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August 17, 2020

VIA EMAIL
Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
pgoff@ci.wheatridge.co.us

Re: Ward TOD Metropolitan District Nos. 1-3
Operations and Maintenance Plan

Dear Mr. Goff:

White Bear Ankele Tanaka & Waldron represents Ward TOD Metropolitan District Nos. 1-3 (collectively, the "**Districts**"). The Districts and the City of Wheat Ridge, Colorado entered into that certain Amended and Restated Intergovernmental Agreement on May 13, 2019 (the "**IGA**").

Exhibit A of the IGA sets forth the anticipated operations and maintenance responsibilities of the City of Wheat Ridge (the "**City**"), Ridge at Ward Station Homeowners Association, Inc. (the "**HOA**"), and the Districts.

The Districts are submitting this letter to clarify that the landscaping and irrigation within the right-of-way includes tree lawns, specify the snow removal threshold for alleys and walkways, identify the specific tracts that include entry monumentation, and confirm that Ward TOD Metropolitan District No. 1 will be responsible for operations and maintenance of the alleyways. All changes to Exhibit A are shown in yellow highlight.

	City	District	HOA
Adjacent to Right-of-way	The City will maintain the following within the right-of-way: -Sidewalks -Curb, gutter -Street -Street/ped lights -Traffic/safety signs	As it pertains to the right-of-way the District will be responsible for: -Storm sewer -Landscaping (including in the tree lawns) -Irrigation (including in the tree lawns) -Street furnishings (e.g. trash cans, benches—including maintenance of furniture and emptying trash) -Entry documentation or fencing in the ROW	

Within Tracts		-Landscaping, irrigation, and sidewalks on Tract U and Tract W -Entry monumentation (Tracts K, N, Z and MM) -Paseo (Tract U) - Park amenities (Tract W)	-All other landscaping -All other irrigation -All other sidewalks -Lighting (not in right-of-way) -Mail kiosks -Snow removal for alleys and walkways when snow accumulation is greater than 3 inches -Signage in private tracts, not monumentation
Other		Alleyways	

Please let us know if you have any questions regarding this letter and sign the acknowledgement on the next page.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON

Megan J. Murphy

Megan J. Murphy

Copies to: Mr. Gerald Dahl gdahl@mdbrlaw.com

CITY ACKNOWLEDGMENT

The City of Wheat Ridge acknowledges receipt of this letter dated August 17, 2020 regarding operations and maintenance responsibilities of the City of Wheat Ridge, Ridge at Ward Station Homeowners Association, Inc., and Ward TOD Metropolitan Districts Nos. 1-3.

CITY OF WHEAT RIDGE, COLORADO

By: Patrick Goff