

September 8, 2025

KB Home Colorado, Inc.  
Mark Armstrong  
Vice President, Land Development  
7807 E. Peakview Ave., Suite 300  
Centennial, CO 80111

File No.: DV2014-380

**RE: Expiration of Letters of Credit for Stone Creek Ranch Filing 1, Village A -  
Warranty Performance Securities.**

Dear Mr. Armstrong,

Please be advised that the letters of credit being held as warranty performance security for the above referenced project will expire on **October 15, 2025**. They are listed as follows:

- LOC # HACH699583OS, in the amount of \$32,031.00, held for Phase 1 Off-Site Performance.
- LOC # HACH699584OS, in the amount of \$41,338.00, held for Phase 1 EAST Off-Site Performance.
- LOC # HACH699585OS, in the amount of \$147,573.00, held for Phase 1 WEST Off-Site Performance

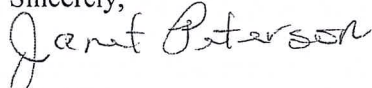
These letters of credit should be amended to extend the expiration dates for at least a **one-year period** and submitted to this office no later than *October 7, 2025*. It is the policy of Douglas County to maintain current security for all projects until the improvements have been inspected and approved for release of security by the Engineering Inspections Division.

*We must hear from you by October 7, 2025 or the matter will be heard before the Board of County Commissioners at the regular business meeting on October 14, 2025, for board resolution to approve the process to draw upon the letter of credit and hold the funds until completion of the project.*

Per the terms and conditions of the Subdivision Improvements Agreement dated March 11, 2015, security must remain in full force and effect until such time as the improvements have been inspected and approved for final release by Douglas County.

Please forward all correspondence concerning the letter of credit to my attention.

Sincerely,



Janet Peterson  
Engineering Agreements Technician

KB Home Colorado, Inc.

September 8, 2025

Page 2

Attachments

C: Janet Herman, P.E., Public Works Engineering Director  
Zeke Lynch, P.E., Assistant Director Public Works Engineering  
BMO Bank, N.A., Customer Service Center, 13300 Crossroads Pkwy North  
SC-XRD-2W-G, City of Industry, CA 91746-3417

File



## BMO Bank N.A.

C/O Bank of Montreal  
250 Yonge Street, 11th Floor  
Toronto, Ontario M5B 2L7  
Tel: 1-77-901-0414  
Fax: 1-877-301-7787  
SWIFT: HATRUS44

13300 Crossroads Parkway North | SC-XRD-2W-G  
City of Industry, CA 91746-3417  
Tel: 1-888-600-8723  
SWIFT: HATRUS44

DOUGLAS COUNTY

OCT 01 2024

ENGINEERING  
SERVICES

### Irrevocable Standby Letter of Credit No. HACH699585OS

Amendment no. 4  
Dated September 30, 2024

#### Beneficiary:

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS  
100 THIRD STREET  
CASTLE ROCK, CO 80104 United States

#### Applicant:

KB HOME COLORADO INC.  
7807 E. PEAKVIEW AVE, SUITE 300  
CENTENNIAL, CO 80111 United States

We amend our Standby Letter of Credit subject to the following terms and conditions. This amendment forms an integral part of the original instrument. All other terms and conditions remain unchanged.

#### Amended Terms:

Expiry date has been amended to October 15, 2025

On February 2, 2023, Bank of the West ("BOTW") merged with and into BMO Harris Bank N.A., a national banking association organized and existing under the laws of the United States. On September 3, 2023, BMO Harris Bank N.A. changed its name to BMO Bank N.A. As a result of the merger and name change, BMO Bank N.A. is now the Issuing Bank under MB60517278.

We, BMO Bank N.A., hereby advise you that the Letter of Credit No. MB60517278, dated 09/16/2019 in your favor is amended by replacing the name of the Issuing Bank, Bank of the West, with BMO Bank N.A. and the Letter of Credit number with HACH699585OS.

All correspondence and inquiries regarding this Irrevocable Standby Letter of Credit should be directed to our Customer Service Center at the above address, telephone: 1-877-801-0414 or 1-888-600-8723, always quoting our Irrevocable Standby Letter of Credit reference number HACH699585OS which also has to be indicated on any documents that require the Letter of Credit number.

Please amend your records accordingly.

All other terms and conditions remain unchanged.



BMO Bank N.A.

Unless otherwise instructed herein, all correspondence and inquiries regarding this transaction should be directed to our Customer Service Center at the above address, telephone: as indicated. Please indicate our reference number in all your correspondence or telephone inquiries.

Regards,

A handwritten signature in dark ink, appearing to be "J. [unclear]", is written over a horizontal line. Below the line, the text "Authorized Signature(s)" is printed.  
Authorized Signature(s)

**COPY**

ORIGINAL



**BMO Bank N.A.**

C/O Bank of Montreal  
250 Yonge Street, 11th Floor  
Toronto, Ontario M5B 2L7  
Tel: 1-877-301-0414  
Fax: 1-811-801-7787  
SWIFT: HATXUS44

13300 Crossroads Parkway North | SC-XRD-2W-G  
City of Industry, CA 91746-3417  
Tel: 1-800-300-3723  
SL: FT: HATXUS41

**DOUGLAS COUNTY****OCT 01 2024****ENGINEERING  
SERVICES****Irrevocable  
Standby Letter of Credit  
No. HACH699584OS****Amendment no. 4**

Dated September 30, 2024

**Beneficiary:**

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS  
100 THIRD STREET  
CASTLE ROCK, CO 80104 United States

**Applicant:**

KB HOME COLORADO INC.  
7807 E. PEAKVIEW AVE., SUITE 300  
CENTENNIAL, CO 80111 United States

We amend our Standby Letter of Credit subject to the following terms and conditions. This amendment forms an integral part of the original instrument. All other terms and conditions remain unchanged.

**Amended Terms:**

Expiry date has been amended to October 15, 2025

On February 2, 2023, Bank of the West ("BOTW") merged with and into BMO Harris Bank N.A., a national banking association organized and existing under the laws of the United States. On September 3, 2023, BMO Harris Bank N.A. changed its name to BMO Bank N.A. As a result of the merger and name change, BMO Bank N.A. is now the Issuing Bank under MB60517277.

We, BMO Bank N.A., hereby advise you that the Letter of Credit No. MB60517277, dated 09/16/2019 in your favor is amended by replacing the name of the Issuing Bank, Bank of the West, with BMO Bank N.A. and the Letter of Credit number with HACH699584OS.

All correspondence and inquiries regarding this Irrevocable Standby Letter of Credit should be directed to our Customer Service Center at the above address, telephone: 1-877-801-0414 or 1-888-600-8723, always quoting our Irrevocable Standby Letter of Credit reference number HACH699584OS which also has to be indicated on any documents that require the Letter of Credit number.

Please amend your records accordingly.

All other terms and conditions remain unchanged.

BMO



BMO Bank N.A.

Unless otherwise instructed herein, all correspondence and inquiries regarding this transaction should be directed to our Customer Service Center at the above address, telephone: as indicated. Please indicate our reference number in all your correspondence or telephone inquiries.

Regards,

Authorized Signature(s)

**COPY**

ORIGINAL

**BMO Bank N.A.**

C/O Bank of Montreal  
250 Yonge Street, 11th Floor  
Toronto, Ontario M5B 2L7  
Tel: 1 377 801-0414  
Fax: 1-877-801-7781  
SWIFT: BTMUS44

13300 Crossroads Parkway North | SC-XRD-2W-G  
City of Industry, CA 91746-3417  
Tel: 1-800-600-8723  
SWIFT: ATRUS44

**DOUGLAS COUNTY**

OCT 01 2024

**ENGINEERING  
SERVICES****Irrevocable  
Standby Letter of Credit  
No. HACH699583OS****Amendment no. 4**

Dated September 30, 2024

**Beneficiary:**

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS  
100 THIRD STREET  
CASTLE ROCK, CO 80104 United States

**Applicant:**

KB HOME COLORADO INC.  
7807 E. PEAKVIEW AVE, SUITE 300  
CENTENNIAL, CO 80111 United States

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**Amended Terms:**

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On February 2, 2023, Bank of the West ("BOTW") merged with and into BMO Harris Bank N.A., a national banking association organized and existing under the laws of the United States. On September 3, 2023, BMO Harris Bank N.A. changed its name to BMO Bank N.A. As a result of the merger and name change, BMO Bank N.A. is now the Issuing Bank under MB60517276.

We, BMO Bank N.A., hereby advise you that the Letter of Credit No. MB60517276, dated 09/16/2019 in your favor is amended by replacing the name of the Issuing Bank, Bank of the West, with BMO Bank N.A. and the Letter of Credit number with HACH699583OS.

All correspondence and inquiries regarding this Irrevocable Standby Letter of Credit should be directed to our Customer Service Center at the above address, telephone: 1-877-801-0414 or 1-888-600-8723, always quoting our Irrevocable Standby Letter of Credit reference number HACH699583OS which also has to be indicated on any documents that require the Letter of Credit number.

Please amend your records accordingly.

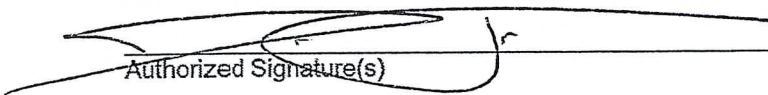
All other terms and conditions remain unchanged.



BMO Bank N.A.

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Regards,

  
Authorized Signature(s)

COPY

ORIGINAL



# Transaction Record



TRACKING NO.:  
884209137980

SHIP DATE:  
Sep 8, 2025

ESTIMATED SHIPPING CHARGES:  
8.85 USD

## From address

### Douglas County

Janet Peterson  
100 Third Street  
80104 CO Castle Rock  
US  
Phone: 3036636240  
jlpeterson@douglas.co.us

## To address

### KB Home colorado, Inc.

Mark Armstrong  
7807 E. Peakview Ave., Suite 300  
80111 CO CENTENNIAL  
US  
Phone: 3036636240

## Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	1.00 lb			n/a
<b>Packaging type:</b> Your Packaging		<b>Service:</b> FedEx Standard Overnight	<b>Pickup / drop-off type:</b> I'll drop off my shipment at a FedEx location	

## Billing information

Bill transportation cost to: \*\*\*\*\*155

Bill duties, taxes and fees to:

Your reference: DV 14 380 - Vill A

P.O. No.:

Invoice No.:

Department No.:

**Please note:** This transaction record is neither a statement nor an invoice, and does not confirm shipment tendered to FedEx or payment. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.

Tracking ID: 884209137980  

 Delivered

Tuesday, 9/9/25 at 10:42 AM

Signed for by: Signature not required

How was your delivery?



 [GPS delivery location](#)

[→ View more details](#)

 [Obtain proof of delivery](#)

 [Report missing package](#)

**From**

Douglas County  
100 Third Street  
Castle Rock, CO US 80104

**To**

KB Home colorado, Inc.  
7807 E. Peakview Ave., Suite 300  
ENGLEWOOD, CO US

**OUR COMPANY**

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