

July 19, 2023

Town of Johnstown
c/o Carolyn R. Steffl, Esq., Special Counsel
Dietze and Davis, P.C.
2060 Broadway, Suite 400
Boulder, CO 80302

RE: Proposed Encore on 34 Metropolitan District Nos. 4-7 (the “Districts”)

Dear Ms. Steffl:

Encore HoldCo, LLC, a Colorado limited liability company (the “**Property Owner**”), is the owner of the property described in **Exhibit A**, which property constitutes the entirety of the territory proposed for inclusion within the boundaries of the proposed Districts. The purpose of this letter is to advise the Town of Johnstown that the Property Owner consents to the organization of the Districts.

ENCORE HOLDCO, LLC, a Colorado
limited liability company



Roy Bade

Printed Name

Chief Development Officer

Title

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AS BEARING NORTH 00°48'14" EAST, A DISTANCE OF 2641.47 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°48'14" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 199.35 FEET;

THENCE SOUTH 89°11'46" EAST A DISTANCE OF 80.20 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 34;

THENCE SOUTH 88°43'39" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 34 A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 01°16'21" EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 88°43'39" EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 01°16'21" WEST A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 34;

THENCE NORTH 88°43'39" WEST ALONG THE NORTHERLY RIGHT OF WAY LINES OF SAID STATE HIGHWAY 34 A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL OF LAND CONTAINS 2,500 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AS BEARING NORTH 00°48'14" EAST, A DISTANCE OF 2641.47 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°48'14" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 199.35 FEET;

THENCE SOUTH 89°11'46" EAST A DISTANCE OF 80.20 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 34;

THENCE SOUTH 88°43'39" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 34 A DISTANCE OF 200.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 01°16'21" EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 88°43'39" EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 01°16'21" WEST A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 34;

THENCE NORTH 88°43'39" WEST ALONG THE NORTHERLY RIGHT OF WAY LINES OF SAID STATE HIGHWAY 34 A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL OF LAND CONTAINS 2,500 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL

MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AS BEARING NORTH 00°48'14" EAST, A DISTANCE OF 2641.47 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°48'14" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 199.35 FEET;

THENCE SOUTH 89°11'46" EAST A DISTANCE OF 80.20 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 34;

THENCE SOUTH 88°43'39" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 34 A DISTANCE OF 250.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 01°16'21" EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 88°43'39" EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 01°16'21" WEST A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 34;

THENCE NORTH 88°43'39" WEST ALONG THE NORTHERLY RIGHT OF WAY LINES OF SAID STATE HIGHWAY 34 A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL OF LAND CONTAINS 2,500 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AS BEARING NORTH 00°48'14" EAST, A DISTANCE OF 2641.47 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°48'14" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 199.35 FEET;

THENCE SOUTH 89°11'46" EAST A DISTANCE OF 80.20 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 34;

THENCE SOUTH 88°43'39" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 34 A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 01°16'21" EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 88°43'39" EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 01°16'21" WEST A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 34;

THENCE NORTH 88°43'39" WEST ALONG THE NORTHERLY RIGHT OF WAY LINES OF SAID STATE HIGHWAY 34 A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL OF LAND CONTAINS 2,500 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.