



SENT VIA EMAIL to: Brandon.Knudsen@ziggiscoffee.com

July 30, 2024

4th & Main Holdings
Attn: Brandon Knudsen
400 Main Street
Longmont, Colorado 80501

RE: Ziggi's Coffee Site Plan - Notice of Final Acceptance of Public Infrastructure Improvements

Dear Mr. Knudsen,

In June 2024, Town of Mead staff completed a walk-through and inspection of the public landscaping and infrastructure improvements constructed as part of the Ziggi's Coffee development, in accordance with the Ziggi's Coffee Site Plan approved by the Town (together, the "Improvements"). For purposes of Final Acceptance, the Improvements do not include that portion of sidewalk improvements issued a 5-year warranty by FCI Constructors, Inc., as more specifically described in the letter attached to this Notice ("Sidewalk Improvements"). No deficiencies were found and no repairs required to the subject improvements. On July 29, 2024, the Town Board of Trustees considered and issued Final Acceptance of the Improvements. The Improvements were deemed compatible with the Town's requirements for Final Acceptance.

This letter, and the attached Resolution 58-R-2024, memorializes the Town's Final Acceptance of the Improvements (with the exception of the Sidewalk Improvements as provided herein), and officially terminates the 2-year warranty period. The attached letter, requesting termination of Letter of Credit No. 44222117 issued by High Plains Bank ("Issuer"), will be mailed to the Issuer's Office along with the original letter of credit.

Please contact me if you have any questions.

Sincerely,

Erika Rasmussen, P.E.
Town Engineer

Attachments:

Letter from FCI Constructors, Inc. to Town regarding Extended Warranty for Sidewalk,
dated November 10, 2021
Resolution No. 58-R-2024 dated July 29, 2024
Letter of Credit Termination Request Letter (to High Plains Bank)