

June 28, 2022

Town of Erie Planning
Shannon Moeller
645 Holbrook Street
Erie, CO 80516

RE: Peltier Well Mitigation for Erie Highlands Preliminary Plat No. 5

Shannon,

We would like to thank the team for taking the time to work with Oakwood Homes on this rare circumstance. As you are aware, the William H Peltier #1 well was plugged and abandoned by its Operator, Vessels Oil and Gas Company in August 1996 and buried under several feet of soil. According to State records, see attached, the well was plugged in accordance with the standards at the time and approved by the Colorado Oil and Gas Conservation Commission (COGCC). When Oakwood Homes purchased the property in March 2017, the exact location of the well was unknown. As our development came closer to the approximate abandoned well site we were asked to locate and mark the exact location, which we completed in 2020. With our latest residential subdivision filing, Preliminary Plat No. 5, we were asked by the Town to conduct a limited subsurface investigation of the well to determine if any significant contamination or soil gas was present because of historical oil and gas activities. The March 3rd, 2022, report completed by AG Wassenaar indicated soil samples did not contain contamination and soil gas levels did not exceed published standards as only trace amounts of methane were discovered in 2 of the 5 soil vapor bores. The two readings of 0.4% and 0.376% were discovered just south of the well casing. This report was provided to the Town for review, and several follow up meetings were attended by the Town, COGCC and Oakwood Homes in the months following. In April 2022, the Town requested an additional study be completed to determine the extent of the methane soil gas. The May 10th, 2022, report conducted by AG Wassenaar determined that methane gas does not extend laterally to the southwest toward Preliminary Plat No. 5 nor to greater vertical depths. This report was also provided to the Town for review, and several follow up meetings between the Town, COGCC and Oakwood Homes were conducted to determine the correct course of action.

As we have discussed in the past during the many meetings between stakeholders, we are committed to providing a safe environment for our future homeowners and community. Although only a trace amount of methane gas has been detected and possesses no health or safety concerns to the public, we will re-plug the well. This will be done to current industry standards which comply with the COGCC requirements with one retesting after the work has been completed. The re-plugging work will be completed prior to approval of the Final Plat for Preliminary Plat No. 5. In addition, to provide further safety precautions for any homeowner within a 100-foot radius from the plugged well, all homes within this radius will be constructed with a methane gas alarm, active radon system (for ventilation) and will include a disclosure regarding the well upon sale of the home.

As we continue to move forward with Erie Highlands Preliminary Plat No. 5, we will continue to address any additional concerns the Town or COGCC may have regarding this well. Once again, thank you for your time and feedback during this process.

Sincerely,

Greg Saia
Director of Acquisitions and Entitlements

Attachment A

CO OGCC FORM 4

PetroForms

STATE OF COLORADO
OIL AND GAS CONSERVATION COMMISSION
 DEPARTMENT OF NATURAL RESOURCES
 SUBMIT ORIGINAL AND 1 COPY



00033172

FOR OFFICE USE

LET	FE	UC	SE
-----	----	----	----

SUNDRY NOTICES AND REPORTS ON WELLS

(Do not use this form for proposals to drill or to deepen or plug back to a different reservoir.
 Use "APPLICATION FOR PERMIT-" for such proposals.)

1. <input type="checkbox"/> OIL WELL <input type="checkbox"/> GAS WELL <input type="checkbox"/> COALBED METHANE <input type="checkbox"/> INJECTION WELL <input checked="" type="checkbox"/> OTHER <u>P & A</u>	6. PERMIT NO. 74-692
2. NAME OF OPERATOR VESSELS OIL & GAS COMPANY	7. API NO. 05-123-08131 -1
3. ADDRESS OF OPERATOR 1050 - 17TH STREET, SUITE #2000 CITY <u>DENVER</u> STATE <u>CO</u> ZIP CODE <u>80265</u>	8. WELL NAME William H. Peltier
4. LOCATION OF WELL (Report location clearly and in accordance with any State requirements. See also space 14 below.) At surface 1275' FNL & 1200' FEL At proposed production zone same as above	9. WELL NUMBER #1
12. COUNTY WELD	10. FIELD OR WILDCAT STAGESTOP
	11. QTR. QTR. SEC., T.R. AND MERIDIAN NE NE SEC. 20-1N-68W ✓

13A. NOTICE OF INTENTION TO:

- ☐ PLUG AND ABANDON
☐ MULTIPLE COMPLETION
☐ COMMINGLE ZONES
☐ FRACTURE TREAT
☐ REPAIR WELL
☐ OTHER:

Check Appropriate Box To Indicate Nature of Notice, Report or Notification
13B. SUBSEQUENT REPORT OF:

- ☒ FINAL PLUG AND ABANDONMENT
 SUBMIT 3RD PARTY CEMENT VERIFICATION
 AND JOB LOG)
☐ ABANDONED LOCATION (WELL NEVER DRILLED -
 SITE MUST BE RESTORED WITHIN 6 MONTHS)
☐ REPAIRED WELL
☐ OTHER:

*Use Form 5 - Well Completion or Recompletion Report and Log for
 subsequent report of Multiple/Commingle Completions and Recompletions.

13C. NOTIFICATION OF:

- ☐ SHUT-IN/TEMPORARILY ABANDONED
 DATE:
 (REQUIRED EVERY 6 MONTHS)
☐ PRODUCTION RESUMED
 DATE:
☐ LOCATION CHANGE (SUBMIT NEW PLAT)
☐ WELL NAME CHANGE
☐ OTHER:

14. DESCRIBE PROPOSED OR COMPLETED OPERATIONS ON THIS FORM (Clearly state all pertinent details, and give pertinent dates including estimated date of starting any proposed work. If well is directionally drilled, give subsurface locations and measured and true vertical depths for all markers and zones pertinent to this work).

15. DATE OF WORK P & A OPERATIONS BEGAN 07/26/96

1. Set CIBP @ 7478' after getting approval from Larry Robbins @ COGCC. Dumped 2 sxs cmt on top of plug.
2. Shot 2 sqz holes @ 1050'.
3. Set cmt retainer @ 991'
4. Pumped 130 sxs class A cmt through retainer. Stung out of retainer.
5. Pumped 10 sxs class A cmt @ 60'
6. Cut off casing and welded plate. Restored location. Well P & A'd 08/01/96.

EXHAUSTED
GAS WELL

(*) attached is copy of Schlumber log and BJ Cement Job Detail Sheet

16. I hereby certify that the foregoing is true and correct

SIGNED Dawn H. Darling PHONE NO. 303-825-3500
 NAME (PRINT) DAWN H. DARLING TITLE PRODUCTION ENGINEER DATE 8/7/96

(This space for Federal or State office use)

APPROVED [Signature] TITLE _____ DATE 9/16/96
 CONDITIONS OF APPROVAL, IF ANY:



BJ Services Company

CEMENT JOB DETAIL SHEET



CUSTOMER VESSELS OIL + GAS				DATE 7-29-90		F.R.# 395451		SER. SUP. MULLINS/BARRIENTOS		TYPE JOB P+A					
LEASE & WELL NAME-CCSG PELTZER #1				LOCATION SEC. -T N-R W		COUNTY-PARISH-BLOCK WELD									
DISTRICT BRIGHTON				DRILLING CONTRACTOR RIG #				OPERATOR VESSELS OIL + GAS							
MATERIAL FURNISHED BY WPS		TYPE OF PLUGS TOP BTM N/A.		LIST-CSG-HARDWARE N/A.		SQ MANI FOLD N		TOP OF EACH FLUID		PHYSICAL SLURRY PROPERTIES					
										SLURRY WGT PPG	SLURRY YLD FT ³	WATER GPS	PUMP TIME HR:MIN	Bbl SLURRY	Bbl MIX WATER
① 130 SX. "A" NEAT CEMENT										15.83	1.14	4.96		26.4	15.4
② 10 SX. "A" NEAT CEMENT								SURF.		15.83	1.14	4.96		2.0	1.2
Available Mix Water 98 Bbl.				Available Displ. Fluid 80 Bbl.						TOTAL 28416.6					
HOLE			TBG-CSG D.P.			TBG-CSG D.P.			COLLAR DEPTHS						
SIZE	% EXCESS	DEPTH	SIZE	WGT.	TYPE	DEPTH	SIZE	WGT.	TYPE	DEPTH	SHOE	FLOAT	STAGE		
7 7/8	N/A	±7000	4 1/2	11.6	3-55 8RD	±7000	2 3/8	4.7*	3-55 8RD	991	N/A	N/A	N/A		
LAST CASING			PKR-CMT RET-BR PL-LINER			PERF. DEPTH			TOP CONN			WELL FLUID			
SIZE	WGT.	TYPE	DEPTH	BRAND & TYPE		DEPTH	TOP	BTM	SIZE	THREAD	TYPE	WGT.			
N/A	N/A	N/A	N/A	CMT. RET.		991	1050	1050	2 3/8	8RD	MUD	9.2			
CAL. DISPL. VOL.-Bbl.			CAL. PSI			CAL. MAX PSI			MAX TBG PSI			MAX CSG PSI			
TBG.	CSG.	CSG.	TOTAL	BUMP PLUG	TO REV	SQ. PSI	RATED	OP.	RATED	OP.	TYPE	WGT.			
3.3	N/A	N/A	3.3	N/A	500	N/A	6000	1000	N/A	N/A	H2O	8.33			
EXPLANATION: TROUBLE SETTING TOOL, RUNNING CSG, ETC. PRIOR TO CEMENTING.															
PRESSURE/RATE DETAIL															
TIME HR: MIN.	PRESSURE-PSI PIPE ANNULUS		RATE BPM	Bbl. FLUID PUMPED	FLUID TYPE	EXPLANATION									
						SAFETY MEETING: WPS CREW <input checked="" type="checkbox"/> CO. REP <input type="checkbox"/>									
						TEST LINES 3000 PSI									
						CIRCULATING WELL-RIG <input type="checkbox"/> WPS <input checked="" type="checkbox"/>									
1ST. PLUG = 1050 FT															
12:40	0	350	1.0	1.5	H2O	LOAD ANUL.									
12:44	0	350	1.0	2.0	H2O	LOAD TUBING + ANUL.									
12:46	500	350	2.5	7.5	H2O	EST. RATE + INJECTION TEST									
1:03	400	350	2.5	26.0	CMT.	MIX + PUMP CEMENT									
1:12	400	350	2.5	3.3	H2O	START DISPLACEMENT									
1:15	400	350	2.5	-	-	SHUT DOWN									
2ND PLUG = 60 FT															
1:35	0	0	1.5	5	H2O	START H2O AHEAD									
1:39	0	0	1.5	2.5	CMT	MIX + PUMP CEMENT									
1:41	0	0	1.0	.5	H2O	START DISPLACEMENT									
1:42	0	0	0	0	0	SHUT DOWN									
BUMPED PLUG															
PSI TO BUMP PLUG															
TEST FLOAT EQUIP.															
TOTAL Bbl. PUMPED															
Bbl. CMT RETURNS/ REVERSED															
PSI LEFT ON CSG															
SPOT TOP CEMENT															
SER. SUP. MULLINS/BARRIENTOS															
CUSTOMER REP. MR. JOE KAHEMAN															

AMP. SHORT NORMAL

00
Casting

00800

01700

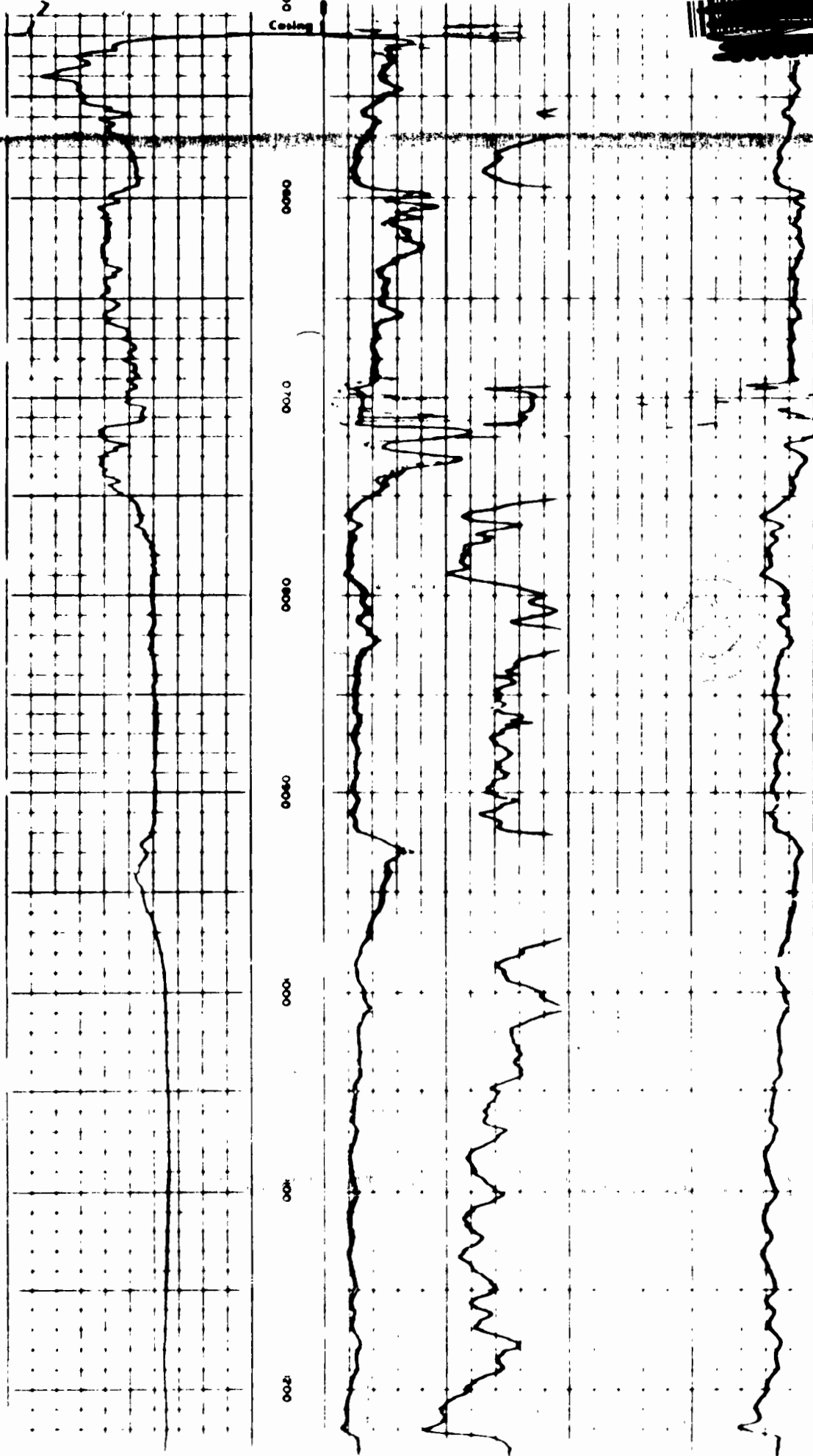
00800

00800

0000

4000

2700



LOCATION: NE1/4 OF NE1/4 OF SEC. 20, T.1n., R.68W. (1275 NSL, 1200 ESL)

Ground Elevation: 5186

Number of Acres: 40

AQUIFER	ELEVATION		NET SAND	DEPTH TO		ANNUAL APPROP A-F	STATUS
	BOT.	TOP		BOT.	TOP		
UPPER DAWSON	----	----	----	----	----	----	---
LOWER DAWSON	----	----	----	----	----	----	---
DENVER	----	----	----	----	----	----	---
UPPER ARAPAHOE	----	----	----	----	----	----	---
LOWER ARAPAHOE	5169	5200	12.6	17	-14	0.86	NT
LARAMIE-FOX HILLS	4513	4872	198.9	673	314	11.93	NNT

note: E indicates location is at aquifer boundary and values
may be more approximate.
Data for the LARAMIE FOX-HILLS may be missing or approximate
and should be checked against DENVER BASIN ATLAS NO. 4

