# LOAN CONTRACT AMENDMENT NO. 2

State Agency Department of Natural Resources Colorado Water Conservation Board (CWCB) 1313 Sherman St, Room 718 Denver, CO 80203	Amendment No.2 Contract Number CMS 199490 CT2023-2593
Borrower and Address North Poudre Irrigation Company	Original Contract Number CMS 179015
Current Contract Maximum Amount \$ 12,978,500.00	Contract Performance Beginning Date October 18, 2022
Project Name Park Creek Expansion Project	Contract Performance End Date October 18, 2027
Reason for Modification Amendment #2 increases the total loan amount.	<u>Loan Contract Terms</u> 2.55% for 30 years <u>Loan Contract Repayment Schedule</u> Loan not in repayment at this time

THE PARTIES HERETO HAVE EXECUTED THIS AMENDMENT Each person signing this Amendment represents and warrants that he or she is duly authorized to execute this Amendment and to bind the Party authorizing his or her signature. TATE OF COLORADO

BORROWER	Inved S. Delie, Couperar
North Poudre Irrigation Company	Jared S. Polis, Governor Colorado Department of Natural Resources
m. I Dont I	Dan Gibbs, Executive Director
- Muchael Mabuck	Colorado Water Conservation Board
(Signature)	16 OCC
Name: Michael Matsuda	(Signature)
Title: U. President	(Signature)
The permanent	Name: Kirk Russell, P.E., Section Chief
Date: 5/27/2025	
	May 28, 2025   11:40 AM MDT
ATTEST:	Date:
Cali Genter	
(Signature)	
Name: Cali Gunter	
Title: Corporate secretary	
Date: May 27th 2025	
In accordance with \$24-30-202 C R S, this Amendment is n	ot valid until signed and dated below by the State Controller
	ized delegate
	NTROLLER
	CPA, MBA, JD
Ion Cotso	
By:	
Ion Co	tsapas
Name:	
Title: DNR Pro	curement Director
Amendment Effective Date	June 4, 2025   3:19 PM MDT

#### 1. PARTIES

This Amendment (the "Amendment") to the Original Contract (the "Contract") shown on the Signature and Cover Page for this Amendment is entered into by and between the Borrower ("Borrower" or "Authority"), and the State ("CWCB").

#### 2. TERMINOLOGY

Except as specifically modified by this Amendment, all terms used in this Amendment that are defined in the Contract shall be construed and interpreted in accordance with the Contract.

## 3. AMENDMENT EFFECTIVE DATE AND TERM

#### A. Amendment Effective Date

This Amendment shall not be valid or enforceable until the Amendment Effective Date shown on the Signature and Cover Page for this Amendment. The State shall not be bound by any provision of this Amendment before that Amendment Effective Date.

The Parties' respective performances under this Amendment and the changes to the Contract contained herein shall commence on the Amendment Effective Date shown on the Signature and Cover Page for this Amendment.

#### 4. PURPOSE

The Borrower was approved for a CWCB loan contract, in July 2024 for the Park Creek Expansion project. Senate Bill 25-283, signed May 15, 2025, authorized an increase to the Loan. The amount of the current loan contract is increased by \$2,979,500.00 from \$9,999,000.00 to \$12,978,500.00. The total loan amount is hereby modified accordingly.

#### 5. MODIFICATIONS

The Contract and all prior amendments thereto, if any, are modified as follows:

- A. The previously revised Contract Maximum loan amount shown on the Signature and Cover Page for this Amendment is hereby deleted and replaced with the Current Contract Maximum Amount of \$12,978,500.00. The loan terms shall remain at 2.55% for 30 years.
- B. Amendment to Promissory Note, Appendix A-1, in the revised loan amount and incorporated herein, shall replace and supersede the Original Promissory Note attached to the Original Loan Contract as Appendix 3 and the Amendment to Promissory Note, Appendix A, attached to Contract Amendment No.1.
- C. Amendment to Security Agreement, Appendix B-1, in the revised loan amount and incorporated herein, shall supplement and operate in conjunction with the Original Security Agreement, attached to the Original Loan Contract as Appendix 5 and the Amendment to Security Agreement, Appendix B, attached to Contract Amendment No.1.
- D. Amendment to Deed of Trust, Appendix C-1, in the revised loan amount and incorporated herein, shall supplement and operate in conjunction with the Original Deed of Trust, attached to the Original Contract as Appendix 6 and the Amended Deed of Trust, Appendix C, attached to Contract Amendment No. 1. The Amendment to Deed of Trust (Appendix C-1) shall be recorded with the Larimer County Clerk and Recorder.

#### 6. **RESOLUTION**

The Borrower has adopted a Board of Director's Resolution, irrepealable for the term of this loan, authorizing the Borrower to enter into this contract amendment to borrow the additional loan amount, to establish and collect assessments sufficient to pay the annual loan payments, to pledge said assessments for repayment of the loan, and to execute documents necessary to convey a security interest in said assessments and collateral, if necessary, to the CWCB, and attached as Appendix D-1.

## 7. ATTORNEY OPINION LETTER

Prior to the execution of this Amendment by the CWCB, the Borrower shall submit to the CWCB a letter from its attorney stating that it is the attorney's opinion that (1) the person(s) signing for the Borrower was duly elected or appointed and has authority to sign such documents on behalf of the Borrower and to bind the Borrower; (2) the Borrower's governing body has validly adopted a resolution approving this Amendment; (3) there are no provisions in the any state or local law that prevent this Amendment from binding the Borrower; and (4) this Amendment will be valid and binding against the Borrower if entered into by the CWCB.

### 8. LIMITS OF EFFECT AND ORDER OF PRECEDENCE

This Amendment is incorporated by reference into the Contract, and the Contract and all prior amendments or other modifications to the Contract, if any, remain in full force and effect except as specifically modified in this Amendment. Except for the Special Provisions contained in the Contract, in the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment and any of the provisions of the Contract or any prior modification to the Contract, the provisions of this Amendment shall in all respects supersede, govern, and control. The provisions of this Amendment shall only supersede, govern, and control over the Special Provisions contained in the Contract to the extent that this Amendment specifically modifies those Special Provisions.

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# Appendix A-1, Amendment No. 2 to Loan Contract CT2023-2593 Amendment to Promissory Note

Date:	5/19/2025
Borrower:	North Poudre Irrigation Company
Total Loan Amount:	\$12,978,500.00
Interest Rate:	2.55% per annum
Term:	30 years or until loan is paid in full
Loan Contract No.:	CT2023-2593
Annual Loan Payment:	\$624,223.43
Payment Initiation Date:	
	(to be filled in at Substantial Completion of Project)
Maturity Date:	Tentron and the second s
	(to be filled in at Substantial Completion of Project)

For Value Received, the Borrower promises to pay the Colorado Water Conservation Board ("CWCB"), the Principal Amount plus Interest for the Term of Repayment, pursuant to the Loan Contract and this Amendment to Promissory Note (Note).

- 1. This Note, Appendix A-1, in the revised loan amount, of \$12,978,500.00, *shall replace and supersede* the Original Promissory Note attached as Appendix 2 to the Original Loan Contract in the amount of \$6,544,800.00 and the Amendment to Promissory Note Appendix A attached to Contract Amendment No. 1 in the amount of \$9,999,000.00 and incorporated by reference.
- 2. Principal and interest shall be payable in equal Annual Loan Payments, as set forth above, with the first payment due and payable one year from Payment Initiation Date, and annually thereafter. All principal, interest, and late charges, if any, remaining unpaid shall be due and payable on or before the Maturity Date.
- 3. Payments shall be made to the Colorado Water Conservation Board at 1313 Sherman Street Room 718, Denver, Colorado 80203.
- 4. The CWCB may impose a late charge in the amount of 5% of the annual payment if the CWCB does not receive the Annual Loan Payment within sixty (60) calendar days of the due date. At the discretion of the CWCB, and if the Borrower requests in writing with sufficient justification, the late fee may be waived by the CWCB. CWCB will review the request from the Borrower, and may, in its sole discretion, choose to waive the late fee.
- 5. This Note may be prepaid in whole or in part at any time without premium or penalty. Any partial prepayment shall not postpone the due date of any subsequent payments or change the amount of such payments.
- 6. All payments received shall be applied first to late charges, if any, next to accrued interest and then to reduce the principal amount.
- 7. This Note is issued pursuant to the Loan Contract between the CWCB and the Borrower. The Loan Contract creates security interests in favor of the CWCB to secure the prompt payment of all amounts

Page 1 of 2

Appendix A-1 CT2023-2593 that may become due hereunder. Said security interests are evidenced by a Security Agreement and Deed of Trust ("Security Instruments") of even date and amount and cover certain revenues and/or accounts of the Borrower. The Loan Contract and Security Instruments grant additional rights to the CWCB, including the right to accelerate the maturity of this Note in certain events.

- 8. If any annual payment is not paid when due or any default under the Loan Contract or the Security Instruments securing this Note occurs, the CWCB may declare the entire outstanding principal balance of the Note, all accrued interest, and any outstanding late charges immediately due and payable, and the indebtedness shall bear interest at the rate of 7% per annum from the date of default. The CWCB shall give the Borrower written notice of any alleged default and an opportunity to cure within sixty (60) days of receipt of such notice before the Borrower shall be considered in default for purposes of this Promissory Note.
- 9. The Borrower hereby agrees that if this Note or interest thereon is not paid when due or if suit is brought, then it shall pay all reasonable costs of collection, including reasonable attorney fees. In the event of any bankruptcy or similar proceedings, costs of collection shall include all costs and attorney fees incurred in connection with such proceedings, including the fees of counsel for attendance at meetings of creditors' committees or other committees.
- 10. This Note shall be governed in all respects by the laws of the State of Colorado.

Attest:
By Cali Junta
Name Call Gunter
Title Corporate Secretary
Date May 27th, 2025

Borrower:

By Michael Matsuda

Title V. President Date 5/27/2025

Page 2 of 2

Appendix A-1 CT2023-2593

# Appendix B-1, Amendment No.2 to Loan Contract CT2023-2593 Amendment to Security Agreement

Debtor:North Poudre Irrigation CompanySecured Party:Colorado Water Conservation BoardRevised Loan Amount:\$12,978,500.00Term:30 years or until loan is paid in fullInterest Rate:2.55 % per annumLoan Contract Number:CT2023-2593

- The Parties have amended the Original Loan Contract and Promissory Note to increase the loan amount from \$9,999,000.00to \$12,978,500.00, and hereby amend the original Security Agreement, attached as Appendix 5, to the Original Loan and the Amendment to Security Agreement, attached as Appendix B to Loan Contract Amendment No. 1, to reflect this change to the total loan contract amount.
- 2. The Parties expressly agree that this Amendment to Security Agreement is supplemental to the Security Agreement and all terms, conditions, and provisions thereof, are to apply to this Amendment to Security Agreement as though they were expressly rewritten, incorporated, and included herein.

Borrower:

Signature

Attest: By Name Title Date V(

2011011011

Name Michael Matsuda Title

Date

Page 1 of 1

Appendix B-1 CT2023-2593

# Appendix C-1, Amendment No.2 to Loan Contract CT2023-2593 Amendment to Deed of Trust

Date:	05/19/2025
Grantor (Borrower):	North Poudre Irrigation Company
Beneficiary (Lender):	Colorado Water Conservation Board
Lender Address:	1313 Sherman Street, Room 718, Denver,
	Colorado, 80203
Total Loan Amount:	\$12,978,500.00
Loan Contract Number:	CT2023-2593
Recorded Date of Original Deed of Trust:	1/4/2023
County of Recording ("County"):	Larimer
Original Deed of Trust Recording:	Reception #20230000411 (3 pages), 01/04/2023
Amendment #1 Deed of Trust Recording:	Reception #20240037728 (3 pages), 09/10/2024
Pledged Property:	No change to property pledged per original Deed of
	Trust
Reason for Amendment to Deed of Trust:	Increase the Total Loan Amount by \$2,979,500.00
	from \$9,999,000.00 to \$12,978,500.00.

This Amendment to Original Deed of Trust is between the Grantor and the Public Trustee of the Larimer County, State of Colorado.

The Original Deed of Trust was recorded, in Larimer County, to secure repayment of the indebtedness evidenced by the Loan Contract and Promissory Note between the Grantor and the Beneficiary.

Grantor and Beneficiary have agreed to increase the Total Loan Amount by \$2,979,500.00 from \$9,999,000.00 to \$12,978,500.00.

NOW THEREFORE, the Beneficiary and Grantor agree that:

- This Amendment to Deed of Trust, Appendix C-1, Amendment No. 2 to Contract Number CT2023-2593, shall supplement and operate in conjunction with the Deed of Trust attached to the Original Contract as Appendix 6, recorded in Larimer County, Reception Number #20230000411, recorded on January 4, 2023 and the amended Deed of Trust attached to Amendment #1 as Appendix C, recorded in Larimer County, Reception Number #20240037728, recorded on 09/10/2024 and incorporated herein by reference.
- The Grantor has executed an amended Promissory Note, in the amount of \$12,978,500.00 to secure the repayment of the indebtedness, evidenced by Loan Contract Number CT2023-2593, Amendment No. 2, to be repaid to the State of Colorado for the use and benefit of the Department of Natural Resources, Colorado Water Conservation Board ("CWCB") the beneficiary herein, whose address is 1313 Sherman Street, Room 718, Denver, CO 80203, payable in annual installments, in accordance with said Promissory Note, or until the loan is paid in full.
- 3. In the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment to Deed of Trust and any of the provisions of the Original Deed of Trust, or the amended Deed of Trust attached to Amendment #1, provisions of this Amendment to Deed of Trust shall in all respects supersede, govern, and control.
- 4. Any provisions of the Original Deed of Trust, or the amended Deed of Trust attached to Amendment #1, not expressly modified herein remain in full force and effect.

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Appendix C-1 CT2023-2593 5. Executed on the date first written above.

Grantor:

Signature By

Name Michae Title Date

ATTEST: By Name

Title Ъ Date

# NOTARY REQUIRED

County of Lammer

State of Colorado

) ss.

The foregoing instrument was acknowledged before me on may 27th, 2025by

)

)

michael Materida (Name) as the president (Title)

and

Call hunter (Name) as where severan (Title)

of <u>WPIC</u>. Witness my hand and official seal.

Notary Public -LAUREN SPROULL **NOTARY PUBLIC** (SEAL) My commission expires on October 1, 2025 STATE OF COLORADO NOTARY ID 20214038987 MY COMMISSION EXPIRES OCTOBER 1, 2025

(Colorado Water Conservation Board will record Amendment to Deed of Trust with the County.)

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Appendix C-1 CT2023-2593

# Resolutions of the Board of Directors of <u>North Poudre Irrigation Company</u>

The Board of Directors of North Poudre Irrigation Company (Company), at a meeting held 5/21, 2025, at

Nelling ton, Colorado, approved a modification to a loan from the Colorado Water Conservation Board (CWCB), authorizing the form and execution of a loan contract amendment and the appendices thereto; pledging certain funds as security for the repayment of amounts specified in the Loan Contract Amendment No. 2.

At said meeting, the Board charged that these resolutions are irrepealable during the term of the loan and, pursuant to the Company's bylaws, authorized the President and/or Vice President and Corporate Secretary, RESOLVED as follows:

- 1. to modify the terms of the Loan Contract #CT2023-2593 with the Colorado Water Conservation Board, to increase the total loan amount from \$9,999,000.00 to \$12,978,500.00, and
- 2. to levy and collect assessments from the shareholders in an amount sufficient to pay the annual amounts due under the Loan Contract, and to pledge assessment revenues and the Company's right to receive said revenues for repayment of the loan, and
- 3. to place said pledged revenues in a special account separate and apart from other Company revenues, and
- 4. to make the annual payments required by the Amendment to Promissory Note and to make annual deposits to a debt service reserve fund, and
- 5. to pledge the annual shareholders assessments for debt service and the property of the Company described in Appendix 4 of the Original Contract and Appendix D of Amendment #1, Resolutions of the Board of Directors, as Collateral for the loan, and
- 6. to execute all documents as required, including the Loan Contract Amendment No. 2 and all Amendment Appendices, including but not limited to, the Amended Promissory Note, Amended Security Agreement, and Amended Deed of Trust necessary to convey a security interest in said property to the CWCB, and
- 7. to take such other actions and to execute such other documents as may be necessary to consummate and implement the loan.

### Certification

The undersigned, the President and/or Vice President and the Corporate Secretary hereby certify that the foregoing are true and correct copies of resolutions duly adopted at a meeting of the Company's Board of Directors duly called and held as above recited, pursuant to the Company's bylaws, and that said resolutions have not been amended or rescinded.

Given under our hands and the seal of the Company the 21st day of May 2025.

ichad Signature

Name: Michael Matsuda Title: 1/ Date: 5/21/202.

(SEAL)

ATTEST Title: Date:

By

Signature

Name:

Title: \_\_\_\_\_\_

Appendix D-1 Page 1 of 1

# **Certificate Of Completion**

Envelope Id: 1939F576-4826-44A0-A7BD-D964B5DABFEB Status: Completed Subject: DNR Pre-Review: CMS 199490 North Poudre Irrigation Co - Park Creek Expansion A#2, CT2023-2593 Source Envelope: Document Pages: 9 Signatures: 2 Initials: 0 Certificate Pages: 5 AutoNav: Enabled Envelopeld Stamping: Enabled

#### **Record Tracking**

Status: Original 5/27/2025 3:10:14 PM Security Appliance Status: Connected Storage Appliance Status: Connected

#### Signer Events

**DNR PRE-REVIEW** dnr\_edo\_reviewcontract@state.co.us DNR Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign

Kirk Russell kirk.russell@state.co.us CWCB, Finance Section Chief Security Level: Email, Account Authentication (None)

**Electronic Record and Signature Disclosure:** Accepted: 5/28/2025 11:32:03 AM

ID: 14473996-6980-4e1e-b052-d6442d037b5b

Kaylee Salazar kaylee.salazar@state.co.us Security Level: Email, Account Authentication (None)

**Electronic Record and Signature Disclosure:** Not Offered via Docusign

Ion Cotsapas dnr\_edo\_allcontroller@state.co.us **DNR Procurement Director DNR Procurement Director** Security Level: Email, Account Authentication (None)

**Electronic Record and Signature Disclosure:** Not Offered via Docusign

Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Holder: Kaylee Salazar kaylee.salazar@state.co.us Pool: FedRamp Pool: DNR

# Signature

X6200

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Ion Cotsapas

Completed

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

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- Until or unless you notify DNR as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by DNR during the course of your relationship with DNR.