



CHEROKEE METROPOLITAN DISTRICT

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

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

May 26th, 2021

Paul Carrol

Mountain States Pipe and Supply

7765 Electronic Dr.

Colorado Springs, CO 80922

Sent via email: dane@tnesinc.com

Re: Water and Sewer Service to Electronic Dr. Self-Storage
Commitment Letter No. 2021-08 (Revision of 2021-05)

Dear Paul Carrol,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water services to two proposed lots located at 7765 Electronic Drive. The first lot will include an existing building on the property which has been served by Cherokee Metropolitan District since 2002. The second lot will include currently vacant land which is anticipated to be occupied by a self-storage building. This new building will require an additional water commitment, while the existing building's water use is not expected to change. 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 that 0.31 acre-feet per year will be sufficient for the new building on the property. The existing building has consistently used an average of 0.08 acre-feet per year annually for the past three years. This project will not alter the existing building and its water use is expected to continue to remain consistent. The expected combined water usage of both lots will be 0.39 acre-feet per year of which 0.31 acre-feet will be newly committed from Cherokee's water balance.

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
Kevin Brown; Junior Water Resource Engineer