

Carl Eiberger  
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August 1, 2023

Brock Bowles  
Division of Reclamation Mining and Safety  
Environmental Protection Specialist  
1313 Sherman Room 215  
Denver, Colorado 80203

Re: Wattenberg Lakes Amendment Application (M 2004 051)  
Comments, notations, and documents regarding the amendment application.

**1: Wattenberg Lakes Amendment Application (M 2004 051) Information**

- \* Sand & Gravel and Water Storage Operation
- \* Property Owned by The City of Westminster & Holcim-WCR, Inc.
- \* Division of Reclamation Mining and Safety (DRMS) Permit Number (2004 M 051)
- \* Weld County Use by Special Review (USR) Permit Number 1350
- \* Operator Holcim-WCR, Inc.

**2: Stillwater Ranch Information**

The Wattenberg Lakes is contiguous on the west, north and northwest property lines to property and interests Carl Eiberger (Eiberger) and Aggregate Industries-WCR Inc (A I) own, which is 178 acres and known as the Stillwater Ranch.

The Stillwater Ranch ownership documents include: a Warranty Deed, Quit Claim Deeds, Stipulation and Cross Conveyance, Correction Stipulation and Cross Conveyance, The Joint Ownership & Easement Agreement and a Special Warranty Deed which are all binding upon (Eiberger) and (A I).

***(a):** The 178 acre property and interests known as the Stillwater Ranch and owned by (Eiberger) and (A I) could be identified and information included in the Wattenberg Lakes amendment to avoid any confusion.*

### **3: Surface Mineral Deed**

The 178 acre Stillwater Ranch surface is encumbered by a Mineral Deed.

On August 29, 2017, a prior owner of interests in the Stillwater Ranch, the Baurers, conveyed their oil and gas and hydrocarbon rights from the Stillwater Ranch by selling 100% of their oil and gas and hydrocarbon rights by Mineral Deed recorded August 31, 2017 at reception # 4331984, in Weld County, Colorado. The sale included additional rights and uses of the surface of the entire Stillwater Ranch including:

“the rights of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said lands for oil, gas and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said land all of Grantee’s property and improvements.”

By this deed, the Baurers intended that mineral (oil & gas) owners have access upon the surface of the entire 178 acres of the Stillwater Ranch to develop minerals (oil & gas). There are three (3) vertical oil & gas wells on the property which are shut in. The oil & gas industry is currently interested in drilling deeper horizontal oil & gas wells from various formations.

**(a):** *The 178 acre Stillwater Ranch surface is encumbered by a Mineral Deed and could be identified and included in the Wattenberg Lakes amendment to avoid any confusion.*

#### **4: Stillwater Ranch Joint Ownership and Easement Agreement Information**

The Joint Ownership agreement spells out the owner's intentions, best interests, and mutual advantage that the Stillwater Ranch shall be operated as one unit. The agreement is recorded with the clerk and recorder's office at reception # 3432612, recorded 11/3/2006 in Weld County, Colorado.

Page 2, # 4 of the Joint Ownership agreement states:

"One of the principal features of STILLWATER RANCH is the development of a water ski lake for the use and enjoyment of the owners. Rights to the use of the lake are exclusively limited to the owners and their guests unless this agreement is modified by mutual consent. Privacy on STILLWATER RANCH is an important consideration, and guests of either owner shall have access to the lake and the ranch by invitation only. Consideration shall be given to notification of the other owner when guests are expected, whenever possible."

Page 4, Exhibit A -1 is the Stillwater Ranch 178 Acre Legal Description

This development includes the Stillwater Ranch Ski Lake Structure, which is also known as the Fish Habitat and Ski Lake. The trees planted around the Fish Habitat and Ski Lake and especially the rows of the 60' plus trees on the north and northwest end of the of the Fish Habitat and Ski Lake. The trees were planted for lake aesthetic and beauty, noise, dust, and wind protection, as well as ground wildlife habitats and raptors.

***(a):** The 178 acre Joint Ownership Agreement information could be included in the Wattenberg Lakes amendment to avoid any confusion.*

#### **5: Stillwater Ski Lake Structure Water Decree:**

The Stillwater Ski Lake Structure (Fish Habitat and Ski Lake) is owned by (Eiberger and A I).

- The District Court, Water Division No.1, Case Number 05CW158 (97CW383) For the Stillwater Ski Lake, Findings of Fact, Conclusion of Law, Ruling of the Referee, and Decree of the Court is dated November 15, 2006.
- Page 2, # 6 of the Decree states:

"The name of the structure that is the subject of the application is Stillwater Ski Lake with Well Permit No. 047367-F." With the appropriation date of: October 11, 1996.

***(a):** The Stillwater Ski Lake Structure Water Decree owned by Carl Eiberger and Aggregate Industries- WCR Inc., information could be included in the Wattenberg Lakes amendment to avoid any confusion.*

## **6: Stillwater Ranch Ground Water Well Permit**

The Fish Habitat and Ski Lake is permitted by the State as a well, fed by groundwater.

If the ground water level of the Fish Habitat and Ski Lake is negatively affected, fish will perish, trees planted for lake aesthetic and beauty, noise, dust and wind protection, ground wildlife habitats, raptors will be negatively affected, and the Fish Habitat and Ski Lake will be unusable for its intended purpose.

**(a):** *If the ground water level is negatively affected:*

*(i): the fish would need to be relocated right away. Would you include the plan and timing for clarification of the relocation of the fish so they will not perish and to avoid confusion.*

*(ii): the trees would need to be watered right away. Would you include the plan and timing for clarification of the watering of the trees so they will not be damaged and to avoid confusion*

*(iii): the Ski Lake and Fish Habitat would need water right away so it will not be unusable for its intended purpose. Would you include the plan and timing of water replacement for clarification so the Ski Lake and Fish Habitat will not be unusable and to avoid confusion.*



## **7: Weld County Road 23 ¾ was located between two of Westminster Parcels**

The Weld County maps include that road 23 ¾ traversed northeast between two of the City of Westminster's parcels identified as Weld County parcel numbers 146936100002 and 146925400002, which is where the Westminster Wattenberg Lakes Phase 2, Pond 1, also known as the (Struck Pit) is located. 23 ¾ was mined and the Westminster Wattenberg Lakes access is located on 23 ½, where the conveyor along 23 ½ enters the Westminster Wattenberg Lakes site.

*(a): On some of the amendment information, maps, drawings and exhibits, there is are notations of WCR 23 ¾ located on the Stillwater Ranch property which should be removed to avoid any confusion.*

Kim Ogle & Nate Nader with the Weld County planning department and Tiffane Johnson with the Weld County Public Works have confirmed that there is not a county road on the Stillwater Ranch. The county researched documents from the Patent, ROW's, County commissioner's agreements and maps, (section, township, and range) county roads and maintenance maps.

Kim Ogle, Matt Nader and Tiffane Johnson can be reached at:

Kim Ogle  
Weld County Planning Department  
[kogle@weldgov.com](mailto:kogle@weldgov.com)  
970 400-3549

Matt Nader  
[Mnader@weldgov.com](mailto:Mnader@weldgov.com)  
Weld County Planning Department  
Main Number 970 356-4000

Tiffane Johnson  
[tvjohnson@weldgov.com](mailto:tvjohnson@weldgov.com)  
Weld County Public Works  
Main Number 970 356-4000

## **8: Stillwater Ranch Access from Weld County Road 23 ½**

Road access to the Stillwater Ranch from the corner of Weld County Road 23 ½ and Weld County Road 2 ¾ is included in the Joint Ownership Agreement recorded 11/3/2006 at reception # 3432612, in Weld County, Colorado on:

Page 4, Exhibit A – 1 the Stillwater Ranch 178 Acre Access Description includes:  
“together with a 30 foot wide right of way over and upon the North 30 feet of the West 25.92 acres of the SW 1/4 of the NE 1/4 of Section 36, Township 1 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado”

*(a): This right of way is to the private Stillwater Ranch access structure and gate and could be included to avoid any confusion.*

## **9: Stillwater Ranch Private Property Structure and Access Gate, Notification and Privacy**

- (a): The Stillwater Ranch Access Structure and Gate could be identified in the amendment information and exhibits to avoid any confusion. The access gate and structure are owned by (Eiberger).
- (b): On the amendment information and exhibits, there are notations that include: "Auxiliary Access (Support Vehicles ETC)", There is no auxiliary access, or access for the Wattenberg Lakes on the Stillwater Ranch.

Because of a blanket easement over the entire Stillwater Ranch, and the Joint Ownership of the Stillwater Ranch, any changes of use on the Stillwater Ranch would require the agreement of both (Eiberger) and ( A I). The Joint Ownership and Easement Agreement requires notification before persons other than the owners of the Stillwater Ranch access the Stillwater Ranch.

Page 2, # 4 of the Joint Ownership and Easement Agreement includes:

“Privacy on Stillwater Ranch is an important consideration, and guests of either owner shall have access to the lake and the ranch by invitation only. Consideration shall be given to notification of the other owner when guests are expected, whenever possible.”

***(a):** To avoid any confusion regarding the Stillwater Ranch access structure and gate, the notation of (auxiliary access (support vehicles etc)), should be removed*

#### **10: Lupton Bottom Seep Ditch # 1 & Point of Diversion Appropriation 1873**

The point of diversion is located along the center of the north property line of the Stillwater Ranch and the ditch continues north across the Wattenberg Lakes site. The ditch priority date is November 14, 1997 and the appropriation date 1873.

***(a):** The Lupton Bottom Seep Ditch # 1 & Point of Diversion could be identified and included on maps and information in the Wattenberg Lakes amendment as it continues north across the Wattenberg Lakes site to avoid any confusion.*

#### **11: Huett Seepage Ditch Appropriation 1955**

The headgate of the Huett Seepage Ditch is located along the south property line of the southeast area of the Stillwater Ranch. The ditch traverses across the Stillwater Ranch to the north property line and continues north across the Wattenberg Lakes site. The ditch priority date is March 16, 1973 and the appropriation date is July 14, 1955.

***(a):** The Huett Seepage Ditch is included on Amendment Exhibits C-2 & C-3 at #37. The ditch could be identified to show its location on the north side of the Stillwater Ranch Property as it continues north across the Wattenberg Lakes to avoid any confusion.*

#### **12: Wetlands and Water of the U.S.**

There are wetlands and natural water systems located on the Stillwater Ranch. Some of which continue into and across the Wattenberg Lakes site.

Due to the negligence of another sand & gravel a company, there was damage to wetlands and natural water systems on the Stillwater Ranch and adjacent property resulting in Federal violations of the Clean Water Act administered by the U.S. Army Corps of Engineers and Environmental Protection Agency, resulting in penalties, fines, and attorney costs. The agencies recognize that wetlands enhance water quality, replace groundwater, provide wildlife habitats and aesthetic values.

***(a):** The Wetlands and Waters of the U.S., could be identified to show the location on the north side of the Stillwater Ranch Property as they continue north and onto the Wattenberg Lakes site to avoid any confusion. Could you provide any additional information, drawings, maps, and surveys of Wetlands and Waters of the U.S., for clarification.*

### **13: The Stillwater Ranch Has Two DRMS Permits on the Property**

The Stillwater Ranch has two Sand & Gravel and Water Storage permits on portions of the property. The Wattenberg Lakes amendment identification, information, drawings, and maps could include these DRMS boundaries.

#### **I: The Baseline Resource (DRMS) permit # (M 97 058), along with a Weld County Use by Special Review (USR) permit # (1172) encompasses 89.74 acres on the Stillwater Ranch, and consists of:**

- i: a Portion of the Water Storage Reservoir Slurry Wall (the Stillwater Reservoir a/k/a Walker North) &
- ii: a Fish Habitat and Recreational Lake

***(a):** The Baseline Resource permit boundary could be identified on the existing maps and exhibits to avoid any confusion.*

(i): The Stillwater Reservoir a/k/a Walker North Reservoir is located on the southwest area of the Stillwater Ranch. The amendment information and figures G-1, G-2, G-3, G-4, G-5 and G-6, notate it as the Parker Dersham Pond and it should be notated as the Stillwater Reservoir a/k/a Walker North Reservoir. The Stillwater Reservoir a/k/a Walker North Reservoir along with the Walker South Reservoir have one slurry wall around both reservoirs. That slurry wall continues south to WCR 2. Part of the Parker mining site, (DRMS) permit # (M 2006 003) which has a (USR) permit # (1611) is contiguous to the Stillwater Ranch and is located due west of the Stillwater Reservoir a/k/a Walker North Reservoir. This part of the Parker mining site is also contiguous with the south property line of the Wattenberg Lakes (Struck pit).

***(a):** The Parker Dersham Pond notation on the amendment information and figures G-1, G-2, G-3, G-4, G-5 and G-6 could be amended to the Stillwater reservoir a/k/a Walker north to avoid any confusion.*

**II: The Baurer pit (DRMS) permit # (M 2020 058) includes 79.4 acres:**

The Baurer pit and proposed slurry wall is comprised of portions of two property's (three areas), and portions of two additional (DRMS) permits

"The Baurer Pit permit includes 79.4 acres and is comprised of one new mining area and two previously mined areas. One of the previously mined areas is part of the current Wattenberg Lakes site (M-2004-051) and the second mined area is included in the Baseline Resource site (M-1997-058). These previously mined areas will either be incorporated into the Baurer Pit mining and reclamation plan or avoided. In either case, once the proposed Division of Reclamation, Mining and Safety DRMS Baurer Pit permit application is approved, the previously mined areas will be released from the applicable previous DRMS mining permits."

The three areas are:

- i: Part of the Wattenberg Lakes DRMS # (M 2004 051) and USR # (1350)
- ii: A new mining area on the Stillwater Ranch,
- iii: Part of the Stillwater Ranch which includes the Baseline Resource DRMS permit # (M 1997 058) and USR permit # (1172); (which is the northwest area of the Fish Habitat and Ski Lake).

As the Struck pit is included in the Wattenberg Lakes (M 2004 051) permit amendment, and is also located in the Baurer Pit (M 2020 058) which encompasses different properties and includes two (DRMS) permits, the Wattenberg Lakes permit (M 2004 051) and the Baseline Resource permit (M 1997 058):

***(a): The Baurer Pit permit boundary and proposed slurry wall could be identified on the existing maps and exhibits to avoid any confusion.***

*(i): Will the Baurer Pit permit be rescinded or retracted by the DRMS or agencies before the Wattenberg Lakes amendment is approved.*

*(ii): "The Baurer Pit permit includes 79.4 acres and is comprised of one new mining area and two previously mined areas. One of the previously mined areas is part of the current Wattenberg Lakes site (M-2004-051) and the second mined area is included in the Baseline Resource site (M-1997-058). These previously mined areas will either be incorporated into the Baurer Pit mining and reclamation plan or avoided. In either case, once the proposed Division of Reclamation, Mining and Safety (DRMS) Baurer Pit permit application is approved, the previously mined areas will be released from the applicable previous DRMS mining permits."*

#### **14: Stillwater Ranch Second Access Structure, Gate & Private Road Identification**

Going east 488 feet from the Stillwater Ranch access structure and gate is a second access structure and gate and signage. This is where the north, south, and east roads meet.

The second access structure and gate include directional signage for the:

(i): north road which is the private access road to the residence sites. The road goes north approximately 820 feet to the Oil & Gas Well # 41-36, and then continues north approximately 500 feet, and then turns east and continues approximately 2140', and then turns south and continues approximately 950' to the residence sites.

(ii): east road which goes east through the second access structure and gate, and then continues approximately 840 feet to Oil & Gas Well # 42 – 31.

(iii): south road which goes south - southwest approximately 820 feet to Oil & Gas Well # 32–36.

*(a): These items could be identified on the amendment and exhibits to avoid any confusion. The second access structure and gate were put in place for additional security and safety and are owned by (Eiberger).*

#### **15: Stillwater Ranch Security and Safety Property Fence**

**The Stillwater Ranch security**, safety and property fence along the north and northwest property lines were temporary removed for the Wattenberg Lakes operations. The fence is to be replaced as soon as possible. The property security and safety fence assist with security, safety, trespassing, liability, theft, damage to property, equipment, wetlands and waterways, survey markers, wells, ditches, structures, improvements, animals, and livestock.

*(a): Could you include the dates that the temporary fence and permeant fence will be reinstalled to avoid any confusion.*

## **16: Stillwater Ranch Security and Safety Boulders**

**The large boulders** that are along the east side of the north private access road to the residence sites were put in place as people were driving across the property and are owned by Carl Eiberger.

Some of the large boulders that were placed along the east side of the north private access road to the residence sites were temporary removed for the Wattenberg Lakes operations. The large boulders are to be replaced as soon as possible and were put in place as people were driving across the property. These large boulders are owned by Carl Eiberger.

*(a): Could you include the date the boulders will be set in place along the access road to avoid any confusion.*

## **17: Stillwater Ranch Fish Habitat and Ski Lake Development Trees**

The development of the Fish Habitat and Ski Lake included trees planted around the Fish Habitat and Ski Lake and especially the rows of the 60' plus trees on the north and northwest end of the of the Fish Habitat and Ski Lake. The trees were planted for lake aesthetic and beauty, noise, dust, and wind protection, as well as ground wildlife habitats and raptors. Some of these trees were damaged during the Wattenberg Lakes operations and are to be replaced as soon as possible.

*(a): Could you include the date that these trees will be replaced to avoid any confusion*

## **18: Reclamation Plan**

(i): The Wattenberg Lakes amendment does not include the landscaping information and trees to be planted along the south side of the Struck Pit along the access to the Stillwater Ranch, the east side of the Struck Pit which is contiguous to the Stillwater Ranch, the southeast side of the Wattenberg Lakes where the conveyor is located and additional reservoir pipe and pump facilities are listed which is contiguous to the Stillwater Ranch.

*(a): These items could be identified, and information included in the amendment and exhibits to avoid any confusion. Could you include additional information for clarification.*



## **19: City of Aurora Purchased Property for Its South Platte Prairie Waters Project**

The City of Aurora purchased property from The Crabb Trust, which is contiguous on the east side of the Wattenberg Lakes property and is contiguous to the Stillwater Ranch on a portion of the Stillwater Ranch northeast property line. The City of Aurora's purchase deed, reception # 4499000 was recorded on 6/20/2019 in Weld County, Colorado.

### **Prairie Water Project Water Wells**

The City of Aurora (via Water Court Case 06CW104) decreed vertical and horizontal water wells for its Prairie Water Project (PWP).

The decreed wells and locations, structures, pipelines, pumps, and electrical equipment will be east and contiguous along the Wattenberg Lakes east property, and on the contiguous property to the Wattenberg Lakes and Auroras south property lines, the Stillwater Ranch. The Water Court Case identifies these wells as:

Vertical Wells # VW – 1, 2, 3, 4, 5, 6, 7, 8, 9, 39, 40, 43 & 44  
Collection Wells - # CW-C and CW-D

***(a):** The locations of the City of Aurora's Decreed wells, which are to be installed, could be included in the amendment and identified on the maps, drawing and exhibits to avoid any confusion.*

## **20: Wattenberg Lakes Amendment Conveyor Realignment & the City of Aurora**

The City of Aurora's property in Section 30, Township 1 North, Range 66 West is contiguous and east of the Wattenberg Lakes. The City of Aurora's access road from Weld County Road 23 ½ and Weld County Road 2 ¾, goes due north along the current conveyor location located on the west side of the Struck pit. The City's access road continues into Section 25, Township 1 North, Range 67 West, to Section 30, 1 North 66 West.

A realignment of the conveyor to the west of its current location as shown on the Wattenberg Lakes amendment would need to include the realignment of the City of Aurora's access road to the west as well.

*(a): This realignment could be identified and included on the maps and information to avoid any confusion.*

**21: Amendment Exhibits C-2 & C-3: Numbers, Structure Descriptions & Owner(s)**

<b>#</b>	<b>Structure Description</b>	<b>Owner</b>
43:	Culvert	City of Westminster <i>The Culverts are owned by the City of Westminster, Ditch Companies, Aggregate Industries-WCR Inc, and Carl Eiberger. To avoid any confusion could you provide additional information for clarification.</i>
44:	30' Travel/Ingress/Egress Easement	The Crab Trust <i>The City of Aurora purchased property from The Crabb Trust. The property is contiguous on the east side of the Wattenberg Lakes property and is contiguous to the Stillwater Ranch on a portion of the Stillwater Ranch northeast property line and this may be an error. To avoid any confusion could you provide additional information for clarification.</i>
48:	20' Travel/Ingress/Egress Easement	The Crab Trust <i>The City of Aurora purchased property from The Crabb Trust. The property is contiguous on the east side of the Wattenberg Lakes property and is contiguous to the Stillwater Ranch on a portion of the Stillwater Ranch northeast property line and this may be an error. To avoid any confusion could you provide additional information for clarification.</i>

- 61: 35' Travel/Ingress/Egress Easement      The Crab Trust  
*The City of Aurora purchased property from The Crabb Trust. The property is contiguous on the east side of the Wattenberg Lakes property and is contiguous to the Stillwater Ranch on a portion of the Stillwater Ranch northeast property line and this may be an error. To avoid any confusion could you provide additional information for clarification.*
- 65: 40' ROW      City of Westminster  
*To avoid any confusion could you provide additional information for clarification.*
- 68: Travel/Ingress/Egress Easement      The Crab Trust  
*The City of Aurora purchased property from The Crabb Trust. The property is contiguous on the east side of the Wattenberg Lakes property and is contiguous to the Stillwater Ranch on a portion of the Stillwater Ranch northeast property line and this may be an error. To avoid any confusion could you provide additional information for clarification.*
- 94: Private Dirt Road Access      Aggregate Industries-WCR Inc.  
Attached is an aerial photograph identifying the two east west access roads.
- Road (1) is located on the Wattenberg Lakes (north of the Stillwater Ranch). This east-west access road continues east and then turns north to the City of Aurora's property.

Road (2) is located on the Stillwater Ranch (south of the Wattenberg Lakes). This private east – west access road to the residence sites continues east and then turns south to the private (Eiberger) and (A I) residence sites.

*To avoid any confusion could you provide additional information for clarification.*

98: Private (Two Tract) Dirt Access Road

Consolidated Mutual Water Company Consolidated Mutual Water Company has property on Weld County Road 6 and has no access to the Stillwater Ranch. This identification appears to be a (typo). # 97 identified a Private (Two Tract) Dirt Access Road for Consolidated Mutual Water Company on their property.

*To avoid any confusion could you provide additional information for clarification.*

136 Well

City of Westminster

*To avoid any confusion could you provide additional information for clarification.*

City of Westminster

This well is on the Stillwater Ranch which is owned by (Eiberger) and (A I).

This well was installed by Camas / (A I) on the Stillwater Ranch with the understanding that the owners of the Stillwater Ranch owned the monitoring well, for use by Camas / (A I) and others.

### **23: A High to Low Pressure Natural Gas Conversion Structure & Natural Gas Pipeline to the Residence Sites**

Along the northeast property line of the Stillwater Ranch, where the north Stillwater Ranch private (east – west) access road turns south, there is a high to low pressure natural gas line conversion structure. The natural gas conversion structure was put in place for natural gas for the residence sites. The natural gas pipeline from the structure goes south along the residence access road.

***(a):** A High to Low Pressure Natural Gas Conversion Structure & Natural Gas Pipeline to the Residence Sites could be identified and included in the Wattenberg Lakes amendment information to avoid any confusion.*

### **24: Levee**

A levee is located between the Huett Seepage Ditch and the south Platte River on the east side of the Stillwater Ranch and continues onto and across the Wattenberg Lakes site.

***(a):** The Levee could be identified and included in the Wattenberg Lakes amendment information to avoid any confusion.*

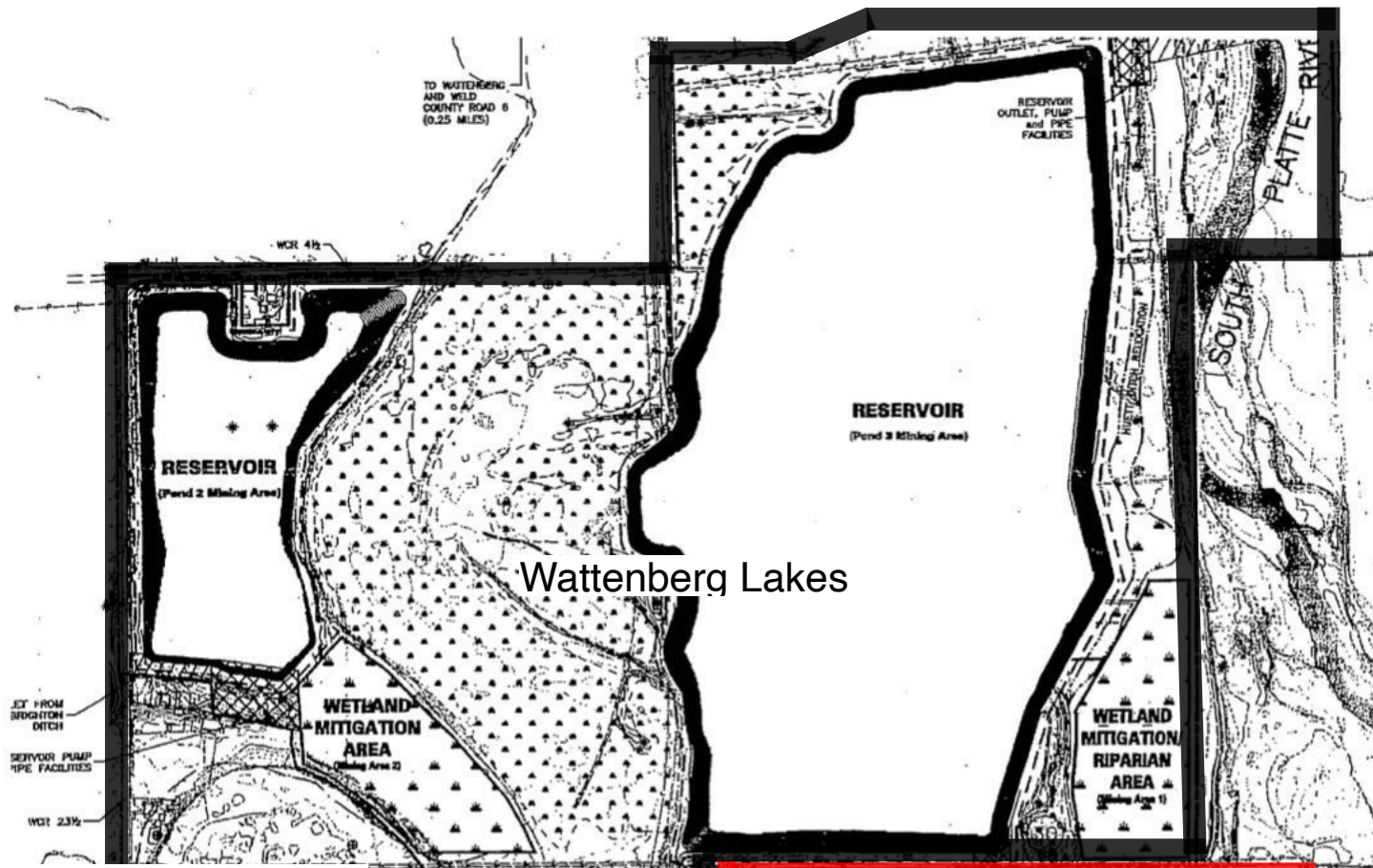
## **25: Notation: Water Wells & Water Rights**

Some of the water wells in the inventory from the State of Colorado office of the State Engineer database of well permit information has not been updated. Carl Eiberger and Aggregate Industries- WCR Inc, each have 50% interests in wells and water rights that could be updated.

The Baurers are listed on information (ownership) and do not have any interest in these and other well permits and water rights. To avoid confusion the information could be updated to include Aggregate Industries WCR Inc., instead of the Baurers on active well permits and water rights. Examples:

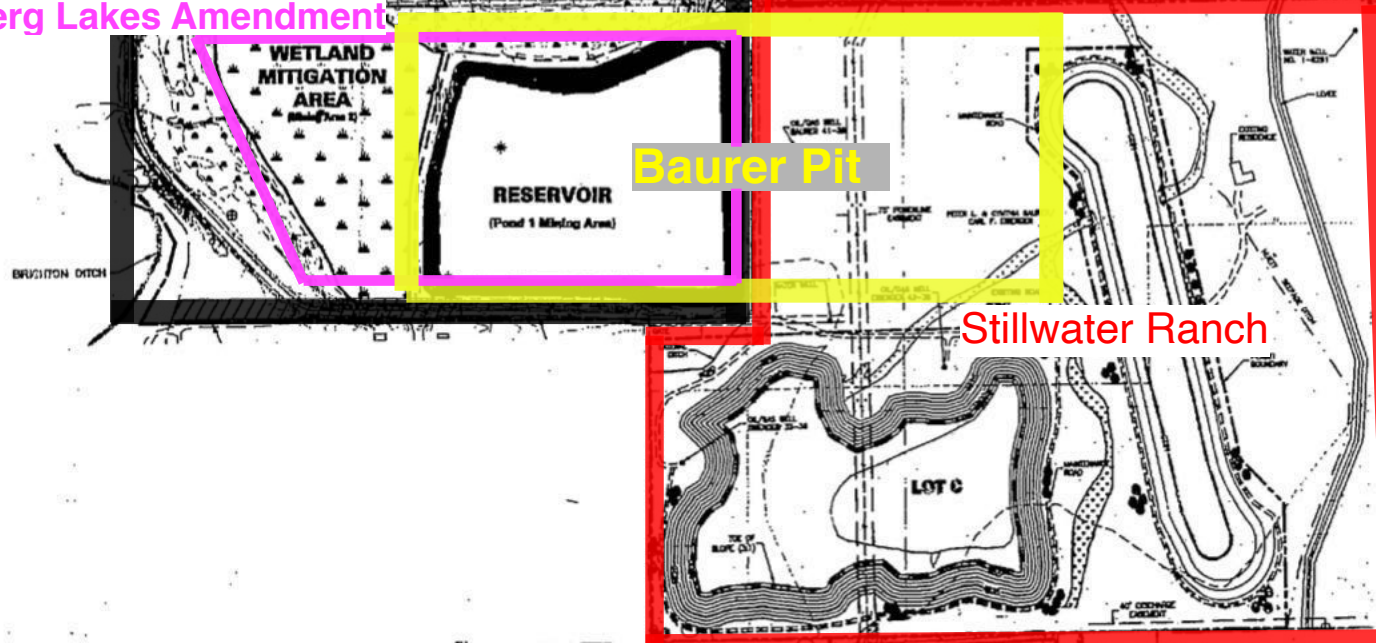
<u>Permit #</u>	<u>Name / Ownership</u>
6291 R	Carl Eiberger & Baurers
6647-F	Carl Eiberger & Baurers
49717-F	Carl Eiberger & Baurers Prior # 46965-F Carl Eiberger & Baurers Prior # 46192-F Carl Eiberger & Baurers
47367	Carl Eiberger & Baurers

This information is compiled from sources deemed to be reliable and should be verified.



Wattenberg Lakes

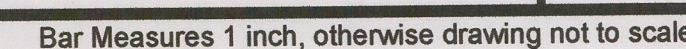
Wattenberg Lakes Amendment



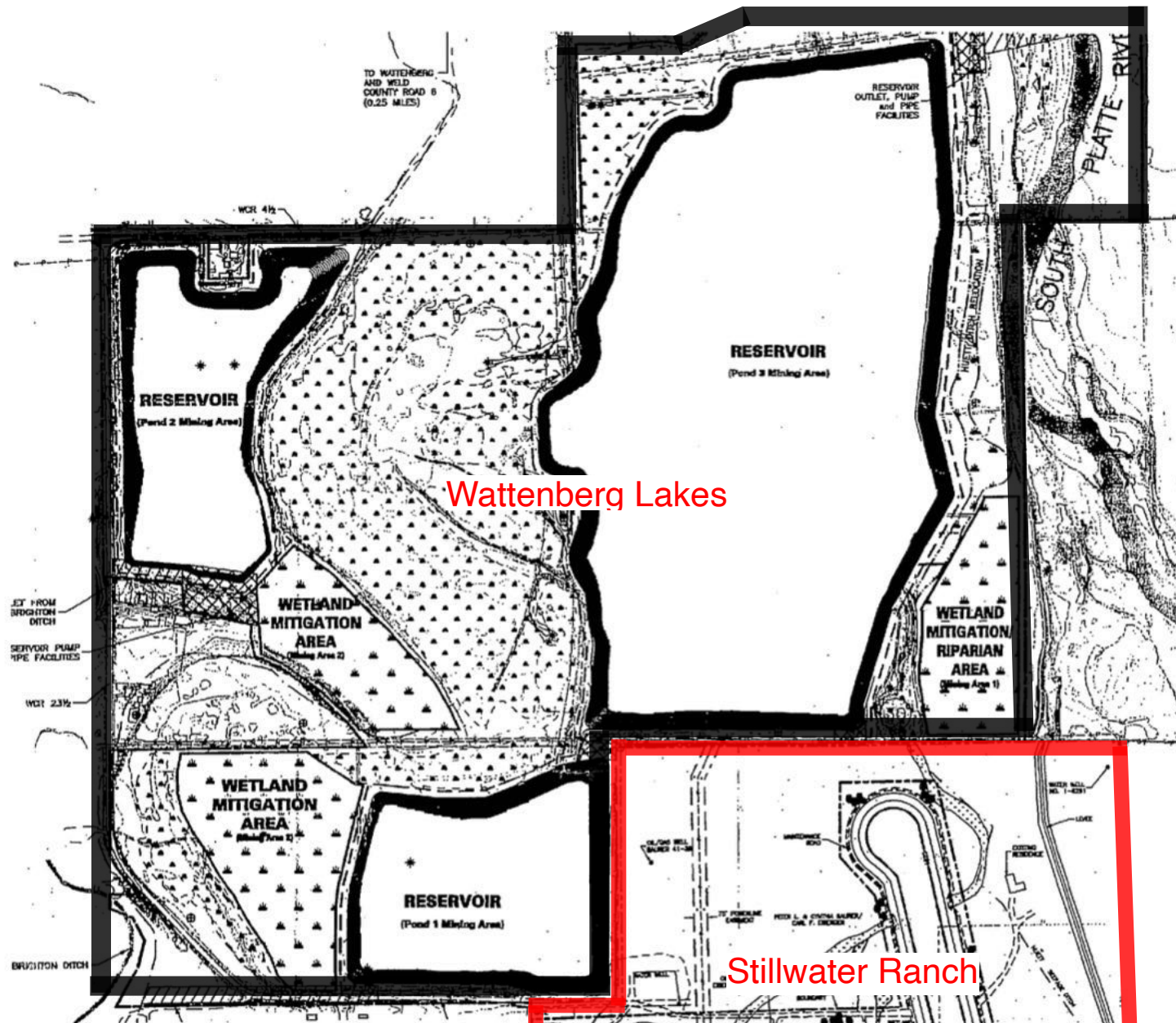
Baurer Pit

Stillwater Ranch

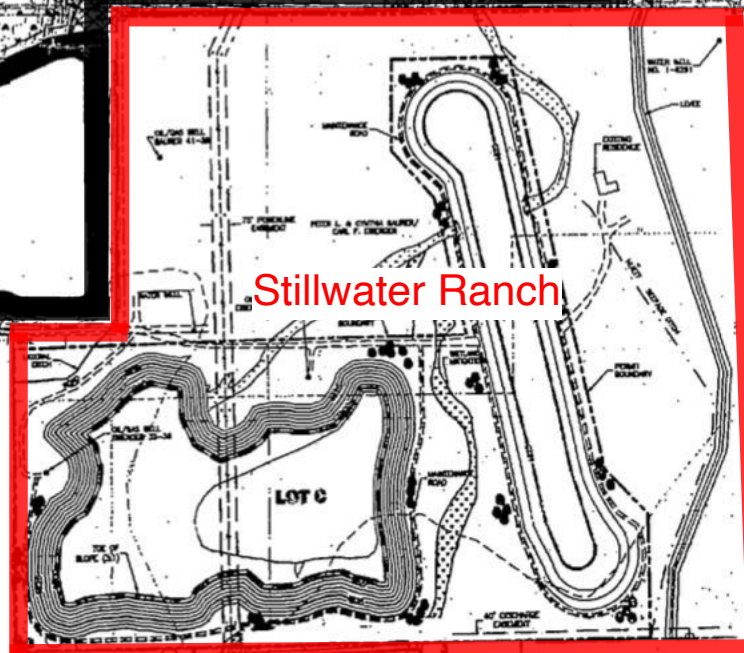








Wattenberg Lakes



Stillwater Ranch

*Need Exhibit A,  
Legal*

**STILLWATER RANCH**  
754 Weld County Road 23 3/4  
Brighton, CO 80601

**JOINT OWNERSHIP  
and  
EASEMENT AGREEMENT**

Cynthia S. Baurer and Peter L. Baurer (jointly) and Carl F. Eiberger each own one unit (approximately 90 acres each) of a tract of land at 754 County Rd. 23 3/4 in Weld County, Colorado; approximately 180 acres in total, described in Exhibit A. This agreement spells out their intention that the two parcels shall be operated together as one.

This agreement defines the entire 180 acres (legally described in Exhibit A) as STILLWATER RANCH, and sets out certain rights and obligations of each of the owners.

WHEREAS, Each of the owners owns one of the two units, including all interest in water, water rights, wells, well rights, oil, gas, and other minerals: and

WHEREAS, It is in the best interests and to the mutual advantage of each party to operate the two parcels together as one unit.

**NOW THEREFORE:**

1- It is the intention of the owners in operating STILLWATER RANCH as one unit, to share equally in all expenses connected with the development and operation of the ranch. This includes expenses for equipment purchase and maintenance, fuel and other supplies, provision of water, gas, and telephone utilities, fencing, planting, and building and maintaining roads and driveways. Expenses of a personal and individual nature including residences, outbuildings, gardens and plantings appurtenant to those individual residences are **not** covered by this agreement, and are the responsibility of the individual parties.

2- It is the intention of the owners in operating STILLWATER RANCH as one unit to share equally in all income derived from the ranch. This includes any revenue from rights of way or from sale of water, gas, oil gravel or other minerals as well as from crops raised on the ranch.

*OSB CE*  
*D 1-1-2*



3432612 11/03/2006 04:50P Weld County, CO  
2 of 5 R 26.00 D 0.00 Steve Moreno Clerk & Recorder

3- Each owner grants the other a general easement across the property as a whole, except for the area within 100 feet of any residences or outbuildings which are the personal property of any owner.

4- One of the principal features of STILLWATER RANCH is the development of a water ski lake for the use and enjoyment of the owners. Rights to the use of the lake are exclusively limited to the owners and their guests unless this agreement is modified by mutual consent. Privacy on STILLWATER RANCH is an important consideration, and guests of either owner shall have access to the lake and the ranch by invitation only. Consideration shall be given to notification of the other owner when guests are expected, whenever possible.

5- Continuity of ownership:

a) In the event Carl Eiberger wishes to divest himself of his share of STILLWATER RANCH Cindy and Peter Baurer shall have the right to purchase his 1/2 interest in STILLWATER RANCH at fair market value. Fair market value shall be one-half the appraised value of the entire ranch, excluding personal residences and improvements. Cindy and Peter Baurer shall declare their interest in purchasing Carl Eiberger's share within 60 days after being notified in writing that Carl Eiberger wishes to divest himself of his share of STILLWATER RANCH.

b) In the event Cindy and Peter Baurer wish to divest themselves of their share of STILLWATER RANCH Carl Eiberger shall have the right to purchase their 1/2 interest in STILLWATER RANCH at fair market value. Fair market value shall be one-half the appraised value of the entire ranch, plus the value of personal residences and improvements. Carl Eiberger shall declare his interest in purchasing Cindy and Peter Baurer's share within 60 days after being notified in writing that Cindy and Peter Baurer wish to divest themselves of their share of STILLWATER RANCH.

c) In the event of the death of Cindy and Peter Baurer their interest in STILLWATER RANCH shall pass to their children, Jonathan and Jennifer who shall be bound by all the terms of this agreement.

d) In the event of the death of Cindy and Peter Baurer and their children, Jonathan and Jennifer Baurer their interest in STILLWATER RANCH shall pass to William and Kay Shafer who shall be bound by all the terms of this agreement.

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*OB  
CE*



3432612 11/03/2006 04:50P Weld County, CO  
3 of 5 R 26.00 D 0.00 Steve Moreno Clerk & Recorder

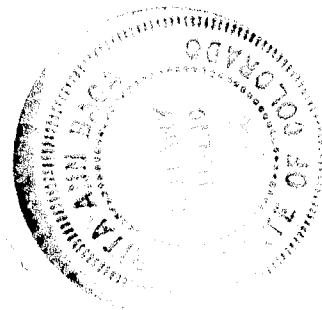
e) In the event of the death of Carl Eiberger his interest in STILLWATER RANCH shall pass to James Lee Eiberger, Carl Eiberger's brother, who shall be bound by all the terms of this agreement.

f) In the event that either Carl Eiberger or Cindy and Peter Baurer divest themselves of their share of STILLWATER RANCH to a third party or parties all the terms of this agreement shall constitute a binding covenant governing the use of STILLWATER RANCH unless dissolved by all parties.

*Cynthia Baurer*  
Cynthia Baurer

*Carl Eiberger*  
Carl Eiberger

*Peter Baurer*  
Peter Baurer



STATE OF COLORADO  
CITY AND COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE  
ME THIS 17<sup>th</sup> DAY OF Sept, 1998 BY Cynthia Baurer, Carl Eiberger + Peter Baurer  
WITNESS MY HAND OFFICIAL SEAL

*[Signature]*  
NOTARY PUBLIC

My Commission Expires Dec. 21, 1998

Done Oct 3

EXHIBIT A - LEGAL DESCRIPTION

A tract of land consisting of the W 1/2 of the NW 1/4 of Section 31, Township 1 North, Range 66 West of the 6th P.M., WELD COUNTY COLORADO, and a portion of the NE 1/4 of Section 36, Township 1 North, Range 67 West of the 6th P.M., WELD COUNTY, COLORADO, more particularly described as follows:

Beginning at the Northeast corner of Section 36, Township 1 North, Range 67 West of the 6th P.M., said point being the TRUE POINT OF BEGINNING and proceeding thus along the North line of Section 31, Township 1 North, Range 66 West of the 6th P.M. on an assumed bearing of South 89°55'20" East, of which all other bearings described herein are relative thereto, a distance of 1372.20 feet;  
thence South 00°51'39" East, along the East line of the W 1/2 of the NW 1/4 of said Section 31, 2650.51 feet;  
thence North 89°22'20" West along the South line of the NW 1/4 of said Section 31, 1412.10 feet to the East Quarter Corner of Section 36, Township 1 North Range 67 West of the 6th P.M.;  
thence South 88°37'40" West along the South line of the NE 1/4 of said Section 36, 1813.63 feet;  
thence North 00°16'20" East, 1343.05 feet;  
thence North 89°25'20" East along the North line of the SW 1/4 of the NE 1/4 of said Section 36, 484.65 feet to the center of the NE 1/4 of said Section 36;  
thence North 00°07'20" East along the West line of the E 1/2 of the NE 1/4 of said Section 36, 1336.35 feet to a point on the North line of said Section 36;  
thence South 89°49'00" East along the North line of said Section 36, 1319.25 feet to the TRUE POINT OF THE BEGINNING.  
together with a 30 foot wide right of way over and upon the North 30 feet of the West 25.92 acres of the SW1/4 of the NE1/4 of Section 36, Township 1 North, Range 67 West of the 6th P.M.,  
County of Weld, State of Colorado.

AND including all mineral rights owned by the grantor

AND including all water and well rights to the property owned by the grantor.

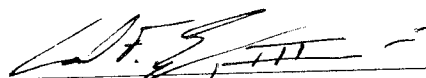
3432612 11/03/2006 04:50P Weld County, CO  
4 of 5 R 26.00 D 0.00 Steve Moreno Clerk & Recorder

**AFFIDAVIT OF CARL F. EIBERGER, III**

**COMES NOW**, Carl F. Eiberger, III, being first duly sworn upon oath, and states the following:

1. I am the same person variously referred to as "Carl F. Eiberger" and "Carl Eiberger" in the Joint Ownership and Easement Agreement which was executed on September 17, 1998 between me and Cynthia S. Baurer (also referred to as Cynthia Baurer and Cindy Baurer in that document) and Peter L. Baurer (also referred to as Peter Baurer in that document).
2. The marginalia on pages 1 and 2 of that Joint Ownership and Easement Agreement (with the exception of the initials and pagination in the lower right hand corner of those pages) was made by me, and is not part of the Joint Ownership and Easement Agreement.
3. The legal description attached as Exhibit A to the Joint Ownership and Easement Agreement is the legal description which was attached to and made a part of the Warranty Deed accepted by me, Cynthia S. Baurer and Peter L. Baurer when the property described on such Exhibit A and referenced in the Joint Ownership and Easement Agreement as Stillwater Ranch was purchased from Wilma V. Moore.

Dated this 2<sup>nd</sup> day of November, 2006.

  
\_\_\_\_\_  
Carl F. Eiberger, III

STATE OF COLORADO )

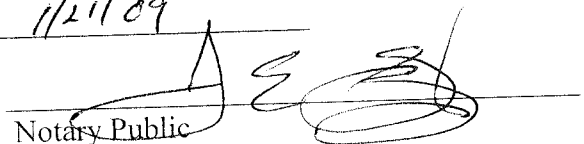
) ss

CITY AND COUNTY OF DENVER )

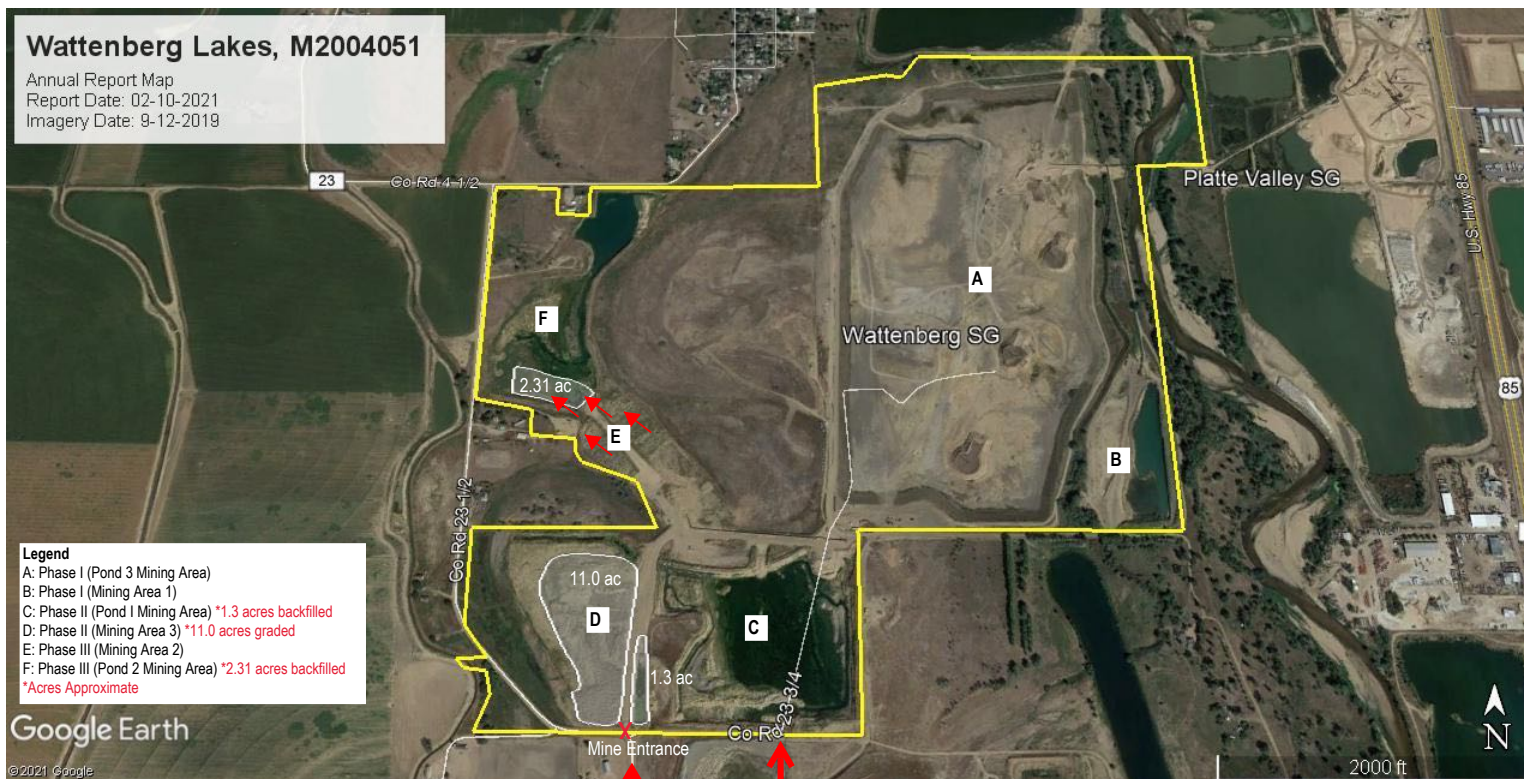
The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of November, 2006,  
by Carl F. Eiberger, III.

Witness my hand and official seal.

My commission expires: 11/21/09

  
\_\_\_\_\_  
Notary Public



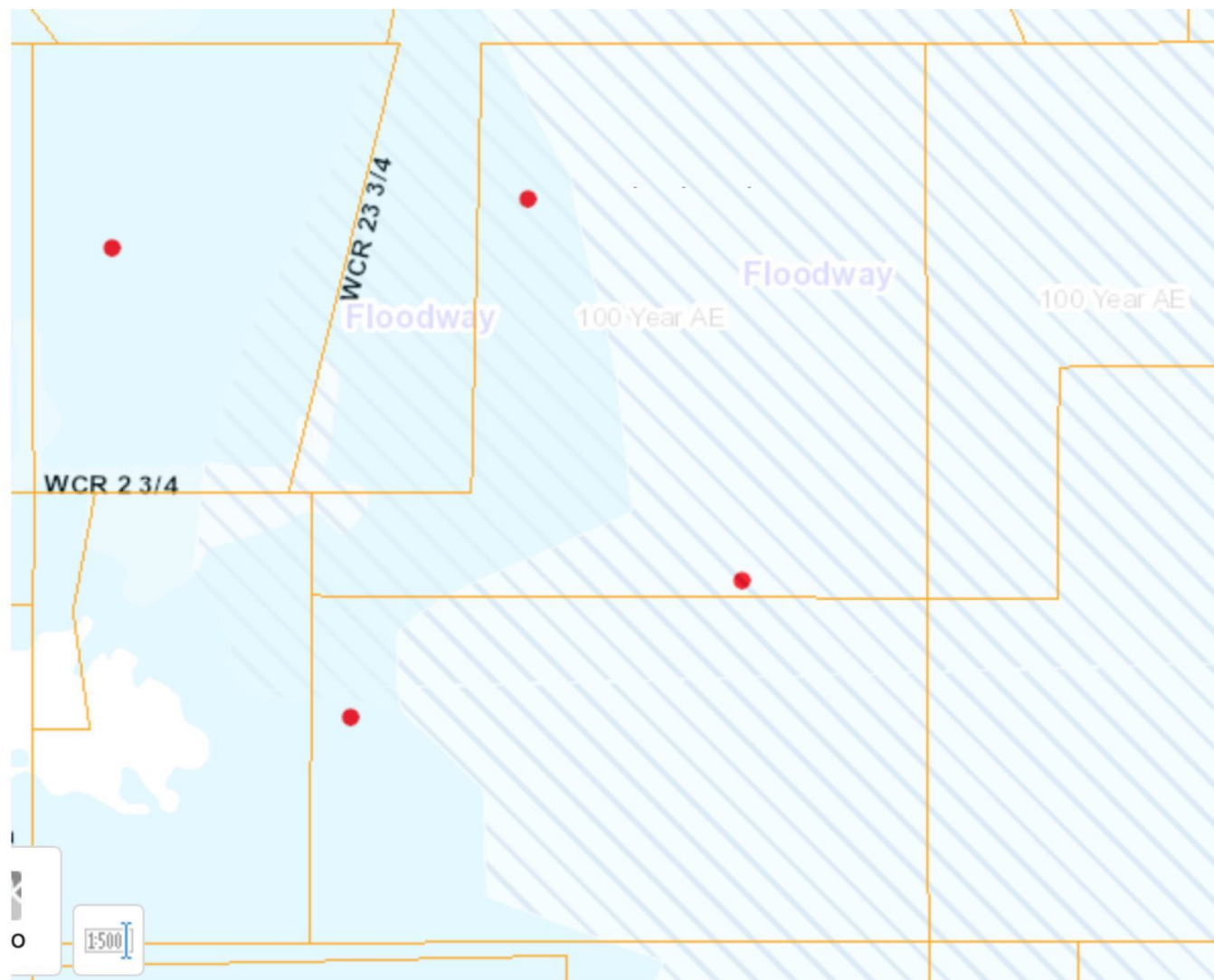


Entrance 23 1/2

23 3/4 was mined









Parcels (1)



Owner: WESTMINSTER CITY OF



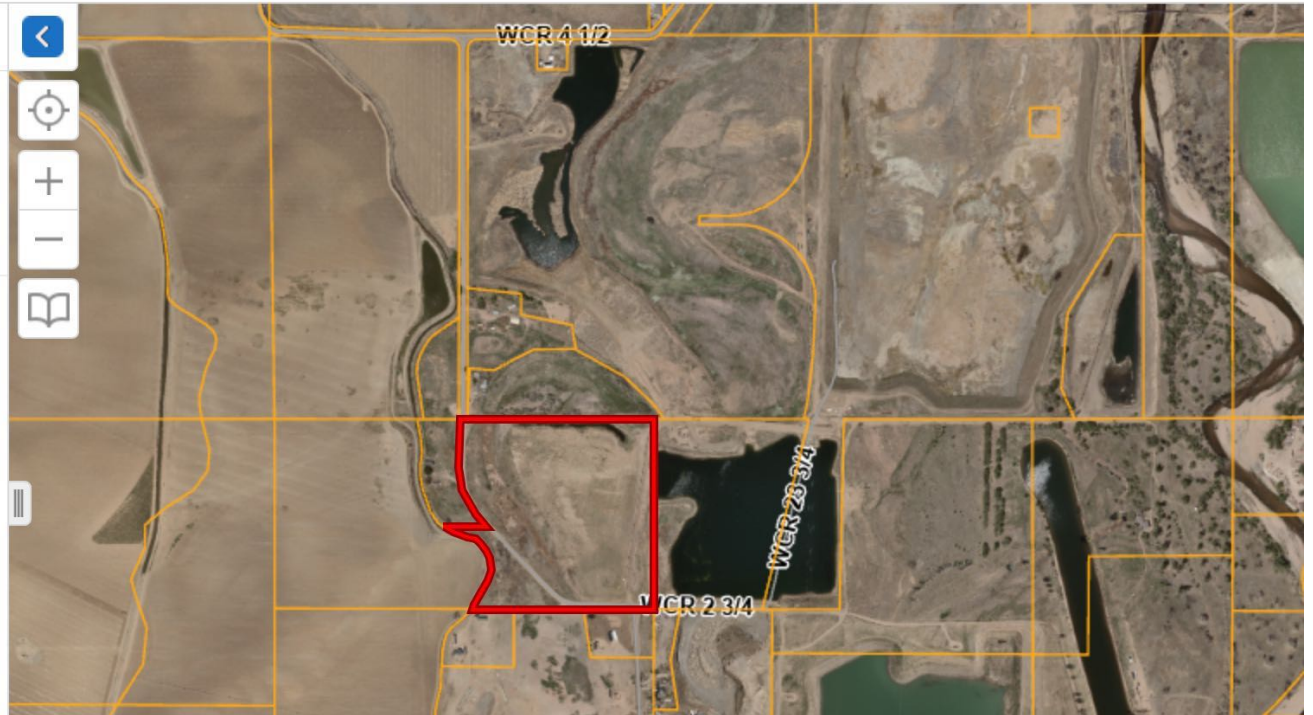
Account: R6089486 Parcel: 146936000029

Address:

Subdivision:

Section: 36 Township: 1N Range: 67W

[Taxes](#) [Property Report](#) [Data Search](#) [Buffer](#) [Sales](#)



Show

Search By

Tools



Parcels (1)



Owner: WESTMINSTER CITY OF



Account: R6783935 Parcel: 146936100002

Address:


Subdivision:

Section: 36 Township: 1N Range: 67W

[Taxes](#) [Property Report](#) [Data Search](#) [Buffer](#) [Sales](#)







Weld County

PROPERTY PORTAL

Property Information (970) 400-3650

Technical Support (970) 400-4357

←

Parcels (1)

☰

☆ Owner: WESTMINSTER CITY OF

Account: R8967906 Parcel: 146925400002

Address: 1206 COUNTY ROAD 23 3/4 WELD

Subdivision:

Section: 25 Township: 1N Range: 67W

[Taxes](#) [Property Report](#) [Data Search](#) [Buffer](#) [Sales](#)


↩

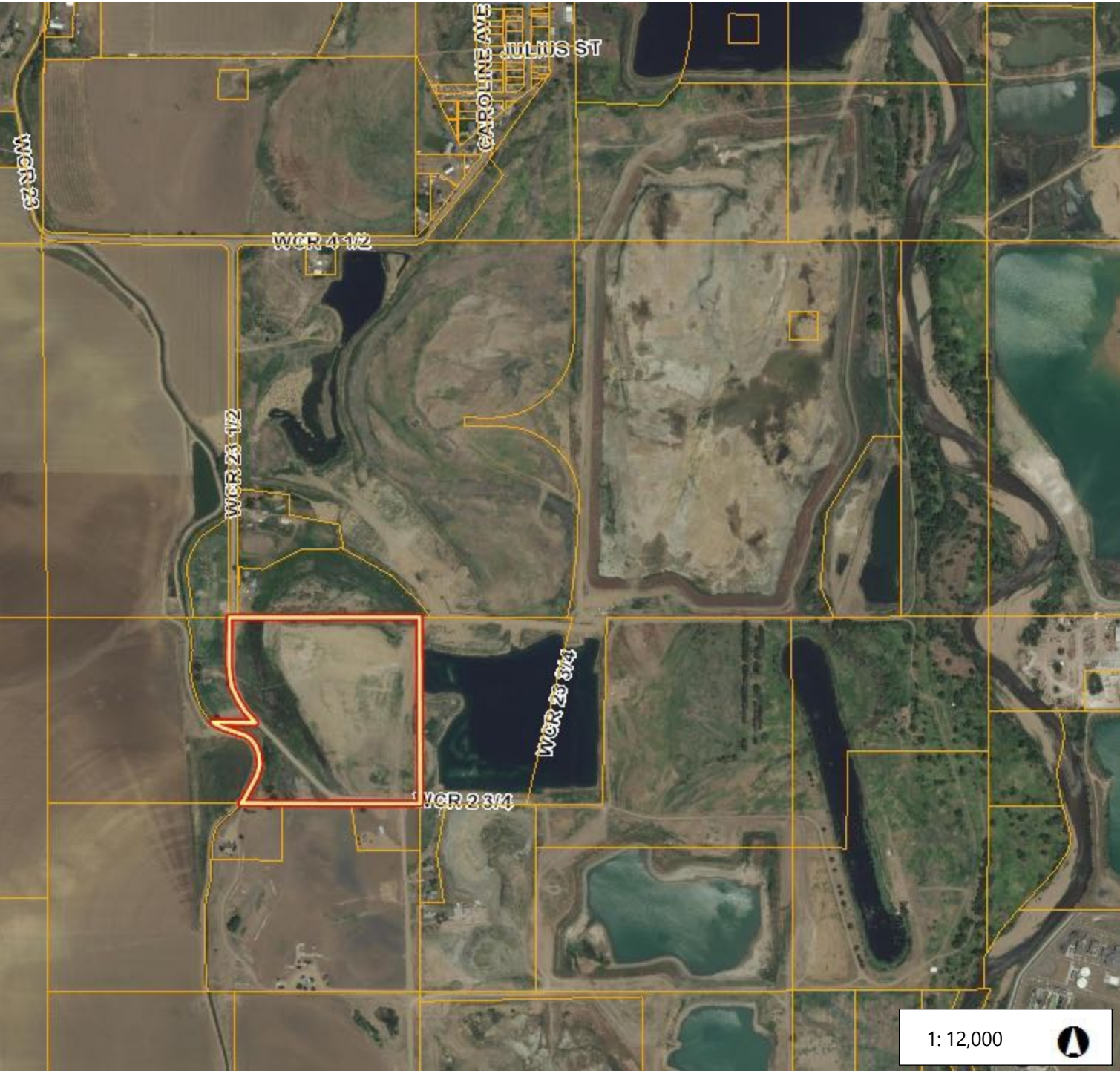
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Legend

 Parcels

 Highway

 County Boundary

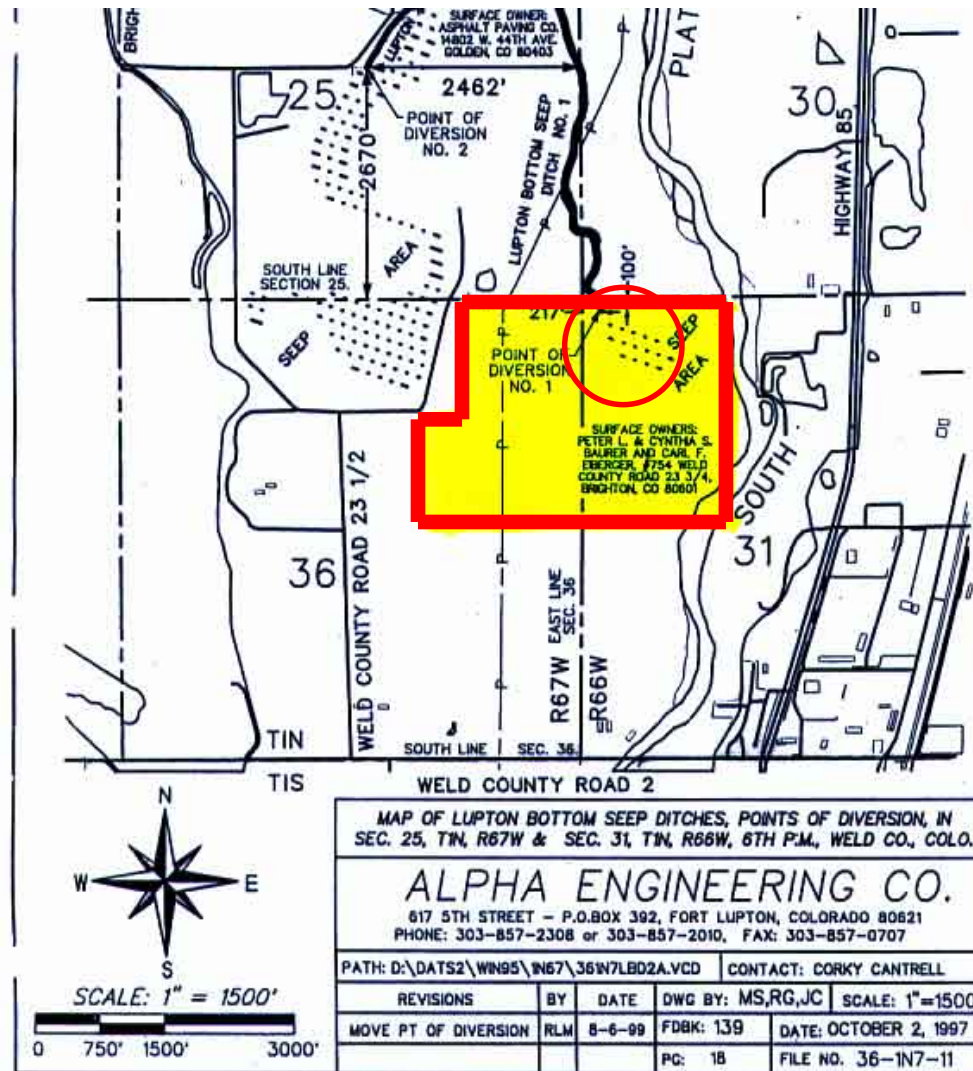
Notes





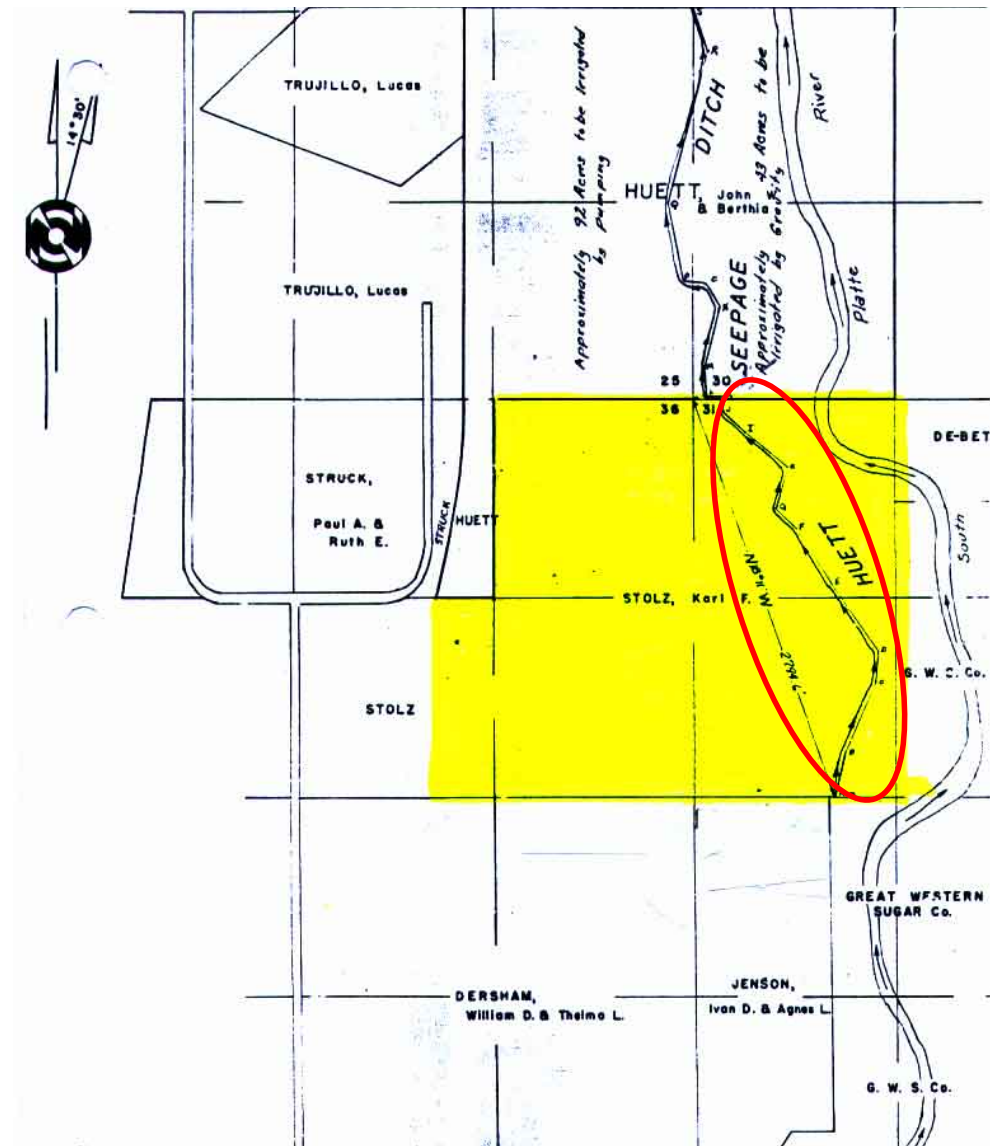


# Lupton Bottom Seep Ditch & Point of Diversion

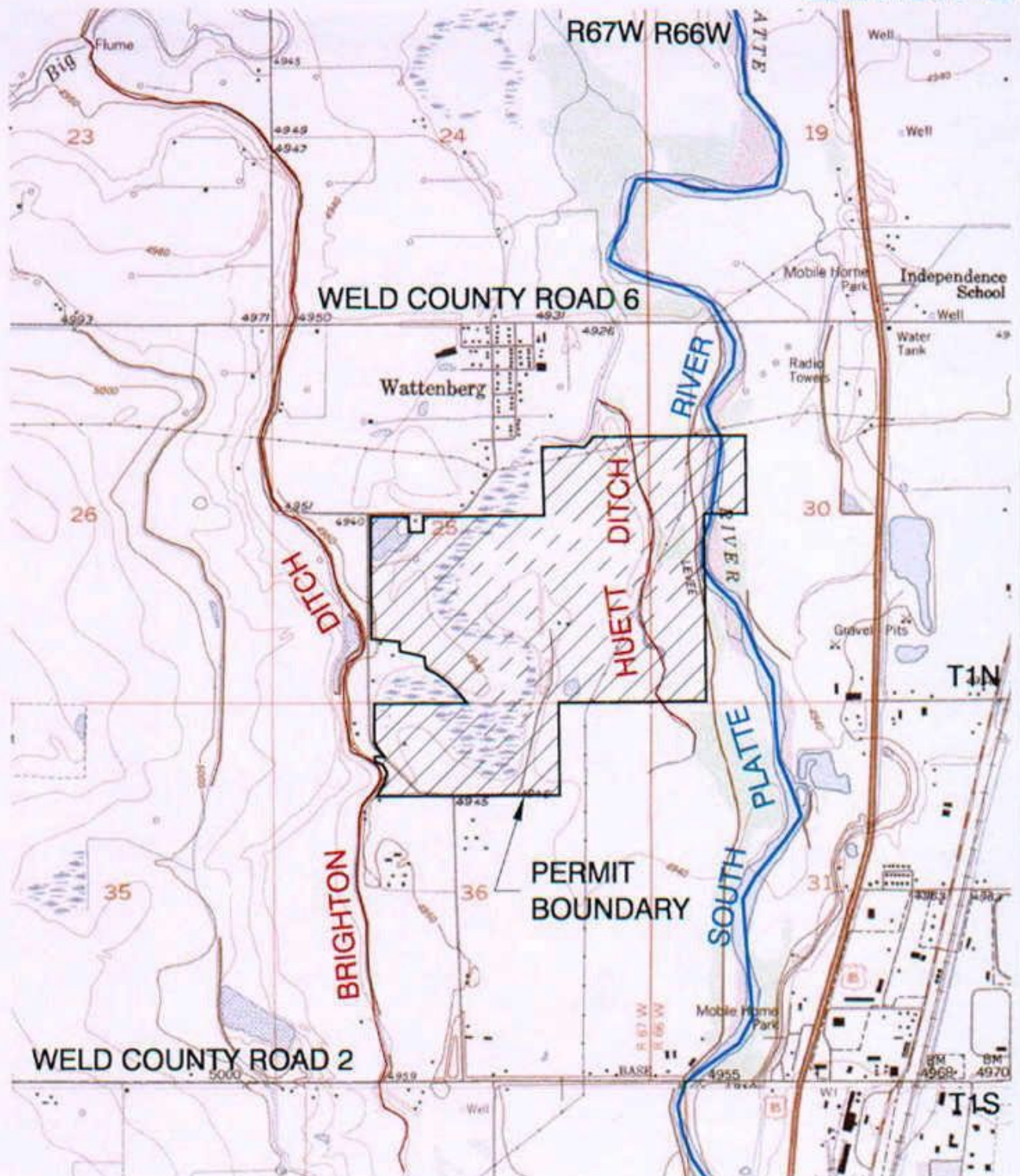




# Seepage Ditch



# EXHIBIT B



2000 1000 0 2000



SCALE IN FEET

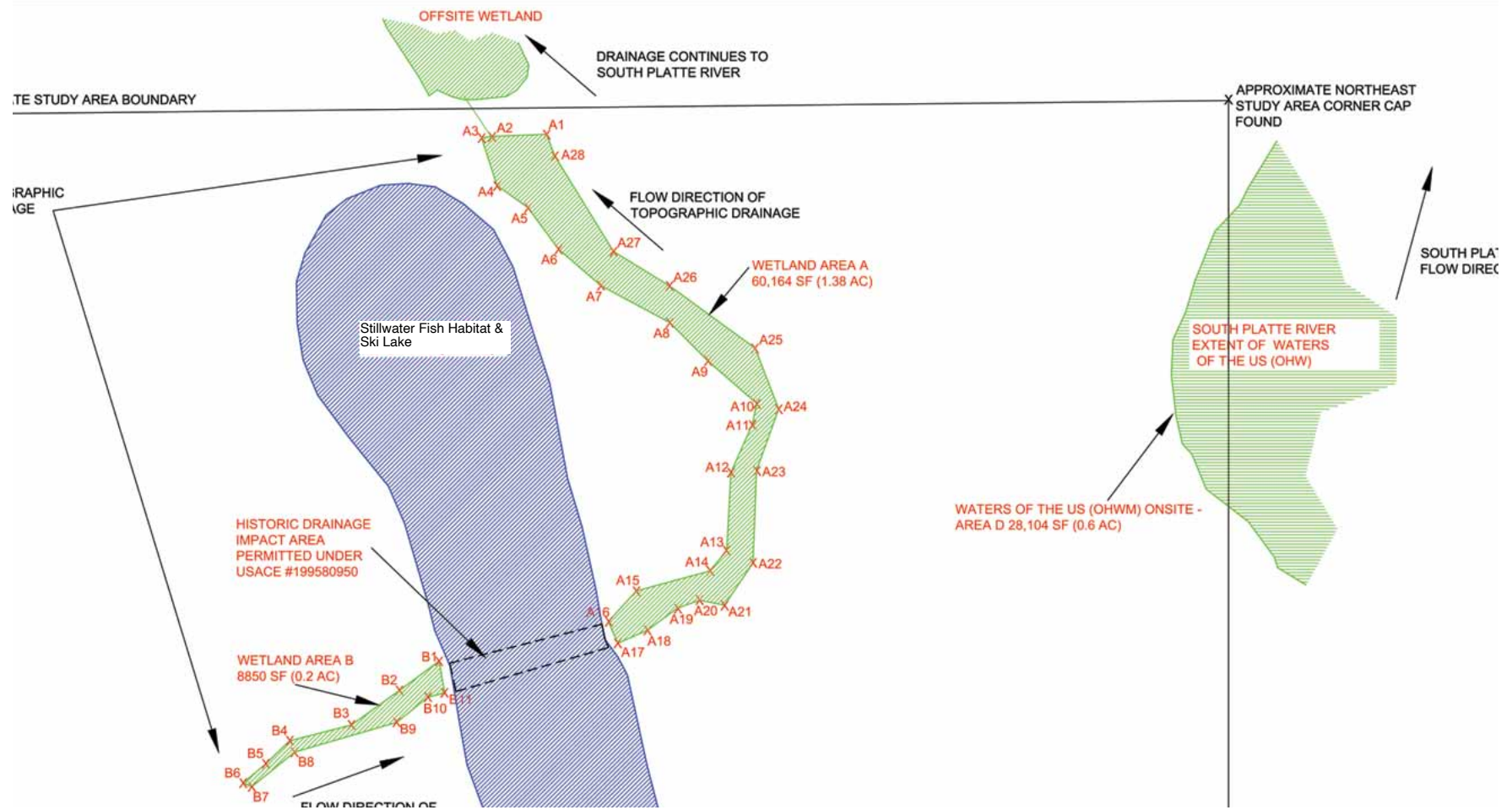
Date: 09/11/03  
 Job No: 00-107  
 Drawn: WSR  
 Design: Design  
 Checked: MOL  
 File: vic-prop.dwg  
 Scale: 1"=2000'

## AGGREGATE INDUSTRIES WATTENBERG LAKES VICINITY MAP

**Applegate Group, Inc.**  
 Consultants for Land, Minerals, and Water  
 1499 West 120th Ave., Ste. 200  
 Denver, CO 80234-2728  
 (303) 452-6611  
 Fax: (303) 452-2739  
 email: info@applegatgroup.com Website: ApplegateGroup.com  
 3441 Basking Dr., Ste. 200  
 Loveland, CO 80538  
 (970) 661-9884  
 Fax: (970) 613-1177

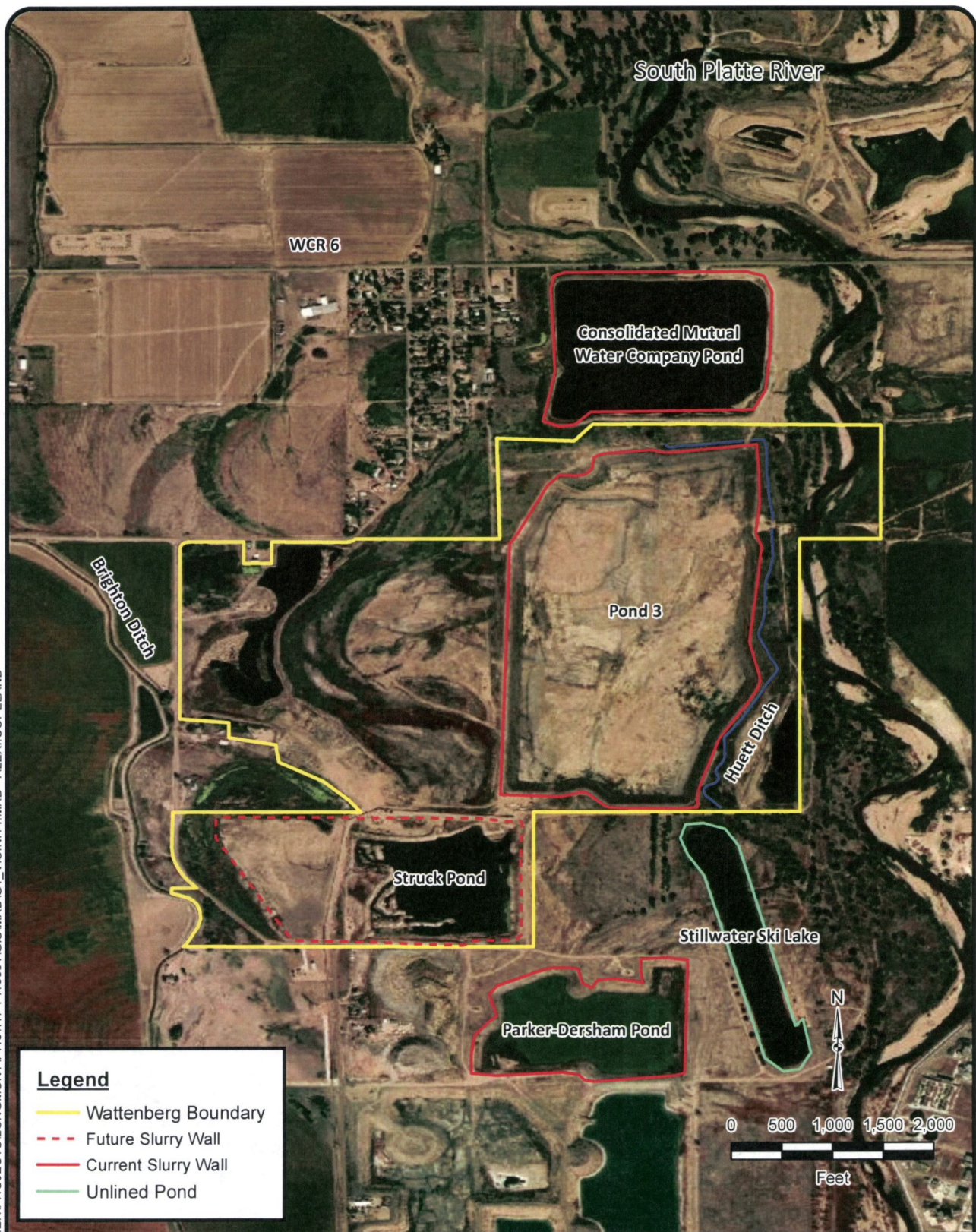


# Wetlands & U.S. Waters





4/24/2023 - \\TTLOCAL\PROJECTS\LONGMONT\110117-7110001\GIS\MXD\G1\_VICINITY.MXD - ALEXI COPELAND



**TETRA TECH**

[www.tetrattech.com](http://www.tetrattech.com)

351 Coffman Street, Suite 200  
Longmont, Colorado 80501  
Tel: (303) 772-5282

HOLCIM-WCR, INC.

**WATTENBERG LAKES VICINITY MAP**  
Weld County, CO

Project No.: 117-7110001

Date: APRIL 24, 2023

Designed By: AKC

Figure No.

**G-1**







SHEET 1  
OF 1

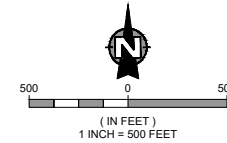
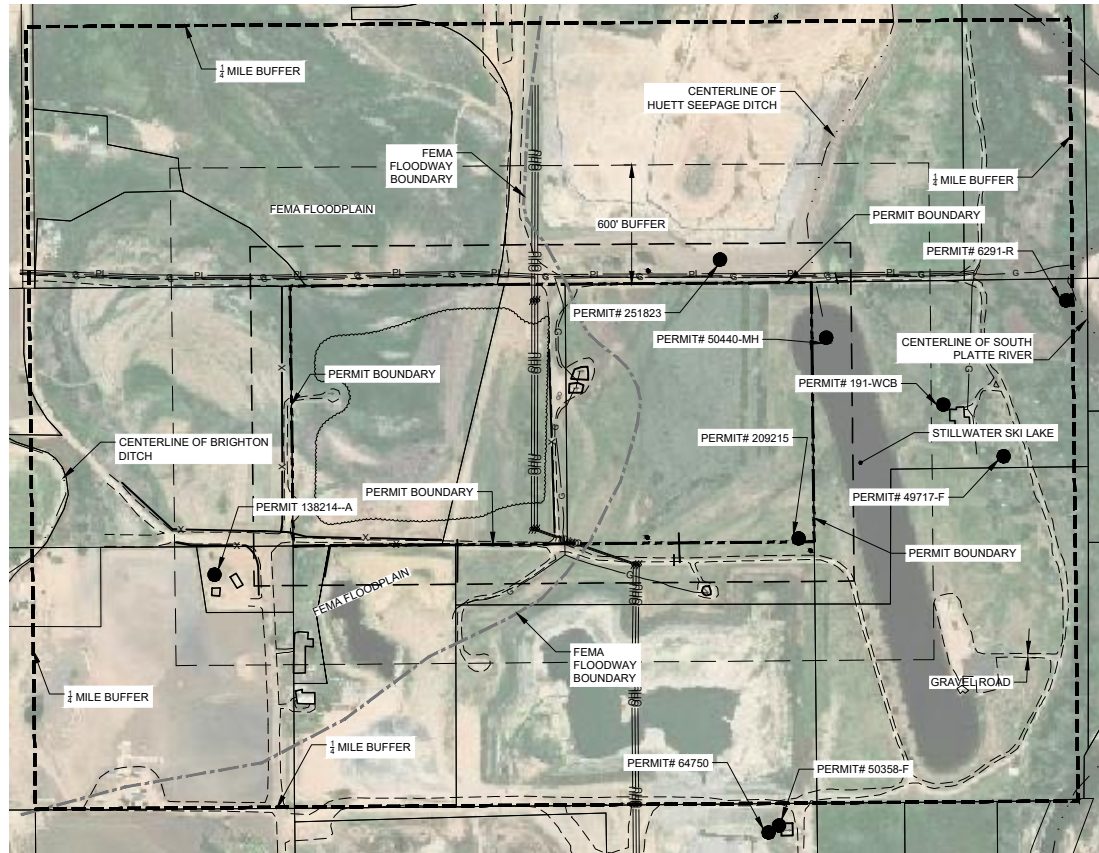
SEPTEMBER 2020

REGULAR 112 RECLAMATION PERMIT  
BAURER PIT  
WELD COUNTY, COLORADO

LOCATION MAP







#### LEGEND:

PERMIT BOUNDARY	---
GRAVEL ROAD	----
600' BUFFER	----
1/4 MILE BUFFER	----

#### NOTES:

1. THE PROPOSED BAURER PIT PERMIT AREA IS LOCATED WITHIN THE SOUTH PLATTE RIVER DRAINAGE SYSTEM.
2. THE STILLWATER SKI LAKE (A HISTORIC MINING AREA) IS LOCATED AT THE EASTERN EDGE OF THE PROPOSED PERMIT AREA.
3. IRRIGATION LATERALS AND RETURN FLOW DITCHES ASSOCIATED WITH HISTORICAL AGRICULTURAL USE ON THE PROPERTY ARE LOCATED IN THE PROPOSED PERMIT AREA.
4. ALTHOUGH WELLS FOR DOMESTIC PURPOSES ARE WITHIN 600 FEET OF THE PROPOSED PERMIT AREA, IMPACTS TO HISTORIC USE FROM THE PROPOSED MINING OPERATION ARE NOT EXPECTED.
5. A WELL PERMIT FOR EXPOSED GROUNDWATER WILL BE OBTAINED FROM THE COLORADO DIVISION OF WATER RESOURCES, OFFICE OF THE STATE ENGINEER.
6. A SUBSTITUTE OF WATER SUPPLY PLAN WILL BE PREPARED FOR AUGMENTATION OF EVAPORATIVE LOSSES DUE TO PROPOSED MINING AND RECLAMATION ACTIVITIES.
7. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN AND FLOOD INSURANCE RATE MAP (FIRM) 13080123C15E (NATIONAL FLOOD INSURANCE PROGRAM, JANUARY 25, 2016). ADDITIONAL JURISDICTIONAL FLOODPLAIN DELINEATION AVAILABLE FROM COLORADO WATER CONSERVATION BOARD (CWCBS).
8. ALL WORK PERFORMED IN THE REGULATORY FLOODPLAIN WILL CONFORM TO THE WELD COUNTY FLOODPLAIN DEVELOPMENT REGULATIONS.

#### REGISTERED WELLS WITHIN 600' OF PERMIT BOUNDARY

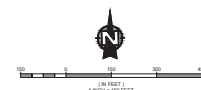
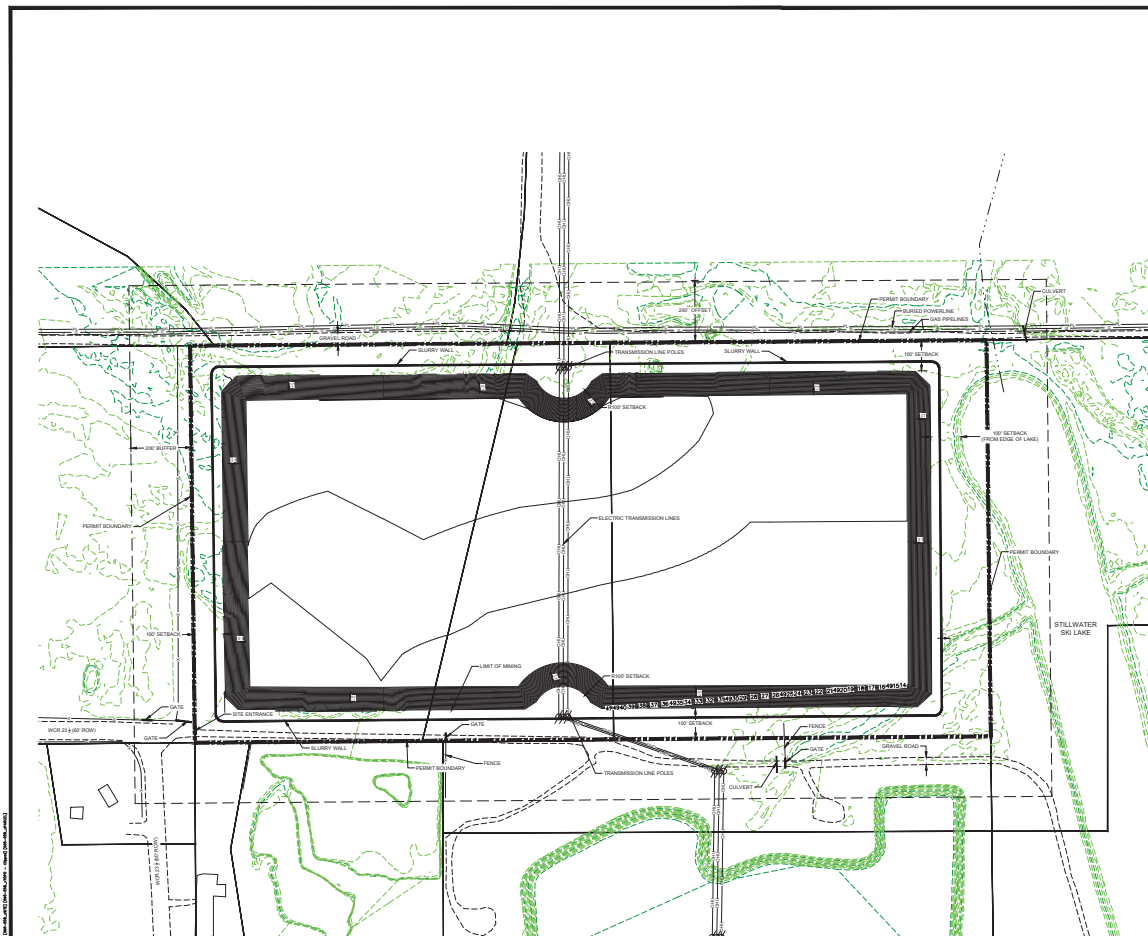
WELL OWNER	PERMIT #	USE	STATUS
AGGREGATE INDUSTRIES WCR INC	251823	MONITORING /SAMPLING	ACTIVE
BAURER, PETER L & EBERGER, CARL F	6291-R	IRRIGATION	ACTIVE
METRO WASTEWATER RECLAMATION DISTRICT	50440-MH	MONITORING /SAMPLING	ACTIVE
NATIONAL FOOD STORES	191-WCB	STOCK	ACTIVE
BAURER, PETER L & EBERGER, CARL F	49717-F	AUGMENTATI ON	ACTIVE
STECKLEIN, JONATHAN	138214-A	DOMESTIC STOCK	ACTIVE
HALL IRWIN CONSTRUCTION	209215	MONITORING /SAMPLING	ACTIVE
HALL IRWIN CONSTRUCTION	64750	COMMERCIAL INDUSTRIAL	ACTIVE
HALL IRWIN CONSTRUCTION	50358-F	OTHER	ACTIVE



BAURER PIT  
AGGREGATE INDUSTRIES - WCR, INC  
WELD COUNTY, COLORADO

REGULAR 112 PERMIT APPLICATION  
EXHIBIT C-4  
WATER RESOURCE MAP

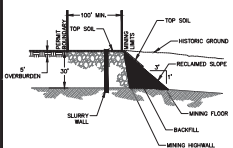
SHEET  
4 OF 5  
NOVEMBER 2020



- |                        | PERMIT BOUNDARY | EXISTING IN AN EXISTENCE |
|------------------------|-----------------|--------------------------|
| PARCEL LINE            | =====           |                          |
| FENCE                  | =====           |                          |
| SLURRY WALL            | =====           |                          |
| EXISTING ROAD          | =====           |                          |
| EXISTING MINOR CONTOUR | -----4871-----  |                          |
| EXISTING MAJOR CONTOUR | -----4870-----  |                          |
| PROPOSED MINOR CONTOUR | -----4871-----  |                          |
| PROPOSED MAJOR CONTOUR | -----4870-----  |                          |

1. THE PROPOSED PLANT LAND USE FOR BAUMER PIT IS DEVELOPED WATER RESOURCES.
2. THE MINE CELL WILL BE SEALED TO CREATE A BELOW-GRADE WATER STORAGE RESERVOIR.
3. THE RESERVOIR SHALL BE CONSTRUCTED TO MEET STATE ENGINEER'S OFFICIAL OPERATIONAL PERFORMANCE STANDARDS.
4. IN PREPARATION FOR SLURRY WALL CONSTRUCTION, A COMBINATION OF GRADING AND FILLING OF THE SLURRY WALL SHALL BE USED TO ALIGN THE GRADING WALL PRODUCE A RELATIVELY FLAT, STABLE SURFACE.
5. SLURRY WALL CONSTRUCTION INCLUDES A 3 TO 5-FOOT WIDE TRENCH NEAR A MINIMUM OF 2 FEET INTO SLATE BEDROCK.
6. THE TRENCH SHALL BE CONSTRUCTED TO HOLD SLURRY, A BLEND OF SO. CEMENTATION FROM THE TRENCH, DIRT BENTONITE, AND PORTLAND CEMENT.
7. ALL ACTIVITIES ASSOCIATED WITH MINING WILL BE REMOVED FROM THE SITE DURING PLANT RECLAMATION ACTIVITIES.
8. ALL AVAILABLE TOPSOIL, AND OVERBURDEN MATERIAL WILL BE USED FOR RECLAMING AND REVEGETATION.
9. PLANT SLOPES WILL HAVE 36 IN CHD OR FLATTER.
10. DISTURBED UPLAND AREAS NOT WITHIN THE RESERVOIR SHALL BE REVEGETATED WITH THE FOLLOWING NATIVE GRASS SEED MIXTURE.

11. PERIODIC INSPECTION FOR NOXIOUS WEEDS, AT LEAST ONCE A YEAR EARLY IN THE SEASON, WILL BE DONE AS PART OF A WEED MANAGEMENT PLAN.
12. BEST MANAGEMENT PRACTICES WILL BE USED TO CONTROL EROSION AND SUSPENDED SEDIMENT RUNOFF FROM THE SITE DURING RECLAMATION



**blueearth**  
solutions

Blue Earth Solutions, LLC  
P.O. Box 2427  
Fort Collins, Colorado 80522

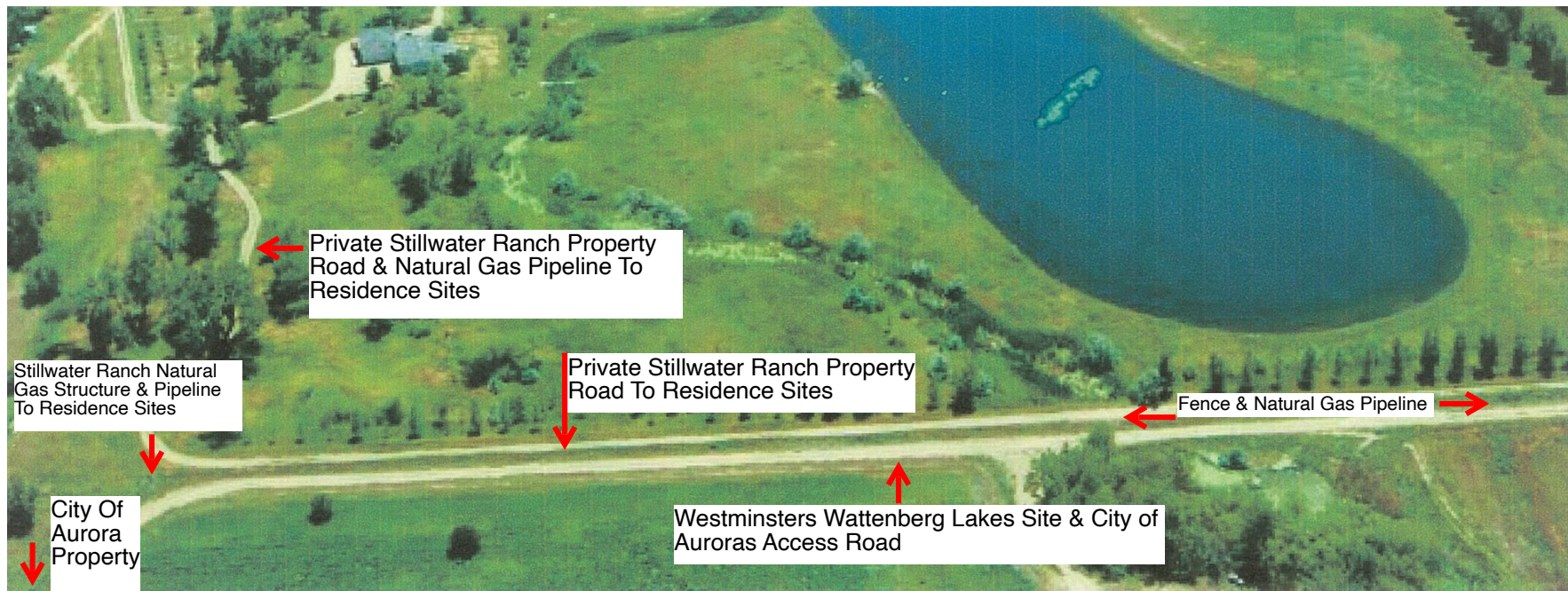
*WILLIAM COLLENDER*  
WILLIAM COLLENDER, CFP®

REGULAR 112 PERMIT APPLICATION

EXHIBIT F

RECLAMATION PLAN MAP





Private Stillwater Ranch Property  
Road & Natural Gas Pipeline To  
Residence Sites

Stillwater Ranch Natural  
Gas Structure & Pipeline  
To Residence Sites

City Of  
Aurora  
Property

Private Stillwater Ranch Property  
Road To Residence Sites

Westminsters Wattenberg Lakes Site & City of  
Auroras Access Road

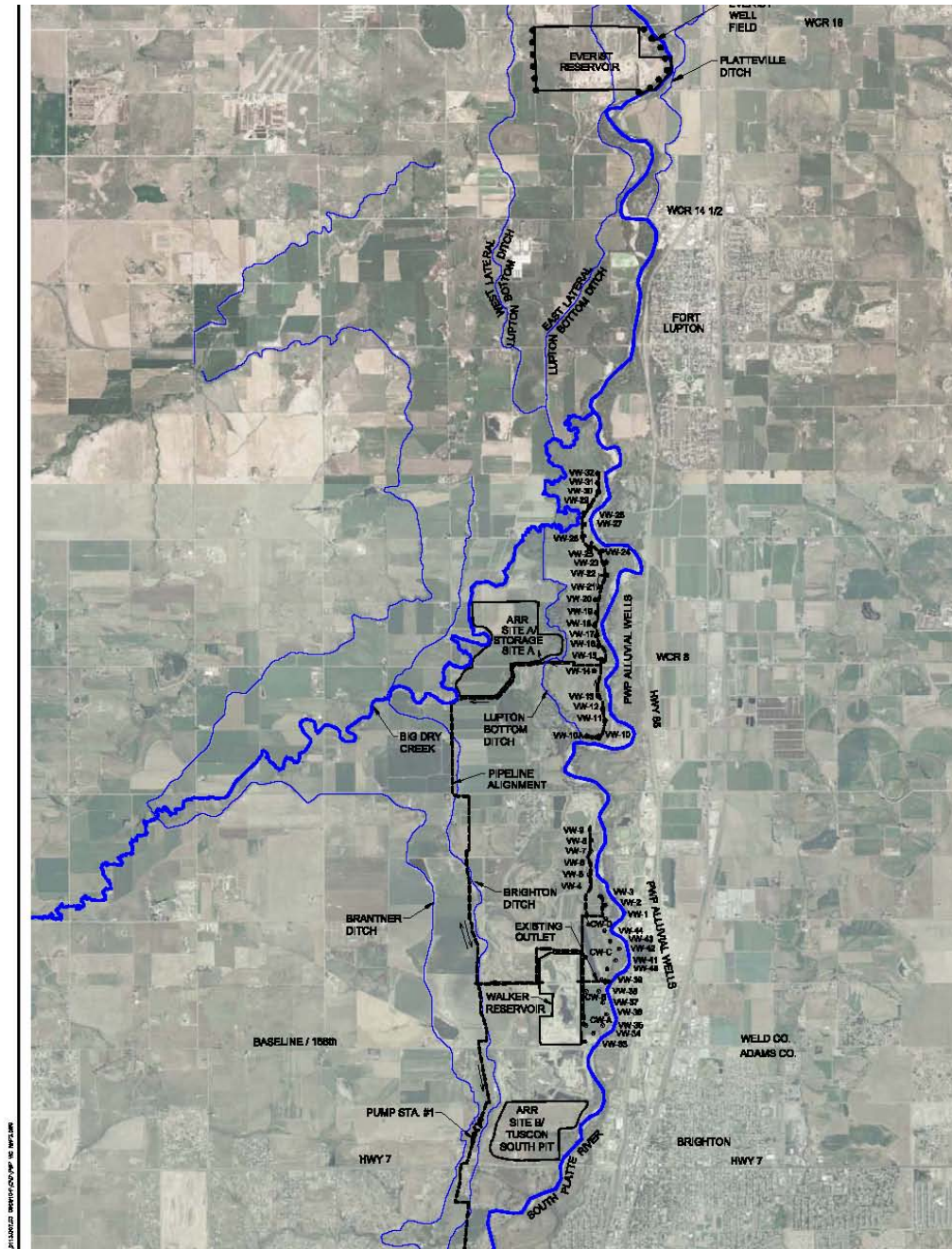
Fence & Natural Gas Pipeline



# **Municipality Water Well Field**

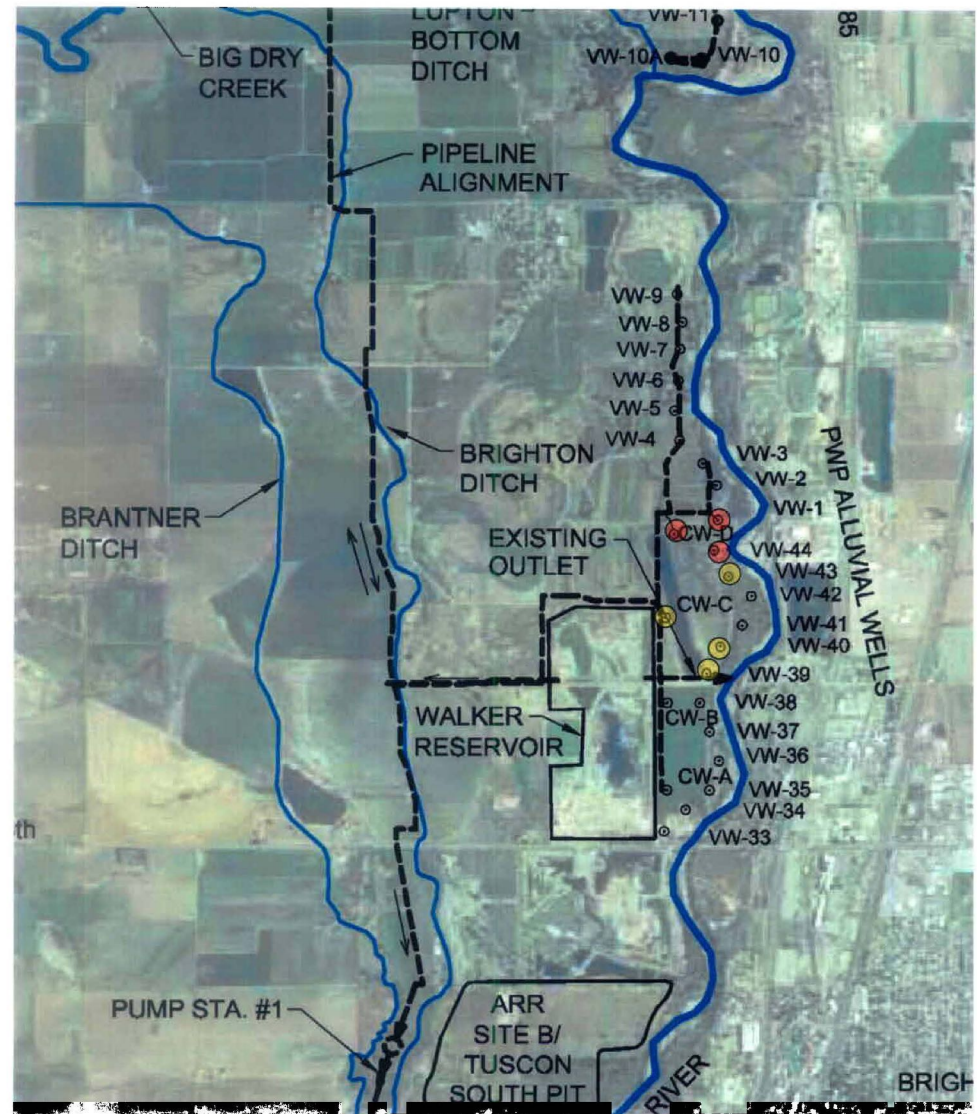
- Includes:
- Above Ground Structures,  
Pipelines and Electrical  
Equipment In On and Across  
The Property





Sep 19 2008  
6:20PM

21619773





4499000 06/20/2019 10:51 AM

Total Pages: 4 Rec Fee: \$28.00

Carly Koppes - Clerk and Recorder, Weld County, CO

**NO DOC FEE  
REQUIRED**

Aurora is exempt

**TRUSTEE'S DEED**

THIS DEED is dated June 19, 2019 and is made between Denis B. Clanahan, Trustee of The Crabb Trust Dated April 24, 1980, formerly known as Denis B. Clanahan, Trustee and being the same trustee so identified in that Deed dated June 5, 1980 recorded June 18, 1980 under Reception No. 1827767 in the Weld County Clerk and Recorder's Office hereinafter referred to as "Grantor" and the City of Aurora, Colorado, a home-rule municipal corporation of the Counties of Adams, Arapahoe and Douglas, organized and existing under and by virtue of the laws of the State of Colorado, hereinafter referred to as "Grantee", whose legal address is 15151 E. Alameda Parkway, Aurora, Colorado 80012-1555.

NOW, THEREFORE, pursuant to the powers conferred upon Grantor by the above referenced trust, and the Colorado Fiduciary Powers Act, the Grantor does hereby grant, bargain, sell, and convey, and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, and Grantee's heirs and assigns forever, for and in consideration of \$660,000, all the real property, together with improvements, if any, situate, lying, and being in the County of Weld, State of Colorado, and described as follows:

The East Six Hundred Feet (600') of Lot 2 of the SW ¼ of Section 30, Township 1 North, Range 66 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado, more particularly described in "Exhibit A" which is attached hereto and made a part hereof ("Premises").

Weld County Tax Assessor's Parcel No. 147130000014

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above bargained Premises, with the hereditaments and appurtenances, improvements thereon and appurtenances and subject to the covenants, easements and encumbrances of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

The Crabb Trust

Denis B. Clanahan Trustee  
By: Denis B. Clanahan, Trustee

APPROVED AS TO FORM:

Michelle D.  
Legal

CITY OF AURORA



228317

REVIEWED BY:

4083  
Real Property Services

Robert J. Kurl  
Aurora Water Resources Supervisor

4499000 06/20/2019 10:51 AM

Page 2 of 4

STATE OF COLORADO )

) ss.

COUNTY OF DENVER )

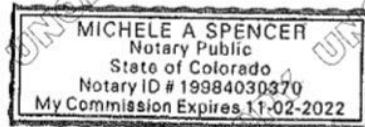
The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of June, 2019,  
by Denis B. Clananhan, Trustee of The Crabb Trust Dated April 24, 1980.

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_

*Michele A. Spencer*  
Notary Public

{seal}



4499000 06/20/2019 10:51 AM

Page 3 of 4

**EXHIBIT A**

A parcel of land situated in Lot 2 of the SW 1/4 of Section 30, Township 1 North, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Weld, State of Colorado, being all of that parcel of land described at Rec No. 1827767 in the office of the Weld County Clerk and Recorder, more particularly described as follows:

The East 600 feet of Lot 2 of the SW 1/4 of Section 30, Township 1 North, Range 66 West of the 6<sup>th</sup> Principal Meridian.

The above described parcel containing 36.36 acres, more or less.

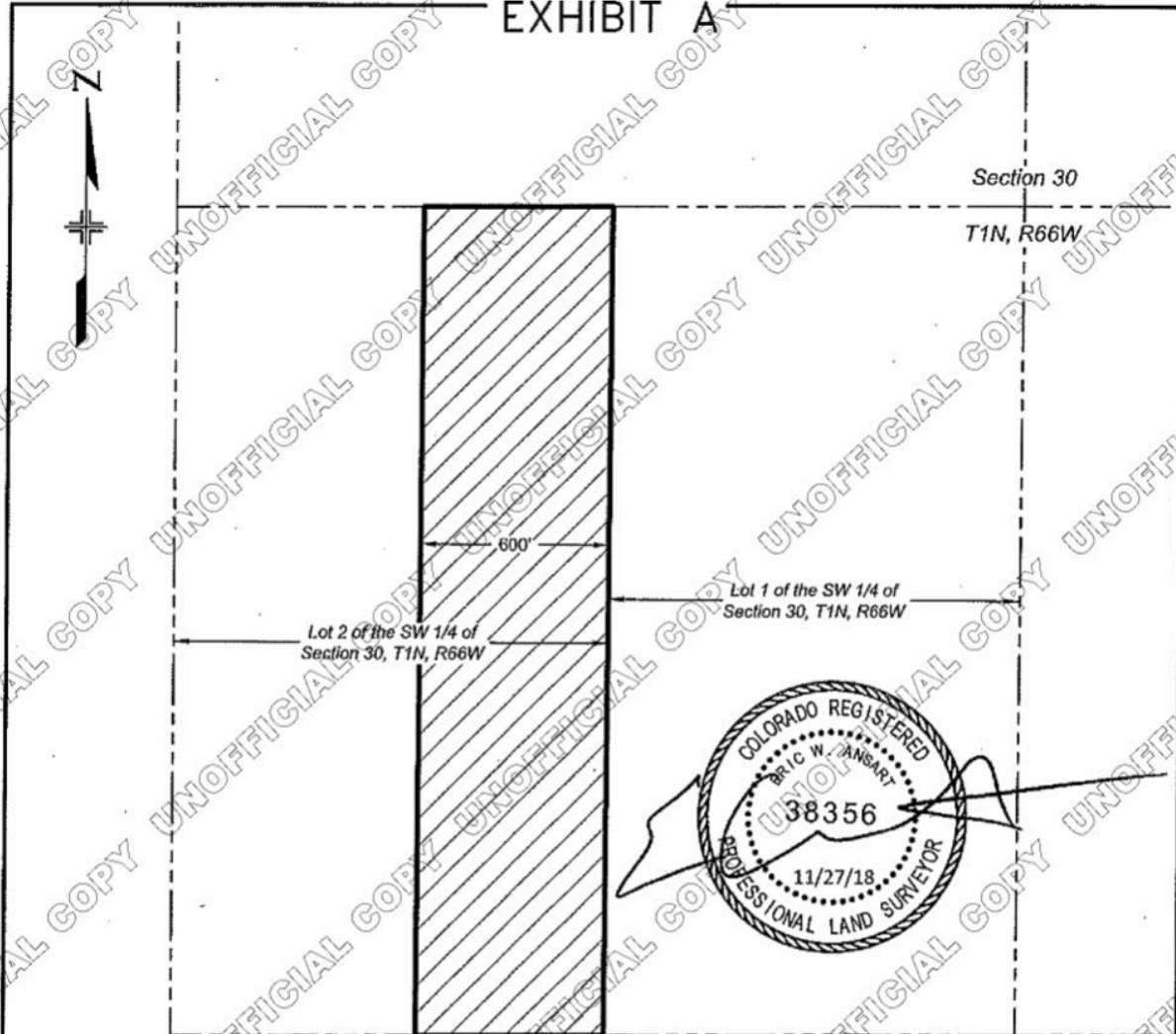
Eric W. Ansart  
Colorado PLS# 38356  
For and on behalf of the  
City of Aurora, Colorado  
13636 E. Ellsworth Ave.  
Aurora, Colorado 80012





4499000 06/20/2019 10:51 AM

Page 4 of 4

ILLUSTRATION FOR  
EXHIBIT A

SECTION &amp; 1/4 SECTION LINE

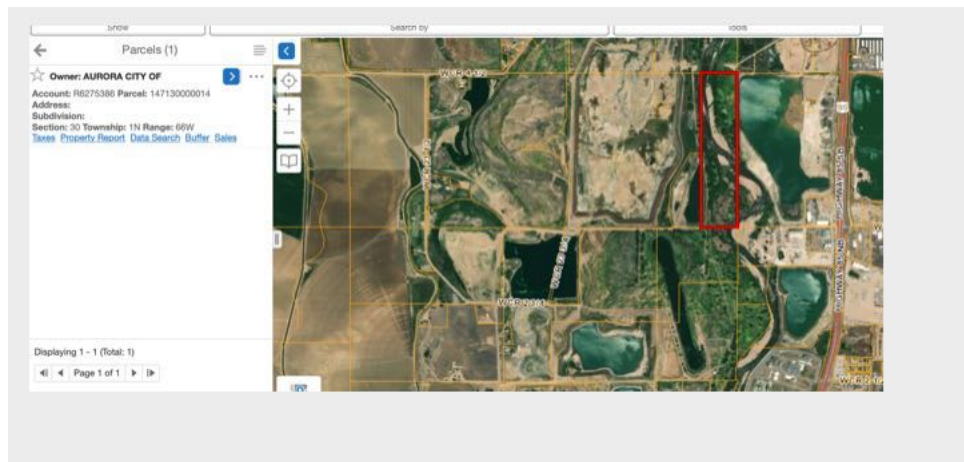
THE ABOVE DESCRIBED PARCEL CONTAINS 1,584,000 SQUARE FEET (36.36 ACRES), MORE OR LESS.

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

## CITY OF AURORA, COLORADO

DRAWN BY: EWA	SCALE: NONE	R.O.W. FILE NUMBER N/A
CHECKED BY:	DATE: 11/15/18	JOB NUMBER N/A

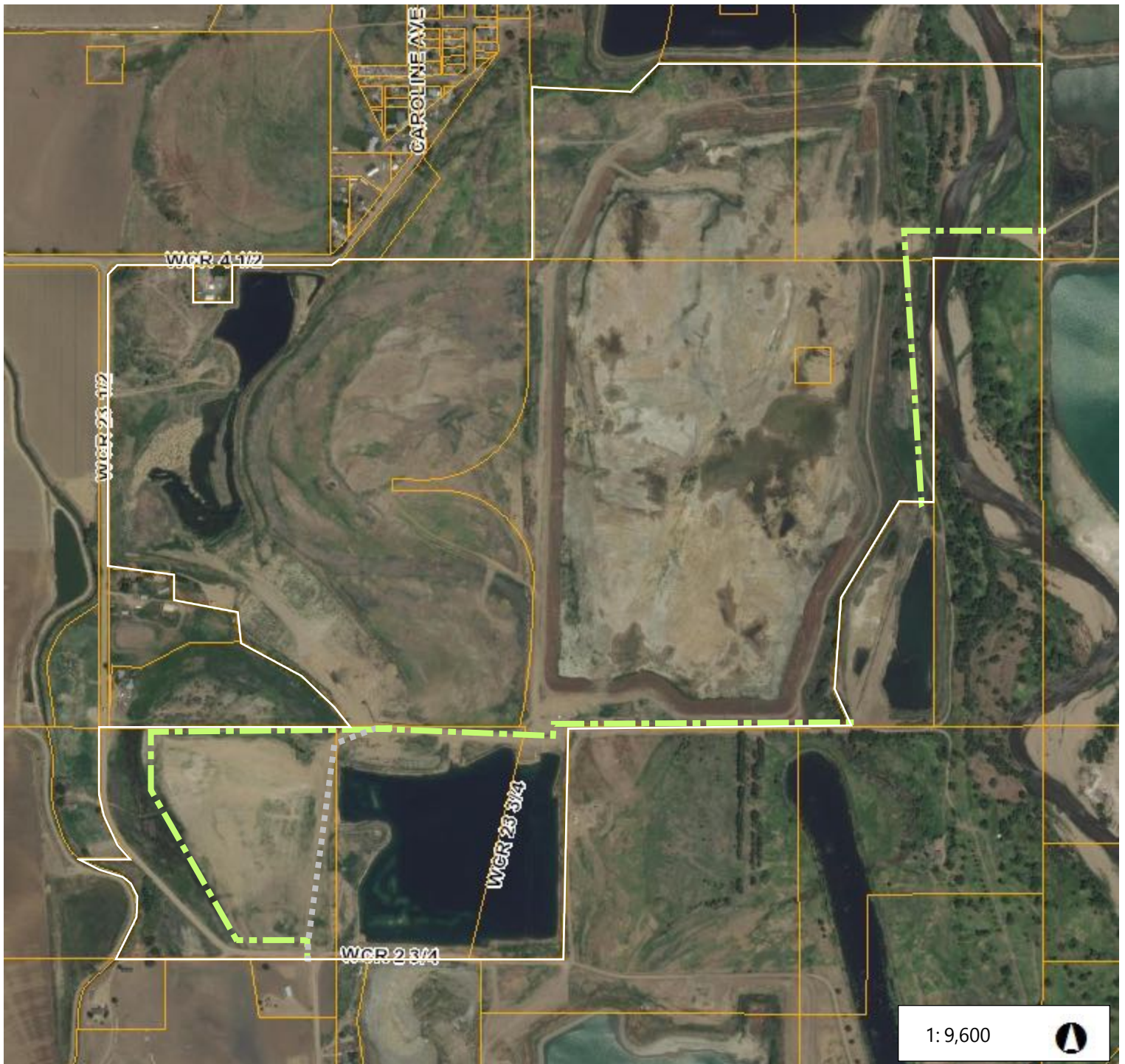
A PARCEL OF LAND BEING THE E. 600' OF LOT 2  
OF THE SW 1/4 OF SEC. 30, T1N, R66W, 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO





**WELD COUNTY**  
ONLINE MAPPING

## Exhibit B2 - Conveyor License Property, Second Route



### Legend

- Parcels
- City of Westminster Property Boundary
- ute

### Notes

Approx License Property Dimensions =  
25 ft width x 8,960 ft total length

Disclaimer: For reference only,  
dimensions are approximated. Not to be  
used for bidding or construction  
purposes.



1,600.0 0 800.00 1,600.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Weld County Colorado

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

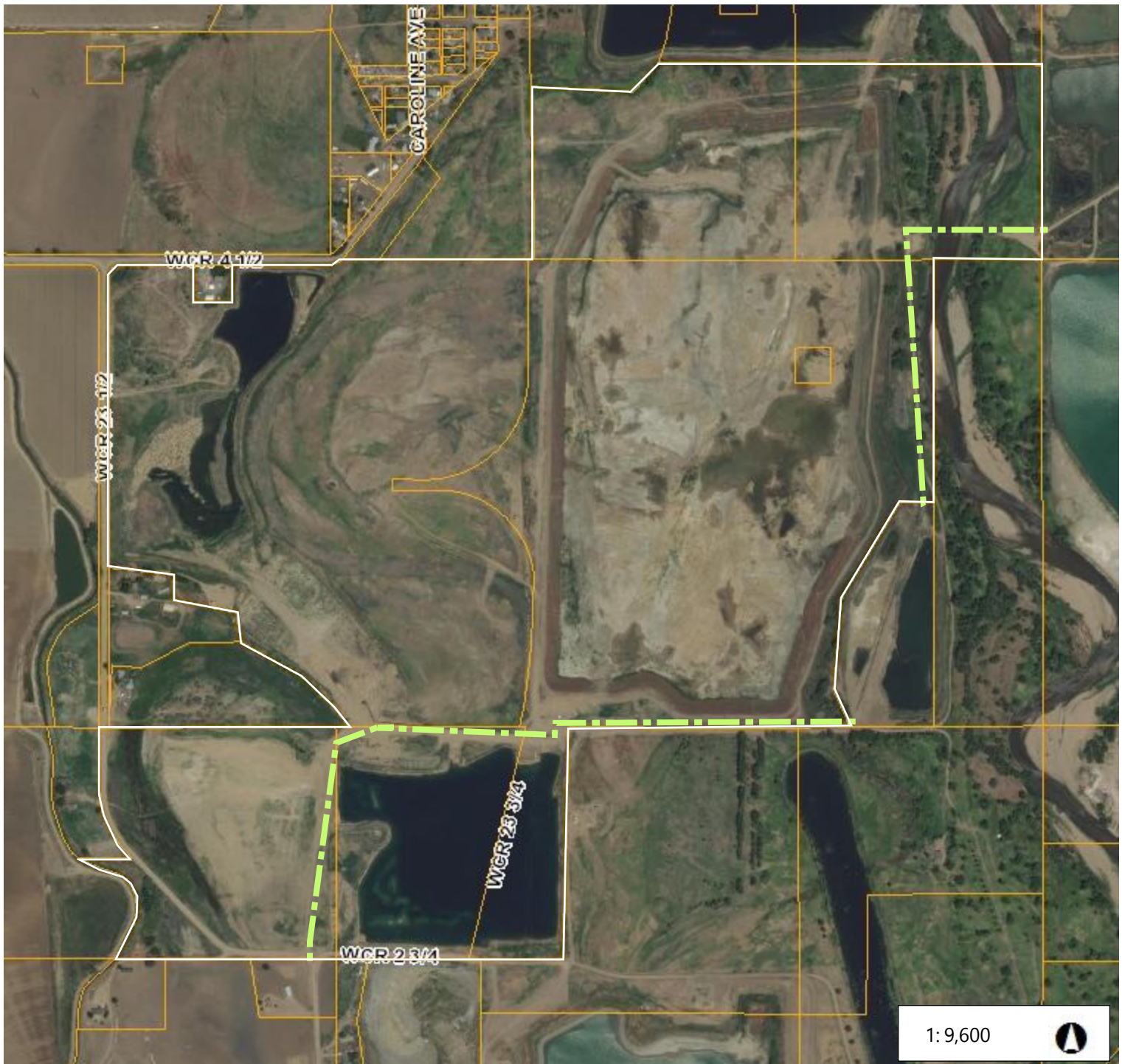
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**





**WELD COUNTY**  
ONLINE MAPPING

## Exhibit B1 - Conveyor License Property, Initial Route



### Legend

- Parcels
- City of Westminster Property Boundary
- Initial Conveyor Route

### Notes

Approx License Property Dimensions =  
25 ft width x 6,550 ft total length

Disclaimer: For reference only,  
dimensions are approximated. Not to be  
used for bidding or construction  
purposes.



1,600.0 0 800.00 1,600.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Weld County Colorado

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**





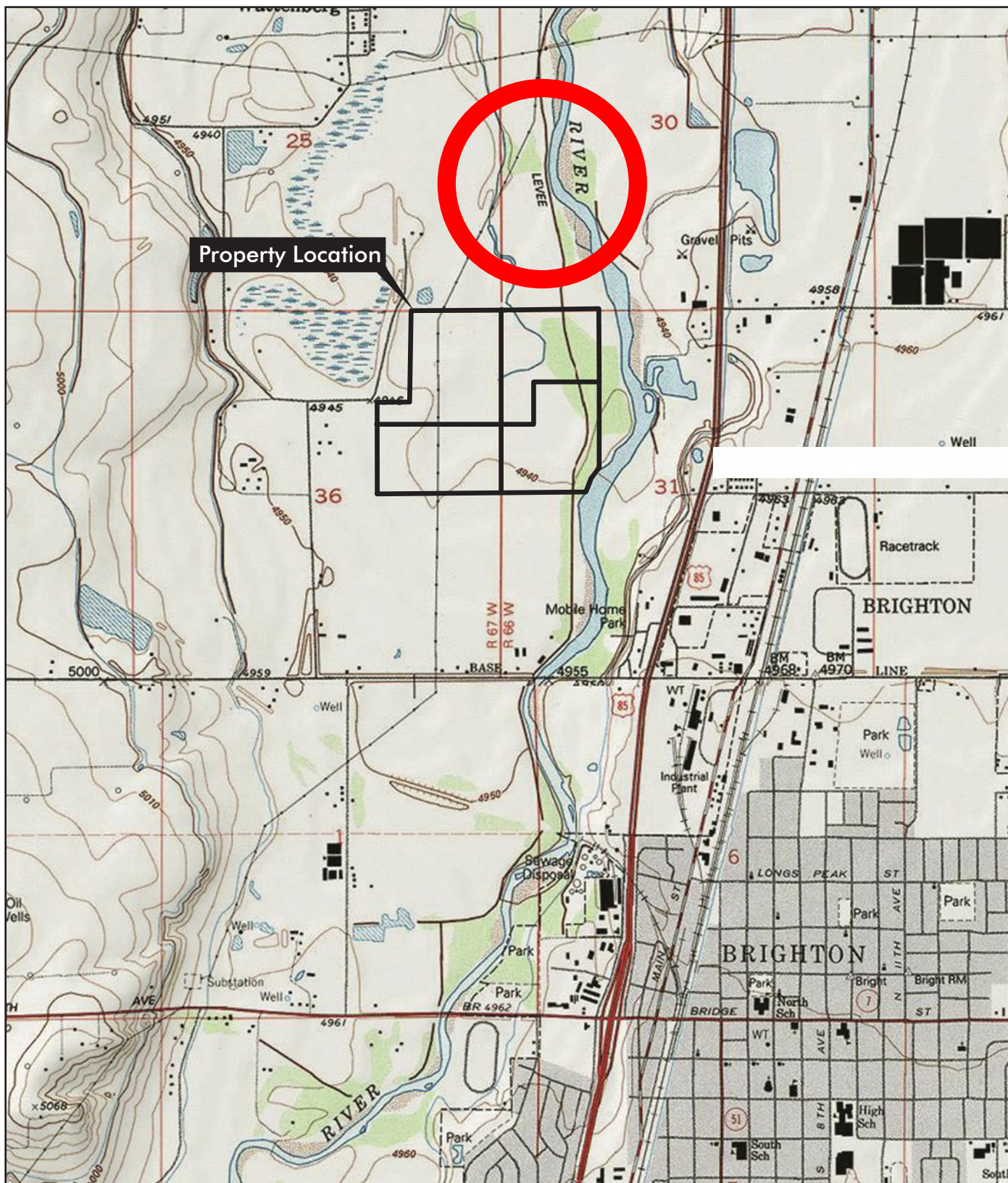


 **Xcel Energy**  
**WARNING**  
**GAS PIPELINE**  
BEFORE DIGGING  
CALL 811  
TO REPORT  
DAMAGE CALL  
1-800-895-2999  
AND 911

**N48**







**ERO**

ERO Resources Corp.  
1842 Clarkson Street  
Denver, CO 80218  
(303) 830-1188  
Fax: (303) 830-1199

### Stillwater Ranch Property

Section 31, T1N, R66W; Section 36, T1N, R67W

UTM Coordinates: Zone 13; 514568mE, 4429031mN

USGS Fort Lupton, CO Quadrangle

Weld County, Colorado

0 2000 4000 feet

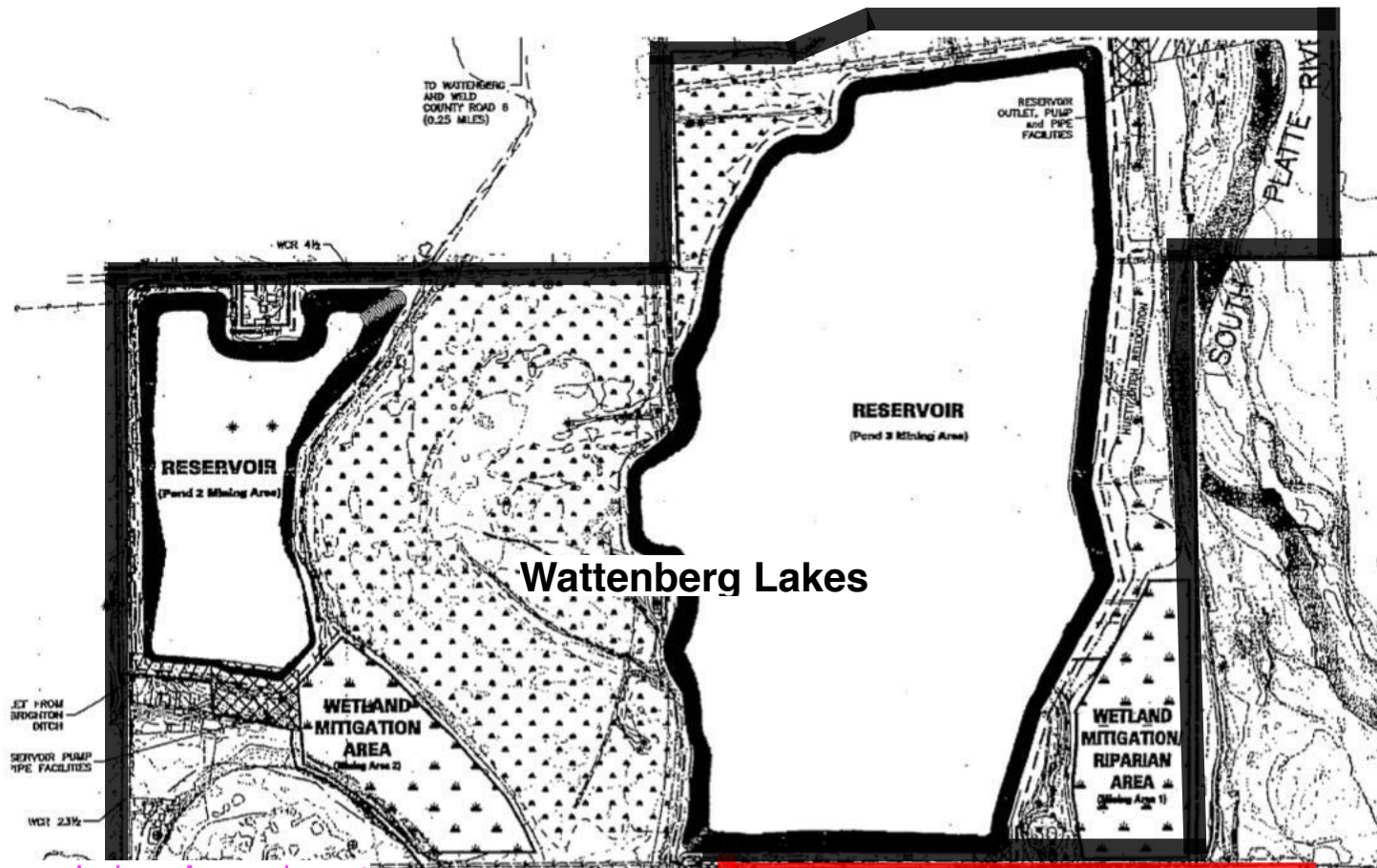
1 Inch = 2,000 Feet



**Figure 1  
Site Location**

Prepared for: MWH Americas, Inc.  
File: 2599 Figure 1 Stillwater Phase I.ai  
September 2005





## Wattenberg Lakes

Wattenberg Lakes Amendment

