

March 28, 2024

Lisa Johnson, District Manager
Greatrock North Water and Sanitation District
Clifton Larson Allen, LLP
370 Interlocken Boulevard, Suite 500
Broomfield, CO 80021

RE: Ridgeview Estates Filing 1 – Recommendation for Final Acceptance
EE Project Number: 0082.0004

Dear Ms. Johnson:

Representatives of the Greatrock North Water & Sanitation District (the “District”) completed the final acceptance walk-through on the above referenced project as required by Section 3.7.6 of the district’s Rules and Regulations. The improvements have been found to be fit for their intended purpose.

Therefore, it is recommended that the District provide Final Acceptance of the Ridgeview Estates Filing No. 1 water utility improvements consisting of the following:

4,005 linear feet of 8-inch waterline, three (3) fire hydrant assemblies, and twelve (12) ¾-inch water services with water meter pits.

If you have any questions regarding this matter, please feel free to contact me by phone at 303.378.2969 or via email at nmarcotte@elementengineering.net.

Sincerely,

ELEMENT ENGINEERING

A handwritten signature in blue ink, appearing to read "Nicholas P. Marcotte", is written over the printed name.

Nicholaus P. Marcotte, P.E.
President



April 3, 2024

VIA UNITED STATES MAIL

Ridgeview Properties, LLC
5440 Ward Road, Suite 230
Arvada, CO
Attn: David E. Moore

RE: Greatrock North Water & Sanitation District
Final Acceptance of Improvements and Termination of Warranty Agreement –
Ridgeview Estates Filing No. 1

Dear Mr. Moore:

The Greatrock North Water & Sanitation District (the “District”) and Ridgeview Properties, LLC (the “Developer”) entered into a Warranty Agreement for Ridgeview Estates Filing No. 1, dated December 9, 2022, as amended by the First Amendment to the Warranty Agreement, dated February 1, 2023 (collectively, the “Agreement”). Pursuant to Paragraph 1 of the Agreement, the Developer warrants Ridgeview Estates Filing No. 1 public improvements (“Public Improvements”) until the District’s final acceptance of the same. On April 2, 2024, the District approved final acceptance of the Public Improvements. The District provides you this notice of termination of the Agreement due to final acceptance of the Public Improvements. It is important to note that pursuant to Paragraph 9, any unfulfilled obligations by the District and the Developer arising under the Agreement are deemed to survive this termination.

Sincerely,
GREATROCK NORTH WATER & SANITATION
DISTRICT

Lisa A. Johnson, District Manager

cc: Jennifer Gruber Tanaka, Esq., District General Counsel

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that RIDGEVIEW PROPERTIES, LLC, a Colorado limited liability company (the “**Grantor**”) whose address is 16415 W. 85th Lane, Unit B, Arvada, Colorado 80007, for good and valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does grant and convey unto the GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”) whose address is c/o WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, 2154 East Commons Avenue, Suite 2000, Centennial, Colorado 80122, its successors and assigns, all of its right, title and interest in the improvements constructed on real property located within the County of Adams, State of Colorado, as more particularly set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the “**Property**”), the improvements described on **Exhibit B**, attached hereto and incorporated herein (the “**Improvements**”), and all things of value, including all work product, both tangible and intangible, including legal, accounting, engineering, and management costs related thereto, accruing from the costs associated with the provision of the Improvements. All warranties associated with the Improvements are hereby assigned to the District.

TO HAVE AND TO HOLD the same unto the District, its successors and assigns forever; and Grantor, its successors and assigns, shall warrant and defend the sale of said property, improvements, services and facilities made unto the District, its successors or assigns, against all and every person or persons whomsoever, and warrants that the conveyance of the property, improvement, services and facilities to the District, its successors or assigns, is made free from any claim or demand whatever.

IN WITNESS WHEREOF, Grantor, by and through its authorized representatives, hereby executes this Bill of Sale and sets its seal as of this 9th day of DECEMBER, 2022.

GRANTOR:

RIDGEVIEW PROPERTIES, LLC, a Colorado limited liability company

David E Moore

Printed Name: DAVID E MOORE
Its: MANAGER

STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 9th day of December, 2022, by David E Moore, as manager of RIDGEVIEW PROPERTIES, LLC, a Colorado limited liability company.

(S E A L)

My commission expires: 03/14/2026

Joy Davis
Notary Public

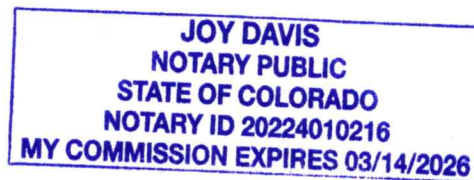
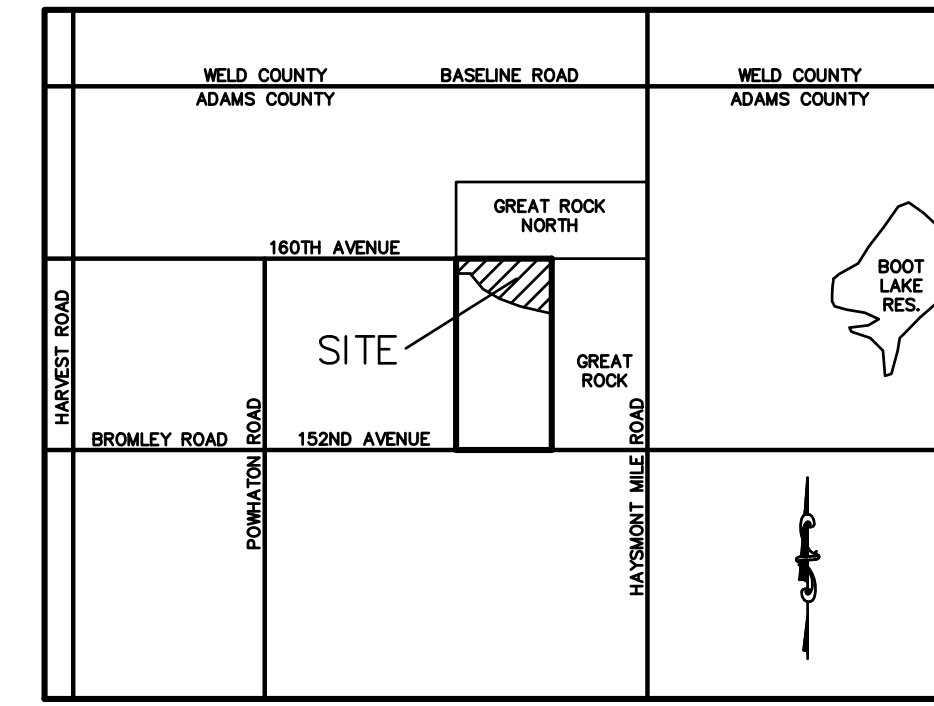
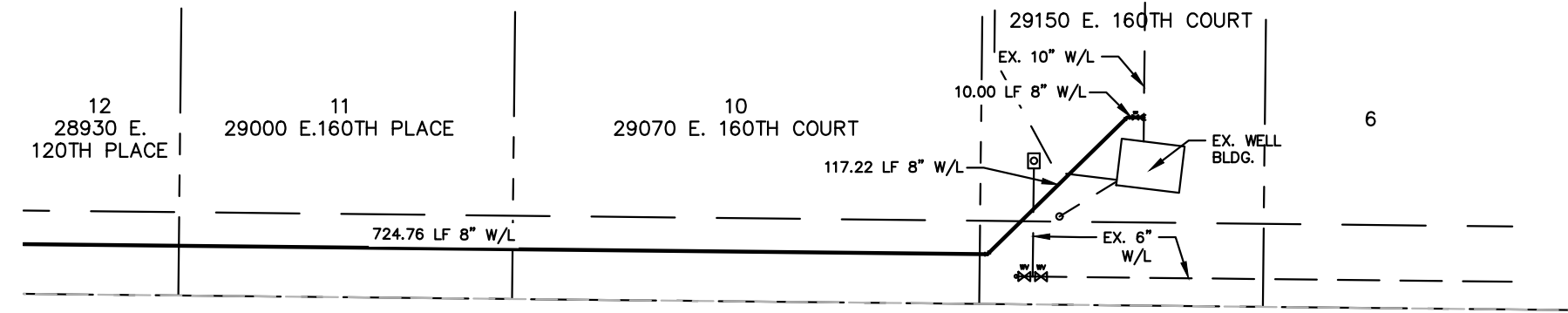
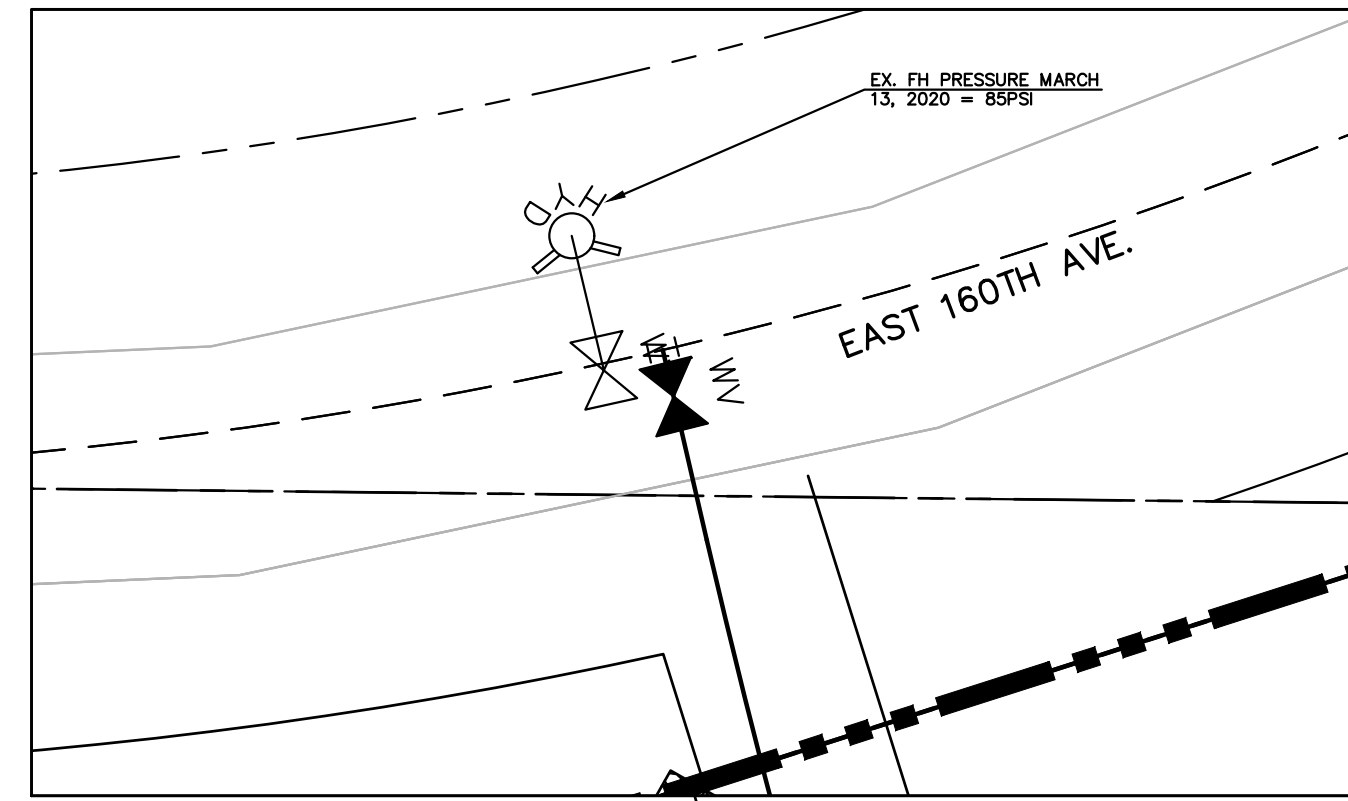
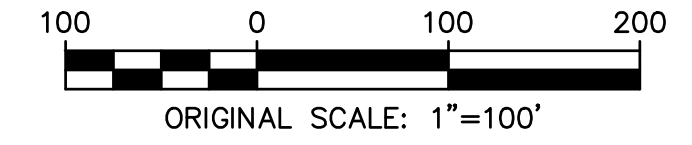


EXHIBIT A
THE PROPERTY

C:\USERS\PATRICK S DOMAGALL\DOCUMENTS\ALLIANCE CONSULTING\16030 RIDGEVIEW ESTATES\DWG\WORKING DRAWINGS\PH 1 UTILITY BILL OF SALE.DWG PLOTTED: 10/19/2022

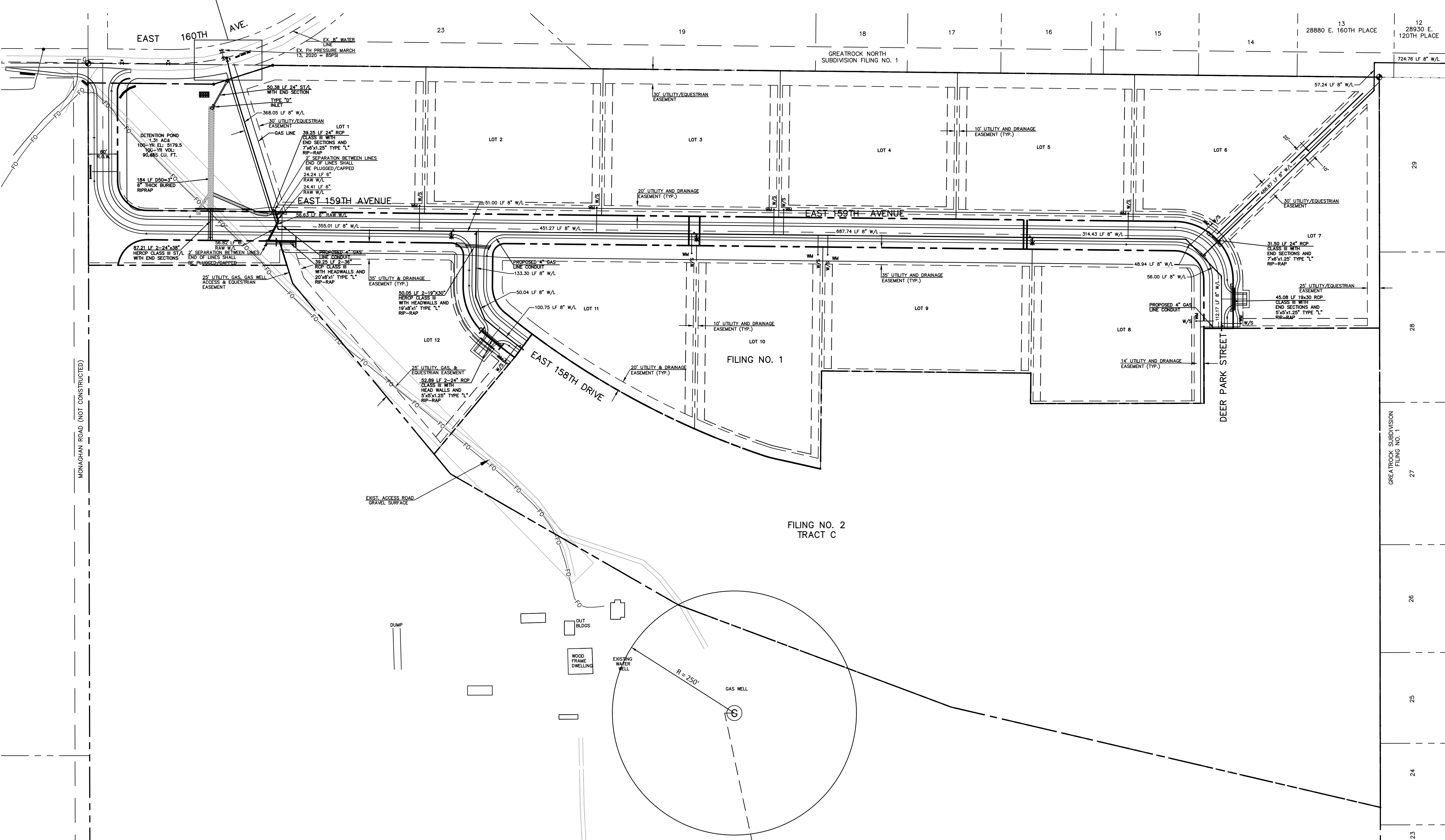


ALLIANCE CONSULTING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



SCALE VERIFICATION
Call utility notification center of Colorado
2 business days in advance before any dig.
Dig Safely! 1-800-922-1987
www.uncc.org
for marking of underground member utilities.

REUSE OF DOCUMENT
THE DESIGN & DESIGN INCORPORATED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE.
IT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION
OF ALLIANCE CONSULTING ENGINEERS & SURVEYORS.



NO.	DESCRIPTION	DATE	BY

NO.	DESCRIPTION

PLANNING • ENGINEERING • CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT • SURVEYING

Alliance Consulting
Engineers & Surveyors

16415 W. 85TH LANE, SUITE B • ARVADA, CO 80007 • PH: (720) 824-1571
E-MAIL: admin@allianceengineer.com

RIDGEVIEW EST. FILING NO. 1
WATER SYSTEM IMPROVEMENTS
EXHIBIT A

DRAWN BY: PSD	DESIGNED BY: DEM	DRAWING NAME:	APPROVED BY:
JOB NUMBER: 16030			
DATE: 10/19/2022			
SCALE: 1" = 100'			
SHEET NO: U1 of U1			

prepared for
RIDGEVIEW PROPERTIES LLC

EXHIBIT B
IMPROVEMENTS

Four thousand-five (4,005) linear feet of eight inch (8") waterline, three (3) fire hydrants, and twelve (12) three quarter inch ($\frac{3}{4}$ ") water services with curb stops and meter pits as more specifically set forth in the final plat for Ridgeview Estates - Filing No. 1, recorded at Reception # 2020000089557, part of the Northwest Quarter of Section 10, Township 1 South, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado.