



303-841-4627 • pwsd.org • 13939 Ancestry Drive • Parker, CO 80134

November 3, 2025

Dan Williams
Ventana Capital, Inc.
8768 Concord Center Drive, Suite #200
Englewood, Co 80112

Sent via electronic mail transmission to: dwilliams@ventanacap.com

**Re: Water and Sanitary Sewer Service to the Crow's Nest – West of Trails at Crowfoot
Crowfoot Valley Road, Parker, CO 80134**

Dear Mr. Williams:

This letter responds to your email dated October 31, 2025, in which you requested confirmation that the August 27, 2025 letter delivered to you under the signature of Heather Justus remains effective for your above-referenced property. The August 27, 2025 letter was provided to you based on very limited information regarding your proposed development and was not intended to guarantee water and sanitary sewer service to the property.

This letter serves to provide more information regarding Parker Water and Sanitation District ("Parker Water") service to the property. Substantial review of your property, the proposed development, the water rights available to serve it, and other matters will be required prior to the Board of Directors considering whether to include your property into the boundaries of Parker Water for water and sanitary sewer service.

To receive water and sanitary sewer service, the owners of the property must petition for and be granted inclusion into Parker Water by its Board of Directors. Should such inclusion petition be granted, all water and sanitary sewer services be provided and conditioned upon compliance with all Parker Water Rules and Regulations, standards and specifications, sufficient water dedications for the planned development, payment of all required fees, and any conditions specific to the property.

Parker Water is also subject to an IGA with the Town of Parker regarding inclusions and annexations, which governs certain areas surrounding the Town of Parker. Further review of your inclusion will include compliance with the terms of the IGA, as it has been amended.

Sincerely,

A handwritten signature in black ink that reads "Ron R. Redd, P.E." The signature is fluid and cursive, with "Ron" and "R." being the initials.

Ron R. Redd, P.E.
District Manager, Parker Water & Sanitation District