

Important Information to Remember

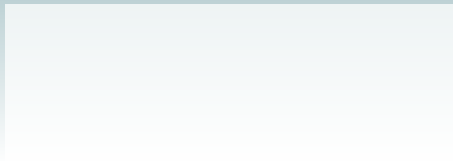
- You are encouraged to ask questions to ensure you fully understand all details about the project and acquisition of your property.
- The negotiations are confidential and will not be shared.
- Upon settlement and transfer of title, all records of the transaction become "open records."
- You may choose to have an advisor, friend, relative, or attorney present during negotiations.

The Southern Delivery System (SDS) is a regional water delivery system that provides a cost effective, environmentally responsible and dependable way to deliver water to the communities of Colorado Springs, Fountain, Security, and potentially Pueblo West. Colorado Springs Utilities is responsible for leading the effort to construct SDS. For more information on the project, please visit www.sdswater.org.

Questions?

Any questions concerning the acquisition of property, relocation or other assistance should be addressed to a SDS real estate specialist. You may, at any time, engage the services of an attorney, at your expense, to represent you during this process.

"No person shall... be deprived of life, liberty, or property without due process of the law; nor shall private property be taken for public use, without just compensation."
- *Bill of Rights, Fifth Amendment to the United States Constitution*



Attach business card here.



Acquisition Program Important Information for Property Owners

The construction of the Southern Delivery System (SDS) project will require us to purchase interests, such as easements, in private properties. We understand that your property is a matter of considerable importance to you. We are committed to being a good neighbor and have an established process to ensure your interests are protected.



Acquisition Program - The Process

If you own a property that must be acquired for construction of the pipeline or associated facilities, you will receive fair and just compensation. We acquire properties following an established process outlined in *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests*, which is derived from the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. This ensures that property interests are acquired through a fair and consistent process, including appropriate compensation as determined under Colorado law and appropriate real property appraisal standards.

Step 1: Meeting with You

You will be contacted by a real estate specialist to set a personal meeting to discuss the SDS schedule, the type of acquisition that affects your property, and a step-by-step explanation of how the acquisition process is conducted. SDS employs the services of qualified appraisers to determine the fair market value of your property. If the value of your property exceeds \$5,000, SDS will pay for you to obtain your own appraisal if you choose to do so.

Step 2: The Appraisal

The appraiser determines a fair market value for your property using legal requirements and acceptable standard appraisal practices. You and/or your representative have the opportunity to accompany the appraiser on an inspection of your property. Based upon these inspections and other relevant data, the appraiser provides SDS with a written opinion of fair market value for your property.

Step 3: Discussion and Negotiation

You will meet with the assigned real estate specialist who explains the project plans, schedules, and appraisal, and provides you a written offer that describes the property needed and the offer of financial compensation. You will have time to study the offer presented and to ask questions before you respond. If you believe we have overlooked an item of value, we encourage you to bring this to the attention of the real estate specialist. We will work with you to reach a fair and equitable agreement for the purchase of your property or an easement, as applicable. In the event that the acquisition leaves you with a remnant of property that would be of little or no value to you, SDS will offer to purchase this remnant. This provision, as well others, will be explained by your assigned real estate specialist.

Step 4: Settlement and Closing

Upon reaching an approved agreement with SDS, a closing date within 45 days will be arranged through a title company. Documents are prepared and funds are deposited with the title company after which a typical real estate closing process takes place. The process includes obtaining releases, paying pro-rated taxes and executing the conveyance documents. SDS will pay all reasonable closing costs for the transaction.

Eminent Domain

SDS is committed to working with property owners to avoid using eminent domain. However, in the event that a negotiated settlement is not achieved, we will initiate a filing with the court. The legal proceedings will determine the amount of just compensation. This process will be explained in more detail by your assigned real estate specialist.

