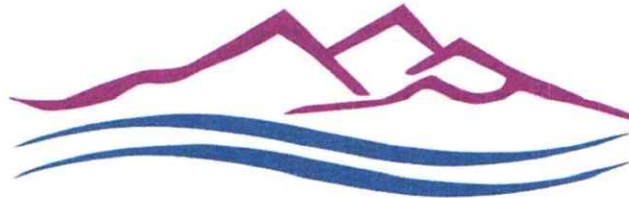


Directors:
Emily McMurtrey, President
Larry Brandt
Ryan Heiland
Ed Martens
Bill Szymd
James Walker
Ward 5 Vacant



Little Thompson Water District

September 24, 2025

District Manager:
Amber Kauffman
835 E Highway 56
Berthoud, CO 80513

P: 970-532-2096
F: 970-532-3734

www.littlethompsonwd.gov

Rachelle and Jason Lopez
1216 104th Avenue Court
Greeley, CO 80634
970-691-4491
shellehatti@gmail.com

Subject: Commitment Letter to Serve Property 6819 West County Road 18, Loveland, Colorado

Dear Mr. & Mrs. Lopez:

This letter is in response to your request for a water service commitment for a 3/4-inch estate residential tap on the property located at 6819 West County Road 18, Loveland, CO, or more generally described as follows:

PORTION OF SE ¼ OF SEC. 24, T05N, R70W -- LARIMER COUNTY, CO

Parcel 0524410001

The District provides water service within its service area as defined by the District. The provision of water service by extension of existing water lines of the District to the above property and the installation of taps for lots is made under the terms of the Rules and Regulations of the District established by the Board of the District from time to time. You may obtain a copy of the Rules and Regulations from the District. This letter outlines the provisions of the Rules and Regulations; however, this letter does not change any provisions of the Rules and Regulations. The Board of the District may alter and amend the Rules and Regulations at any time, and the provisions of this letter are subject to alteration and amendment based on changes in the Rules and Regulations of the District.

We currently own and operate a 6-inch diameter waterline along the north side of West County Road 18. The District can commit to providing service to the requested 3/4-inch estate residential tap, subject to the following additional limitations on the provision of water service:

- 1) All improvements to District facilities required to provide service will be the Developer's financial responsibility in accordance with the District Rules and Regulations. All improvements must conform to District Specifications.
- 2) The requested tap shall be connected to the 6-inch diameter waterline described above. Additionally, the meter pit must be located five (5) feet inside the property line and clear of any access to the subject property.
- 3) Please note that fire flow was not evaluated with this commitment request, as it was not specifically requested. The applicant should contact the District for potential system upgrade requirements and fees for this provision if fire flow is required.

Responsible water use and conservation are of significant importance to ensure the District has an adequate water supply for all its customers. Please note that the annual allotment for a 3/4-inch estate residential tap is 360,000 gallons (1.10 acre-feet). We urge you, as the customer, to keep your water use within your annual allotment of 360,000 gallons (1.10 acre-feet) for your requested tap. Please note that excessive overuse may result in expensive surcharges, and repeated overuse may result in the requirement to dedicate additional raw water to the District for this requested tap.

For information on responsible water use and conservation, please visit our website at <https://littlenthompsonwd.colorado.gov/conservation-programs>.

This commitment letter will expire two years from the date of this letter if the tap has not been purchased, paid for, and installed by that date of expiration. Please note that tap fees can change at any time within this two-year period. The current fee for one 3/4-inch estate residential tap is \$183,100.00, with installation and materials provided by the District. This fee does include the required raw water dedication of 1.10 acre-feet noted above.

Also, please note that there may be an additional cost for permitting, traffic control, boring, materials, or labor for tapping the main line and installing the meter pit, all of which are the responsibility of the Developer. Furthermore, it is the Developer's responsibility to determine if additional installation costs are necessary, along with the amount of such costs, prior to construction.

YOU ARE HEREBY ADVISED THAT THE RULES, REGULATIONS, AND TARIFFS OF THE DISTRICT ARE SUBJECT TO CHANGE WITHOUT NOTICE; AND THIS LETTER IS ISSUED WITH THE SPECIFIC LIMITATION THAT THE DISTRICT MAY CHANGE THE RULES, REGULATIONS, AND TARIFFS APPLICABLE TO THE ABOVE PROPERTY AT ANY TIME WITHOUT NOTICE TO YOU OR ANY PERSON.

Thank you, and please contact the District with any questions.

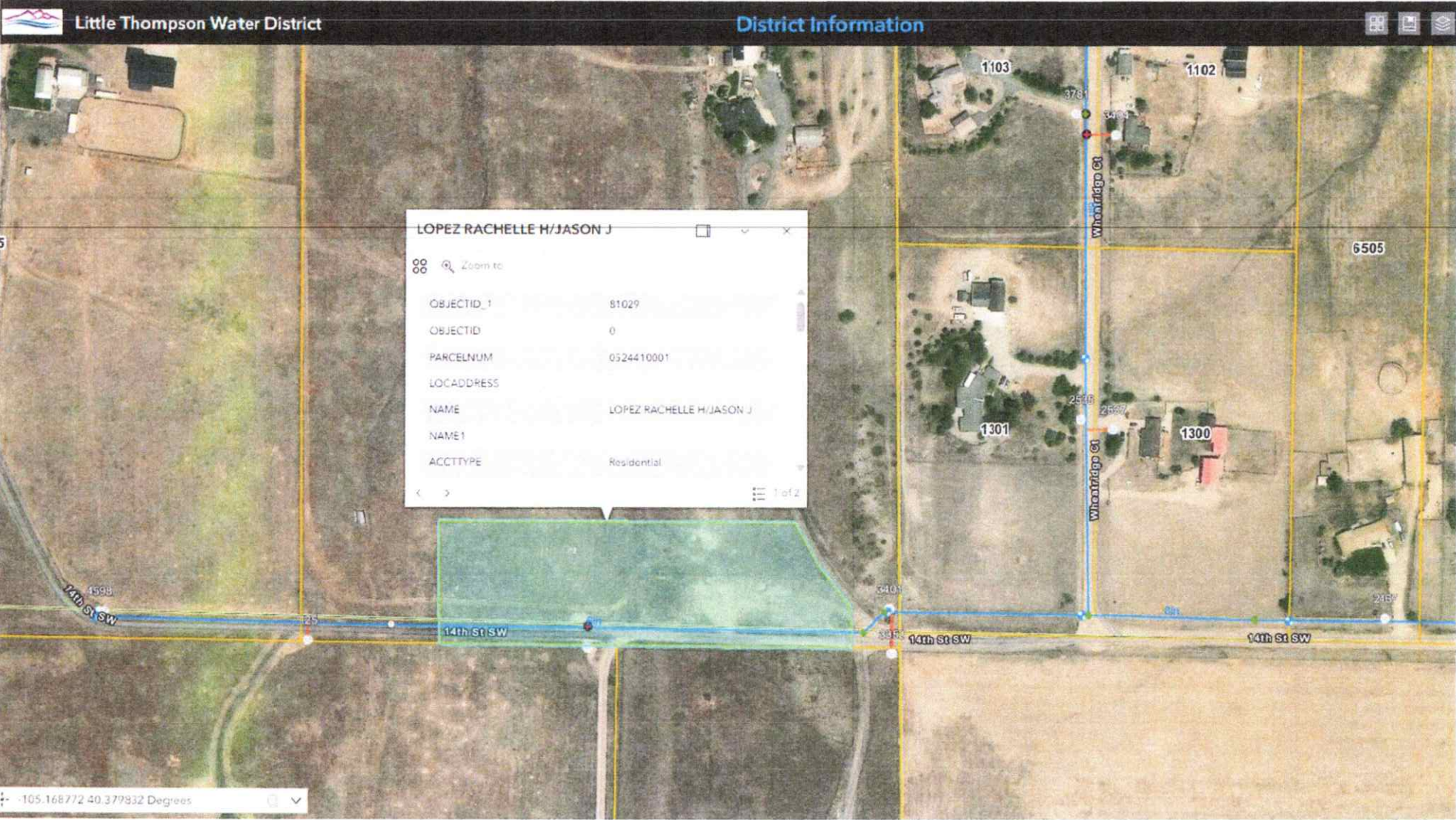
Regards,



Jake Hebert, PE
Civil Engineer III

(Attachments)

cc: Brad Eaton, PE – Little Thompson Water District



LC Parcel #0524410001

Rachelle H & Jason J Lopez