



Colorado Springs Utilities

It's how we're all connected

August 19, 2021

Tracy Tolle
14020 Ray Nixon Rd
Fountain, CO 80817

Dear Mr. Tolle:

This letter is in reference to your request to construct a 40' x 40' metal building that will be attached to the garage located at 14885 Well Field Road, Fountain, CO 80817 (the "Addition"). Per the Sharecrop Lease Agreement dated January 1, 2014 ("Lease") between City of Colorado Springs on behalf of its enterprise Colorado Springs Utilities, as Landlord, ("Utilities") and you as Tenant, for the portion of Utilities' property, identified in the El Paso County Clerk and Record as Tax Schedule No. 5600000177, referred to as R-65-W, T-16-S, Sections 28-29-32-33 and R-65-W, T-17-S, Sections 4-5 and 9 identified as the "Crop Lands" therein. Utilities has considered your request and, subject to the conditions below, Utilities approves your construction of the Addition.

1. The Addition must comply with all applicable laws and regulations and any permitting requirements.
2. Tenant must call "811", also known as, "Call Before You Dig" (a free service), prior to the installation of the Addition in order to physically locate any underground utilities located on the property so that such utilities are not damaged during construction.
3. All costs associated with the installation of the Addition are at Tenant's sole expense and will not be reimbursed by Utilities.
4. Tenant is responsible for the ongoing maintenance of the garage and the Addition during the term of the Lease, including any extensions or renewals.
5. Upon completion of the construction and approval by the Pikes Peak Regional Building Department, the Addition will become part of Utilities' property. Thus, Utilities will own the Addition subject to the above requirements.

Please contact me if you have any questions.

Sincerely,


Jessica K. Davis, Land Resource Manager

121 South Tejon Street, Fifth Floor
P.O. Box 1103, Mail Code 950
Colorado Springs, CO 80947-0930

Phone 719.668.4800
<http://www.csu.org>