

PETITION FOR ANNEXATION

To the Town of Johnstown

(Larimer County)

The undersigned, in accordance with Article 12, Chapter 31, CRS, as amended, hereby petitions the Town Council of the Town of Johnstown, Colorado, for annexation to the Town of Johnstown the unincorporated territory more particularly described below, currently known as Blue Spruce Ridge, and in support of said Petition, your petitioners allege that:

- (1) It is desirable and necessary that the following described territory be annexed to the Town of Johnstown, Colorado:

Sec Exhibit A attached hereto and made a part hereof.

- (2) Not less than one-sixth (1/6) of the perimeter of that area proposed to be annexed is contiguous with the Town of Johnstown, Colorado.
- (3) A community of interest exists between the territory proposed to be annexed and the Town of Johnstown, Colorado.
- (4) The territory proposed to be annexed is urban or will be urbanized in the near future;
- (5) The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Johnstown, Colorado;
- (6) The signatures of the Petition comprise one hundred percent (100%) of the landowners of the territory to be included in the area proposed to be annexed and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election;
- (7) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
- (a) Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;
 - (b) Comprising twenty (20) acres or more and which, together with the building and improvements situated thereon has an assessed value in excess of Two Hundred Thousand Dollars (\$200,000.00) for ad valorem tax purposes to be annexed without the written consent of the landowner or landowners.
- (8) No part of the area proposed to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will take place;

- (9) The area proposed to be annexed comprises more than ten acres and an impact report as provided in Section 31-12-108.5, CRS, as amended, is required.
- (10) The area proposed to be annexed is located within Larimer County, Thompson School District, Northern Colorado Water Conservancy District, Little Thompson Water District, Loveland Fire District (to be excluded), Front Range Fire Rescue Fire Protection District (to be included), Aims Junior College District, and no others;
- (11) The mailing address of each signer, the legal description of the land owned by each signer and the date of signing of each signature are all shown on this Petition;
- (12) Accompanying this Petition are five (5) prints of the area proposed to be following information:
 - (a) A written legal description of the boundaries of the area proposed to be annexed;
 - (b) A map showing the boundary of the area proposed to be annexed, such map prepared and containing the seal of a registered engineer or land surveyor;
 - (c) Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is to be platted at the time of the effectiveness of the annexation (as opposed to after such effectiveness), then the boundaries and the plat number of plots or of lots and blocks are shown;
 - (d) Next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the Town of Johnstown, and the contiguous boundary of any other municipality abutting the area proposed to be annexed;
 - (e) The dimensions of the contiguous boundaries are shown on the map.
- (13) The territory to be annexed is not presently a part of any incorporated city, city and county, or town;
- (14) The undersigned agree to the following conditions, which shall be covenants running with the land, and which shall, at the option of the Town, appear on the annexation map:
 - (a) Water rights shall be provided as mutually agreed to by the Town and the undersigned; The undersigned specifically agree that they have not sold or transferred any water rights appurtenant to their property within the past year nor will they do so during the pendency of this annexation petition and once annexed to the Town of Johnstown, they will not sell or transfer any

water rights appurtenant to the subject property without the prior written approval of the Johnstown Town Council.

- (b) The owners shall participate in providing drainage plan and improvements and payment of a unit drainage fee as may be required by the Town the area;
- (c) The undersigned hereby waive any and all "vested rights" previously created pursuant to Section 24-68-103, CRS, as amended.
- (d) The undersigned and the Town may enter into an Annexation Agreement prior to the effective date of this annexation, which agreement shall be additional conditions as effectively as if set forth in this Petition.

(15) Petitioner represents that: (Check one)

 x No part of the property to be annexed is included within any site specific development plan approved by Larimer County, Colorado.

 A site specific development plan has been approved by Larimer County, Colorado, which has created a vested right.

(16) Submitted with this Petition is the required \$100.00 for publication costs.

APPLICANT:

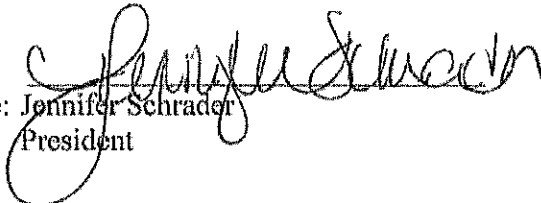
**Blue Spruce Ridge HoldCo, LLC
a Colorado limited liability company**

By: Blue Spruce Ridge ManageCo, LLC
a Colorado limited liability company
Its: Manager

By: Caliber Services, LLC
an Arizona limited liability company
Its: Manager

By: Caliber Companies, LLC
an Arizona limited liability company
Its: Managing Member

By: CaliberCos Inc.
a Delaware corporation
Its: Manager

By: 
Name: Jennifer Schrader
Its: President


STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 20th day of September, 2023, by Jennifer Schrader, authorized signer, Blue Spruce Ridge HoldCo, LLC.

Witness my hand and official seal.

My commission expires: March 21, 2027





Notary Public

MAILING ADDRESSES:

Blue Spruce Ridge HoldCo, LLC
Attention: Roy Bade
Copy: Courtney Crump
8901 E Mountain View Road, # 150
Scottsdale, AZ 85258

EXHIBIT "A"

That portion of the Southeast 1/4 of Section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado being more particularly described as follows;

Considering the South line of said Southeast 1/4 as bearing North 89 degrees 55'23" East and with all bearings contained herein relative thereto: Beginning at the South 1/4 corner of said Section 26; thence along the West line of the Southeast 1/4 of said Section 26 North 1278.85 feet to the TRUE POINT OF BEGINNING; thence North 79 degrees 23'04" East 137.06 feet; thence North 63 degrees 47'08" East 215.02 feet; thence North 76 degrees 14'08" East 476.92 feet; thence North 61 degrees 50'06" East 141.76 feet; thence North 48 degrees 57'30" East 854.64 feet; thence North 75 degrees 42'25" East 215.91 feet; thence North 51 degrees 34'56" East 149.44 feet; thence North 60 degrees 19'55" East 81.69 feet; thence North 40 degrees 46'23" East 155.68 feet; thence North 21 degrees 09'42" East 214.18 feet, more or less, to a point on the North line of the Southeast 1/4 of said Section 26; thence along said North line South 89 degrees 56'21" West 2137.06 feet to the Northwest corner of said Southeast 1/4; thence along the West line of said Southeast 1/4 South 1363.96 feet, more or less, to the TRUE POINT OF BEGINNING

PETITION FOR EXCLUSION OF LAND
From Loveland Rural Fire Protection District

TO: Timothy E. Sendelbach, Fire Chief
Loveland Fire Rescue Authority
550 W. Eisenhower Blvd
Loveland, CO 80537

The undersigned Petitioner hereby respectfully petitions the Loveland Rural Fire Protection District (the "District"), acting by and through its Board of Directors, for the exclusion of certain real property ("Property") from the boundaries of the District.

Exclusion from District is sought pursuant to §32-1-501, *et seq.*, C.R.S.

The Petitioner represent that it is the fee owner of the Property and that no other person, persons, entity, or entities own an interest therein except as beneficial holders of encumbrances, if any. As fee owner, the Petitioner hereby assents to the exclusion of the Property from the District.

The legal description of the Property to be excluded from the District is attached hereto as Exhibit A and incorporated herein by this reference.

Petitioner: Blue Spruce Ridge HoldCo, LLC, a Colorado limited liability company

Assessor Parcel No. 8526000031
Vacant Land, Johnstown, CO 80534

WHEREOF, the Petitioner hereby request that the Board of Directors of the District grant this Petition for Exclusion of Land from the District's boundaries pursuant to §32-1-501, *et seq.*, C.R.S.

[REMAINDER OF PAGE INTENTIONALLY BLANK SIGNATURE PAGE FOLLOWS]

PETITIONER:

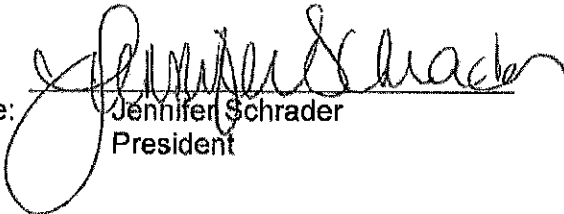
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a Delaware corporation
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Name: Jennifer Schrader
Its: President

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 20th day of September, 2023, by Jennifer Schrader, authorized signer, Blue Spruce Ridge HoldCo, LLC.

Witness my hand and official seal.

My commission expires: March 21, 2027





Notary Public

Petitioner Address: 8901 E Mountain View Rd., Ste 150 Scottsdale AZ, 85258

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STATE OF COLORADO)
) ss
COUNTY OF LARIMER)

BEFORE THE BOARD OF DIRECTORS OF THE
FRONT RANGE FIRE RESCUE
FIRE PROTECTION DISTRICT

PETITION FOR INCLUSION

I Jennifer Schrader, authorized signer for Blue Spruce Ridge HoldCo, LLC, a Colorado limited liability company ("Petitioner") are the fee owner of one hundred percent of the following-described real property, which is capable of being served by, and presently located in, the Loveland Rural Fire Protection District.

2. A COPY OF THE LEGAL DESCRIPTION OF THE PROPERTY IS ATTACHED HERETO AS EXHIBIT A.

3. The above-described property is: [Check one]

Presently included in the Loveland Rural Fire Protection District; or

Not presently included in any fire protection district.

There is no cost to the Property Owner(s) for inclusion proceedings incurred by the Front Range Fire Rescue Fire Protection District.

4. The undersigned assent to the inclusion of the above-described property into the Front Range Fire Rescue Fire Protection District and request that the Board of Directors of said District grant this Petition after public notice and hearing as provided by law.

[REMAINDER OF PAGE INTENTIONALLY BLANK SIGNATURE PAGE FOLLOWS]

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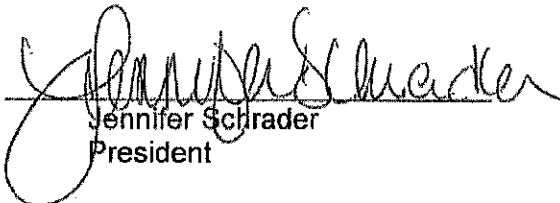
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