

September 18, 2025

Franktown Development Company, LLC
Wallace E. Carroll, Jr.
Manager
609 W. Littleton Blvd., Suite 206
Littleton, CO 80120

File No.: DV2020-197

**RE: Expiration of Letter of Credit No. 100107380-3 – Arrowpoint Subdivision,
Warranty Performance.**

Dear Wallace,

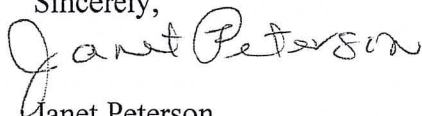
Please be advised that the letter of credit in the amount of \$195,420.15 held as Warranty Performance security for the above referenced project expires on **November 8, 2025**. This letter of credit should be amended to extend the expiration date for at least a **one-year period** and submitted to this office no later than *October 27, 2025*. It is the policy of Douglas County to maintain current security for all projects *until the improvements have been inspected and approved for final release* by the Engineering Inspections Division.

We must hear from you by October 27, 2025, or the matter will be heard before the Board of County Commissioners at the regular business meeting on October 28, 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 for Private Development, dated September 27, 2021, 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 Engineering.

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

Sincerely,



Janet Peterson
Engineering Agreements Technician

Attachments

Franktown Development Company, LLC

September 18, 2025

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C: Janet Herman, P.E., Public Works Engineering Director
Zeke Lynch, P.E., Assistant Director Public Works Engineering
AMG National Trust Bank, Doug Meckelnburg, Chief Credit Officer
1155 Canyon Blvd., Suite 310, Boulder, CO 80302

File

DOUGLAS COUNTY

OCT 25 2024

ENGINEERING
SERVICES

AMENDMENT NO. 002
TO IRREVOCABLE STANDBY LETTER OF CREDIT NO. 100107380-3
DATED November 8, 2021

This page shall be attached to and become an integral part of the above referenced Letter of Credit

November 8, 2024

Beneficiary:

The Board of County Commissioners of the County of Douglas
100 Third St
Castle Rock, CO 80104
ATTN: Janet Peterson

Applicant:

Franktown Development Company, LLC
609 W Littleton Blvd, Suite 206
Littleton, CO 80120

Dear Sir or Madam:

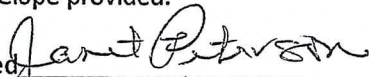
At the request of and for the account of our customer, the above referenced Letter of Credit issued in your favor in the amount of \$195,420.15 is amended as follows:

1. This Letter of Credit is hereby extended to November 8, 2025

All other terms and conditions of the original Letter of Credit shall remain unchanged and in full force and effect.

Indicate your acceptance or rejection of this amendment by signing the enclosed copy and returning it in the envelope provided.

Accepted


11/28/24

Rejected

Sincerely,

AMG National Trust Bank


Doug Meckelnburg
Chief Credit Officer

Transaction Record



C206294463 - new tracking

TRACKING NO.:

884491976422

SHIP DATE:

Sep 18, 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

Franktown Development Company, LLC

Wallace E. Carroll, Jr.
609 W. Littleton Blvd., Suite 206
80120 CO LITTLETON
US
Phone: 3036636240

Ryan

*changed to
2195 Prime Rd.
unit D - HR 80129*

Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	1.00 lb			n/a
Packaging type: Your Packaging		Service: FedEx Standard Overnight	Pickup / drop-off type: 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 20 197

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: 884491976422 📄 ⏪

✓ Delivered

Wednesday, 9/24/25 at 2:23 PM

Left on porch

Signed for by: Signature not required



📍 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

Franktown Development Company, LLC
609 W. Littleton Blvd., Suite 206
LITTLETON, CO US

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