

FORM  
2A

Rev  
04/01

State of Colorado  
Oil and Gas Conservation Commission

1120 Lincoln Street, Suite 801, Denver, Colorado 80203 Phone: (303) 894-2100 Fax: (303) 894-2109



Document Number:  
400376498

Date Received:  
02/19/2013

Oil and Gas Location Assessment

New Location       Amend Existing Location      Location#: \_\_\_\_\_

Submit original plus one copy. This form is to be submitted to the COGCC prior to any ground disturbance activity associated with oil and gas development operations. This Assessment may be approved as a standalone application or submitted as an informational report accompanying an Application for Permit-To-Drill, Form 2. Approval of this Assessment will allow for the construction of the below specified location; however, it does not supersede any land use rules applied by the local land use authority. This form may serve as notice to land owners and other interested parties, please see the COGCC web site at <http://colorado.gov/cogcc/> for all accompanying information pertinent to this Oil and Gas Location Assessment.

Location ID:  
**432739**  
Expiration Date:  
**04/28/2016**

This location assessment is included as part of a permit application.

1. CONSULTATION

- This location is included in a Comprehensive Drilling Plan. CDP # \_\_\_\_\_
- This location is in a sensitive wildlife habitat area.
- This location is in a wildlife restricted surface occupancy area.
- This location includes a Rule 306.d.(1)A.ii. variance request.

2. Operator

Operator Number: 10392  
Name: TEKTON WINDSOR LLC  
Address: 640 PLAZA DRIVE #290  
City: HIGHLANDS RANCH State: CO Zip: 80129

3. Contact Information

Name: CLAYTON DOKE  
Phone: (970) 669-7411  
Fax: (970) 669-4077  
email: cdoke@petersonenergy.com

4. Location Identification:

Name: KODAK Number: PAD  
County: WELD  
Quarter: NWNW Section: 27 Township: 6N Range: 67W Meridian: 6 Ground Elevation: 4770

Define a single point as a location reference for the facility location. This point should be used as the point of measurement in the drawings to be submitted with this application. When the location is to be used as a well site then the point shall be a well location.

Footage at surface: 1197 feet FNL, from North or South section line, and 1043 feet FWL, from East or West section line.  
Latitude: 40.461880 Longitude: -104.885380 PDOP Reading: 1.6 Date of Measurement: 12/04/2012  
Instrument Operator's Name: ADAM KELLY

5. Facilities (Indicate the number of each type of oil and gas facility planned on location):

Special Purpose Pits: <input type="checkbox"/>	Drilling Pits: <input type="checkbox"/>	Wells: <input type="checkbox" value="16"/>	Production Pits: <input type="checkbox"/>	Dehydrator Units: <input type="checkbox"/>
Condensate Tanks: <input type="checkbox"/>	Water Tanks: <input type="checkbox"/>	Separators: <input type="checkbox" value="16"/>	Electric Motors: <input type="checkbox"/>	Multi-Well Pits: <input type="checkbox"/>
Gas or Diesel Motors: <input type="checkbox"/>	Cavity Pumps: <input type="checkbox"/>	LACT Unit: <input type="checkbox"/>	Pump Jacks: <input type="checkbox"/>	Pigging Station: <input type="checkbox"/>
Electric Generators: <input type="checkbox"/>	Gas Pipeline: <input type="checkbox"/>	Oil Pipeline: <input type="checkbox"/>	Water Pipeline: <input type="checkbox"/>	Flare: <input type="checkbox"/>
Gas Compressors: <input type="checkbox"/>	VOC Combustor: <input type="checkbox"/>	Oil Tanks: <input type="checkbox"/>	Fuel Tanks: <input type="checkbox"/>	

Other: Oil and water flowlines to battery location ~1,700' S-SE of location. This production facility has been submitted under Doc #: 400380183

6. Construction:

Date planned to commence construction: 04/01/2013 Size of disturbed area during construction in acres: 6.00  
Estimated date that interim reclamation will begin: 10/01/2013 Size of location after interim reclamation in acres: 4.00  
Estimated post-construction ground elevation: 4770 Will a closed loop system be used for drilling fluids: Yes   
Will salt sections be encountered during drilling: Yes  No  Is H2S anticipated? Yes  No   
Will salt (>15,000 ppm TDS Cl) or oil based muds be used: Yes  No   
Mud disposal: Offsite  Onsite  Method: Land Farming  Land Spreading  Disposal Facility   
Other: \_\_\_\_\_

### 7. Surface Owner:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Date of Rule 306 surface owner consultation: 12/21/2012  
Surface Owner:  Fee  State  Federal  Indian  
Mineral Owner:  Fee  State  Federal  Indian  
The surface owner is:  the mineral owner  committed to an oil and gas lease  
 is the executer of the oil and gas lease  the applicant  
The right to construct the location is granted by:  oil and gas lease  Surface Use Agreement  Right of Way  
 applicant is owner  
Surface damage assurance if no agreement is in place:  \$2000  \$5000  Blanket Surety ID \_\_\_\_\_

### 8. Reclamation Financial Assurance:

Well Surety ID: 20110188  Gas Facility Surety ID: \_\_\_\_\_  Waste Mgnt. Surety ID: \_\_\_\_\_

### 9. Cultural:

Is the location in a high density area (Rule 603.b.): Yes  No   
Distance, in feet, to nearest building: 1300, public road: 1023, above ground utility: 997,  
railroad: 1111, property line: 1

### 10. Current Land Use (Check all that apply):

Crop Land:  Irrigated  Dry land  Improved Pasture  Hay Meadow  CRP  
Non-Crop Land:  Rangeland  Timber  Recreational  Other (describe): \_\_\_\_\_  
Subdivided:  Industrial  Commercial  Residential

### 11. Future Land Use (Check all that apply):

Crop Land:  Irrigated  Dry land  Improved Pasture  Hay Meadow  CRP  
Non-Crop Land:  Rangeland  Timber  Recreational  Other (describe): \_\_\_\_\_  
Subdivided:  Industrial  Commercial  Residential

### 12. Soils:

List all soil map units that occur within the proposed location. Attach the National Resource Conservation Service (NRCS) report showing the "Map Unit Description" report listing the soil typical vertical profile. This data is to used when segregating topsoil.

The required information can be obtained from the NRCS web site at <http://soildatamart.nrcs.usda.gov/> or from the COGCC web site GIS Online map page found at <http://colorado.gov/cogcc>. Instructions are provided within the COGCC web site help section.

NRCS Map Unit Name: Olney fine sandy loam, 1 to 3 percent slopes: 47

NRCS Map Unit Name: Ascalon loam, 0 to 1 percent slopes: 9

NRCS Map Unit Name: Olney fine sandy loam, 0 to 1 percent slopes: 46

### 13. Plant Community:

Complete this section only if any portion of the disturbed area of the location's current land use is on non-crop land.

Are noxious weeds present: Yes  No

Plant species from:  NRCS or,  field observation Date of observation: \_\_\_\_\_

List individual species: \_\_\_\_\_  
\_\_\_\_\_

Check all plant communities that exist in the disturbed area.

- Disturbed Grassland (Cactus, Yucca, Cheatgrass, Rye)  
 Native Grassland (Bluestem, Grama, Wheatgrass, Buffalograss, Fescue, Oatgrass, Brome)  
 Shrub Land (Mahogany, Oak, Sage, Serviceberry, Chokecherry)  
 Plains Riparian (Cottonwood, Willow, Aspen, Maple, Poplar, Russian Olive, Tamarisk)  
 Mountain Riparian (Cottonwood, Willow, Blue Spruce)  
 Forest Land (Spruce, Fir, Ponderosa Pine, Lodgepole Pine, Juniper, Pinyon, Aspen)  
 Wetlands Aquatic (Bullrush, Sedge, Cattail, Arrowhead)  
 Alpine (above timberline)  
 Other (describe): \_\_\_\_\_

### 14. Water Resources:

Rule 901.e. may require a sensitive area determination be performed. If this determination is performed the data is to be submitted with the Form 2A.

Is this a sensitive area:  No  Yes Was a Rule 901.e. Sensitive Areas Determination performed:  No  Yes

Distance (in feet) to nearest surface water: 274, water well: 700, depth to ground water: 3

Is the location in a riparian area:  No  Yes Was an Army Corps of Engineers Section 404 permit filed  No  Yes

Is the location within a Rule 317B Surface Water Suppl Area buffer zone:

No  0-300 ft. zone  301-500 ft. zone  501-2640 ft. zone

If the location is within a Rule 317B Surface Water Supply Area buffer have all public water supply systems within 15 miles been notified:  No  Yes

### 15. Comments:

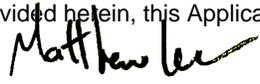
Static water level was determined from water well permit #: 8767-R- located (NWNW) Sect. 27 6N 67W, approximately 700' from location. This well pumped at an unknown rate with a static water level of 8'. There is no elevation listed for this well, but topographic maps show it as approximately 5' above location. Correcting for this difference results in an estimate of 3' to groundwater at location. Location is listed in a "sensitive area" due to proximity to groundwater and surface waters. Operator requests a rule 318A(I).a and 318A(I).c exception location; this well surface location is outside the GWA drilling windows and is greater than 50' from an existing well. Operator also requests a Rule 603.a.(2) exception location; this well is located less than 150' from the property line. The offsetting affected surface owner is the same as the surface owner for this location. Surface Owner has waived the applicable setback provisions [603.a.(2), 318A(I).a and 318A(I).c] in §2 ¶1 of the attached SUA, which states, "...OWNER hereby waives its right to object to the location of any of the OPERATOR'S facilities on the basis of setback requirements in the rules and regulations of the COGCC." The SUA continues, "OPERATOR or its successors and assigns may cite the waiver in this paragraph in order to obtain a location exception or variance under COGCC rules or from any other state or local governmental body having jurisdiction." All emphasis is in the original. Exception location requests are attached. Wells at this site are still in the planning stage and will be submitted as soon as the specifics are resolved.

I hereby certify that the statements made in this form are, to the best of my knowledge, true, correct and complete.

Signed: \_\_\_\_\_ Date: 02/19/2013 Email: cdoke@petersonenergy.com

Print Name: CLAYTON DOKE Title: SENIOR ENGINEER

Based on the information provided herein, this Application for Permit-to-Drill complies with COGCC Rules and applicable orders and is hereby approved.



COGCC Approved: \_\_\_\_\_

Director of COGCC

Date: 4/29/2013

**CONDITIONS OF APPROVAL, IF ANY:**

All representations, stipulations and conditions of approval stated in this Form 2A for this location shall constitute representations, stipulations and conditions of approval for any and all subsequent operations on the location unless this Form 2A is modified by Sundry Notice, Form 4 or an Amended Form 2A.

**Attachment Check List**

Att Doc Num	Name
2166526	MULTI-WELL PLAN
400376498	FORM 2A SUBMITTED
400378079	ACCESS ROAD MAP
400378080	HYDROLOGY MAP
400378081	LOCATION DRAWING
400378083	LOCATION PICTURES
400382524	SURFACE AGRMT/SURETY
400382526	LOCATION DRAWING
400382546	NRCS MAP UNIT DESC
400382572	EXCEPTION LOC REQUEST
400382573	EXCEPTION LOC REQUEST
400383210	WASTE MANAGEMENT PLAN

Total Attach: 12 Files

**General Comments**

<u>User Group</u>	<u>Comment</u>	<u>Comment Date</u>
Permit	Received multi-well plan. Final review complete.	4/18/2013 4:00:45 PM
OGLA	Form 2A 400380183 for the production facility has been received; Form 2s have been received; OGLA review complete	4/18/2013 8:56:24 AM
OGLA	Discussed Form 2A status for production facility location with operator, as well as APD submittal; operator intends to submit APDs and Form 2A for production facility; this Form 2A remains ON HOLD	3/26/2013 7:51:05 AM
OGLA	Operator needs to submit an APD or 502.b. variance; waiting on Form 2A for production facility to southeast	3/6/2013 10:01:46 AM
OGLA	Nearest water well is an abandoned monitoring well; the irrigation well 8767-R identified by the operator was likely drilled farther north in the NWNW Sec27, greater than 700 feet from the location; shallow ground water does exist and the operator has identified the area to be a Sensitive Area  The operator's BMPs appear to address comments posted by the Windsor LGD, specifically the operator is aware of the process and will agree to the Town of Windsor CUG process and conditions, including public road access requirements	2/22/2013 12:02:30 PM
Permit	Operator requests Exception to 603.A.2 Operator requests approval of a Rule 318Aa and Rule 318Ac exception location: Wellhead is to be located outside of a GWA drilling window and will be located more than 50' from an existing well location. Request and waivers attached. Needs a multi-well plan	2/21/2013 2:29:13 PM

LGD	<p>If access to the site is proposed from a Town of Windsor street, such access point (s) shall require approval of an access permit from the Town of Windsor Engineering Department and any required access improvements, street clean-up, tracking pads, etc., shall be addressed per said access permit.</p>	2/20/2013 4:08:59 PM
LGD	<p>The applicant shall submit for Conditional Use Grant approval from the Windsor Town Board for this and any other wells drilled within the Town of Windsor prior to initiating any drilling or other related activities. The Town requires the following conditions on the subject oil and gas facilities:</p> <p>CONDITIONS:</p> <p>1. Prior to the commencement of drilling, the applicant shall submit comprehensive "Drilling and Site Improvement Plans" for review and approval by the Town. Such plans shall address initial drilling activities, initial installation of site improvements and details, and on-going perpetual maintenance of the subject site including, but not limited to, the following:</p> <p>a. Site access plan. The Drilling and Site Improvement Plans and supplemental information shall address site access points and haul routes for review and approval.</p> <p>b. Public street clean-up and tracking prevention. The Drilling and Site Improvement Plans and supplemental information shall include a tracking pad for review and approval.</p> <p>c. Site grading. The Drilling and Site Improvement Plans and supplemental information shall address site grading, including any earth berms for emergency containment.</p> <p>d. Site lighting. The Drilling and Site Improvement Plans and supplemental information shall include details regarding site lighting fixtures and locations. Security and other site lighting shall utilize full cutoff light fixtures to mitigate light pollution.</p> <p>e. Temporary screening. The applicant shall install a buffer to screen the initial drilling activities and installation of site improvements from surrounding neighborhoods and streets. The temporary buffer shall include hay bales to enclose the drilling operations to provide noise mitigation.</p> <p>f. Permanent screening. Given the close proximity to residential neighbors, the Drilling and Site Improvement Plans shall depict proposed long-term screening materials including landscaping, earth berms and any other screening methods to mitigate visual impacts.</p> <p>g. Fencing. The Drilling and Site Improvement Plans shall depict fencing of the perimeter of the site. Fencing materials shall be reviewed for approval by the Town based upon the character of the surrounding neighborhood.</p> <p>h. Oil and gas equipment.</p> <p>(1) The applicant shall utilize electric motors in order to mitigate the noise impacts to the neighboring properties.</p> <p>(2) The applicant shall ensure that the wells and tanks are of the minimum size required to satisfy present and future functional requirements to mitigate visual impacts.</p> <p>(3) Low profile tanks shall be utilized and shall be installed in the least visible manner possible.</p> <p>(4) All tanks and equipment shall be painted to blend-in with the surrounding</p>	2/20/2013 4:08:03 PM

landscape.

i. Air quality.

(1) The applicant shall participate in any required Environmental Protection Agency (EPA) air quality monitoring and/or testing by allowing EPA to install equipment on site for said monitoring and testing.

(2) The applicant shall install and operate an emissions control device (ECD) capable of reducing Volatile Organic Compound (VOC) emissions on the subject oil and gas equipment in accordance with Colorado Oil and Gas Conservation Commission (COGCC) and/or the Colorado Department of Public Health and Environment (CDPHE) rules and regulations.

(3) The applicant shall submit to the Town copies of all air emissions reporting as required by the COGCC and/or the CDPHE's Air Pollution Control Division.

j. Water quality.

(1) The applicant shall ensure that any hydrocarbon discharges from the site comply with all state and federal water quality requirements.

(2) The applicant shall participate in the Colorado Oil and Gas Association (COGA) Baseline Groundwater Quality Sampling Program utilizing independent third party sampling and laboratories and shall provide to the Town test results obtained before and after drilling operations.

k. Emergency containment. The secondary containment berm surrounding all storage vessels shall be designed and constructed to contain a minimum of 110% of the volume of the largest vessel located within the containment area or to State of Colorado standards, whichever requirements are more stringent.

l. Waste disposal. The applicant shall submit to the Town copies of all waste management reports as required by the COGCC and/or the CDPHE rules and regulations.

m. The following certification blocks shall be included on the Drilling and Site Improvement Plans:

(1) A signed owner's acknowledgement certification block.

(2) A signed drilling operator's acknowledgement certification block.

n. The following notes shall be included on the Drilling and Site Improvement Plans:

(1) The applicant shall comply with all rules and regulations of the Colorado Oil and Gas Conservation Commission (COGCC).

(2) The applicant shall comply with all rules and regulations of the Colorado Department of Public Health and Environment (CDPHE).

(3) The applicant shall maintain on-going compliance with all conditions of the Town and Windsor-Severance Fire Rescue.

(4) The facilities shall be kept clean and otherwise properly maintained at all times.

(5) The existing access may be utilized for oil and gas well activities. This access point is temporary and will be required to be removed at such time that permanent access is available in the future.

2. The applicant shall address and comply with the conditions of Windsor-Severance Fire Rescue.

Permit	This form has passed completeness.	2/20/2013 1:58:06 PM
Permit	Requesting Waste Management Plan.	2/20/2013 8:36:32 AM

Total: 10 comment(s)

**BMP**

<u>Type</u>	<u>Comment</u>
Planning	Tekton has started the process of acquiring a Conditional Use Grant (CUG) with the Town of Windsor for this site and its associated tank battery, and agrees to comply with the associated conditions of approval.
Material Handling and Spill Prevention	Tekton has existing agreements pertaining to the acquisition of water for drilling and completion purposes. These sources are offsite, and the water must be trucked onsite. Tekton will attempt mitigate truck traffic for this propose by splitting the traffic access points where possible. 500 bbl Frac tanks will be used to store this water on site for these purposes. The number of these tanks is contingent upon the specific design of the process for which they are used.

Total: 2 comment(s)