

STERLING RANCH METROPOLITAN DISTRICT

April 1, 2021

TimberRidge Development Group, LLC c/
o Doug Stimple
2138 Flying Horse Club Drive
Colorado Springs, CO 80921

RE: Water/Wastewater Service Commitment for the Retreat at TimberRidge
Urban Lots

Dear Mr. Stimple:

Please be advised that Sterling Ranch Metropolitan District No. 1 (the "District") is willing to provide water and wastewater services to the proposed development known as the Retreat at Timber Ridge, as previously advised by letters dated January 7, 2019, and December 4, 2020, and as more particularly set out herein. The property to be served is described on the attached Exhibit A. Because the property is adjacent to the District, these services involve a logical extension of District infrastructure

This commitment is to serve 164 urban sized lots and 3 larger rural-sized lots as noted in the revised Water reports prepared by JDS-Hydro Consultants, Inc. Therefore, water service is for 167 total single-family homes, but wastewater services are for 164 single-family lots, as the 3 larger rural-sized lots will treat their own wastewater with Individual Septic Disposal Systems.

The District was formed in February 8, 2011, and has developed and continues to develop central water system and sewer facilities. The District commits to serve the urban lot water and wastewater needs of 78 lots in the Retreat at TimberRidge Filing No. 2 of 27.52 Acre-Feet of annual water supply. It is our understanding that the anticipated urban lot water and wastewater needs for the entire Retreat are as follows:

Annual Water Supply
Average Daily Wastewater Flows
58.95Acre-Feet 28,208 Gallons/Day

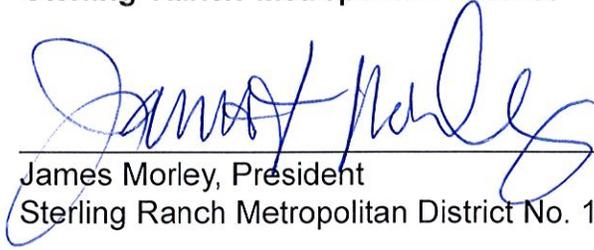
The District system includes sources of supply, treatment, storage, and water rights sufficient to supply the needs of the urban lots within the proposed Retreat at Timber Ridge residential development.

The Sterling Ranch Metropolitan District hereby commits to providing water and wastewater service to the above described development area in the volumes listed above and such commitment is consistent with that certain Intergovernmental Agreement between The Sterling Ranch Metropolitan District and The Retreat Metropolitan District, recorded December 4, 2020, in the real property records of El Paso County under reception number 220197930.

If you have any questions, please do not hesitate to contact me.

Sincerely,

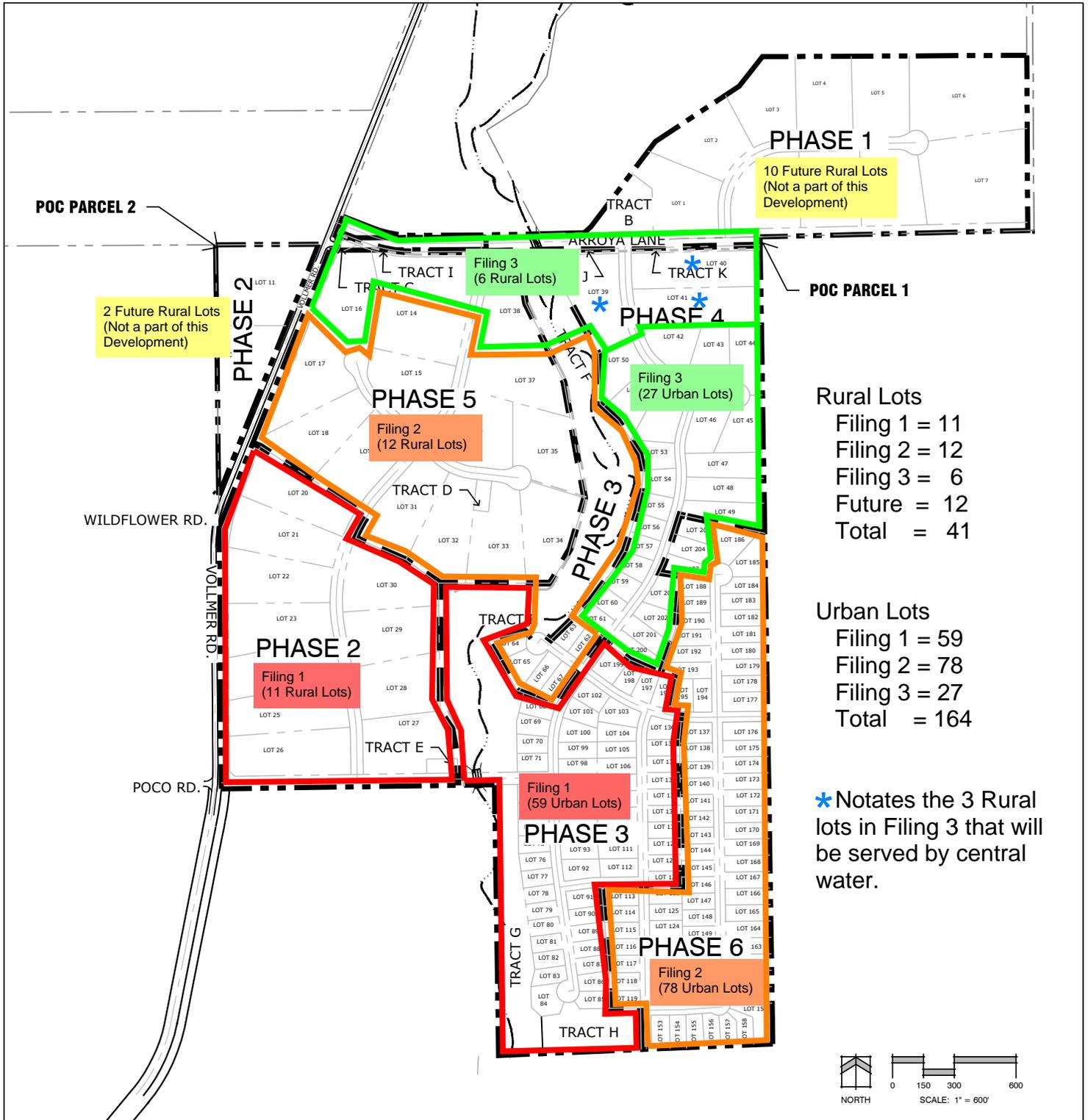
Sterling Ranch Metropolitan District



James Morley, President

Sterling Ranch Metropolitan District No. 1

RETREAT AT TIMBERRIDGE OVERALL LOT PHASING EXHIBIT



PLAN TAKEN FROM APPROVED
PRELIMINARY PLAN (SP-182)