

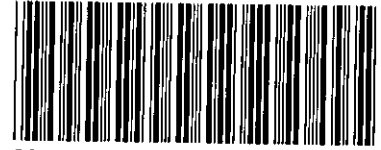
# CASTLE ROCK DEVELOPMENT COMPANY

4th

June 5, 2008

Mark Stevens  
Town Manager  
Town of Castle Rock  
100 Wilcox Street  
Castle Rock, Colorado 80130

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
JACK ARROWSMITH  
CLERK & RECORDER  
RECORDING FEE: \$26.00  
5 PGS  
# 2008041339  
06/10/2008 04:25 PM



2008041339 5 PGS

Re: Letter of Agreement – Water Supply Requirement Adjustment for The Meadows  
Filing No. 18

Dear Mark,

Castle Rock Development Company (Subdivider) previously amended The Meadows Filing No. 18 Final Plat with the recordation of The Meadows Filing No. 18 Final Plat, First Amendment on December 6, 2006 at Reception No. 2006104840 (First Amendment) and currently desires to amend The Meadows Filing No. 18 Final Plat a second time by recording The Meadows Filing No. 18 Final Plat Second Amendment (Second Amendment). The First Amendment (as recorded) and the Second Amendment (once recorded) will cause an aggregate increase of 3 single family lots within The Meadows Filing No. 18.

The public improvements necessary to provide municipal utilities and services to Filing No. 18 are provided for in the Meadows Filing No. 18 Subdivision Improvement Agreement dated and recorded on June 20, 2005 at Reception No. 2005055506 (Filing No. 18 SIA). Simultaneously with the recordation of the Second Amendment, Subdivider and Town desire to memorialize the SFE requirements for The Meadows Filing No. 18, the status of water supply facilities for The Meadows and the status of the collection of funds for the one remaining traffic signal identified in the phasing plan to the Development Agreement.

## Water Supply

By this Letter Agreement, the parties agree that 2 SFE of the "Water Rights Credit" provided in Article V of the Development Agreement have been applied to meet the water supply requirements for the increase in lots cause by the First Amendment and the Second Amendment (Subdivision Water Credit). The Subdivision Water Credit shall result in an aggregate 916 SFE debit to the Meadows Water Bank established under 5.08 of the Development Agreement. Town shall not require additional water rights or water resources as a condition to issuance of land use approvals within the Property, so long as the aggregate water demand from the Property (public and private) does not exceed the Subdivision Water Credit.

To the extent that the water demand created by development on the Property (computed in accordance with Town ordinances, regulations and the Development Agreement) exceeds the Subdivision Water Credit, Town is authorized to debit The Meadows Water Bank in the number of SFE necessary to offset the demand in excess of the

initial Subdivision Water Credit. Should the Subdivision Water Credit not be fully utilized after full development of the Subdivision, the remaining SFE shall revert to The Meadows Water Bank, as provided in the Development Agreement.

### **Water Facilities**

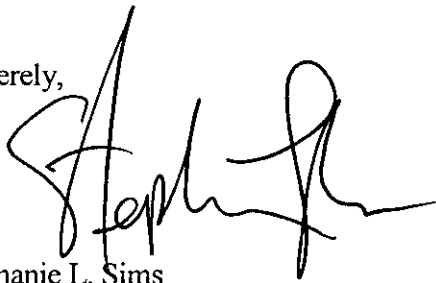
Subdivider, its predecessors in title to the Property and the Districts have constructed the existing water production, treatment, storage and transmission facilities in The Meadows that are owned and operated by the Town to provide water to The Meadows and other areas of the Town (Water Facilities). Attached as *Exhibit A* is an accounting of the water supply attributable to the Water Facilities and the demand for such facilities from all approved subdivisions within The Meadows, including the Property. *Exhibit A* is computed in accordance with 7.01 of the Development Agreement and it demonstrates that there is sufficient unused treatment, transmission and storage capacity in the existing Water Facilities to serve the Property through full buildout.

Accordingly, the capacities indicated on *Exhibit A* are applied and dedicated to meet the incremental demand for development of the Subdivision.

### **Traffic Signal Participation**

The contribution for the one remaining traffic signal as required by the phasing plan in the Development Agreement shall be collected at the time of approval of the replat of Tract DD, Filing No. 18 or Tract GG, Filing No. 18 (whichever approval occurs first), unless such contribution is made by Subdivider prior to such replat.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephanie L. Sims', written over a white background.

Stephanie L. Sims

Development Services Manager

Agreed this 5th day of June 2008.





**EXHIBIT A**  
**THE MEADOWS - WATER FACILITIES CAPACITY**  
**ADD FILING 18, Amendment 2**

*Prepared: June 10, 2008*

<b>Water SFE's</b>	<b>Existing Filings *</b>	<b>Filing 18 Amendment 2</b>	<b>TOTAL</b>
Residential	6,734	2	6,736
Commercial/Industrial	72	0	72
Schools	60	0	60
Parks/Open Space/Landscaping	549	0	549
<b>TOTAL WATER SFE's</b>	<b>7,415</b>	<b>2</b>	<b>7,417</b>

\* Existing Filings 1-15; Filing 16 Phase 1 Amend. 2; Filing 17 Area 4 Lot 5, Filing 17 Lots 6A & Lot 6E-1; Filing 18 Phase 1; Filing 20 Phase 1 & 2

**Water Supply**

Required Well Capacity in gpm (1 SFE = 400gpd*2.65PF = 0.7361 gpm)	5,460	
<u>Existing Well Capacity, gpm</u>		(Deficit)/ <u>Surplus</u>
A-1	400	
A-2	350	
A-3	767	
A-4	401	
A-5	570	
A-8	350	
D-1	570	
D-5	310	
D-6	227	
DA-6	50	
D-7A	90	
A-13	482	
D-4	288	
DA-4	144	
A-12	381	
D-14	276	
DA-15	93	
A-11	477	
D-13	125	
DA-14	100	
A-7	350 <sup>(1)</sup>	
D-10	200 <sup>(1)</sup>	
DA-11	100 <sup>(1)</sup>	
(1) - Final well capacity to be determined per Town of Castle Rock's Denver Basin Well Development and Acceptance Procedures.	Total gpm	7,101
	Total SFE	9,647
	Less Most Productive Well (A-3)	(767)
	<b>Total firm gpm</b>	<b>6,334</b>
	<b>Total firm SFE</b>	<b>8,605</b>
		<b>874</b>
		<b>1188</b>



**EXHIBIT B**  
**THE MEADOWS - WATER FACILITIES CAPACITY**  
*ADD FILING 18, Amendment 2*

*Prepared: June 10, 2008*

<u>Water Treatment</u>		(Deficit)/ <u>Surplus</u>
Required Treatment Capacity	5,460	
Existing Treatment Capacity (gpm)	<b>5,556</b>	<b>96</b>
Existing Treatment Capacity (SFE)	<b>7,548</b>	<b>131</b>

<u>Water Storage</u>				
Required Storage Volume in MG (1 SFE= 400gpd * 2.65 PF= 1060 gal.)				7.86
<u>Existing Storage Tanks</u>	<u>Volume (MG) Fire Storage (MG)</u>		<u>Difference</u>	<u>(Deficit)/ Surplus</u>
Blue Zone Tank #8	3.0	-0.96	2.04	
Yellow Zone Tank #12	4.0		4.00	
Yellow Zone Tank #12a	4.37		4.37	
Red Zone Tank #17	<u>1.65</u>	<u>-0.96</u>	<u>0.69</u>	
<b>Total</b>	<b>13.02</b>	<b>-1.92</b>	<b>11.10</b>	<b>3.24</b>
		<b>Total storage SFE</b>	<b>10,472</b>	<b>3055</b>