

**TOWN OF ERIE**

Planning & Development – Planning Division
 645 Holbrook Street – PO Box 750 – Erie, CO 80516
 Tel: 303.926.2770 – Website: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.

STAFF USE ONLY

FILE NAME:

FILE NO:

DATE SUBMITTED:

FEES PAID:

PROJECT/BUSINESS NAME: Town of Erie - Police Department Addition & Renovation

PROJECT ADDRESS: 1000 N Telleen Ave, Erie, CO 80516

PROJECT DESCRIPTION: Renovation of existing 17,971 SF police department building and new 17,000 SF building addition (approx. 30,000 SF total). Reconstruction of existing site layout and utilities.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Creekside Subdivision

Filing #: N/A Lot #: 2 Block #: 9 Section: 13 Township: 1N Range: 69W

OWNER (attach separate sheets if multiple)

Name/Company: Town of Erie

Contact Person:

Address:

City/State/Zip:

Phone: Fax:

E-mail:

AUTHORIZED REPRESENTATIVE

Company/Firm: Professional Eng. Consultants (PEC)

Contact Person: Kent Bruxvoort

Address: 351 Linden St

City/State/Zip: Fort Collins, CO 80524

Phone: 970-232-9558 Fax:

E-mail: kent.bruxvoort@pec1.com

☒ Check here if Owner is responsible for Application Billing

☐ Check here if Authorized Representative is responsible for Application Billing

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: Community Mixed Use (CMU)

Gross Site Density (du/ac): N/A

Proposed Zoning: Community Mixed Use (CMU)

Lots/Units Proposed: N/A

Gross Acreage: 5.562 ac

Gross Floor Area:

SERVICE PROVIDERS

Electric: Xcel Energy

Gas: Xcel Energy

Metro District:

Fire District: Mountain View Fire Protection District

Water (if other than Town):

Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES

ANNEXATION / DE-ANNEXATION		SUBDIVISION	
☐ Major (40+ acres)	\$ 2000.00	☐ Sketch Plan	\$ 500.00 + 5.00 per lot
☐ Minor (20 acres to 40 acres)	\$ 1000.00	☐ Preliminary Plat	\$ 1000.00 + 20.00 per lot
☐ Minor (up to 20 acres)	\$500.00	☐ Final Plat	\$ 1000.00 + 10.00 per lot
COMPREHENSIVE PLAN AMENDMENT		☐ Minor Subdivision Plat	\$1000.00
☐ Major (40+ acres)	\$ 1000.00	☐ Annexation Plat	\$ 200.00
☐ Minor (Less than 40 acres)	\$ 200.00	☐ Minor Amendment	\$200.00
ZONING/REZONING		☐ Vacation ROW or Easement	\$200.00
☐ Planned Development (PD)	\$ 5000.00 + 10.00 per acre	VARIANCE	\$300.00
☐ Planned Dev (PD/PUD Amdt)	\$ 1500.00 + 10.00 per acre		
☐ All Other Zoning/Rezoning	\$ 500.00 + 10.00 per acre	METRO DIST SERVICE PLAN	Cost to Town - \$10000.00 Deposit
☐		SITE PLAN	
SPECIAL REVIEW USE		☐ Residential	\$ 200.00 + 10.00 per unit
☐ Oil & Gas	\$1200.00	☒ Non-Resi. (>10,000 sq. ft.)	\$ 1000.00
☒ All Other Types	\$500.00	☐ Non-Resi. (<10,000 sq.ft.)	\$500.00
MISCELLANEOUS		☐ Residential Amdt	\$ 200.00 + 10.00 per unit
☐ Temporary Use Permit	\$50.00	☐ Non Res Amdt (major)	\$500.00
☐ Architectural Review w/o Subd or Site Plan	\$300/model	☐ Non Res Amdt (minor)	\$100.00
OTHER FEES		WIRELESS COMMUNICATION	
☐ 3rd Party Review of Any App (incl. Legal Review)	Cost to Town (Chargeback)	☐ Wireless Facility - Admin	\$250.00
☐		☐ Wireless Facility - Planning Commission	\$500.00

*All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff.*

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. **The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of the Town, necessary for project review. In addition, the undersigned is aware that the applicant is responsible for all recording and publication costs associated with this application. By this acknowledgement, the undersigned hereby certify that the above information is true and correct. An application is not deemed accepted by the Town until the Town acknowledges in writing that the application materials and fees submitted are complete.**

Signed by: 
Owner: 7E5DA01B21FA4FD...

Date: 5/16/2025 | 1:55 PM MDT

Owner:

Date:

Applicant:

Date:

STATE OF COLORADO)
) ss.
County of _____)

The foregoing instrument was acknowledged before
me this _____ day of _____, 20____,
by _____.

My commission expires: _____.

Witness my hand and official seal.

LAND USE APPLICATION FORM – JANUARY 2022

Notary Public

Certificate Of Completion

Envelope Id: 3B097570-2074-47BE-8A18-CFE37CC6F4D2
 Subject: Complete with Docusign: Land Use Application - Erie PD.pdf
 Source Envelope:
 Document Pages: 2
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Status: Completed
 Envelope Originator:
 Ali Parker
 645 Holbrook Street
 P.O. Box 750
 Erie, CO 80516
 aparker@erieco.gov
 IP Address: 50.206.104.130

Record Tracking

Status: Original
 5/16/2025 1:50:37 PM
 Holder: Ali Parker
 aparker@erieco.gov
 Location: DocuSign

Signer Events

Patrick Hammer
 phammer@erieco.gov
 Parks & Recreation Director
 Town of Erie
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 7E5DA01B21FA4FD...
 Signature Adoption: Uploaded Signature Image
 Using IP Address: 50.206.104.130

Timestamp

Sent: 5/16/2025 1:53:53 PM
 Viewed: 5/16/2025 1:54:25 PM
 Signed: 5/16/2025 1:55:36 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Chad Alexander
 calexander@erieco.gov
 Security Level: Email, Account Authentication
 (None)

COPIED

Sent: 5/16/2025 1:55:37 PM
 Viewed: 5/16/2025 2:12:50 PM

Electronic Record and Signature Disclosure:
 Accepted: 5/16/2025 8:16:21 AM
 ID: 52961c4b-796b-4180-b3d8-70191012e427

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	5/16/2025 1:53:53 PM
Certified Delivered	Security Checked	5/16/2025 1:54:25 PM
Signing Complete	Security Checked	5/16/2025 1:55:36 PM
Completed	Security Checked	5/16/2025 1:55:37 PM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

Erie Police Department – Addition & Renovation Project Narrative

May 16, 2025

Overview

The Town of Erie Police Department is currently located at the southwest corner of the intersection between Telleen Ave and County Line Rd (1000 N Telleen Ave). The Erie PD property is currently zoned as Community Mixed Use (CMU) and is approximately 5.56 acres. The existing PD building is 17,971 gross square feet and was constructed in 2014. The existing building will include extensive renovations and two proposed building additions: a one-story addition at the southeast corner of the existing building (2,382 square feet) and a two-story addition along the entire west side of the existing building (17,000 square feet). The total gross square footage of the entire proposed building is approximately 30,000 square feet. Along with the building improvements, a renovated and expanded site layout and utility plan is proposed.

The existing police station is undersized for current operations and was originally constructed with less square footage than the programmed need due to budget constraints at the time. The Erie Municipal Court is also currently occupying a portion of the PD building, reducing the available space for PD staff. Over the last 10 years, various spaces such as storage rooms in the PD building have been converted into offices to accommodate staff needs. In 2024, the Erie PD had 60 staff members (including 48 sworn officers). Between 2035 to 2045, the Town plans to increase PD staff to 96, and between 2045-2055, it's projected that a staff of 130 are needed.

The improvements for this project will help the Town of Erie achieve their goals to provide increased public access, increased safety and security, and a functional, efficient, and inclusive police department.

Site Layout

The existing PD building is located in the central part of the property with a subregional detention pond located on the east side of the building and the parking lot located on the west side of the building. There are currently two access points to the property: the public access is located on Telleen Ave to the north, and the PD access is located on County Line Rd to the southeast. Public parking is provided in a circular parking lot northwest of the building which includes 25 parking spaces, and staff parking is provided west and south of the building which includes another 50 parking spaces.

The proposed site layout will maintain both existing access points and will provide an expansion of the overall number of parking spaces for the site. Public parking will remain separate from staff parking and will remain to the northwest of the building. Staff parking will remain on the west

and south side of the building and will be secured with vehicular gates and fences. Overall, 56 public parking spaces and 95 staff parking spaces will be provided with the new site layout.

Grading and Drainage

The proposed site has been graded to provide positive drainage away from the proposed structure and parking areas. The expansion of the site to the west will require overall net export (cut) of earthwork due to the existing elevation of the parking lot and building in relation to native grade to the west. To allow for maximum use of the site, a retaining wall system along the west and south side of the property is proposed. To meet Town development standards, the retaining walls are designed at a maximum height of 4 feet. Along the west side of the property, a pair of tiered walls separated by 4 feet (horizontally) are proposed. The site has been graded so that site runoff is conveyed to the existing detention pond to the east of the building. A separate drainage report is provided to demonstrate compliance with Town of Erie Engineering Standards.

Architecture

The proposed expansion of the Town of Erie Police Department builds upon the existing facility to create a stronger civic presence along County Line Road. This addition introduces a dynamic architectural form that not only complements but enhances the visibility and identity of the building. The design integrates seamlessly with the existing structure, aligning with the Town of Erie's character, scale, and architectural language by replicating exterior materials and continuing the signature deep rooflines supported by angled columns.

Although adjacent parcels remain undeveloped and offer limited architectural context, the proposed expansion is envisioned as a benchmark for future development—establishing a precedent in both scale and materiality. The massing strategy uses varied roof heights to break down the building's overall scale, creating a terraced effect that softens its visual impact. This stepped design provides a sense of monumentality from a distance while maintaining a welcoming, pedestrian-friendly presence up close.

The façades will feature the same asymmetric ribbed finish as the existing building, further unifying the expansion and articulating the structure's form. Dark paneling accentuates key architectural elements and pays homage to the Town's industrial and mining heritage, adding a bold, contemporary contrast. The continued use of slanted, structural columns reinforces the Town's established design language, creating a cohesive and contextually grounded civic building.

Proposed Development Schedule

After all Town approvals are obtained for the project, the proposed improvements will be constructed in two phases. During Phase I, existing utilities within the new building footprint will be relocated and the existing site will be demolished in accordance with the civil construction

plans. Construction of the proposed building addition and new site layout will occur during Phase I. After the building addition is complete, the PD staff will move into to the new addition to complete Phase I. Renovation of the existing building will be accomplished during Phase II. Once renovation is completed, the PD will be able to occupy the entire building. After this project, it's planned for the Erie Municipal Court to move to Town Hall. Overall, it's anticipated that Phase I construction will last 12 months, and Phase II renovation will last 8 months. A copy of the anticipated construction schedule is included as an attachment.

Town of Erie Unified Development Code Compliance

Title 10 of the Town of Erie Unified Development Code presents the following five criteria for site plan approval. Responses are provided below to demonstrate compliance and consistency with the UDC.

1. The site plan is generally consistent with the town's comprehensive plan.

Applicant Response: The police station is undersized for current operations and was originally constructed with less square footage than the programmed need due to budget constraints at the time. In 2024, the Town of Erie prepared the Police Facility Master Plan Update in which it was recommended to renovate the existing PD building and construct an addition to better serve the needs of the town. This project is a direct result of the Town's master plan. The population in Erie and nearby communities continues to grow every year. Erie's current population is around 35,000, and it has been projected that Erie's population will be 60,000 by 2035 and 80,000 by 2050. In order to meet the current and future demands of a growing population, there is a critical need for the Erie PD to have additional space and resources.

2. The site plan is generally consistent with any previously approved subdivision plat, planned development, or other land use approval.

Applicant Response: Title 10 of the Erie UDC requires *Public Safety Stations* to go through the special review use (SRU) process for community mixed use (CMU) zoning. Prior to the original PD construction in 2014, the design team and owner went through the SRU process to gain approval for the designated land use. This project does not propose to change the land use, but rather expand upon the existing approved land use to better serve the needs of the Erie Police Department.

3. The site plan complies with all applicable development and design standards set forth in this UDC.

Applicant Response: The site development plan and building have been designed in accordance with Title 10 Chapter 6 *Development and Design Standards*.

- 4. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable.**

Applicant Response: It is not anticipated that the site expansion will create adverse impact to the adjacent area. The Erie PD has occupied this site since 2014, and this project is not proposing to change the designated land use.

- 5. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land uses.**

Applicant Response: The Erie PD property is currently zoned for community mixed use (CMU) and is surrounded by various other zoning districts. Across Telleen Ave to the north is a light industrial (LI) district that houses several local businesses including an auto body shop, custom lighting store, and a lumber and hardware store. Behind the PD property to the west is a medium density residential (MR) district which was fully built out in 2006 with Creekside Townhomes Filing No. 2. Across County Line Rd to the east is a vacant plot of land that is currently under review by Town staff to establish a Planned Development (PD). To the south is another planned development called Ranchwood Town Center which is also under review by Town staff and includes 288 residential units and 4 commercial units.

Since the original construction in 2014, the Erie PD has provided many benefits to the local community including increased public safety and a stronger community presence. With the improvements for this project, the Erie PD will be able to more effectively carry out its mission.

WHEN RECORDED RETURN TO:

Mark R. Shapiro
Mark R. Shapiro, P.C.
1650 - 38th Street, Suite 103
Boulder, Colorado 80301

SPECIAL WARRANTY DEED

THIS DEED is made August 10, 2011, by **COALTON ROAD INVESTMENTS LLC**, a Colorado limited liability company, and **CLEAR CREEK 48 LLC**, a Colorado limited liability company (collectively, the "Grantor"), to the **TOWN OF ERIE, COLORADO**, a Colorado municipal corporation, having a legal address of P.O. Box 750, Erie, CO 80516 (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Six Hundred Forty Thousand Dollars (\$640,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns forever, in all the real property, together with any improvements, situate, lying and being in Boulder County, State of Colorado, described as follows:

Lot 2, Block 9, Creekside Subdivision, contained within the SE ¼ of Section 13, T1N, R69W, 6th P.M., Town of Erie, County of Boulder, State of Colorado (the "Property").

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anyway appertaining, 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 Property.

TO HAVE AND TO HOLD the Property above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns does covenant, grant, bargain, and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the Property above conveyed, has good, sure, perfect absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, subject only to those items listed on Exhibit A attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

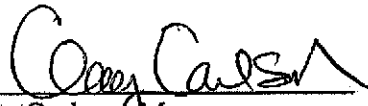
The Grantor shall and will WARRANT AND FOREVER DEFEND title to the above bargained Property against all and every person or persons claiming the whole or any part thereof by, through, or under the Grantor, subject to the Permitted Exceptions.

[Signature Page Follows]

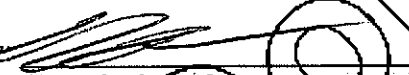


IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the date set forth above.

COALTON ROAD INVESTMENTS LLC, a
Colorado limited liability company

By: 
Clay Carlson, Manager

CLEAR CREEK 48 LLC, a
Colorado limited liability company

By: 
Kent Carlson, Manager

[Acknowledgement Follows]

Unofficial Copy

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 10th day of August, 2011, by Clay Carlson, Manager, of Coalton Road Investments LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 02/09/2012.



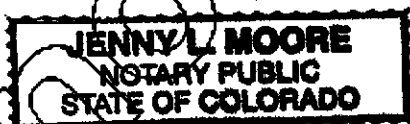
Jenny L. Moore
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 10th day of August, 2011, by Kent Carlson, Manager, of Clear Creek 48 LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 02/09/2012.



Jenny L. Moore

Exhibit A

Permitted Exceptions

1. Taxes for 2011.

2. A RESERVATION OF ALL OIL AND OTHER MINERALS INCLUDING NATURAL GAS IN THE SOUTHEAST QUARTER OF SECTION 13, AS RESERVED IN DEED RECORDED APRIL 1, 1931 IN BOOK 573 AT PAGE 510.

MINERAL QUIT CLAIM DEED RECORDED APRIL 3, 2002 UNDER RECEPTION NO. 2273261.

3. OIL AND GAS LEASE BETWEEN CHAMPLIN PETROLEUM COMPANY, LESSOR, AND AMOCO PRODUCTION COMPANY, LESSEE, RECORDED DECEMBER 27, 1972 UNDER RECEPTION NO. 48604.

NOTICE OF OIL AND GAS INTERESTS AND SURFACE USE RIGHTS IN CONNECTION WITH SAID LEASE RECORDED DECEMBER 11, 2000 UNDER RECEPTION NO. 102274.

PARTIAL SURFACE RELEASE AND EASEMENT AGREEMENT RECORDED JULY 30, 2003 UNDER RECEPTION NO. 2479889.

4. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF CREEKSIDE SUBDIVISION.

5. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CREEKSIDE SUBDIVISION DEVELOPMENT AGREEMENT RECORDED FEBRUARY 28, 2002 UNDER RECEPTION NO. 2259499 AND FIRST AMENDMENT RECORDED NOVEMBER 5, 2003 AT RECEPTION NO. 2523488.

6. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 17, 2002 UNDER RECEPTION NO. 2288454.

7. Terms, conditions, provisions, agreements and obligations contained in the GRANT OF PERMANENT AVIGATION EASEMENT AGREEMENT as set forth below:

Recording Date: JUNE 2, 2004

Recording No.: RECEPTION NO. 2592777

8. Terms, conditions, provisions, agreements and obligations contained in the NOTICE OF MINERAL INTERESTS AND SURFACE USE as set forth below:

Recording Date: MARCH 7, 2007

Recording No.: RECEPTION NO. 2840804

Exhibit A

9. A lease with certain terms, covenants, conditions and provisions set forth therein.

Lessor: CHAMPLIN PETROLEUM COMPANY

Lessee: AMOCO PRODUCTION COMPANY

Recording Date: October 17, 1972

Recording No: BOOK NO. 681, RECEPTION NO. 1602713

AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASE(S) BY PRODUCTION
RECORDED JANUARY 14, 2008 AT RECEPTION NO. 2904908.

10. Terms, conditions, provisions, agreements and obligations contained in the REQUEST FOR
NOTICE OF SURFACE DEVELOPMENT as set forth below:

Recording Date: September 28, 2009

Recording No.: RECEPTION NO. 03032258

11. Terms, conditions, provisions, agreements and obligations contained in the
MEMORANDUMS OF SURFACE DAMAGE AND RELEASE AGREEMENT as set forth
below:

Recording Date: July 23, 2008

Recording No.: RECEPTION NO. 2945017 AND 2945018

12. A lease with certain terms, covenants, conditions and provisions set forth therein.

Lessor: RICHARD E. OLIVER AND DEBORAH L. OLIVER

Lessee: ENCANNA OIL AND GAS (USA) INC.

Recording Date: March 3, 2009

Recording No: RECEPTION NO. 2982716

13. A lease with certain terms, covenants, conditions and provisions set forth therein.

Lessor: TOWN OF ERIE

Lessee: ENCANNA OIL AND GAS (USA) INC.

Recording Date: March 12, 2009

Recording No: RECEPTION NO. 2985103

14. Terms, conditions, provisions, agreements and obligations contained in the
MEMORANDUM OF GAS GATHERING AND PROCESSING AGREEMENT as set forth
below:

Recording Date: May 31, 2011

Recording No.: RECEPTION NO. 03151186

15. Terms, conditions, provisions, agreements and obligations contained in the MEMORANDUM OF GAS GATHERING AND PROCESSING AGREEMENT as set forth below:

Recording Date: May 31, 2011

Recording No.: RECEPTION NO. 3771192 (Weld County)

END OF EXCEPTIONS

Unofficial Copy

Exhibit A

WHEN RECORDED RETURN TO:
Mark R. Shapiro
Mark R. Shapiro, P.C.
1650 - 38th Street, Suite 103
Boulder, Colorado 80301

MINERAL QUITCLAIM DEED

THIS MINERAL QUITCLAIM DEED, made and entered into as of this 10 day of August, 2011 by and among **COALTON ROAD INVESTMENTS LLC**, a Colorado limited liability company, and **CLEAR CREEK 48 LLC**, a Colorado limited liability company (collectively, hereinafter called "Grantor"), both with an address of P.O. Box 247, 12460 First Street, Eastlake, Colorado 80614 and the **TOWN OF ERIE**, a Colorado municipal corporation (hereinafter called "Grantee"), with an address of P.O. Box 750, Erie, Colorado 80516.

WITNESSETH:

That Grantor, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and forever quitclaim unto Grantee, and to its successors and assigns, all right, title and interest that Grantor has in the minerals other than oil, gas and associated liquid hydrocarbons (the minerals exclusive of oil, gas and associated liquid hydrocarbons are hereinafter referred to as "Minerals") in and to the land located in Boulder County, Colorado described as follows:

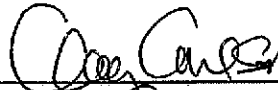
Lot 2, Block 9,
Creekside Subdivision,
contained within the SE1/4 of Section 13, T1N, R69W, 6th P.M.,
Town of Erie, County of Boulder,
State of Colorado
(hereinafter called "Subject Land").

TO HAVE AND TO HOLD the Minerals in and underlying the Subject Land unto Grantee and its successors and assigns, for its own proper use and behalf forever.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has set its hand and seal as of the day and year first above written.

COALTON ROAD INVESTMENTS LLC

By: 
Clay Carlson, Manager

CLEAR CREEK 48 LLC

By: 
Kent Carlson, Manager

[Acknowledgments Follow]

ACKNOWLEDGMENTS

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 10th day of August, 2011, by Clay Carlson, as Manager for COALTON ROAD INVESTMENTS LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: 02/09/2012



Jenny L. Moore
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 10th day of August, 2011, by Kent Carlson, as Manager for CLEAR CREEK 48 LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: 02/09/2012



Jenny L. Moore
Notary Public