

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 1

c/o Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, Colorado 80203

January 1, 2022

4 Way Ranch Joint Venture, LLC
P.O. Box 50223
Colorado Springs, CO 80949


To Whom It May Concern:

Grandview Reserve Metropolitan District No. 1 (the "District"), subject to the conditions below, under and pursuant to the Special District Act (Section 32-1-101, C.R.S., *et seq.*) and any applicable rules and regulations adopted by the District and its sanitary sewer treatment provider, Cherokee Metropolitan District, is able to furnish sanitary sewer services for the development allowed within Waterbury Filing No. 1 and Filing No. 2 in the County of El Paso, State of Colorado ("Property"). The District has or will, prior to the time of service being required, available sanitary sewer transmission and treatment capacity of not less than 0.50 MGD and has available capacity to serve the Property of not less than 0.035 MGD.

This commitment to provide sanitary sewer services to the Property is subject to and contingent upon (1) the District or the Property owner(s) having or constructing adequate sanitary sewer service and transmission facilities to support the Property; (2) the District having adequate access to the Property to provide for sanitary sewer transmission; (3) compliance with all applicable rules and regulations of the District and Cherokee Metropolitan District regarding the transmission and treatment of the sanitary sewer and any other sanitary sewer transmission and treatment entities with whom the District contracts for such services, including, without limitation, the payment of all applicable fees, rates, tolls, and charges of the District; and (4) compliance with any and all federal, state, and local laws, rules, and procedures as are applicable to providing sanitary sewer service to the Property.

Sincerely,

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 1


Pam J. Howard
President