

**WATER SERVICE AGREEMENT  
(TRADE AT 2534 – LOT 3)**

THIS WATER SERVICE AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between **JOHNSTOWN 2 INDUSTRIAL OWNER, LLC**, a Delaware limited liability company (“Developer”) and **THE TOWN OF JOHNSTOWN**, a Colorado municipal corporation, (“Town”), collectively sometimes referred to as the “Parties”.

WITNESSETH:

WHEREAS, the Developer owns an interest in land known as Trade at 2534 – Lot 3, 4101 Ronald Reagan Boulevard, Johnstown, Colorado, 80534, more specifically described in the attached Exhibit A (“Subject Property”); and

WHEREAS, the Subject Property has been annexed to the Town and was the subject of an Annexation Agreement dated November 3, 2006; and

WHEREAS, the Subject Property is being developed in accordance with an approved Site Development Plan as an accessory use to Trade at 2534 as employee and fleet parking lot with 0.71 acre of spray-irrigated landscaping and 0.95 acre of drip irrigated landscaping, known as Trade at 2534 Amendment No. 1 (“Project”); and

WHEREAS, the Developer and the Town desire to set forth their agreement concerning water rights dedication, preliminary projections of water demand and a current commitment by the Town for water service for the Project.

NOW, THEREFORE, in consideration of the mutual promises hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

**1. Water Demand Studies.** In compliance with the Town Water Rights Dedication Ordinance (“Ordinance”), Developer has submitted to the Town a preliminary water demand analysis for the Project. Said analysis was received by the Town, is on file with the Town and, as modified by the Town’s Water Engineer by memorandum dated October 24, 2022, is hereby accepted by the Town. The analysis sets forth the projected water demand for the Project as follows:

Development Component	Demand (AF/YR)	Consumption (AF/YR)
Landscape Irrigation (non-potable)	4.15	3.53
Total	4.15	3.53

**2. Water Rights Dedication.** As a result of prior dedications of raw water credit, there is currently a surplus dedication credit with the Town sufficient to supply the non-potable water demands of the Project from the 2534 Master Association Water Bank. The Gerrard Family Partnership, LLLP and Thompson Ranch Development Company have agreed that this credit shall be applied to meet the non-potable water demands of the Project. Evidence of the agreement is attached hereto and incorporated herein by reference as Exhibit B.

**3. Commitment to serve.** Subject to Developer's performance of all the covenants contained herein and payment of all required fees, the Town commits to provide to the Project up to 4.15 acre-feet per year of non-potable water supply for landscape irrigation.

**4. Future review of water usage and dedication requirements.** In accordance with the Ordinance, the Town reserves the right to review actual water usage within the Project at a point in time after water usage has been established to confirm the adequacy of the water demand projections made by the Developer and to require additional water rights dedication and/or cash-in-lieu payments based on actual water usage.

**5. Payment of Water Court Transfer fees.** The water court transfer fee for the non-potable water supply was previously paid to the Town as part of the 2534 Master Association Water Bank. However, in accordance with the Ordinance, additional fees may be required in connection with future development of any property to which all or any portion of the surplus dedication credit is subsequently assigned pursuant to a future mutual agreement of the Parties in accordance with the Ordinance.

**6. Notices.** All notices, demands, or other documents required or desired to be given, made or sent to either Party under this Agreement shall be made in writing, shall be deemed effective upon receipt, and shall be personally delivered, mailed postage prepaid, certified mail, return receipt requested, or sent by electronic mail on the condition that the recipient acknowledges receipt thereof, as follows:

**TO DEVELOPER:**

Johnstown 2 Industrial Owner, LLC  
c/o PCCP, LLC  
10100 Santa Monica Boulevard, Suite 1000  
Los Angeles, California 90067

**WITH A COPY TO:**

United Properties Development LLC  
Attn: Mindy Rietz  
1331 17<sup>th</sup> Street, Suite 604  
Denver, CO 80222

And

**TO THE TOWN:**

Town of Johnstown  
c/o Town Clerk  
450 S. Parish Ave. / POB 609  
Johnstown, CO 80534  
[hhill@johnstownco.gov](mailto:hhill@johnstownco.gov)

**WITH A COPY TO  
THE TOWN ATTORNEYS:**

Avi Rocklin, Esq.  
Johnstown Town Attorney  
1437 N. Denver Avenue, #330  
Loveland, CO 80538  
[avi@rocklinlaw.com](mailto:avi@rocklinlaw.com)

United Properties Development LLC  
Attn: Laura Rogers, Corporate Counsel  
250 Nicollet Mall, Suite 500  
Minneapolis, MN 55401

Peter J. Ampe  
Hill & Robbins, P.C.  
1660 Lincoln St., Suite 2720  
Denver, CO 80264  
peterampe@hillandrobbsins.com

The addresses for notices may be changed by written notice given to the other Party in the manner provided above.

7. **Default.** In the event of default by either Party hereunder the non-defaulting Party shall notify the defaulting Party in writing of such default(s), specifying the nature and extent thereof. If such default is not cured within thirty (30) days and the non-defaulting Party desires to seek recourse, the Parties shall participate in mediation, the costs of which shall be shared equally by both Parties. If mediation is not successful after a ninety-day period, either Party may then commence a legal action, and shall be entitled to such remedies as are provided by law, including the Town's ordinances.

8. **Successors and assigns.** The benefits and burdens of this Agreement shall respectively inure to and be binding upon the successors and assigns of the Parties hereto. This Agreement shall not be assigned without the prior written consent of the other party, which shall not be unreasonably withheld.

9. **Amendment or modification.** No amendment or modification of this Agreement shall be of any force or effect unless in writing and executed by the Parties hereto with the same formality as this Agreement.

10. **Attorney's fees and costs.** If any judicial proceedings may hereafter be brought to enforce any of the provisions hereof, including an action for specific performance and/or damages, the Town, if the prevailing party, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.

11. **Waiver.** The waiver of any breach of any of the provisions of this Agreement by either Party shall not constitute a continuing waiver of any subsequent breach by said Party, concerning either the same or any other provision of this Agreement.

12. **Headings for convenience only.** Paragraph headings and titles contained herein are intended for convenience and reference only and are not intended to define, limit, or describe the scope or intent of any provision of this Agreement.

13. **Non severability.** Each paragraph of this Agreement is intertwined with the others and is not severable unless by mutual consent of the Parties hereto.

**14. Choice of laws.** This Agreement and the rights and obligations of the Parties hereto shall be governed by the laws of the State of Colorado. Venue for any claim, proceeding or action shall be in Larimer or Weld County, State of Colorado.

**15. Entire agreement and Authorization.** This Agreement constitutes the entire agreement between the Parties related to the subject matter hereof and any prior agreements pertaining thereto whether oral or written have been merged or integrated into this Agreement. Each of the undersigned represents to the others that he/she is authorized by his/her respective entity to execute this Agreement on behalf of that entity.

**16. No Presumption.** Each Party acknowledges that it has carefully read and reviewed the terms of this Agreement. Each Party acknowledges that the entry into and execution of this Agreement is of its own free and voluntary act and deed, without compulsion. Each Party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the negotiation and execution of this Agreement and with respect to all matters set forth herein. The Parties agree that this Agreement reflects the joint drafting efforts of all Parties and in the event of any dispute, disagreement or controversy arising from this agreement, the Parties shall be considered joint authors and no provision shall be interpreted against any Party because of authorship.

**18. Recordation.** This Agreement may be recorded by the Town at Developer's expense in the office of the Clerk and Recorder of Larimer County, Colorado, and, effective as of the date of such recordation, this Agreement shall run with the Subject Property, shall be binding upon the Parties hereto and the permitted successors and assigns of the Developer and shall constitute notice of this Agreement to all persons or entities not parties hereto.

\*IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.


*Signatures follow*

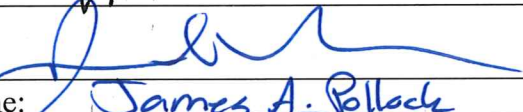
**JOHNSTOWN 2 INDUSTRIAL OWNER, LLC, a  
Delaware limited liability company**

By: Johnstown 2 Industrial Investor Holdings, LLC,  
a Delaware limited liability company  
Its: Member

By: UPD JOHNSTOWN 2 LLC,  
a Delaware limited liability company  
Its: Managing Member

By: United Properties Development LLC,  
a Minnesota limited liability company  
Its: Manager

By:   
Name: Mindy Rietz  
Its: VP

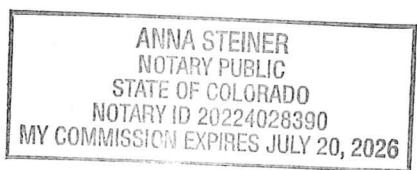
By:   
Name: James A. Pollock  
Its: SVP

STATE OF Colorado)  
) ss.  
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 23rd day of March, 2023, by Mindy Rietz and James Pollock, the Vice President Industrial Dev. and Sr. VP of Investment, of UNITED PROPERTIES DEVELOPMENT LLC, a Minnesota limited liability company, Manager of UPD Johnstown 2 LLC, a Delaware limited liability company, Managing Member of Johnstown 2 Industrial Investor Holdings, LLC, a Delaware limited liability company, Member of Johnstown 2 Industrial Owner, LLC, a Delaware limited liability company, for and on behalf of the limited liability company.

 Anna Steiner  
Notary Public

[stamp]



TOWN OF JOHNSTOWN, COLORADO,  
a municipal corporation

By: \_\_\_\_\_  
Gary Lebsack, Mayor

ATTEST:

By: \_\_\_\_\_  
Hannah Hill, Town Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION**

Real property in the Town of Johnstown, County of Larimer, State of Colorado, described as follows:

Lot 3, 2534 Filing No. 9, 1st Replat, recorded May 4, 2021, at Reception No. 20210044493, County of Larimer, State of Colorado.

**EXHIBIT B**


**RAW WATER CREDIT ALLOCATION ACKNOWLEDGMENT**

This is to acknowledge and agree that the Town of Johnstown may allocate raw water credit from the Gerrard Family Partnership, LLLP and Thompson Ranch Development Company raw water credit account held by the Town of Johnstown, known as the "2534 Master Association Non-Potable Water Bank," to provide water service to Johnstown 2 Industrial Owner, LLC ("Owner"), for the development known as Trade at 2534 (Lot 3) and any successor occupant of the premises pursuant to a Water and Sewer Service Agreement ("WSSA") to be executed between Owner and the Town. The amount of such allocated raw water credit is calculated to be 4.15 acre-feet per year for non-potable irrigation use, subject to adjustment pursuant to the terms of the Water Sewer Service Agreement and the Johnstown Municipal Code.

The premises referenced herein are described on Exhibit A to the WSSA.

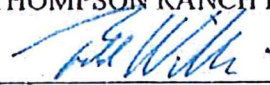
The undersigned certify that they are authorized to execute this Raw Water Allocation Acknowledgment on behalf of Gerrard Family Partnership, LLLP and Thompson Ranch Development Company.

THE GERRARD FAMILY PARTNERSHIP, LLLP

  
\_\_\_\_\_  
Nathan Gerrard, Managing Partner  
The Gerrard Family Limited Partnership, LLLP

Dated: 2/27/2023

THOMPSON RANCH DEVELOPMENT COMPANY

  
\_\_\_\_\_  
Todd Williams, Vice President  
Thompson Ranch Development Company

Dated: 2/27/2023