

STERLING RANCH

Resident Update



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Contact Information

Sterling Ranch Metro Districts:

www.sterlingranchmetro.org

Josh Miller, District Manager

719-284-7226

Josh.miller@CLAconnect.com

info@sterlingranchmetro.org

HOA:

Portal.diversifiedprop.com

(homeowner portal with information, HOA dues payments, etc.)

Amanda Mulnix, MCMC

Community Manager

719-314-4514

amandam@diversifiedprop.com

AmCoBi:

Water and sewer utilities. Water and sewer hookup/signup, billing questions, service issues

877-410-0167

Falcon Area Water & Wasterwater Authority (FAWWA):

Russ Dykstra

C/O Spencer Fane

102 S Tejon St., Suite 750

Colorado Springs. CO 80903

rdykstra@spencerfane.com

719-633-1050

Developer:

Classic Companies

Loren Moreland

Vice President / Project Manager

lmorland@classichomes.com

719-785-3270



To Our Valued Sterling Ranch Residents,

The purpose of this communication is to provide an update to the resident communication you received in September 2022. The pages that follow provide a concise summary of the progress and timeline updates on the projects we have underway in Sterling Ranch. As you will learn from this update, a lot of what we set out to accomplish in the 4th Quarter of 2022 has been completed with additional new efforts are underway.

Our collective vision for this community is beginning to take shape and we are committed to making Sterling Ranch one of El Paso County's premier communities. We appreciate the continued patience and participation of the Sterling Ranch residents, along with the incredible support of the Metro District Board Members and HOA. As I reflect on the last 12 months and what appeared to be an unsurmountable list of community development projects that needed to be accomplished in Sterling Ranch, the effort put forth by all involved has been instrumental in achieving many of our goals for 2022. We look forward to carrying the momentum into 2023.

On behalf of the Sterling Ranch development team and community builders, we wish you a happy holiday season and look forward to sharing additional updates with you throughout 2023. If you have any questions or comments about Sterling Ranch, please feel free to contact me directly.

Sincerely,



Loren Moreland
Vice President / Project Manager
lmoreland@classichomes.com | 719-785-3270

FAWWA

- 1 FAWWA closed on the water rights outlined in the September 2022 resident update.
- 2 The team has been working through much of the survey and engineering design work associated with being able to start building a water distribution line from the current Sterling Ranch Tank Site north almost nine miles. This has and will be a very large undertaking that we have elected to break into phases. We anticipate having the first phase approved to begin ordering material in the 1st Quarter of 2023 with subsequent phases following on a per quarter basis. Our goal is to begin construction of this line in the summer of 2023 with construction taking 18-24 months.
- 3 The Booster Station has been started up with completion of minor items ongoing through the 1st Quarter of 2023.
- 4 We are working through the design of future water infrastructure needs that include, but are not limited to: future water treatment facility, future water tank, additional sewer lift station(s).

Metro Districts 1-2

- 1 **VOLLMER SOUTH** — Initially we anticipated that this section would be complete in 2022. Unfortunately this will not happen based on required utility relocations. Essentially, we had to stop with only 40% of the work complete. We expect to restart this project in the spring of 2023 with completion summer 2023.
- 2 **MARKSHEFFEL 1** — We were able to get this section paved with the first lift of asphalt installed November of 2022 and are hoping for warmer temperatures in the spring of 2023 to finish with the final lift of asphalt.
- 3 **STERLING RANCH ROAD** — The first lift of asphalt was installed in November of 2022 with the goal of completing the final lift in the spring of 2022.
- 4 **MARKSHEFFEL 2** — Plans for this section of road are currently under review with El Paso County with an anticipated approval date of March 2023. Upon receiving approval, we will begin construction and anticipate having this section complete by late summer of 2023. This section is the missing link of Marksheffel Road that will allow access to Woodmen Road.

Metro Districts 1-2 (continued)

5 VOLLMER ROAD NORTH — Plans for this segment of road are currently under review with El Paso County. We anticipate approval by June of 2023 at which time we will begin improvements with the goal to complete this section of road by the end of 2023.

6 BRIARGATE PARKWAY 1 — We originally anticipated this section would be complete by the end of 2022. As we continued to evaluate, it was determined that the most equitable use of district dollars was to combine this construction with the development work being done by SR Land that is currently underway in Homestead North filings 1 & 2. Our goal is to have this section complete by the summer of 2023.

7 BRIARGATE PARKWAY 2 — We are still expecting this to coincide with the development work in Homestead North filing 2 with completion of this segment late 2023.

8 BRIARGATE CROSSING OF SAND CREEK — Materials are ordered and all required permits have been obtained. We anticipate construction to begin in January of 2023 with completion fall of 2023.

9 STERLING RANCH ROAD CROSSING OF SAND CREEK — We are working through additional permitting requirements with the US Army Corps of Engineers (USACE). If we are able to obtain the required permits by March of 2023, we will begin construction immediately. All materials have been ordered and are in production. Our goal is to complete this crossing by the winter of 2023 pending USACE approval.

10 BRIARGATE PARKWAY 3 — Based on the current market conditions, we anticipate delaying this section of road to coincide with development of Sterling Ranch East filing no. 1, which is likely to begin early-to-mid 2024.

11 STERLING RANCH ROAD 2 — We are expecting this to coincide with the development work in Homestead North filing 2 with completion of this segment late 2023.

12 PARKS — Significant progress has been made on the two parks adjacent to Branding Iron filing 2 and Homestead filing 1. Despite our best efforts, the parks were not completed prior to the end of the 2022 planting season. We will resume work on the parks when weather allows and anticipate finishing both parks in May of 2023.



Development Update

- 1** Sterling Ranch filing no. 2 is paved and new home construction by Challenger homes has begun.
- 2** Sterling Ranch filing no. 3 was paved in November of 2022 and American Legend Homes has started construction on several new home sites. We are excited to welcome American Legend to Sterling Ranch. We believe they will be a great addition to the community.
- 3** Development of Parcel 16 (aka Sterling Ranch filling no. 5) is anticipated to occur in the latter part of 2023 or early 2024.
- 4** Parcel 9 (aka Homestead North filing no. 1) is currently being developed with most wet utilities already installed. Pending weather, we anticipate paving to be complete in May of 2023.
- 5** Parcel 11 / Homestead North filing no. 2 is almost through the County process and SR Land anticipates beginning grading early spring of 2023 with a targeted completion of summer of 2023.
- 6** Parcel 12 / Homestead North filing no. 3 will be graded with Parcel 11 with anticipated completion in November of 2023.



STERLING RANCH EAST

- 1 The Sketch Plan amendment is through the process with administrative approval expected by the end of the 2022.
- 2 The Preliminary Plan for parcels noted in the September 2022 update are still in progress with anticipated approval by May 2023. We are waiting to see what the housing market holds prior to making a determination as to when development will commence. Our original update suggested we would start in May of 2023 with completion by year end. While this is still possible, we may elect to delay development for a short period and begin work in the fall of 2023 with completion of lots spring/summer 2024.
- 3 Plans for what will be Foursquare by Classic Homes should be approved by the County in the spring of 2023. Similar to the previous plan, we may elect to delay development by a few months.
- 4 PUD Plan for the Villages referenced in the previous update is still accurate.

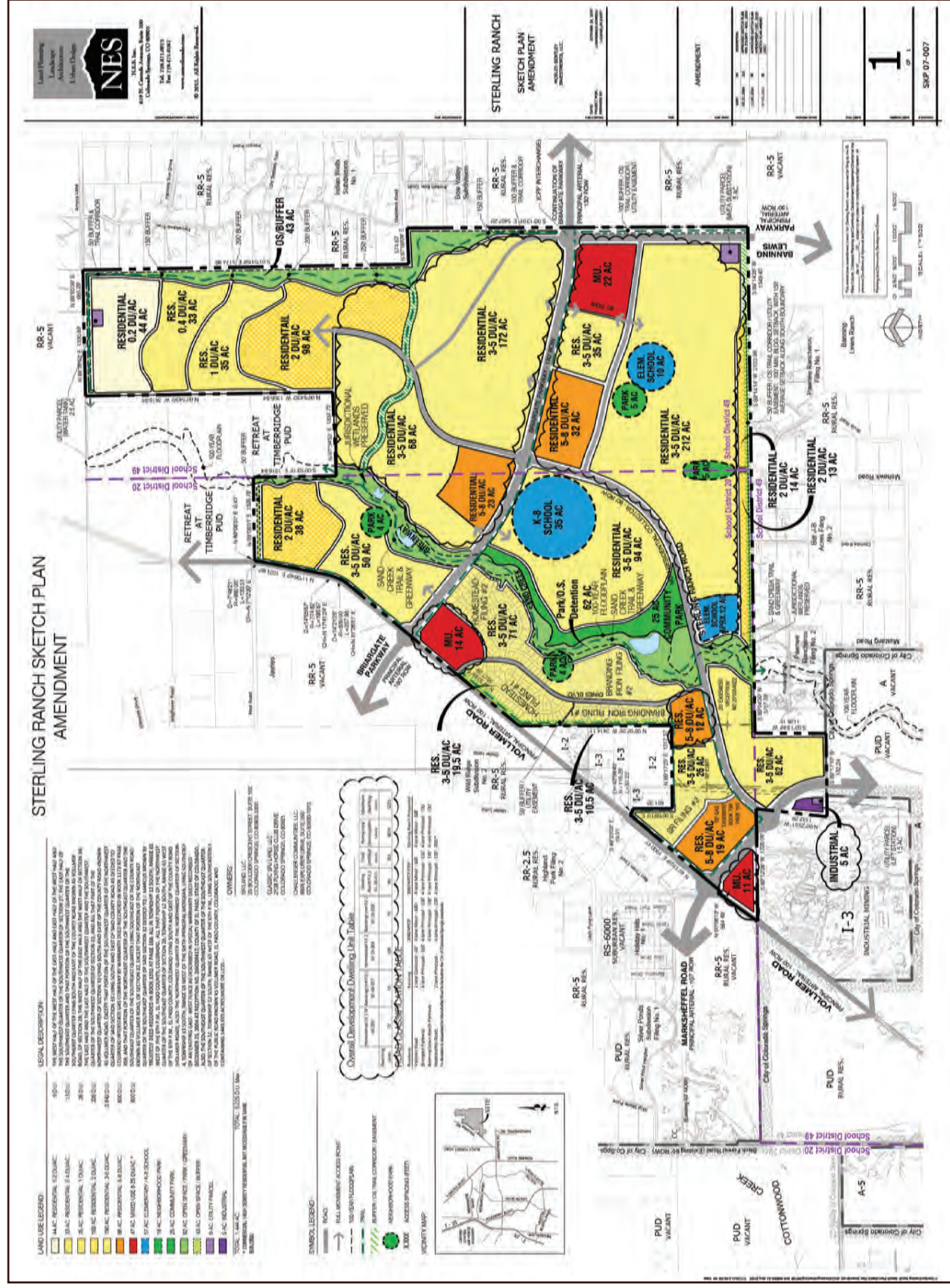
GENERAL SUBDIVISION APPEARANCE

Our development team and planners continue to work on improving the aesthetics of existing areas. We have spent a significant amount of time to come up with a better maintenance scope and process. While a lot of headway was made in 2022, we know that there is still much work to be done and will continue to work through the process. Our hope is that you recognized a noticeable difference in comparison to previous years. The concrete walking trail west of both Homestead filing no. 1 and Branding Iron filing no. 1 is complete and weather permitting in the spring of 2023, we will proceed with the installation of landscaping. As you are aware, this is a very large tract that will likely take a couple of months to complete. The double fencing concern along Dines has been addressed and is almost complete with all parts delivered. We are working hard to complete this project within the next 45 days. In collaboration with Challenger Homes we were able to complete multiple landscape areas in Branding Iron filing 2. This area looks great and we truly appreciate Challenger's assistance in making this happen.

COMMUNITY PARK

Design work is still underway on the Community Park located on the east side of Sand Creek. Upon design completion, our team will then begin to work with El Paso County Parks Department. We have a lot of work yet to do and will provide additional updates as we continue to evaluate plans, timelines and budgets. Additional updates will be shared as the vision continues to come together.

EXHIBIT 1: Proposed Amended Sterling Ranch Master Plan



OVERALL CONTEXT PLAN
07.20.2022 - SUBJECT TO CHANGE
Subject matter is preliminary

0 100 200

SCALE: 1" = 400'