

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:

400385076

Date Received:

05/03/2013

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:

433139

Expiration Date:

05/29/2016

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: (303) 212-0703
 Fax: (303) 216-2139
 email: cdoke@iptengineers.com

4. Location Identification:

Name: PAVISTMA SOUTH Number: PAD
 County: WELD
 Quarter: NWSW Section: 32 Township: 6N Range: 67W Meridian: 6 Ground Elevation: 4953

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: 1665 feet FSL, from North or South section line, and 200 feet FWL, from East or West section line.
 Latitude: 40.440534 Longitude: -104.924793 PDOP Reading: 1.7 Date of Measurement: 02/21/2013
 Instrument Operator's Name: WYATT HALL

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="text" value="6"/>	Production Pits: <input type="checkbox"/>	Dehydrator Units: <input type="checkbox"/>
Condensate Tanks: <input type="checkbox"/>	Water Tanks: <input type="text" value="3"/>	Separators: <input type="text" value="6"/>	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="text" value="6"/>	Oil Tanks: <input type="text" value="12"/>	Fuel Tanks: <input type="checkbox"/>	

Other: _____

6. Construction:

Date planned to commence construction: 06/01/2013 Size of disturbed area during construction in acres: 4.00
Estimated date that interim reclamation will begin: 12/01/2013 Size of location after interim reclamation in acres: 2.50
Estimated post-construction ground elevation: 4953 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: 02/14/2013
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: 1280, public road: 1637, above ground utility: 1747,
railroad: 5280, property line: 200

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 be 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: 79 Weld Loam, 1 to 3 percent slopes

NRCS Map Unit Name: 32 Kim Loam, 1 to 3 percent slopes

NRCS Map Unit Name:

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: 1598, water well: 1490, depth to ground water: 148

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:

The closest water well to location is permit #:262798- - located 290' FSL, 415' FWL (SWSW) Sec. 32 6N 67W, approximately 1490' from the location. This well is designated for household use only, and while it does have a report that a pump was installed in 06/2005 there is no record of its first beneficial use, nor that it was actually pumped. Pump depth is reported as 200'. Static water level was determined from water well permit #: 63272- - located 1820' FNL, 1336' FEL (SWNE) Sect. 32 6N 67W, approximately 4084' from location. This well pumped @ 1 gpm with a static water level of 63'. There is no elevation listed for this well, but topographic maps show it as approximately 85' below location. Correcting for this difference results in an estimate of 148' to groundwater at location. Operator requests a Rule 318A(a) and 318A(c) exception location; well is to be located outside of a GWA drilling window and will be located more than 50' from an existing location. Request and waiver are attached.

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

Signed: _____ Date: 05/03/2013 Email: cdoke@iptengineers.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: Matthew Lee Director of COGCC Date: 5/30/2013

**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.

Permanent equipment on location shall be muffled to reduce noise, or shall be buffered on the north and east sides.

Provide temporary engineering controls to prevent uncontrolled public access during drilling and completion activities.

Operator shall provide signage at the Junction of the access road leading to the pad and Weld County Road 62. The signage shall provide the following information at a minimum: 1. Contact information for Tekton Windsor, 2. Contact information for the COGCC complaint line, 3. Number of planned wells, and 4. Anticipated Schedule (From pad construction through final battery construction).

Temporary engineering controls (consisting of perimeter sound walls, earthen berms, stacked hay bales and/or metal, synthetic or wood sheeting) shall be used on the north and east perimeters of the location during drilling and completion activities to provide noise relief to nearby residents. The COGCC may require additional noise mitigation if measures taken are deemed insufficient.

Lighting abatement measures beyond the requirements of Rule 803. shall be implemented, including the following, at a minimum: (1) rig oriented to direct light away from nearby residents; (2) install lighting shield devices on all of the more conspicuous lights; (3) low density sodium lighting; and (4) rig shrouded on the north and east sides.

The approval of this Form 2A is conditional upon approval of the related Form 4, Sundry Notices to move the approved wells to this surface location. No construction is authorized prior to approval of Doc #s 400412681, 400412883, 400412952, and 400413029 for the Pavistma 5 1-5-32-090-NH, Pavistma 4 1-6-32-90-NH, Frye Farms 5 7-9-32-270-4-NH, and Frye Farms 1 7-8-32-270-4-NH, respectively.

Attachment Check List

Att Doc Num	Name
400385076	FORM 2A SUBMITTED
400385442	MULTI-WELL PLAN
400385443	ACCESS ROAD MAP
400385446	HYDROLOGY MAP
400385447	LOCATION DRAWING
400385448	LOCATION PICTURES
400385458	WASTE MANAGEMENT PLAN
400385680	NRCS MAP UNIT DESC
400406398	SURFACE AGRMT/SURETY
400406408	EXCEPTION LOC REQUEST
400413291	EXCEPTION LOC WAIVERS

Total Attach: 11 Files

General Comments

<u>User Group</u>	<u>Comment</u>	<u>Comment Date</u>
OGLA	Discussed sound mitigation and other COAs with operator. Agreed that COAs from Pavistma pad to the north would be appropriate here for noise mitigation, light mitigation, signage and access control.	5/30/2013 4:41:17 PM
Permit	Name, location, and objective formation changes are being processed for wells that are being moved to this pad from loction #333270. One APD is in draft. Current well names w/API #'s have been added to the related forms tab with opr permission. 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. Fianl Review complete.	5/28/2013 1:07:25 PM

<p>OGLA</p>	<p>The operator supplied a BMP addressing access to the location.</p> <p>COGCC has reviewed the Town of Windsor comments as they pertain to the location. The location is located in Weld County and zoned for Agriculture, where the construction of oil and gas wells and production facilities is a use by right.</p>	<p>5/9/2013 3:00:05 PM</p>
<p>OGLA</p>	<p>Held phone call with operator regarding access</p>	<p>5/8/2013 8:44:47 AM</p>
<p>LGD</p>	<p>Please be advised that the subject property is located within the Town's Growth Management Area (GMA).The Town's Comprehensive Plan states, "The GMA is intended to define those specific areas within the planning area where it is most logical to extend urban services in the near term, that is, within the next five to ten years."</p> <p>Below please find the conditions of approval that are typically applied to conditional use grants for oil and gas operations located within Town.Therefore, the Town recommends the following conditions be placed on the subject oil and gas facilities:</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>5/6/2013 2:42:42 PM</p>

(3)Low profile tanks shall be utilized and shall be installed in the least visible manner possible.

(4)All tanks and equipment shall be painted to blend-in with the surrounding 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.	
LGD	<p>ACCESS COMMENTS:</p> <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> <p>Access road shall be maintained in good condition so that no mud or dirt is tracked onto Crossroads Boulevard.</p>	5/6/2013 2:42:23 PM

Total: 6 comment(s)

BMP

<u>Type</u>	<u>Comment</u>
Planning	Access point to this site already exists and is from a county road. Operator will comply with COGCC Rule 1002.f(2).F concerning vehicle tracking control practices in order to control, alleviate or mitigate sediment discharges from the access road onto WCR 62 / Crossroads Blvd.

Total: 1 comment(s)