



OAKWOOD
HOMES

A Berkshire Hathaway Company

Chris Carlton
Clayton Properties Group II, Inc.
4908 Tower Road
Denver, CO 80249

Matt LeCerf
Town of Johnstown
450 S Parish Ave
Johnstown, CO 80534

October 4, 2023

Dear Mr. LeCerf,

I am reaching out to formally notify the Town of Johnstown that Oakwood Homes will not be completing **High Plains Boulevard - Paving Completion, per Exhibit B-3 Item 3 of the Thompson River Ranch Filing No. 12 Subdivision Development and Improvement Agreement** by July 31, 2023 as granted by the previous extension request on October 17, 2022.

Oakwood was denied the ability to proceed with improvements by the Town of Johnstown, due to the work on the 1-25 Frontage Rd and the road closure of CR 18. The closure of CR 18 is ongoing and with winter approaching we do not want to risk starting the pavement improvements and not being able to finish due to winter temperatures. Since work is currently not allowed on CR3 we are requesting that the paving improvements be extended to August 31, 2024.

In addition to not being able to complete High Plains Boulevard Paving, the **High Plains Boulevard – Freedom Parkway (Larimer County Road 18) Interim Intersection Improvements per Exhibit B-3 Item 5 of the Thompson River Ranch Filing No. 15 Subdivision Development and Improvement Agreement** will not be completed by December 31, 2023. Development of Filing 15 has been delayed until the summer of 2024 with no home closings until 2025. With the delay in development and home closings we have additional time to work with the Town to determine the final improvements to CR 18. Therefore, we request the intersection improvements be extended to a September 30, 2024 deadline.

Regards,

Chris Carlton