



**WESTERN STATES
Land Services, Inc.**

Acquisition and Relocation Specialists

505 N. Denver Avenue

Loveland, CO 80537

Office: (970) 667-7602

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January 21, 2021

NOTICE OF INTENT TO ACQUIRE
MAILED CERTIFIED MAIL RETURN RECEIPT REQUESTED

Town of Johnstown
450 S. Parish Ave.
Johnstown, CO 80534

PROJECT: Thornton Water Project (“TWP”)–Domestic Water Supply Pipeline

PARCELS: 20-3 PE, 20-3 TE

FEE OWNER: Town of Johnstown, State of Colorado, a Colorado municipal corporation

INTERESTS TO BE ACQUIRED: Permanent Domestic Water Supply Pipeline Easement
Temporary Construction Easement

Dear Town of Johnstown:

:

The city of Thornton (“Thornton”) is in the process of obtaining easements for the construction of a domestic water supply pipeline referenced above as the TWP. This letter is intended to help explain our project, identify the location, describe the process, and describe rights that you have.

The TWP is a pipeline that will bring water to Thornton customers. It is anticipated that the pipeline diameter will be in the 48-inch range and will be buried underground with some appurtenances and access points above ground. Thornton has identified a specific alignment and location for the pipeline and is working with property owners to acquire the necessary easements for the pipeline.

Thornton has determined it will need to acquire a portion of your property for an easement as described in the enclosed legal descriptions and depictions designated as parcel **20-3 PE** for a permanent easement and **20-3 TE** for a temporary construction easement. Copies of the proposed easement documents are also enclosed for your information. Thornton has retained Western States Land Services, Inc., to assist in the negotiations for the acquisition of the necessary easements to accommodate the TWP.

The Acquisition Process

Thornton intends to engage in good faith negotiations with you to reach an agreement on the just compensation for the acquisition of the property interest identified above. This letter entitled “**NOTICE OF INTENT TO ACQUIRE**” is the first step in the process and spells out the next steps, describes your rights as a property owner and provides the offer price.

Thornton respectfully offers to pay you the sum of **\$4,625.00** as total just compensation for the property interest in your property. This offer is based on an appraisal/or an inspection of the property and careful evaluation of all facts known to Thornton.

Thornton may elect to employ an appraiser to prepare a report appraising the value of the easement(s). If an appraiser is retained, they will be contacting you in the near future to offer to meet with you and discuss the appraisal process and review the easement area(s) in the field.

If an appraiser is retained, and if the value determined by the appraiser is greater than the offer amount in this letter, we will present and updated proposal to acquire the aforementioned easement(s) to you reflecting the appraised value.

If an agreement is reached as to the value of the interest Thornton is acquiring in your property, the next step will be to sign the easements documents, complete a W-9 and Thornton will exchange the signed documents for a check in the agreed upon amount.

Thornton is willing, where it can, to work with property owners on the timing of construction of the TWP.

Thornton’s intent is to engage in good faith negotiations with you in order to obtain the easements on a voluntary basis for just compensation and avoid the necessity of an eminent domain proceeding. Before Thornton would initiate an eminent domain proceeding, you would receive a letter entitled **FINAL OFFER TO PURCHASE**.

Should you have any questions or comments regarding this offer or the process as outlined above, please feel free to call me at your convenience. My contact information is provided below.

Thank you for your consideration of this offer.

Sincerely,



Courtney Wallace

Western States Land Services, LLC

Land Acquisitions Agent

Office Phone: 303-938-1414

Email: cwallace@ws-ls.com

Enclosures:

1. Permanent Easement Conveyance Form
2. Temporary Construction Easement Conveyance Form

3. Legal Descriptions (PE & TCE)
4. Copy of Colorado Revised Statute § 38-1-121