CHEROKEE METROPOLITAN DISTRICT

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

November 23rd, 2026
TO: John Venezia Estate, Jovenchi II and Marathon Holdings LLP
4779 N. Academy Blvd.
Colorado Springs, CO 80918-4225

SUBJECT: Water and Sewer Service Commitment for "Cimarron Hills SE Mixed Use"

Dear Applicants

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 a new **Mixed Use development** located at County Parcels of Record **5408007001, 5408007004 & 5408007008**. The proposed location for this development is located within the District's established legal boundary and therefore is eligible for service connections from the District.

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

Type of Use	**Demand (AF/yr)**
Recreation	.06 (pool)
Residential	60.0
Irrigation	10.7
Total	**70.76**

Based on a conservatively low 0% consumptive use of domestic water, the development's expected wastewater produced per day represents 2.06% of CMD's wastewater capacity. This consumptive use is calculated for the purposes of ensuring CMD wastewater collection and treatment infrastructure is capable of treating the maximum possible volume of wastewater generated from this development. This is not intended in any way to limit consumptive uses of potable water on the subject property.

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.

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

Sincerely,



Kevin Brown
District Manager
719-597-5080