

March 27, 2025

Remuda Ranch Development, LLC
Thomas J. Wiens
President
5567 S. Perry Park Rd.
Sedalia, CO 80135

File No.: DV2017-258

RE: Expiration of Letter of Credit No. 10095 – Remuda Ranch Rural Site Plan – Public Improvements Agreement (PIA) – Warranty Performance Security for Remuda Ranch Parkway and Ponds A & B

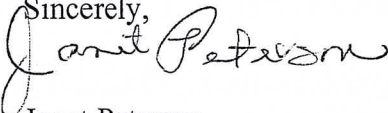
Dear Mr. Wiens,

Please be advised that the letter of credit in the amount of \$218,938.00 held as Warranty Performance security for the above referenced project expires on **May 5, 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 *April 21, 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 April 21, 2025, or the matter will be heard before the Board of County Commissioners at the regular business meeting on April 22, 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 Public Improvements Agreement, dated August 5, 2019, 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

Remuda Ranch Development, LLC

March 27, 2025

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C: Janet Herman, P.E., Public Works Engineering Director
Zeke Lynch, P.E., Assistant Director Public Works Engineering
FirstTier Bank, Angelina Young, Portfolio Manager, 1508 Stillwater Ave.
Cheyenne, WY 82003

File



DOUGLAS COUNTY
APR 19 2024
ENGINEERING
SERVICES

AMENDMENT #2 TO IRREVOCABLE STANDBY LETTER OF CREDIT
Letter Of Credit Number: 10095

Amount: U.S. \$218,938.00 (Two Hundred Eighteen Thousand Nine Hundred Thirty Eight)

This Amendment is issued on April 16th, 2024 by Issuer in favor of the Beneficiary for the account of Applicant. The parties' names and addresses are as follows:

COPY

APPLICANT:

Remuda Ranch Development LLC
5567 S. Perry Park Rd
Sedalia, CO 80135

BENEFICIARY:

The County of Douglas
100 Third St
Castle Rock, CO 80104


ISSUER:

FirsTier Bank
1508 Stillwater Ave
Cheyenne, WY 82009

EXPIRATION DATE. This Letter of Credit previously expired on the close of business at Issuer's address at 5:00 PM Mountain Time on May 5th, 2024. This written notice of amendment issued in accordance with the Subdivision Improvement Agreement between Remuda Ranch Development LLC and Douglas County extends the Expiration Date to close of business at 5:00 PM Mountain Time on May 5th, 2025. Issuer agrees to honor all Drafts presented in strict compliance with the provisions of this Letter of Credit on or before the amended Expiration Date. This Letter of Credit will have no automatic extensions of the maturity date.

ISSUER:

FirsTier Bank,

By  Date 4-16-2024

Tim Ostic,
FirsTier Bank President



Angelina Young
Portfolio Manager/Credit Analyst

P.O. Box 20130, 82003 1508 Stillwa
Cheyenne, WY (307) 632-3500 Fax (.
www.firsttierbanks.com

1508 Stillwater Ave.
PO Box 20130
Cheyenne, WY 82003

307.632.3500 Office
307.632.3516 Fax
ayoung@firsttierbanks.com

Transaction Record



TRACKING NO.: 880127385039	SHIP DATE: Mar 27, 2025	ESTIMATED SHIPPING CHARGES: 14.63 USD
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From address

Douglas County

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

To address

Remuda Ranch Development, LLC

Thomas Weins
5567 S. Perry Park Rd.
80135 CO SEDALIA
US
Phone: 3036636240

Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	1.00 lb			n/a
Packaging type: Your Packaging		Service: FedEx Priority 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 17 258

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: 880127385039

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Signed for by: Signature not required

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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

Remuda Ranch Development, LLC
5567 S. Perry Park Rd.
SEDALIA, CO US 80135

OUR COMPANY

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Investor Relations