

June 22, 2020

Erin Ganaway
Planner II
N.E.S. Inc.
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Commitment Letter

Dear Ms. Ganaway:

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Name: Sterling Ranch, Phase II

Description: Sterling Ranch, Phase II is a proposed development on approximately 77 acres with 212 single family residential lots and tracts for future lots, landscaping, public improvement & public utilities. This development is located north of Woodmen Road and southeast of Vollmer Road in Section 32 & 33, Township 12 South, Range 65 West along with Section 04, Township 13 South, Range 65 West.

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Connection requirements may include provisions for necessary system improvements, and payment of all fees under MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA. Any removal or relocation of facilities it will be at the expense of the applicant.

As discussed and mutually agreed upon by MVEA and the Sterling Ranch Development, the electrical requirements of the Sterling Ranch Development will require construction of a new transmission line and a substation. This transmission line will need to extend from off-site onto the Sterling Ranch Development. The substation itself will be built within the Sterling Ranch Development. MVEA has been working with the Sterling Ranch Developers to site these facilities. In the interim MVEA's existing distribution facilities that would initially extend into the development are capable of serving 250 new homes or the equivalent electric load.

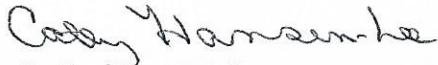
This Association is an equal opportunity provider and employer.

Page 2 Sterling Ranch Subdivision, Phase II

MVEA requests a ten (10) foot front and rear lot line utility easement, five (5) foot side lot line utility easement along with a twenty (20) foot exterior easement on plat. If open space, drainage and landscape tracts are designed in this subdivision MVEA requests these areas be listed to include utilities. Additional easements may be required once a review of civil drawings with grading and erosion plan is provided to MVEA in order to serve this subdivision.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,



Cathy Hansen-Lee
Engineering Administrative Assistant