RESOLUTION
OF THE BOARD OF DIRECTORS OF THE
WARD TOD METROPOLITAN DISTRICT NO. 1

REGARDING ACCEPTANCE OF PUBLIC INFRASTRUCTURE

WHEREAS, the Ward TOD Metropolitan District No. 1, in the City of Wheat Ridge, Jefferson County, Colorado (the "**District**"), is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, the District has the power to provide certain public infrastructure, improvements, facilities and services (collectively, the "**Public Infrastructure**"), as described in Article 1, Title 32, Colorado Revised Statutes (the "**Special District Act**"), and as authorized in the Service Plan for the District, as amended (the "**Service Plan**"); and

WHEREAS, in accordance with the Special District Act and the Service Plan, the District has the power to acquire real and personal property, manage, control, and supervise the affairs of the District, including the acquisition, financing, construction, and installation of the Public Infrastructure, and to perform all other necessary and appropriate functions in furtherance of the Special District Act and the Service Plan; and

WHEREAS, the District and Toll Southwest LLC ("**Toll Southwest**") entered into that certain Infrastructure Acquisition and Reimbursement Agreement dated August 27, 2019 (the "**Acquisition Agreement**"); and

WHEREAS, pursuant to the Acquisition Agreement, Toll Southwest was required to provide documentation for review by the District's Engineer and Accountant associated with the District's acquisition of Public Infrastructure and associated real property (the "**Accepted Infrastructure**"); and

WHEREAS, the District's engineer has reviewed the previously Accepted Infrastructure and issued a report attached hereto as **Exhibit A** and incorporated herein by this reference (the "**Engineer's Report**") to confirm that the District owns all the Accepted Infrastructure it is intended to own.

NOW, THEREFORE, be it resolved by the Board of the District as follows:

1. Incorporation of Recitals. The above recitals are hereby incorporated into and made a part of this resolution.

2. Acceptance of Report. The Board has reviewed the Engineer's Report and hereby accepts the Engineer's Report.

ADOPTED this 16th day of January, 2025.

DISTRICT:
WARD TOD METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado

Ben Both

By: Ben Both (Feb 3, 2025 16:23 MST)
Officer of the District

Attest:

Christopher Ferguson

By: Christopher Ferguson (Feb 3, 2025 12:57 MST)
Secretary

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON

Megan J. Murphy

General Counsel to the District

Exhibit A
Engineer Report

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Ward TOD
Metropolitan District Nos. 1-3
Infrastructure Acquisition



Report #1
January 2025

INDEPENDENT DES District Engineering SERVICES

Independent District Engineering Services, LLC
1626 Cole Blvd, Suite 125
Lakewood, CO 80401
www.idesllc.com

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Ward TOD Metropolitan District Nos. 1-3
Infrastructure Acquisition Report #1

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January 16, 2025

Ward TOD Metropolitan District Board
C/o White Bear Ankele Tanaka & Waldron
2154 E Commons Ave #2000
Centennial, CO 80122

WARD TOD METROPOLITAN DISTRICT INFRASTRUCTURE ACQUISITION REPORT #1

INTRODUCTION

Independent District Engineering Services, LLC (the "Engineer") was hired by the Ward TOD Metropolitan District (the "District") to review previous infrastructure acquisitions and provide recommendation of infrastructure acquisition from Toll Southwest LLC (the "Developer") based on the requirements listed by the Infrastructure Acquisition and Reimbursement Agreement (the "IARA"). The improvements are for the Ridge at Ward Station development located in the City of Wheat Ridge, Colorado (the "Project"). This infrastructure acquisition report summarizes the Engineer's approach and recommendations for the project.

REFERENCE DOCUMENTS

The following documents were used in determining recommendations for this report:

- Amended and Restated Service Plan for Ward TOD Metropolitan District, prepared by White Bear Ankele Tanaka & Waldron, dated May 13, 2019.
- Infrastructure Acquisition and Reimbursement Agreement, by and between Toll Southwest and Ward TOD Metropolitan District No. 1, dated August 27th, 2019.
- Resolution of the Board of Directors of the Ward TOD Metropolitan District No. 1 Regarding Acceptance of Public Infrastructure (Tracts D, E, and F), adopted January 28, 2021.
- Resolution of the Board of Directors of the Ward TOD Metropolitan District No. 1 Regarding Acceptance of Public Infrastructure (Tracts A and C), adopted March 24, 2021.
- Resolution of the Board of Directors of the Ward TOD Metropolitan District No. 1 Regarding Acceptance of Public Infrastructure (Tracts B, E-1, E-2, G, and H), adopted October 27, 2021.
- Resolution of the Board of Directors of the Ward TOD Metropolitan District No. 1 Regarding Acceptance of Public Infrastructure (Tracts W and Z), adopted July 27, 2022.
- Resolution of the Board of Directors of the Ward TOD Metropolitan District No. 1 Regarding Acceptance of Public Infrastructure (Tract N), adopted July 25, 2023.
- Resolution of the Board of Directors of the Ward TOD Metropolitan District No. 1 Regarding Acceptance of Public Infrastructure (Tract K), adopted October 19, 2023.
- Resolution of the Board of Directors of the Ward TOD Metropolitan District No. 1 Regarding Acceptance of Public Infrastructure (Tracts II, JJ, MM, NN, OO, PP, U, U1, U2, U3, and U4), adopted October 21, 2024.
- Ward TOD Metropolitan District No. 1 Ownership, Operations and Maintenance Tracking Document provided by Toll Brothers on January 8, 2025.

The Engineer used the above documents only as a general guideline for the recommendation of infrastructure acquisition.

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DISCUSSION

Improvements

All Improvements and Tracts that were to be conveyed to the District for ownership and maintenance were accepted by the District between January 28, 2021 and October 21, 2024. All accepted Improvements conveyed to the District are listed below. Attachment A of this report depicts the Tracts that have been accepted by the District in each of the resolutions.

- Tract A – Concrete Alleyway
- Tract B – Concrete Alleyway
- Tract C – Concrete Alleyway
- Tract D – Concrete Alleyway
- Tract E – Concrete Alleyway
- Tract E-1 – Concrete Alleyway
- Tract E-2 – Concrete Alleyway
- Tract F – Concrete Alleyway
- Tract G – Concrete Alleyway
- Tract H – Concrete Alleyway
- Tract N – Monument Sign and Landscaping
- Tract U – Concrete Walkway and Landscaping
- Tract W – Park and Landscaping
- Tract Z – Monument Sign and Landscaping
- Tract M – Monument Sign and Landscaping

The remaining Improvements and Tracts (Tracts I, J, K, L, M, O, P, Q, R, S, T, U-1, U-2, U-3, U-4, V, W-1, W-2, X, Y, AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, NN, OO, and PP) were intended for ownership and maintenance by the Ridge at Ward Station Homeowners Association (the "HOA").

ACTIVITIES CONDUCTED

For this report, the following activities were performed:

- Governing documents provided by the District and the Developer were reviewed as the basis for recommendation for this report.
- A site visit was conducted. Project Improvements were photographed. Photos were taken of the Project to memorialize the infrastructure and are included in Attachment B.
- The Jefferson County GIS Assessor's Map was reviewed to confirm that all tracts have been transferred to the District.

This report was prepared with a specific scope, and an elaborate analysis was not performed. The Engineer did not confirm that District received all documents required for infrastructure acquisitions as defined in the IARA for improvements that were previously accepted by the District.

FINDINGS

The following is a summary of the Engineer's findings.

- The Engineer found that the District has already accepted all Tracts the District is expected to own and operate.

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- The Engineer found that Tracts U and MM were still owned by the Developer on the Jefferson County GIS Assessor's Map.
  The Engineer recommends the District confirm a Bill of Sale for these tracts has been recorded by the county.
- The Engineer found that Tracts U-1, U-2, U-3, U-4, II, PP, OO, NN, and JJ were accepted by the District in the Resolution of the Board of Directors of the Ward TOD Metropolitan District No. 1 Regarding Acceptance of Public Infrastructure (Tracts II, JJ, MM, NN, OO, PP, U, U1, U2, U3, and U4), adopted October 21, 2024, but should be owned and maintained by the HOA. The Engineer additionally confirmed these tracts were not owned by the District on the Jefferson County GIS Assessor's Map.
  The Engineer recommends the District transfer ownership and maintenance of Tracts U-1, U-2, U-3, U-4, II, PP, OO, NN, and JJ to the HOA

RECOMMENDATION

The Engineer recommends the following for the District.

1. The District not accept any additional infrastructure or tracts for the Developer.
2. The District confirm the Bill of Sale for Tracts U and MM has been recorded by the county and ownership of the tracts is updated on the Jefferson County GIS Assessor's Map.
3. The District transfers ownership and maintenance of Tracts U-1, U-2, U-3, U-4, II, PP, OO, NN, and JJ to the HOA.

Should you have any questions or require further information please feel free to contact us.

Respectfully Submitted,

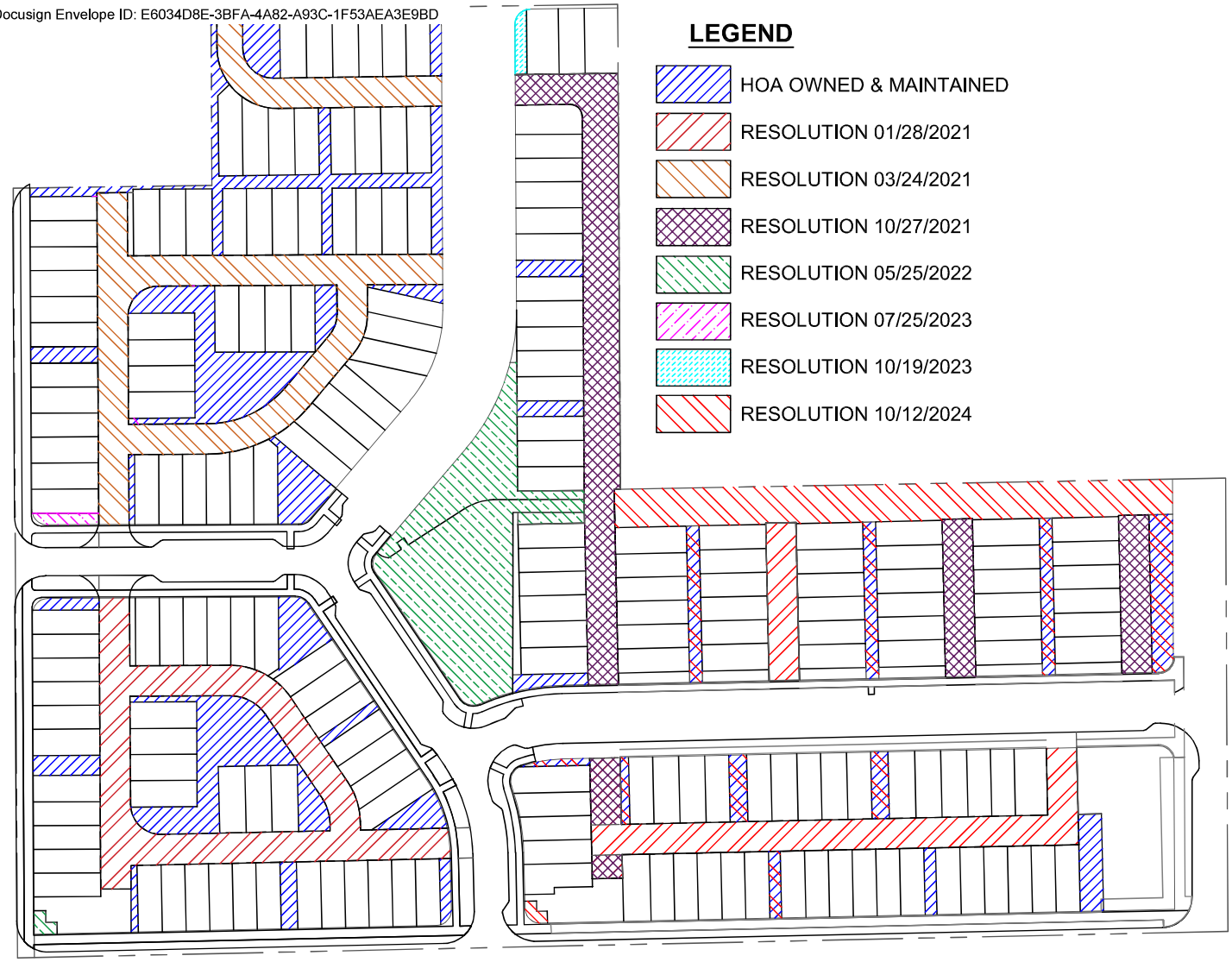
Signed by:
Brandon Collins, P.E.
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Brandon Collins, PE
Independent District Engineering Services, LLC

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Attachment A
Site Map

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INDEPENDENT DES District Engineering SERVICES

INDEPENDENT
DISTRICT ENGINEERING SERVICES, LLC
1626 COLE BOULEVARD #125, LAKEWOOD, CO 80401

WARD METROPOLITAN DISTRICT
INFRASTRUCTURE ACQUISITION #1

SHEET
1 of 1
SCALE: NONE
DATE: 01/16/2025

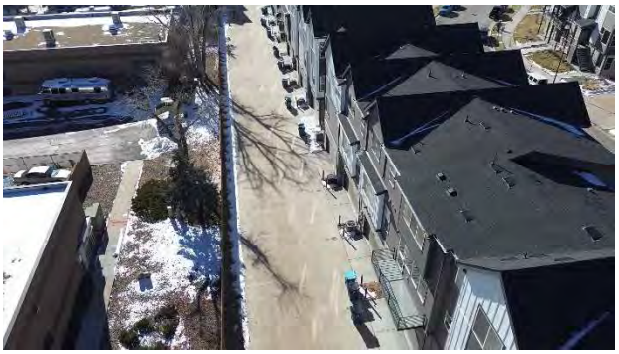
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Attachment B
Project Photos

INDEPENDENT
DES
District Engineering
SERVICES

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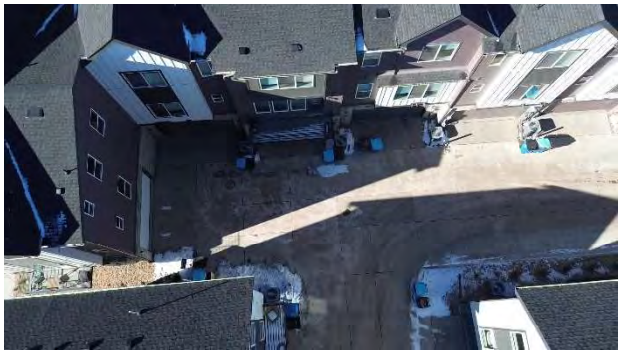
Ward TOD Metropolitan District Project Photos



Tract B (Facing South)



Tract U (Facing East)



Tracts E, E-1, and E-2 (Facing West)



Tract W (Facing North)



Tract MM (Facing North)



Tract A (Facing West)