - o Wastewater Services are provided by WHMD. WHMD will provide its own "Will-serve" commitment letter.
- Appropriate water main, sewer main and other water and sewer infrastructure being designed and constructed.

TERM OF WILL SERVE. Landhuis' eligibility to obtain 149 SFEs of domestic water service from the District shall be valid for a period of ten (10) years from date of this letter.

Landhuis' eligibility to obtain the additional 11 SFEs (for a total of 160 SFEs) of domestic water service from the District shall be valid for a period of ten (10) years from the latter of: 1) date of entry of the Order; and 2) the date of issuance of the Permit. We anticipate that 1 and 2 will be completed by December 31, 2025.

The District may extend Landhuis' period of eligibility for one additional five (5) year period (for a maximum of fifteen (15) years total), if: 1) Landhuis makes a written request to the District before the period of eligibility expires; and 2) Landhuis shows that it is still actively engaged in the development process.

ASSIGNMENT. This letter shall not be assigned to any other property, but this letter can be assigned to successors-in-interest to the Property.

If you or your attorneys have any questions, please contact me at the number listed above, or Madoline Wallace-Gross at 720-726-3673.

Best regards,



Tony Basile

CC: Rebecca Bonilla
Robert Guevara

Exhibit A

Legal Description of Falcon Reserve Filing No. 1

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, EXCEPT ANY PORTION CONTAINED WITHIN PAINT BRUSH HILLS FILINGS NO. 4 AND 5, AND MORE PARTICULARLY DEFINED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF THE INTERSECTION LIBERTY GROVE DRIVE AND STAPLETON ROAD AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" AS RECORDED IN PLAT BOOK C-4 AT PAGE 172 (RECEPTION NO. 1674239) IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE WEST RIGHT-OF-WAY LINE OF SAID LIBERTY GROVE DRIVE THE FOLLOWING TWO COURSES:

1. THENCE $N00^{\circ}55'35''W$ A DISTANCE OF 720.00 FEET TO A POINT OF CURVE;
2. THENCE 230.00 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 610.0 FEET, A CENTRAL ANGLE OF $21^{\circ}36'12''$, THE CORD OF 228.64 FEET WHICH BEARS $N11^{\circ}43'41''W$;

THENCE ON THE SOUTHERLY LINES OF SAID "PAINT BRUSH HILLS FILING NO 4" THE FOLLOWING TWO COURSES:

1. THENCE $N47^{\circ}46'39''E$, NON-TANGENT TO THE PREVIOUS COURSE, 556.78 FEET;
2. THENCE $N89^{\circ}31'10''E$ A DISTANCE OF 983.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF MERIDIAN ROAD AS RECORDED IN BOOK 441 AT PAGE 266 OF SAID COUNTY RECORDS;

THENCE $S00^{\circ}28'50''E$ ALONG SAID WEST LINE, 1,304.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STAPLETON ROAD AS RECORDED IN BOOK 2933 AT PAGE 873 OF SAID COUNTY RECORDS;

THENCE $N89^{\circ}04'25''W$ ALONG SAID NORTH LINE, 1,349.23 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,715,228 SQUARE FEET (39.376 ACRES, MORE OR LESS).