



OAKWOOD
HOMES

A Berkshire Hathaway Company

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

Troy White
Town of Johnstown
450 S Parish Ave. PO Box 609
Johnstown, CO 80534

February 8, 2022

Dear Mr. White,

Pursuant to the Subdivision Development and Improvement Agreement for The Town of Johnstown Thompson River Ranch Filing No. 12, Exhibit B-3 – Additional Terms, Conditions or Provisions, we are requesting a time extension to complete the Northern and Southern portions of High Plains Boulevard – Interim Arterial.

High Plains Boulevard – Interim Arterial Northern and Southern sections were to be completed by December 31, 2021. The reasons for not completing these sections are as follows:

- **Northern Section**
 - We were unable to pass a subgrade proof roll due to high ground water. The groundwater elevation at time of construction was 4ft to 7ft higher than test bores indicated in the spring of 2021. The high water table and volume of water encountered in November of 2021 forced our geotechnical engineer and civil engineer to produce a groundwater mitigation plan to provide permanent dewatering into an existing underdrain installed in Thompson River Ranch. Encountering the ground water issue in November did not allow for enough time to design the mitigation plan, construct the mitigation plan, and complete the roadway prior to winter.
- **Southern Section**
 - Conflicts with an existing CenturyLink communication line halted the project until November 30th, 2021. Until this line was relocated work on the curb and gutter could not begin. CenturyLink was notified of the issue on March 26th, 2021 and took CenturyLink 8 months to complete the work. Curb and gutter were installed in December 2021, but we were unable to pave prior to winter halting paving operations.

Due to the unforeseen circumstances encountered we would like to request an extension of the Northern and Southern sections of High Plans Boulevard Interim Arterial be extend to July 31st, 2022.

Regards,
Chris Carlton