

PETITION FOR ANNEXATION TO THE TOWN OF GRANBY

The undersigned petitioner(s), being the owners of 100% of the land proposed to be included in the Town state and allege as follows and request that the Town approve the annexation of the area described:

1. That it is desirable and necessary that the area be annexed to the Town
2. That the requirements of C.R.S. §31-12-104 exist or have been met. Those requirements are as follows:
 - 2.1 That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the Town.
 - 2.2 That a community of interest exists between the area proposed to be annexed and the Town; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the Town.
3. That the requirements of Section 31-12-105 exist or have been met. Those requirements are as follows:
 - 3.1 The annexation will not split property under common ownership
 - 3.2 No proceedings are pending to annex the area to another municipality
 - 3.3 The annexation will not result in detachment of the area from an existing school district without the school district's consent
 - 3.4 The annexation would not extend the Town's boundaries by more than 3 miles.
 - 3.5 The annexation would not result in denial of reasonable access to landowners, owners of easements, or owners of a franchise to use the Town's public ways.
 - 3.6 That the signers of the Petition are the owners of 100% of the land proposed to be included
4. The undersigned constitute 100% of the landowners of the real property proposed for annexation, which property is legally described on Exhibit A (the Property). The Petitioner signed this Petition for Annexation no more than 180 days prior to the date of the filing of this Petition for Annexation.
5. Attached hereto as Exhibit B are four copies of an annexation map containing the following information:
 - 5.1 A written legal description of the boundaries of the area proposed to be annexed;
 - 5.2 A map showing the boundary of the area proposed to be annexed;
 - 5.3 Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks;
 - 5.4 Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

6. The mailing address of each signer is as follows:

Silver Ridge Rocky Mountain, LLC
Steven S. Bromberg, Manager
P.O. Box 4007
Granby, CO 80446

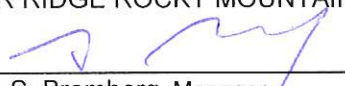
7. Upon an ordinance annexing the Property ("Annexation Ordinance") becoming effective, the Property shall become subject to the Municipal Code and all laws and ordinances, resolutions, rules and regulations of the Town, except that general property taxes of the Town shall become effective on January 1 of the next succeeding year following passage of the Annexation Ordinance.

8. The Petitioner will, within sufficient time to allow the Town to act within ninety (90) days after the effective date of the Annexation Ordinance, file a request that zoning be granted by the Town consistent with the Annexation Agreement described in the following paragraph.

9. In the event a Pre-Annexation Agreement (also referred to as an Annexation and Development Agreement) satisfactory to the Petitioner and the Town is not entered into and fully executed on or before the date of the adoption of the Annexation Ordinance, the Petitioner may withdraw its signature from this Petition for Annexation, the effect of which shall be as if no petition had ever been executed and filed with the Town. The terms of the Pre-Annexation Agreement may include the requirement that the Town not act on this annexation petition until such time as Petitioner or its assign executes and delivers to the Town a subsequent request requesting that the Town act hereon. It is not Petitioner's intention that this Petition be acted on and the land annexed prior to such a subsequent request being made in writing.

THEREFORE, THE PETITIONER RESPECTFULLY REQUESTS that the Board of Trustees of the Town of Granby, Colorado approves the annexation of the Property into the town boundaries on the terms and conditions set forth above.

LANDOWNER:
SILVER RIDGE ROCKY MOUNTAIN, LLC

By: 
Steven S. Bromberg, Manager

STATE OF COLORADO
COUNTY OF GRAND

This document acknowledged before me this 28th day of September 2004 by Steven S. Bromberg, as Manager of Silver Ridge Rocky Mountain, LLC.

Witness my hand and official seal:

My commission expires: 10-19-05

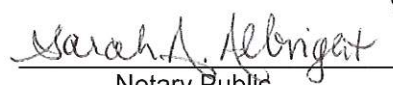

Notary Public



EXHIBIT A
(Legal Description of Real Property)

SILVER RIDGE TOWNHOMES, according to the Plat thereof filed January 2, 2001, at Reception No. 2001-000027.

EXHIBIT B
(Four copies of an annexation map showing the information described in §5)

RESOLUTION NO.:

2004-11-09D