

**EXHIBIT M**  
Will Serve Letters



Caet May &lt;caetm@redroom-design.com&gt;

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**Fwd: New Castle Development**

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**Abdi Pirzadeh** <Abdi@aspenbuilt.net>

Wed, Oct 29, 2025 at 3:46 PM

To: Caet May &lt;caetm@redroom-design.com&gt;, Lauren Dufresne &lt;laurend@redroom-design.com&gt;, Pinnacle Design &lt;pinnacledesign@sopris.net&gt;, "tstevens@stevensgroupinc.com" &lt;tstevens@stevensgroupinc.com&gt;

Best,

Abdi Pirzadeh, President  
1101 Village Rd. # LL-1B  
Carbondale, CO 81623  
(970)618-3555 mobile

<https://aspenbuilt.net/>  
[Abdi@aspenbuilt.net](mailto:Abdi@aspenbuilt.net)

[cid:image001.png@01DC48EB.3E6CE2B0]  
General Contractors

From: Wakefield, Samantha L <[Samantha.l.wakefield@xcelenergy.com](mailto:Samantha.l.wakefield@xcelenergy.com)>  
Sent: Wednesday, September 24, 2025 12:10 PM  
To: Abdi Pirzadeh <[Abdi@aspenbuilt.net](mailto:Abdi@aspenbuilt.net)>  
Subject: RE: New Castle Development

Abdi,  
I don't have enough information to give you an actual design. We need final loads to size transformers and final approved plat from the Town of New Castle before we design. We will want to come off pole with cabinet in front of condos (Riverview) on Co Rd 335. Cabinet is because the pole is full, then bring primary into your property and set transformer on each lot. We will require easement. Gas is available in Co Rd 335. Please check our standards(aka bluebook) for clearances on transformers. Sorry I can't do more at this time. Please apply when you have final loads and have approval from the Town. It would be ok to apply when design with the Town has only minor changes.  
Thanks.  
Sam

From: Abdi Pirzadeh <[Abdi@aspenbuilt.net](mailto:Abdi@aspenbuilt.net)<<mailto:Abdi@aspenbuilt.net>>>  
Sent: Wednesday, September 10, 2025 3:02 PM  
To: Wakefield, Samantha L <[Samantha.l.wakefield@xcelenergy.com](mailto:Samantha.l.wakefield@xcelenergy.com)<<mailto:Samantha.l.wakefield@xcelenergy.com>>>  
Cc: Pinnacle Design <[pinnacledesign@sopris.net](mailto:pinnacledesign@sopris.net)<<mailto:pinnacledesign@sopris.net>>>; [tstevens@stevensgroupinc.com](mailto:tstevens@stevensgroupinc.com)<<mailto:tstevens@stevensgroupinc.com>>  
Subject: New Castle Development

EXTERNAL - STOP & THINK before opening links and attachments.

Hi again Sam. Attached you will find the site plan and the work on progress civil engineering. New Castle has requested the electrical provider's design so they can approve the project. If that is not feasible which I don't think it is will you please send us a letter referencing what Excel I sable to provide without the approved project?

Best Regards,

Abdi Pirzadeh, President  
1101 Village Rd. # LL-1B  
Carbondale, CO 81623  
(970)618-3555 mobile

<https://aspenbuilt.net/><[https://urldefense.com/v3/\\_\\_https://aspenbuilt.net/\\_\\_;!!NkAB54OY!\\_fjZVpg7XECF0s\\_51d-D1s-TAJHitBhX6-1JlzJ70zQaA2bNzdnYCveaFcRqndi0sv7z\\_fNtKTZPjoBScebODnd4nupB\\$>](https://urldefense.com/v3/__https://aspenbuilt.net/__;!!NkAB54OY!_fjZVpg7XECF0s_51d-D1s-TAJHitBhX6-1JlzJ70zQaA2bNzdnYCveaFcRqndi0sv7z_fNtKTZPjoBScebODnd4nupB$>)>

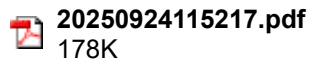
231

[Abdi@aspensbuilt.net](mailto:Abdi@aspensbuilt.net)<mailto:Abdi@aspensbuilt.net>

[cid:image001.png@01DC48EB.3E6CE2B0]

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**2 attachments**





Caet May &lt;caetm@redroom-design.com&gt;

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**7051 335 County Road, New Castle, Colorado 81647**

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**Killian - CDOT, Brian** <brian.killian@state.co.us>

Tue, Jun 4, 2024 at 9:53 AM

To: Caet May &lt;caetm@redroom-design.com&gt;

Cc: Tyniele Jordaan &lt;tynielej@redroom-design.com&gt;, Abdi Pirzadeh &lt;Abdi@aspenbuilt.net&gt;, Tom Steven &lt;Tom@aspenbuilt.net&gt;, Kandis Aggen - CDOT &lt;kandis.aggen@state.co.us&gt;

Caet,

Overall, CDOT has no comment since this is out of our jurisdiction, however, if the access creates safety and operational issues at the interchange, something will need to be done to mitigate the problems.

Per your proposed access location, the access will become a right-in-right out when a roundabout is installed. I wanted you to be aware of that. CDOT has no timeline on the roundabout construction, but it will eventually happen.

CDOT has no additional comments on the access.

Thanks,

Brian Killian  
Region 3 Access Program Manager  
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290  
222 S. 6th St, Room 100 Grand Junction, CO 81501  
[brian.killian@state.co.us](mailto:brian.killian@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

On Fri, May 31, 2024 at 4:25 PM Caet May <caetm@redroom-design.com> wrote:

[Quoted text hidden]



## WILL SERVE LETTER

May 30, 2024

Abdi Pirzadeh  
110 Spur Dr  
Glenwood Springs CO 81601

Re: The Coal Seam LLC Development

Dear Abdi,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 7051 County Road 335, New Castle CO 81647. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** - the site ready information can be found on our website at may be viewed at [Construction and Inspection | Xcel Energy](https://www.xcelenergy.com/ConstructionAndInspection).

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Sam Wakefield  
Xcel Energy Planner

Mailing address: Xcel Energy  
1995 Howard Ave  
Rifle, CO 81650



# **EXHIBIT N**

## Drawing Package

Plat (Pinnacle Design Consulting Group)  
Survey (Tuttle Surveying Services, Inc.)  
Floodplain Maps (Schmueser Gordan Meye Engineers & Surveyors)  
Civil Plans (Pinnacle Design Consulting Group)  
Civil Drainage Report (Pinnacle Design Consulting Group)  
Landscape and Irrigation Plan (The Stevens Group, Inc.)  
Rockfall Mitigation Plan (CTL Thompson)  
Architectural Site Plan (RED Room Design, LLC)  
Architectural Lot Coverage (RED Room Design, LLC)  
Architectural Gross Area (RED Room Design, LLC)  
Architectural Floor Plans (RED Room Design, LLC)  
Architectural Elevations (RED Room Design, LLC)  
Architectural Signage (RED Room Design, LLC)  
Architectural 3D Renderings (RED Room Design, LLC)  
Structural Retaining Wall Plan (BWR)