



CHEROKEE METROPOLITAN DISTRICT
6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842
Telephone: (719) 597-5080 Fax: (719) 597-5145

August 29, 2018

Danny Mientka
c/o The Equity Group
90 South Cascade Avenue
Suite 1500
Colorado Springs, CO 80903

Re: Commercial Development – Space Village Filing #3 Lots #1, #2, #3
Commitment Letter #2018-11 (Revision of Commitment Letter #2017-02)

Dear Mr. Mientka,

As requested, this letter is being provided as a revised formal Letter of Commitment by the Cherokee Metropolitan District (District) to provide municipal water and sewer service for the above-mentioned development. Since the development has been revised from one lot to three lots, this commitment letter is a revision of Commitment Letter #2017-02 that was issued on September 8, 2017 by Kurt Schlegel. The parcels of land are located within the District's service boundary and, therefore, the District stands ready and willing to provide water and sewer service for the specific properties and uses detailed herein.

As of October 2015, the State Engineer's Office has given the District a favorable opinion on the District's quantification of water supplies available for new residential and commercial developments. The State Engineer confirmed that the District had a surplus of 453 acre feet per year of water available for new developments as of May 18, 2016. Since that time, the District has issued 105.157 acre feet per year of water commitments leaving a balance of 347.843 acre feet per year of water for future developments. The Space Village Filing #3 Lots #1, #2, #3 development requires 3.440 acre feet per year of water, which includes water for irrigation purposes, leaving the District with a water balance of 344.403 acre feet per year for future developments.

Regarding the wastewater capacity, the District's Water Reclamation Facility (WRF) has the required capacity to meet the sewer demand for this development. The WRF is rated for 4.8 million gallons per day (MGD), of which 2.6 MGD is owned by the District and reserved for District's customers. The District's current contribution to the WRF is 1.560 MGD, therefore, there is an excess of 1.040 MGD of treatment capacity available and 0.964 MGD of available capacity for future commitments. Based

on the information received in the "Water/Wastewater Resources Report" dated August 22, 2018 by Olsson Associates, this development is estimated to discharge 5,373 gallons of wastewater per day which equates to 0.56% of the available capacity of the WRF leaving 0.959 MGD of capacity available for future developments.

This water commitment is hereby made exclusively for this specific development project at this site, within the District, and must achieve appropriate zoning and a final plat land use entitlement from El Paso County Development Services within 12 months from the date of this letter; otherwise, the District may use this allocation for other developments requesting a water commitment for growth that stands ready to develop.

I trust that you find this letter adequate for your needs and land use applications. If I may be of further assistance, please contact me at your convenience.

Best Regards,



Jonathon Smith
Water & Wastewater Collections Manager

Encl: Water/Wastewater Resources Report
Commitment Letter #2017-02 for Kum & Go
Water Balance and Water Commitments

Ec: Brian Beaudette, Interim General Manager, Cherokee Metropolitan District
Jeremy Goetsch, Assistant Engineer, Olsson Associates
Josh Erramouspe, Professional Engineer, Olson Associates

Water Balance and Water Commitments (Cherokee Metropolitan District)

Development	Business Name	Address	Commitment Letter		
			Letter #	Date	
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2015-01	Expired	-4,460
Windermere Filing #1	Windermere Subdivision Filing #1	NEC Anteloper Ridge Drive and N. Carefree Circle	2015-02	Expired	-22,210
Constitution Apartment Complex	Constitution Apartments	6855 Constitution Avenue	2016-01	Expired	-19,000
Meadowbrook Crossing Subdivision	Meadowbrook Crossing	Meadowbrook Parkway and Highway 24	2017-01	5/4/2017	36,270
Kum & Go Store #692	Kum & Go	6809 Space Village Avenue	2017-02	9/8/2017	2,072
Kum & Go Store #692	Kum & Go	6809 Space Village Avenue	2017-02	Revised	-2,072
Freedom Springs Apartment Complex	Freedom Springs	734 Western Drive	2018-01	2/22/2018	14,500
Covert Ops Paintball	Covert Ops Paintball	6425 E. Platte Avenue	2018-02	3/22/2018	0,150
Mule Deer Villas Subdivision	Mule Deer Villas	SEC Akers Drive and N. Carefree Circle	2018-03	4/20/2018	36,250
Mule Deer Villas Subdivision	Mule Deer Villas	SEC Akers Drive and N. Carefree Circle	2018-03	Revised	-36,250
Appaloosa Highway 24 Subdivision Filing #2	Appaloosa Highway 24 Subdivision Filing #2	SEC Amelia Street & Terminal Avenue	2018-04	6/13/2018	1,247
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2018-05	7/6/2018	4,460
Windermere Subdivision	Windermere	NEC Anteloper Ridge Drive and N. Carefree Circle	2018-06	7/6/2018	70,800
Gardens at North Carefree Subdivision (Mule Deer Villas)	Gardens at North Carefree	SEC Akers Drive and N. Carefree Circle	2018-07	8/3/2018	22,010
Hannah Ridge at Feathergrass Filing #5 (LLC Water)	Hannah Ridge Filing #5	NWC Akers Drive and Constitution Avenue	2018-08	8/17/2018	25,690
Hannah Ridge at Feathergrass Filing #6 (LLC Water)	Hannah Ridge Filing #6	NWC Akers Drive and Constitution Avenue	2018-09	8/17/2018	17,680
Hannah Ridge at Feathergrass Filing #7 (LLC Water & CVID Water)	Hannah Ridge Filing #7	NWC Akers Drive and Constitution Avenue	2018-10	8/17/2018	34,020
Space Village Filing #3 Lots #1, #2, #3	Space Village Filing #3 Lots #1, #2, #3	6809 Space Village Avenue	2018-11	8/29/2018	3,440

Water Balance Beginning as of May 18, 2016 (AFY)

453,000

Water Committed since May 18, 2016 (AFY)

108,597

Water Balance Remaining for Future Commitments (AFY)

344,403