



CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

January 28th, 2021
Monica Unger
LLH Development
111 Monument Circle, Suite 1500
Indianapolis, IN 46204

*Sent via email: kevin.kofford@kimley-horn.com
Original to follow by US Mail*

Re: Water and Sewer Service to **Watermark at Constitution**
Commitment Letter No. **2021-01**

Dear Monica Unger,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for Watermark at Constitution located at the Northwest corner of Marksheffel Road and Constitution Avenue. The proposed location for this development is located within the District's established boundaries and therefore is eligible for service connections from the District.

Cherokee Metropolitan District staff, along with the developer, have determined that the following will be the total water demand required by this occupancy:

Type of Use	Demand (AF/yr)
Domestic	60.7
Irrigation	10.1
Total	70.8

This water commitment is hereby made exclusively for this specific development project at this site within the District. To confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment. If the subject project is re-platted, you must submit a new commitment request prior to submitting the re-plat to El Paso County, which may result in a recalculation of the water demand for the project.

Wastewater flows from the development, conservatively estimated at 100% of domestic water use, are expected to be 54,000 gallons per day at full occupancy. This represents 2.1% of Cherokee

Metropolitan District's wastewater treatment capacity and is in line with anticipated wastewater system buildout.

If I may be of further assistance please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Amy Lathen", with a long horizontal line extending to the right.

Amy Lathen
General Manager

Cc: Peter Johnson; Water Counsel w/ encl: sent via email
Steve Hasbrouck; Board President w/ encl: sent via email
Kevin Brown; Jr. Engineer