

ParkerWater

& SANITATION DISTRICT

April 16, 2026

Skyler Hager
North Canyons Development Company
3033 E. 1st Avenue, Suite 725
Denver, CO 80206

**RE: Canyonside Filing 1, Lot 3, State Parcel No. 2351-023-03-003
Water & Sanitary Service to Re-plat to subdivide the single Lot into up to 75 SFD Lots.
Preliminary Site Plan, (17.622 Acres) (the "Subject Property")**

Dear Mr. Hager:

In response to your email dated March 13, 2026, Parker Water confirms that the Subject Property will receive water and wastewater service from the Parker Water & Sanitation District pursuant to the terms of the Real Property Inclusion Agreement (2003). The Well Site MOU (2022), the Settlement Agreement (2022), and any other agreements relating to the provision of water and wastewater service to the Subject Property. Service will be in accordance with Parker Water's Rules and Regulations and Parker Water's specifications for construction of water and wastewater improvements.

Currently, at the date of this letter, Parker Water's records show that North Canyons Development Company has 1,555 available water resource credits available for use on all of the property that was the subject of the 2003 Real Property Inclusion Agreement. The water resource credits are currently held in the name of North Canyons Development Company. The provision of service to the Subject Property North Canyons Development Company anticipates the maximum of 80 SFE for residential service this would include domestic water service and irrigation taps. Please note that North Canyons Development Company would be required to provide the water credit numbers when purchasing the taps for this development.

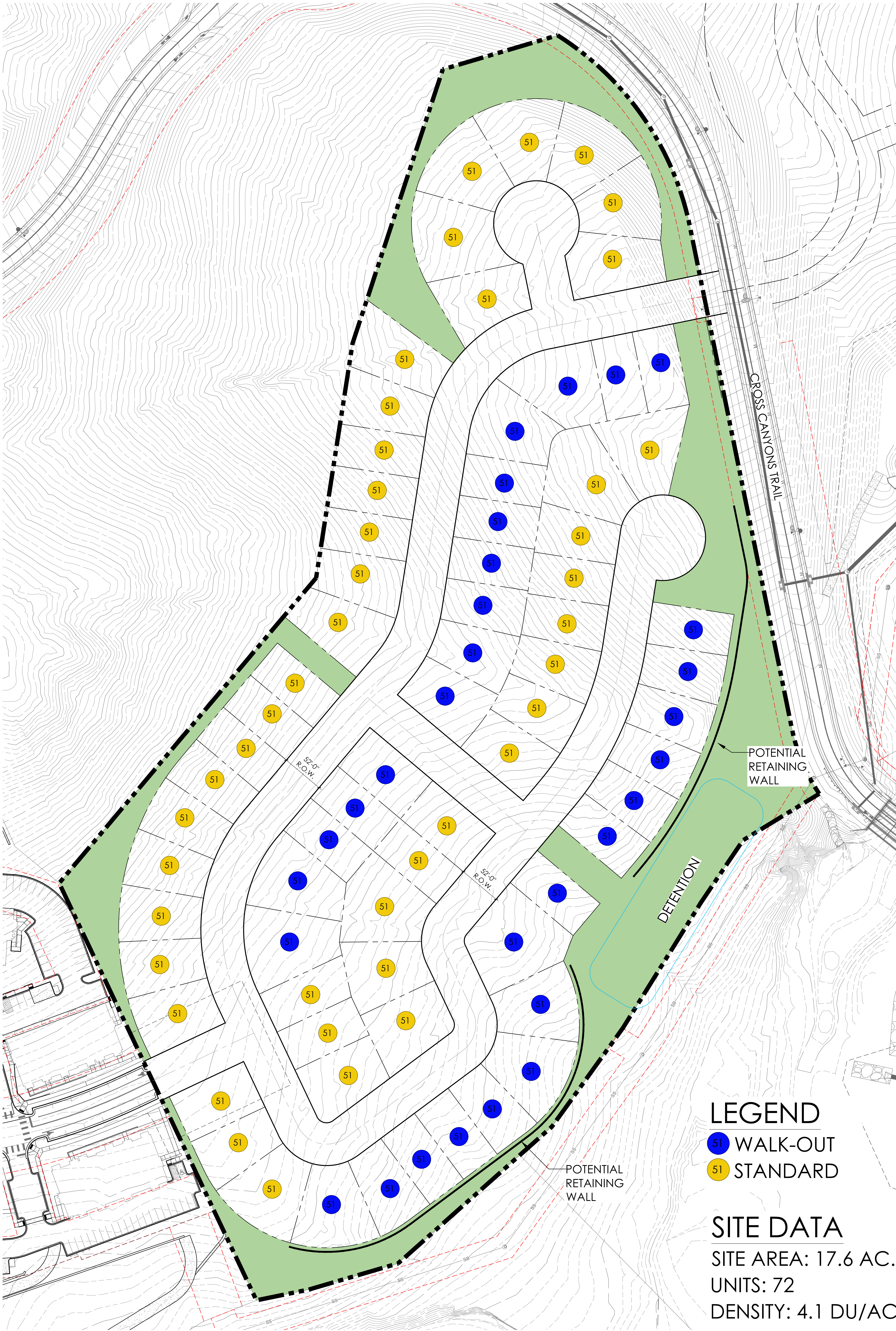
All required fees must be paid. Improvement and Financial Guarantee agreements will be required for public improvements that will be conveyed to Parker Water. Utility easements and other rights may also be necessary depending on the development plans.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,
Parker Water and Sanitation District


Jarod Baylie
Engineering Supervisor

3/8/2026 11:03 AM P:\CANYONSIDEFILING 1\LOT 3\CAD\PLANNING\DWG CANYONSIDEFILING 1.LOT 3 PRELIMINARY SITE PLAN SFD 51'X100.DWG 2X36 EXHIBIT PORT



LEGEND

- 51 WALK-OUT
- 51 STANDARD

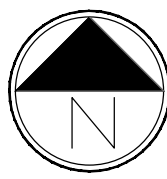
SITE DATA

SITE AREA: 17.6 AC.
UNITS: 72
DENSITY: 4.1 DU/AC

PRELIMINARY SITE PLAN (SFD 51'X100')

March 6, 2026

CANYONSIDEFILING 1, LOT 3
CASTLE PINES, CO



Scale: 1"= 50'-0"

