



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Request for Comments

Case Name: Birdseye Bess Subdivision, Filing No. 1
Case Number: PLT2025-00043

September 23, 2025

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision Final Plat to create one lot on approximately 12.2 acres within the Agricultural-1 zone district. The request combines three existing parcels into a single lot.** This request is located at 6100 East 104th Avenue. The Assessor's Parcel Numbers are: 0172117000045, 0172117000049, 0172117000050.

Applicant Information: Birdseye Energy Storage LLC
Birdseye Energy Storage, LLC
3736 Bee Caves Rd., Ste. 1, Unit 124

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 10/16/2025 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mayor.

Thank you for your review of this case.

Greg Barnes
Principal Planner

BOARD OF COUNTY COMMISSIONERS

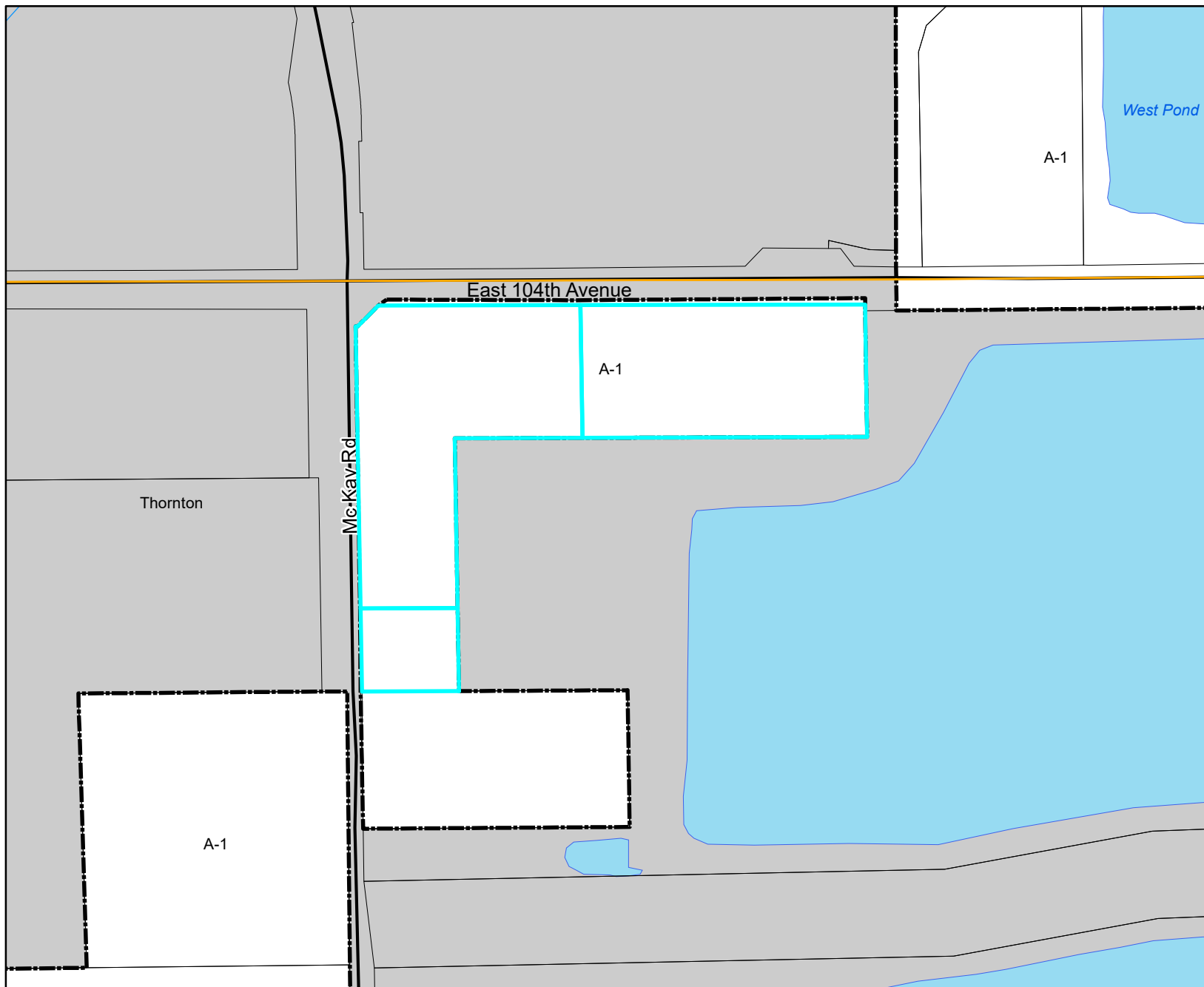
Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

- +— Railroad
- Major Water
- - - Zoning Line
- Sections

Birdseye Bess Subdivision, Filing 1

PLT2025-00043



For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy



FINAL PLAT

(MINOR SUBDIVISION)

A minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. Minor subdivisions are processed through this application for final plat. Two public hearings are required in the processing of this application. A separate application for Subdivision Engineering Review must be filed in addition to this application for final plat.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

Required Checklist Items

Development Application Form

Written Explanation

Final Plat

Legal Description

Conceptual Site Plan

Proof of Ownership

Proof of Water and Sewer Services **Water and sewer not needed for Project**

Proof of Utilities

Certificate of Taxes Paid

Receipt of Payment to Colorado Geological Survey

Subdivision Engineering Review Application. If already filed, please identify the case number here:

Discretionary Checklist Items

Neighborhood Meeting Summary

School Impact Analysis

Fees Due When Application is Deemed Complete	
Minor Subdivision (final plat)	• \$1,600

Guide to Development Application Submittal

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community & Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Required Checklist Items

Written Explanation of the Project:

- A clear and concise description of the proposal. Please include the purpose of the project, and improvements that will be made to the site.
- Identify the number of tracts and number of lots being proposed.
- Please keep written explanation to three pages or less.

Final Plat Prepared by Registered Land Surveyor:

- A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels

Legal Description:

- A version of the legal description (from the final plat) that we can copy and paste. You may provide this in PDF or Microsoft Word versions.

Conceptual Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water and/or sanitation district indicating that they will provide service to the property
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems

Proof of Utilities (Gas, Electric, etc.):

- A written statement from the appropriate utility provider indicating that they will provide service to the property
- Copy of a current bill from the service provider

Certificate of Taxes Paid:

- A Statement of Taxes Paid is not the equivalent of a Certificate of Taxes Paid. Colorado State Statutes require a Certificate of Taxes Paid to be submitted with this application.
- All taxes on the subject property must be paid in full. A certificate of taxes paid can be obtained in-person at the Adams County Treasurer's office. As of July 2023, the cost is \$10.
- You may also request a Certificate of Taxes Paid by e-mailing treasurer@adcogov.org, and credit card payment can be processed by telephone.

Receipt of Payment from Colorado Geological Survey:

- The Colorado Geological Survey requires a fee payment for the review of any subdivision. These payments can be made at: <https://commerce.cashnet.com/MinesCGS>. A receipt of this pre-payment must be provided in this application submittal.

Subdivision Engineering Review Application:

- Contact the cedd-eng@adcogov.org to determine if a subdivision engineering review is required. If it is determined that an application is not required, please include an email from them.
- This is a separate application submittal from the minor subdivision final plat. Please refer to the application checklist located at: <https://epermits.adcogov.org/submittal-checklists>.

Discretionary Checklist Items**Neighborhood Meeting Summary:**

- This shall include a summary of the meeting and an explanation of any issues identified. In addition, any names and contact information for participants who would like to receive notice of public hearings concerning any application.
- If a neighborhood meeting was not required, please provide a copy of an e-mail from the Community & Economic Development Department staff exempting you from this requirement.

School Impact Analysis:

- Contact the applicable school district for the analysis. If the school district does not provide this, please include an email from them.
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located.



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s):		Phone #:	
Address:			
City, State, Zip:			
2nd Phone #:		Email:	

OWNER

Name(s):		Phone #:	
Address:			
City, State, Zip:			
2nd Phone #:		Email:	

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name:		Phone #:	
Address:			
City, State, Zip:			
2nd Phone #:		Email:	

DESCRIPTION OF SITE

Address:	6100 E 104th Ave; 10240 McKay Rd
City, State, Zip:	Northglenn, CO 80233
Area (acres or square feet):	12.1999 acres
Tax Assessor Parcel Number	172117000049, 172117000050, 172117000045
Existing Zoning:	A-1 Agricultural District
Existing Land Use:	Landscaping center
Proposed Land Use:	Battery Energy Storage System (BESS)

Have you attended a Conceptual Review? YES ☒ NO ☐

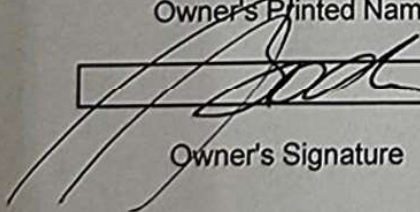
If Yes, please list PRE#: PRE2025-00036

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Alexander Bode

Date: 7/7/25

Owner's Printed Name

Name: 

Owner's Signature

Birdseye Energy Storage LLC

Minor Subdivision Application Narrative

Prepared by: Accelergen Energy, LLC

September 8, 2025



1. Purpose

This document has been prepared by Birdseye Energy Storage LLC (the “**Applicant**”) as part of an Adams County Minor Subdivision Application for the proposed Birdseye Battery Energy Storage project (the “**Project**”). The purpose of this document is to provide a summary of the proposed Minor Subdivision that will be needed for the Project to be constructed. The Applicant has submitted two Conditional Use Permit applications separately that are being processed under case **PRC2025-00016**.

2. Land Description

According to Section 2-02-20 of the Adams County Land Development Code, structures on foundations cannot cross lot lines. As the Project consists of multiple battery energy storage units as well as other structures that will be on foundations, the Applicant proposes to combine the three (3) parcels into one (1) parcel. The Project is located within parcels 0172117000045, 0172117000049, and 0172117000050 totaling approximately 12.2 acres within the unincorporated area of Adams County but within the growth boundary of the City of Thornton. The Property is situated within Western Adams County, a half mile west of the South Platte River and southeast of the intersection of E 104th Ave and McKay Road.

The Property is currently occupied by a commercial landscaping supply business. The site includes a main storefront, greenhouse, parking area, storage areas, and outdoor stockpiles of landscaping materials such as rocks, mulch, compost, soil, and plants. Historical uses of the Property include agricultural activities and landscaping operations. Surrounding land uses include agricultural fields and residences to the north, cleared land and the Cooley East Reservoir to the east, a single residence to the south, and a vacant field, the Thornton Sports Complex, and an electrical substation to the west. Where the Project is visible, its perimeter will include vegetative landscaping and an aesthetic wall to mitigate visual impacts.

The western boundary of the Property is McKay Road. The northern boundary is E 104th Ave. The southern boundary is an adjacent residential property within Adams County’s jurisdiction. The eastern boundary is a parcel owned by the City of Thornton with a reservoir.



The Property is located within the Derby Lake–South Platte River watershed (HUC 101900030402). The approximately 12-acre Property is characterized by relatively flat terrain, with elevations ranging from 5,056 to 5,077 feet above sea level and slopes generally less than 3 percent. The site is currently occupied by a commercial landscaping supply business and includes disturbed ground, structures, and storage areas. No discernible stream channels were observed within the Property and the wetlands one open water feature identified during a 2024 field visit not considered jurisdictional by the U.S. Army Corps of Engineers (USACE). According to FEMA Flood Maps, the Property is located outside of the 100-year floodplain (Zone A or AE).

The Applicant is proposing to combine the three parcels into a single parcel for the Project. A PLAT and Legal Description have been included with this application, as well as a Preliminary Site Plan.

51161.00 BIRSDSEYE BESS PROJECT BOUNDARY
NEW PARCEL DESCRIPTION – COMBINED OVERALL PARCEL
05-30-2024

A PARCEL OF LAND BEING PORTIONS OF THOSE PARCELS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2017000029338 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, ALSO BEING THOSE PARCELS SHOWN AS PARCELS NUMBERED 0172117000045, 0172117000049 AND 0172117000050 IN THE RECORDS OF THE ADAMS COUNTY ASSESSOR, LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th P.M., BEING ASSUMED TO BEAR S 00°54'51" E, FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, BEING MONUMENTED BY A 3-¼ INCH ALUMINUM CAP IN MONUMENT WELL "COLORADO DEPARTMENT OF TRANSPORTATION, PLS 23516 1993" TO THE SOUTHEAST CORNER OF THE NORTHWEST CORNER OF SAID SECTION 17, BEING MONUMENTED BY A 2-½ INCH ALUMINUM CAP "WESTERN STATES SURVEYING – PLS 23254" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, THENCE S 00°54'51" E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 60.01 FEET;

THENCE S 89°50'11" W, ALONG A LINE BEING 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 75.01 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, ALSO BEING THE NORTHEAST CORNER OF SAID ASSESSOR'S PARCEL NO. 0172117000050, AND ALSO BEING A POINT ON THE SOUTH LINE OF THAT RIGHT-OF-WAY DESCRIBED IN BOOK 1448 AT PAGE 392, 104TH AVENUE RIGHT-OF-WAY MAPS NUMBERED 0052 AND 0053, AND THE POINT OF BEGINNING;

THENCE S 00°54'40" E, CONTINUING ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, AND THE EAST LINE OF SAID ASSESSOR'S PARCEL NO. 0172117000050, A DISTANCE OF 318.08 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN REC. NO. 2017000029338, ALSO BEING THE SOUTHEAST CORNER OF SAID ASSESSOR'S PARCEL NO. 0172117000050, AND ALSO BEING A NORTHWESTERLY CORNER OF LOT 1, CAMAS SUBDIVISION FILING NO. 5, A RESUBDIVISION RECORDED AT RECEPTION NO. CO672259, FILE NO. 18, MAP NO. 225, SAID ADAMS COUNTY RECORDS.

THENCE S 89°46'35" W, ALONG THE SOUTH LINES OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, AND THE SOUTH LINES OF SAID ASSESSOR'S PARCELS NUMBERED 0172117000050 AND 0172117000049, ALSO BEING A NORTHERLY LINE OF LOT 1, SAID CAMAS SUBDIVISION FILING NO. 5, A DISTANCE OF 989.81 FEET TO A SOUTHEASTERLY CORNER OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, AND A SOUTHEASTERLY CORNER OF SAID ASSESSOR'S PARCEL NO. 0172117000049, ALSO BEING A NORTHWESTERLY CORNER OF LOT 1, SAID CAMAS SUBDIVISION FILING NO. 5;

THENCE S 00°54'26" E, ALONG THE EAST LINES OF SAID ASSESSOR'S PARCELS NUMBERED 0172117000049 AND 0172117000045, A DISTANCE OF 608.16 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, ALSO BEING THE SOUTHEAST CORNER OF SAID ASSESSOR'S PARCEL NO. 0172117000045, ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, ALSO BEING A WESTERLY CORNER OF LOT 1, SAID CAMAS SUBDIVISION FILING NO. 5;

THENCE S 89°39'24" W, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, AND THE SOUTH LINE OF SAID ASSESSOR'S PARCEL NO. 0172117000045, ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 234.79 FEET TO THE EAST LINE OF THE MCKAY ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT ROAD PETITION NUMBER 18, RECORDED IN BOOK 1 AT PAGE 16, SAID ADAMS COUNTY RECORDS, BEING 20.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE N 00°53'46" W, ALONG A LINE BEING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, ALSO BEING THE WEST LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, AND ALSO BEING THE WEST LINE OF SAID ASSESSOR'S PARCELS NUMBERED 0172117000045 AND 0172117000049, AND ALSO BEING THE EAST LINE OF SAID MCKAY ROAD RIGHT-OF-WAY, A DISTANCE OF 878.32 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, ALSO BEING A NORTHWESTERLY CORNER OF SAID ASSESSOR'S PARCEL NO. 0172117000049, AND ALSO BEING A SOUTHEASTERLY CORNER OF THAT ROAD RIGHT-OF-WAY DESCRIBED IN BOOK 1448 AT PAGE 392, 104TH AVENUE RIGHT-OF-WAY MAPS NUMBERED 0052 AND 0053;

THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, ALSO BEING THE NORTH LINE OF SAID ASSESSOR'S PARCELS NUMBERED 0172117000049 AND 0172117000050, AND ALSO BEING THE SOUTH LINE OF SAID 104TH AVENUE RIGHT OF WAY DESCRIBED IN BOOK 1448 AT PAGE 392, SAID ADAMS COUNTY RECORDS, THE FOLLOWING THREE (3) COURSES:

1. N 89°50'11" E, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 5.00 FEET
2. N 44°50'11" E, A DISTANCE OF 70.70 FEET TO A POINT BEING 60.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17,
3. N 89°50'11" E, ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, BEING THE NORTH LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, ALSO BEING THE SOUTH LINE OF THAT RIGHT-OF-WAY DESCRIBED IN SAID BOOK 1448 AT PAGE 392, AND ALSO BEING THE NORTH LINES OF SAID ASSESSOR'S PARCELS NUMBERED 0172117000049 AND 0172117000050, A DISTANCE OF 1168.79 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, ALSO BEING THE NORTHEAST CORNER OF SAID ASSESSOR'S PARCEL NO. 0172117000050, BEING 60.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 AND THE POINT OF BEGINNING.

CONTAINING 12.203 ACRES OR 531,584 SQUARE FEET, MORE OR LESS.



THOMAS M. GIRARD, PLS
COLORADO REGISTRATION NO. 38151
FOR AND ON BEHALF OF
WESTWOOD, INC.

BIRDSEYE BESS FILING NO. 1
SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING DESCRIBED IN THE DEED AT RECEPTION NUMBER 2017000029338, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2017000029338, BEING FURTHER SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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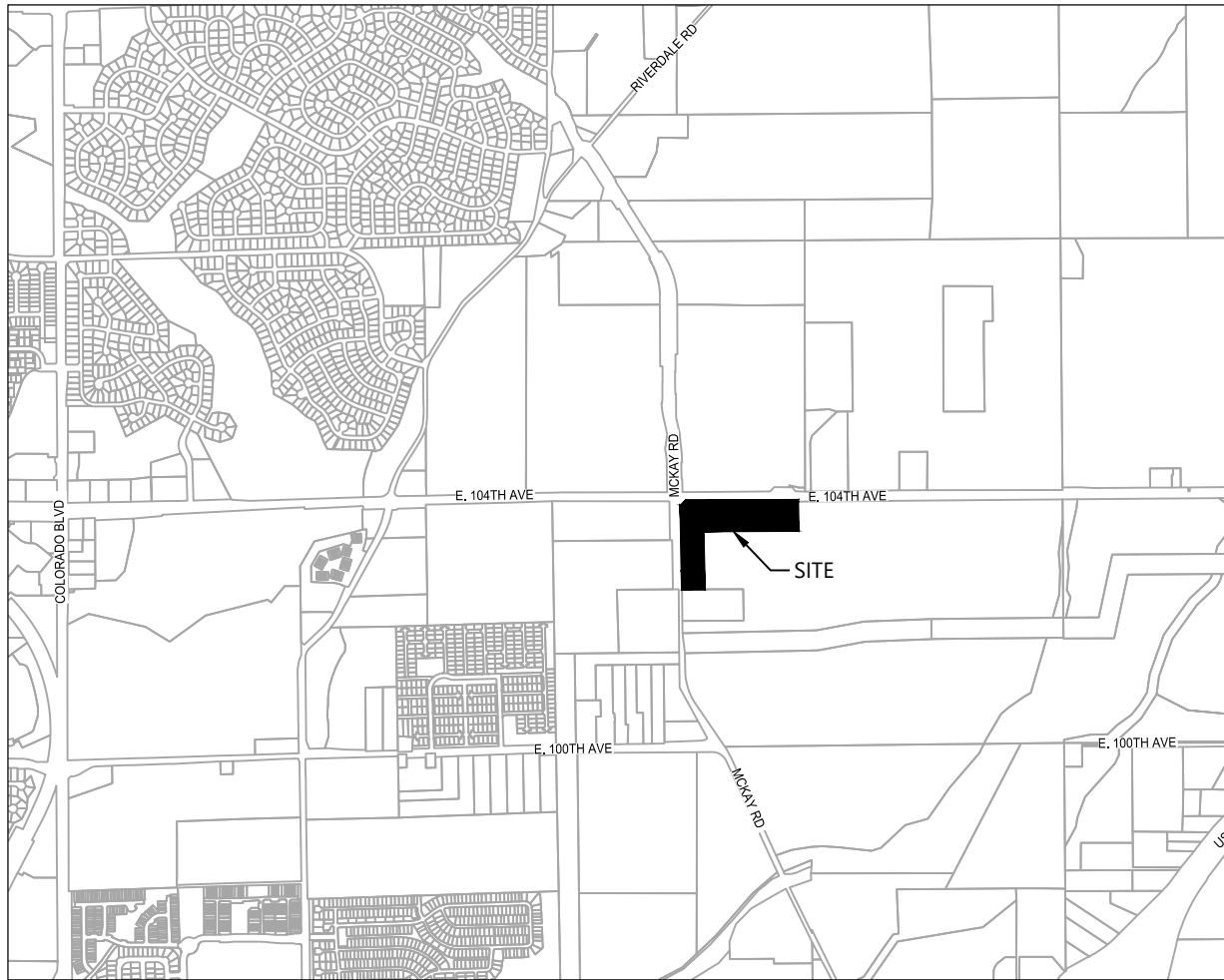
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- N 89°50'11" E, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 5.00 FEET
- N 44°50'11" E, A DISTANCE OF 70.70 FEET TO A POINT BEING 60.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17,
- N 89°50'11" E, ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, BEING THE NORTH LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, ALSO BEING THE SOUTH LINE OF THAT RIGHT-OF-WAY DESCRIBED IN SAID BOOK 1448 AT PAGE 392, AND ALSO BEING THE NORTH LINES OF SAID ASSESSOR'S PARCELS NUMBERED 0172117000049 AND 0172117000050, A DISTANCE OF 1168.79 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, ALSO BEING THE NORTHEAST CORNER OF SAID ASSESSOR'S PARCEL NO. 0172117000050, BEING 60.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 AND THE POINT OF BEGINNING.

CONTAINING 12.203 ACRES OR 531,584 SQUARE FEET, MORE OR LESS.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- ALL EXTERIOR BOUNDARY MONUMENTS SHALL BE SET BY THE SURVEYOR OF RECORD PER COLORADO REVISED STATUTES 38.51.105.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 23000373057-01, DATED NOVEMBER 28, 2023 AT 8:00 A.M. SURVEYOR HAS DEPICTED THE RECORDED EASEMENTS AS PROVIDED AND ANY APPARENT EASEMENTS BASED ON A FIELD SURVEY. THE POSSIBILITY EXISTS, HOWEVER, THAT UNRECORDED EASEMENTS WITH NO READILY VISIBLE EVIDENCE EXIST.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING ASSUMED TO BEAR, S00°54'51"E FROM THE NORTH QUARTER CORNER OF SAID SECTION 17, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN MONUMENT WELL STAMPED "COLORADO DEPARTMENT OF HIGHWAYS CDOT PLS 23516-1993" TO CENTER QUARTER CORNER OF SAID SECTION 17, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP, STAMPED "WESTERN STATES SURVEYING 23524", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 08001C0318J, WITH AN EFFECTIVE DATE OF DECEMBER 2, 2021, THE SURVEYED LAND IS WITHIN TWO FLOOD ZONES, ZONE X, ACCORDING TO FEMA, ZONE X IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD", AND FLOOD ZONE X, ACCORDING TO FEMA, ZONE X IS DEFINED AS " 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE"
- THE SURVEYED PARCEL CONTAINS A TOTAL OF 12.203 ACRES OR 531,584 SQUARE FEET, MORE OR LESS.
- AT THE TIME OF THIS SURVEY, THE SITE WAS NOT UNDER CONSTRUCTION.
- ACCESS PROVISION: ACCESS FROM SUBJECT PROPERTY ONTO 104TH AVENUE AND MCKAY ROAD AND ANY ADDITIONAL ACCESS MUST BE PERMITTED AND APPROVED BY ADAMS COUNTY.
- STORM DRAINAGE FACILITY STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENTS. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

OWNER:

BODEDREAMS, LLC.

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARIAL:

STATE OF COLORADO

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

_____, 20____ A.D.

BY _____ AS _____ OF _____

BODEDREAMS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGE HOLDER:

THE UNDERSIGNED, _____, AS MORTGAGE HOLDER ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

MORTGAGE HOLDER

AS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON MAY 29, 2024.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
THOMAS M. GIRARD, PLS NO. 38151
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.

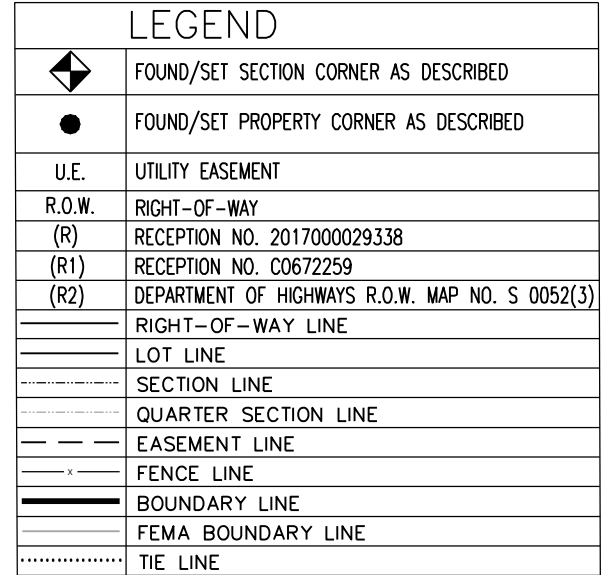
SHEET INDEX	
SHEET 1	COVER SHEET, LEGAL DESCRIPTION & NOTES
SHEET 2	OVERALL

ENGINEER/SURVEYOR

Westwood

10170 Church Ranch Way, Suite 201
Westminster, CO 80021
Tel: (720) 531-8350

SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



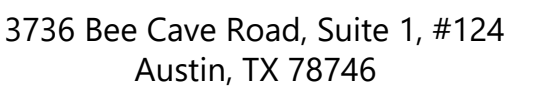
A graphic scale bar is located at the bottom of the page, with markings for 0, 50, 100, and 200 feet. Below the scale bar, the text reads: SCALE: 1" = 100'. A north arrow is positioned to the left of the scale bar, pointing towards the top of the page.

ENGINEER/SURVEYOR

Westwood

10170 Church Ranch Way, Suite 201
Westminster, CO 80021
Tel: (720) 531-8350

PREPARED FOR:



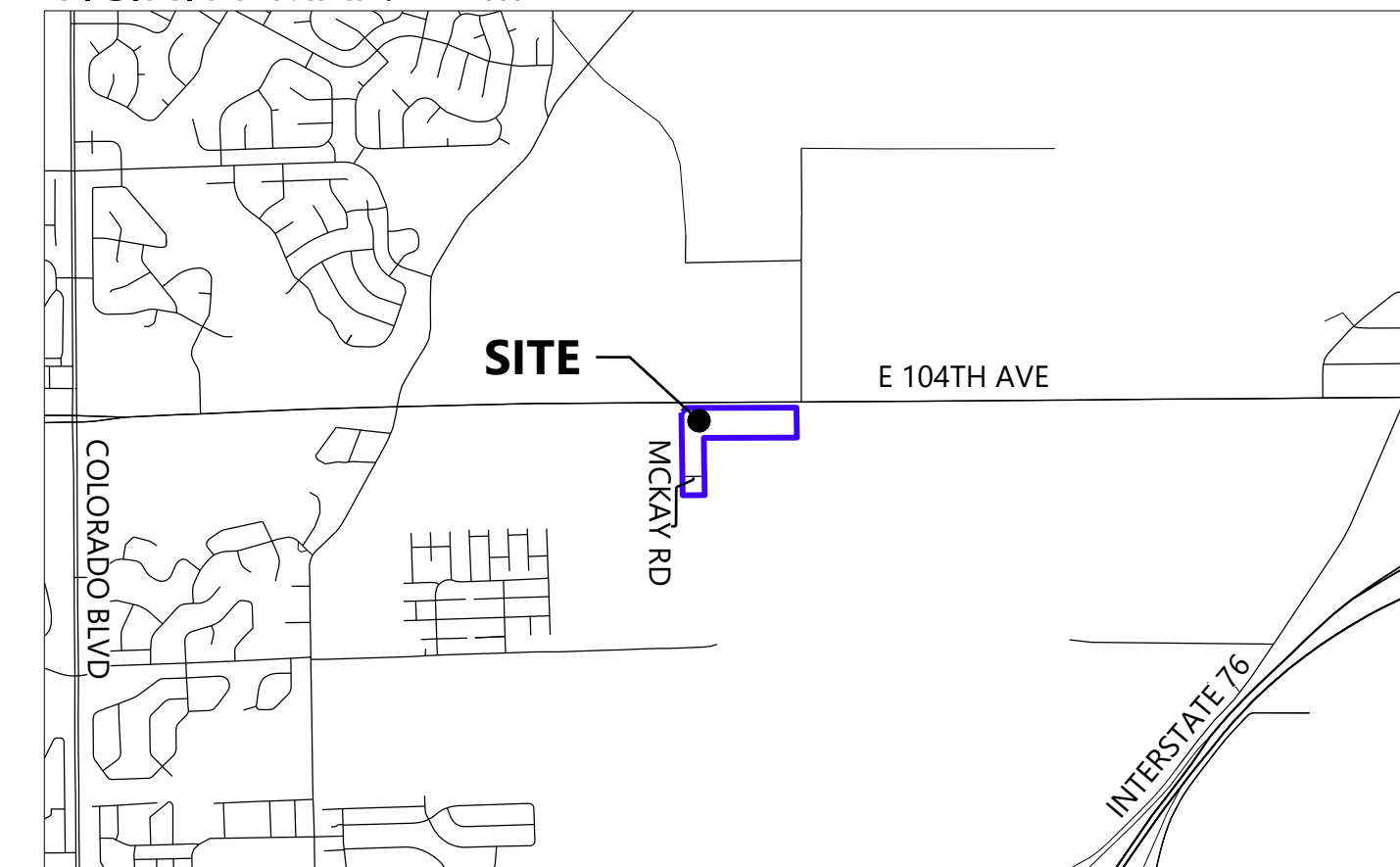
REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
7	07/11/2025	ISSUED FOR REVIEW	DW	MW	BM
8	07/21/2025	ISSUED FOR REVIEW	DW	MW	BM

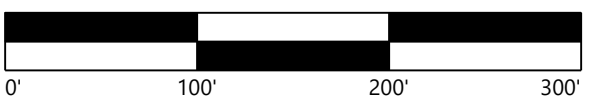
LEGEND:

	PROPERTY BOUNDARY
	EX. PARCEL LINE
	EX. ROW LINE
	EX. UTILITY EASEMENT
	EX. INDEX CONTOUR
	EX. INTERVAL CONTOUR
	EX. PAVED ROAD
	EX. OVERHEAD POWER
	PROPOSED SETBACK
	PROPOSED 20' ACCESS ROAD
	PROPOSED SECURITY FENCE
	PROPOSED UNDERGROUND TRANSMISSION LINE
	PROPOSED 18' SOUND BARRIER WALL
	PROPOSED 20' SOUND BARRIER WALL
	PROPOSED 21' SOUND BARRIER WALL
	PROPOSED STORMWATER INFRASTRUCTURE
	FEMA FLOOD ZONE
	RIGHT OF WAY EXPANSION AREA (REDUCTION OF SITE AREA)
	PROPOSED CULVERT

VICINITY MAP: 1" = 2000'



Birdseye BESS Project Preliminary Layout:		199 MW X 4 h
Nominal Power Required at POI		199.0 MW
Nominal Energy Capacity Required at POI		796.0 MWh
Block Count (initial / CMA Units)		66 / 792
BATTERY	Type	Tesla Megapack 2XL
	Nameplate BoL Capacity at Cell or DC Bus	3.916 MWh
	Nameplate Power at DC Terminals	0.979 MWdc
	Estimated SAT Capacity at DC Terminals	3.609 MWh
	Battery Container Count per Block	4
	Initial Count	264
	CMA Nameplate BoL Capacity at Cell or DC Bus	0.490 MWh
	CMA Estimated SAT Capacity at DC Terminals	0.451 MWh
Augmentation Count		792
MV Transformer	Type	TBD 4MVA
	Transformer Rated Power (at STP)	4.00 MVA
	Assumed Real Power delivered to POI at BoL	3.015 MW
Initial Nameplate Capacity Provided at Cell or DC Bus		1033.8 MWh
Augmentation Nameplate Capacity Provided at Cell or DC Bus		387.7 MWh
Total FoL Nameplate Capacity at Cell or DC Bus		1421.5 MWh
Estimated Initial SAT Capacity at Battery Level		952.7 MWh
Estimated Augmentation SAT Capacity at Battery Level		35.7 MWh



Birdseye BESS

Adams County, Colorado

Site Plan

NOT FOR CONSTRUCTION

DATE: 07/21/2025

SHEET: C200 B

**ALTA Commitment
SCHEDULE A**

[Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issued By:
Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252

Commitment Number: 23000373057-01

Revision Number:

Agreement Number:

1. Commitment Date: November 28, 2023, at 8:00 a.m.
2. Policy to be issued:
 - a. 2021 ALTA® Owner's Policy

Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: To Be Determined
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, [vested in:](#)

Bodedreams, LLC
5. The Land is described as follows:

SEE ATTACHED SCHEDULE A - EXHIBIT A

SCHEDULE A - EXHIBIT A

Parcel 1:

Parcel ID No.: 0172117000045

Commencing at the N1/4 corner of Section 17, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado;

Thence S00°33'21"E along the North-South centerline of said Section 17, a distance of 656.25 feet to the NE corner of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17;

Thence continuing S00°33'21"E along the East line of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17, a distance of 656.25 feet to the SE corner of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17;

Thence S89°58'18"W along the South line of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17, a distance of 659.91 feet to the SW corner of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17;

Thence N00°32'40"W along the West line of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17, a distance of 328.79 feet to the SE corner of the NE1/4 of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17;

Thence N89°58'14"W along the South line of the NE1/4 of the SW1/4 of the NE1/4 of the NW1/4 of said Section 17, a distance of 329.93 feet to the SW corner of the NE1/4 of the SW1/4 of the NE1/4 of the NW1/4 of said Section 17;

Thence continuing N89°58'14"W along the south line of the N1/2 of the SW1/4 of the NE1/4 of the NW 1/4 of said Section 17 a distance of 75.10 feet, being the True Point of Beginning;

Thence continuing N89°58'14"W a distance of 233 feet more or less to the East boundary of McKay Road;

Thence North along the East boundary of McKay Road, a distance of 200 feet;

Thence East parallel with the South line of the within described parcel a distance of 233 feet, more or less, to a point;

Thence S00°32'20"E and parallel to the West line of the NE1/4 of the SW1/4 of the NE1/4 of the NW1/4 of said Section 17, a distance of 200 feet to the point of beginning.

Parcel 2:

Parcel ID No.: 0172117000049

Tract One:

The North half of the Northeast quarter of the Northwest quarter of Section 17, Township 2 South, Range 67 West of the 6th P.M.,

EXCEPT that portion thereof lying within the 104th Avenue right of way as taken by the Department of Highways, State of Colorado and described in Rule and Order recorded July 12, 1968 in [Book 1448 at Page 392](#) as follows:

A tract or parcel of land No. 6 of the Department of Highways, State of Colorado, Project No. S0052(3) in the NE1/4 of the NW1/4 of Section 17, Township 2 South, Range 67 West of the Sixth Principal Meridian, in Adams County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the East line of the NE1/4 of the NW1/4 of Section 17, Township 2 South, Range 67 West, from which point the Northeast corner of said NE1/4 of the NW1/4 bears North a distance of 60.00 feet;

1. Thence along the East line, North a distance of 60.00 feet to said Northeast corner;
2. Thence along the North line of said Section 17, N89°55'00"W, a distance of 1,309.30 feet to the Northwest corner of said NE/4 of the NW1/4;
3. Thence along the West line of the said NE1/4 of the NW1/4, S00°05'00"W, a distance of 110.00 feet;
4. Thence S89°55'00"E, a distance of 25.00 feet;
5. Thence N45°05'00"E, a distance of 70.7 feet;
6. Thence S89°55'00"E, a distance of 1,234.4 feet, more or less to the point of beginning;

AND ALSO EXCEPT that portion thereof described in Deed recorded September 25, 1980 in [Book 2494 at Page 52](#), described as follows:

A portion of the South one-half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter and a portion of the South one-half of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter and the East 75.00 feet of the Northeast one-quarter of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 17, Township 2 South, Range 67 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

Commencing at the North one-quarter corner of said Section 17;

Thence South 00°33'21" East along the East line of the Northeast one-quarter of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 60.01 feet, to a point on the South right of way line of 104th Avenue, said point being the True Point of Beginning;

Thence continuing South 00°33'21" East along the East line of the Northeast one-quarter of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 268.12 feet, to the Northeast corner of the South one-half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 17;

Thence continuing South 00°33'21" East along the East line of the South one-half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 328.12 feet, to the Southeast corner of the South one-half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17;

Thence North 89°54'45" West along the South line of the South one-half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 659.79 feet, to the Southeast corner of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17;

Thence continuing North 89°54'45" West along the South line of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 329.89 feet, to the Southwest corner of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17;

Thence continuing North 89°45'45" West along the South line of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 75.18 feet;

Thence North 00°32'20" West and parallel to the West line of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 279.20 feet;

Thence South 89°51'17" East and parallel to the North line of the South one-half of the North one-half of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 75.18 feet;

Thence continuing South 89°51'17" East and parallel to the North line of the South one-half of the North one-half of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 914.60 feet to a point North 89°51'17" West and a distance of 75.01 feet from the East line of the North one-half of the Northeast one-quarter of the Northwest one-quarter of said Section 17;

Thence North 00°33'21" West parallel to the East line of the North one-half of the Northeast one-quarter of the Northwest one-quarter of Section 17, a distance of 318.20 feet, to a point on the South right of way line of said 104th Avenue;

Thence South 89°47'48" East along the South right of way line of said 104th Avenue and parallel to the North line of the Northeast one-quarter of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 75.01 feet, to the True Point of Beginning;

AND ALSO EXCEPT that portion thereof described in Deed recorded May 1, 2000 in [Book 6111 at Page 958](#), as follows:

A part of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 2 South, Range 67 West of the 6th P.M., County of Adams, State of Colorado, described as follows:

Beginning at the North $\frac{1}{4}$ corner of said Section 17;

Thence South 00°32'31" East a distance of 60.01 feet;
Thence North 89°47'16" West a distance of 75.01 feet to the True Point of Beginning;
Thence South 00°33'21" East a distance of 318.20 feet;
Thence North 89°51'17" West a distance of 683.74 feet;
Thence North 00°33'14" West a distance of 329.00 feet to a point on the South right of way line of East 104th Avenue;
Thence South 89°47'16" East along said South right of way line a distance of 683.74 feet to the True Point of Beginning;

AND ALSO EXCEPT any portion thereof lying within McKay Road on the West, County of Adams, State of Colorado.

Tract Two:

Beginning at the NW corner NE1/4 SW1/4 NE1/4 NW1/4 of Section 17, Township 2 South, Range 67 West of the Sixth Principal Meridian, County of Adams, State of Colorado;
Thence West 75.18 feet to the Point of Beginning;
Thence South 129.20 feet more or less;
Thence West parallel with the South line of the N1/2 SW1/4 NE1/4 NW1/4 of Section 17 to the East boundary line of McKay Road;
Thence North 129.20 feet more or less;
Thence East to a point 329.20 feet North and 75.18 feet West of the SW corner NE1/4 SW1/4 NE1/4 NW1/4 Section 17.

Parcel 3:

Parcel ID No.: 0172117000050

A part of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 2 South, Range 67 West of the 6th P.M., County of Adams, State of Colorado, described as:

Beginning at the North 1/4 of said Section 17; thence South 00 degrees 32 minutes 21 seconds East a distance of 60.01 feet; thence North 89 degrees 47 minutes 16 seconds West a distance of 75.01 feet to the true point of beginning; thence South 00 degrees 33 minutes 21 seconds East a distance of 318.20 feet; thence North 89 degrees 51 minutes 17 seconds West a distance of 683.74 feet; thence North 00 degrees 33 minutes 14 seconds West a distance of 319.00 feet to a point on the South right-of-way line East 104th Avenue; thence South 89 degrees 47 minutes 16 seconds East along said South right-of-way line a distance of 683.74 feet to the true point of beginning, County of Adams, State of Colorado.

SCHEDULE B – I

Requirements

File No.: 23000373057-01

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence that improvements and/or repairs or alterations to the Land are completed, that contractor, sub-contractors, labor and materialmen are all paid, and have released of record all liens or notice of intent to perfect a lien.
7. If the fee owner is an entity, evidence of the good standing, incumbency and authority of that entity and of the Proposed Insured shown in Schedule A, Item 2(a) who will execute the instrument(s) required by the Company.

With regard to Bodedreams, LLC, the Company requires for its review a copy of the following:

- a. Articles of Organization, and any amendment thereto;
- b. Operating Agreement, and any amendment thereof;
- c. Certificate of good standing, if available, evidencing that the LLC is in good standing in the state of its registration and in the state where the Land is located (if different);
- d. Execution and recordation of Statement of Authority pursuant to the provisions of Section 38-30-172 C.R.S.

Note: At the time the Company is furnished these items, the Company may make additional requirements or exceptions.

NOTE: Statement of Authority for Bodedreams, LLC, recorded August 10, 2021 at [Reception No. 2021000095529](#), disclosed the following persons as those authorized to transact business on behalf of said entity: Alexander Bode, as Manager/Owner

If there have been any amendments or changes to the management of the entity, written documentation reflecting the changes and a new Statement of Authority will be required.

8. The Policy(ies) to be issued together with endorsements and any coverage therein is conditioned upon the approval of the Company's Senior Underwriting Committee, which may include further requirements.

Note: The above will be deleted upon receipt of the requisite approvals and not carried forward to the Policy.

NOTE: The Company reserves the right to make any additional requirements and/or exceptions to this commitment and any subsequent endorsements thereto upon review of all required documents or in otherwise ascertaining further details of the transaction.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B – II

Exceptions

File No.: 23000373057-01

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

Standard Exceptions:

1. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by a current, accurate and complete land title survey or inspection of the Land.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Rights of tenants in possession as tenants only under leases not recorded in the Public Records.
4. Easements or claims of easements not recorded in the Public Records.
5. Taxes or assessments which are not recorded as existing liens in the Public Records.
6. Any lien, or right to a lien, for services, labor, material or equipment, heretofore or hereafter furnished, imposed by law and not recorded in the Public Records
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Any inaccuracy in the area, square footage, or acreage of Land described in Schedule A. The Company does not insure the area, square footage, or acreage of the Land.
9. The effect of inclusions in any general or specific water conservancy, fire protection, soil conservation or other district.
10. Water rights, claims or title to water.

Special Exceptions:

11. Taxes for the year 2022 in the amount of \$3,246.40 are paid in full. Taxes for the year 2023, not yet due and payable. (Parcel No. 0172117000045)

Taxes for the year 2022 in the amount of \$18,638.34 are paid in full. Taxes for the year 2023, not yet due and payable. (Parcel No. 0172117000049)

Taxes for the year 2022 in the amount of \$15,182.76 are paid in full. Taxes for the year 2023, not yet due and payable. (Parcel No. 0172117000050)

12. Oil and Gas Lease by and between Albert R. Ford and Duella W. Ford, as lessor, and Koch Industries, Inc., as lessee, dated March 24, 1972, and recorded May 15, 1972 in [Book 1796 at Page 240](#), Public Records of Adams County, State of Colorado. (All Parcels)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

13. Oil and Gas Lease by and between Albert R. Ford and Duella W. Ford, as lessor, and Vessels Oil & Gas Company, as lessee, dated October 23, 1979, and recorded October 24, 1979 in [Book 2398 at Page 705](#), Public Records of Adams County, State of Colorado. (All Parcels)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

14. Reservation of mineral interest in favor of Duella W. Ford, as contained in Warranty Deed dated August 24, 1994, and recorded August 29, 1994 in [Book 4381 at Page 264](#), Public Records of Adams County, State of Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions or grants of interests that are not listed.

15. Right of Entry by and between K.P. Land Company LLC, a Colorado limited liability company, and City of Thornton, dated May 12, 2004, and recorded June 28, 2004, as Reception No. 20040628000543250 and located under [Reception No. 2004000543250](#), Public Records of Adams County, State of Colorado. (Parcel 2)



Receipt

#946620

Date: 9/8/25
Method: Visa

Total amount
\$950.00

Description	Amount
Land Use Review - Prepaid Invoice (Online) <i>Land Use Review - Prepaid Invoice (Online)</i> Must select project size to calculate a price: Small Subdivision - Project Name: Birdseye Energy Storage County of Project: Adams Applicant's Name: Birdseye Energy Storage LLC Applicant's Address (line 1): 3736 Bee Caves Road Ste 1 U124 Applicant's Address (line 2): Applicant's City: Austin Applicant's State: TX Applicant's Zip Code: 78746 Applicant's Phone: 5103201138 Applicant's Email: lauren.kaapcke@accelergen.com Section: 17 Township: 2S Range: 67W Latitude: 39.884618° Longitude: -104.916441°	\$950.00
Subtotal	\$950.00
Total	\$950.00

Payments received

Amount

 (.... 2974)

\$950.00

Authorization #00496D

Total

\$950.00

Thank you for the payment.



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
PRIME MATERIALS COLO 6100 E 104TH AVE THORNTON, CO 80233-4805	53-0061555-8		07/01/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	930881258	06/10/2025	\$244.46

DAILY AVERAGES	Last Year	This Year
Temperature	62° F	61° F
Electricity kWh	75.7	52.0
Electricity Cost	\$10.83	\$7.52

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	05/08/25 - 06/09/25	1665 kWh	\$240.59
Non-Recurring Charges / Credits			\$3.87
Current Charges			\$244.46

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 05/08	\$258.02	
Payment Received	Online Payment 06/09	-\$258.02	CR
Balance Forward		\$0.00	
Current Charges		\$244.46	
Amount Due (Cantidad a pagar)		\$244.46	

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Please Call: 1-800-481-4700
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

INFORMATION ABOUT YOUR BILL

Now that you have a new electric meter, your monthly bill will look different than it has in the past and will show your electric use during different segments of the day. You can also sign up at xcelenergy.com/MyAccount to see your billing history and other helpful information.

Thank you for your payment.

Convenience at your service - Pay your bills electronically-fast and easy with Electronic Funds Transfer. Call us at 1-800-481-4700 or visit us at www.xcelenergy.com.

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

----- manifest line -----



PRIME MATERIALS COLO
6100 E 104TH AVE
THORNTON CO 80233-4805

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0061555-8	07/01/2025	\$244.46	

Please see the back of this bill for more information regarding the late payment charge.
 Make your check payable to XCEL ENERGY

JULY						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



XCEL ENERGY
P.O. BOX 660553
DALLAS TX 75266-0553



31 53070125 00615558 0000002444600000024446



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
PRIME MATERIALS COLO 6100 E 104TH AVE THORNTON, CO 80233-4805	53-0061555-8		07/01/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	930881258	06/10/2025	\$244.46

SERVICE ADDRESS: 6100 E 104TH AVE THORNTON, CO 80233-4805
NEXT READ DATE: 07/14/25

ELECTRICITY SERVICE DETAILS (See back of your bill for explanation of billing terms)

PREMISES NUMBER: 301222294
INVOICE NUMBER: 1189856424

METER READING INFORMATION

METER 360454303

Read Dates: 05/08/25 - 06/09/25 (32 Days)

DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Mid Pk Energy	197 Actual	0 Actual	197 kWh
On-Peak Energy	211 Actual	0 Actual	211 kWh
Off-Peak Energy	1256 Actual	0 Actual	1256 kWh
Total Energy	1665 Actual	0 Actual	1665 kWh
Demand	Actual		8 kW
Billable Demand			8 kW

ELECTRICITY CHARGES

RATE: CTOU Com Energy TOU

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$12.00
CTOU On-Peak	151.66 kWh	\$0.101910	\$15.46
CTOU On-Peak	59.34 kWh	\$0.161810	\$9.60
CTOU Shoulder	141.59 kWh	\$0.080940	\$11.46
CTOU Shoulder	55.41 kWh	\$0.110890	\$6.14
CTOU Off-Peak	902.75 kWh	\$0.059980	\$54.15
CTOU Off-Peak	353.25 kWh	\$0.059980	\$21.19
RDA	1196 kWh	-\$0.002460	-\$2.94 CR
RDA	468 kWh	-\$0.001150	-\$0.54 CR
Demand Side Mgmt	118	9.96%	\$11.76
PurchCapCostAdj	118	3.65%	\$4.30
Trans Cost Adj	118	8.16%	\$9.63
ECA Q2	118	44.96%	\$53.05
Trans Elec Plan	118	2.16%	\$2.55
Renew. Energy Std Adj			\$2.09
Colo Energy Plan Adj			\$2.09
Clean Energy Plan Rev			\$2.58
Energy Assistance Chg			\$0.81

ENERGY YOU CAN COUNT ON.

We're proud to provide reliable energy to your community, whether in your home or at your business. We work to keep costs low as we focus on the safety and reliability of the electric and natural gas systems that serve you, while transitioning to cleaner energy.

Learn more at [xcelenergy.com](https://www.xcelenergy.com).

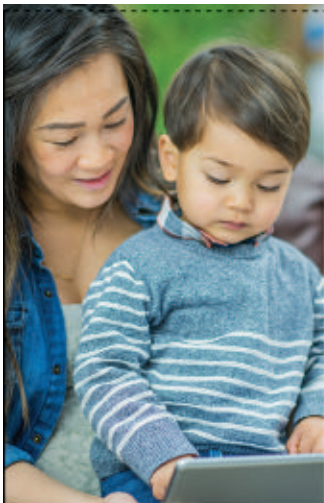
TOGETHER WE POWER STABILITY.

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today! There are three ways to contribute:



1. Visit the Energy Outreach Colorado website at www.energyoutreach.org to make a one-time donation.
 2. CHECK THE RED BOX on the front-left side of this payment stub AND select a tax-deductible contribution below.
MONTHLY DONATION:
\$20 _____ \$10 _____ \$5 _____ Other _____
 3. Make a one-time, tax-deductible contribution of \$ _____
- Enclose this form with your Xcel Energy payment. Or, mail to:
ATTN PAR Dept., PO BOX 8, EAU CLAIRE, WI 54702-0008
(Please make your check payable to Energy Outreach Colorado.)

Customers that choose to donate will have account information securely shared with Energy Outreach Colorado for tax purposes only.





SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
PRIME MATERIALS COLO 6100 E 104TH AVE THORNTON, CO 80233-4805	53-0061555-8		07/01/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	930881258	06/10/2025	\$244.46

ELECTRICITY CHARGES**RATE: CTOU Com Energy TOU**

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Subtotal			\$215.38
Franchise Fee		3.00%	\$6.44
Sales Tax			\$18.77
Total			\$240.59

NON-RECURRING CHARGES / CREDITS DETAILS

DESCRIPTION	CHARGE
Late Charge Assessed	\$3.87
Total	\$3.87



SMARTER THERMOSTAT. SMARTER SCHEDULE.

Don't waste energy and money to heat or cool after business hours. A smart thermostat can help you easily schedule temperature setbacks to help you save on your bottom line.

ENROLL IN AUTO PAY

NO LATE FEES, NO WORRIES.

With Auto Pay, payments post to your Xcel Energy account on the due date.

Automated Bank Payments appear on your billing statement to ensure your enrollment is in effect.

To enroll in Auto Pay online, visit xcelenergy.com/AutoPay, or scan the QR code to visit our Auto Pay enrollment page. For more information call **800-895-4999**.



IMPORTANT PHONE NUMBERS (Available 24 hours, 7 days a week)

Electric Emergencies: **800-895-1999** Natural Gas Emergencies: **800-895-2999** Call Before You Dig: **811** Telecommunications Relay Service (TRS): **711**

CONVENIENT WAYS TO PAY YOUR BILL

Standard Payment Options (no fees apply):

- **My Account:** View and pay your bill using our mobile app, see your energy use and access your account information.
- **Auto Pay:** Automatically pay your bill directly from your bank account.
- **Pay Online:** View and pay your bill online using MyCheckFree.
- **Pay by Phone:** Make your payment from your checking or savings account with a phone call to **800-895-4999**.

- **Pay by Mail:** Return the enclosed pre-addressed envelope to **Xcel Energy, PO Box 660553, Dallas, TX 75266-0553**. Include the attached bill stub for faster processing along with your payment. Apply proper postage.

Electronic Check Conversion: When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Other Payment Options

Third-Party processing fees will apply. Xcel Energy does not collect or benefit from these fees:

- **Credit/Debit Card Payment:** To pay with your card, use **MyAccount** or **eBill** or call **833-660-1365**.
- **Pay Stations:** Visit **xcelenergy.com** to find an in-person location near you.

GLOSSARY

Colorado Energy Plan Adjustment

(Colo Energy Plan Adj): funds voluntary early retirement for Xcel Energy's coal-fired power plants as part of our plan to cut carbon emissions by 2030 and provide net-zero energy by 2050.

Demand Charge: recovers costs to produce and deliver power to you, including the costs of poles and wires, transmission and distribution facilities in the power grid.

Demand Peak Day Quantity (Demand PDQ): this charge is for large commercial and industrial customers only. It's a measurement of their highest daily use of electricity during a monthly billing cycle.

Demand-Side Management Cost Adjustment (Demand Side Mgmt): recovers costs of energy efficiency and conservation programs that encourage customers to reduce their energy use. If you receive electricity and natural gas from us you will see two charges.

Energy Assistance Charge: Required by House Bill 21-1105, we collect and remit this monthly charge to Energy Outreach Colorado for bill assistance for income-qualified customers. If you receive electricity and natural gas from us you will see two charges. If you're struggling to pay your utility bills, you might qualify for exemption from a monthly charge related to energy assistance and be eligible for utility bill payment assistance. Please call 1-866-HEAT-HELP to see if you qualify. You may request to opt out of this charge by calling 800-895-4999.

Si tiene dificultades para pagar sus facturas de energía, es posible que reúna los requisitos para recibir asistencia para pagar sus facturas y que sea elegible para la exención del cargo por asistencia energética. Llame al 1-866-HEAT-HELP (1-866-432-8435) para ver si califica para recibir asistencia.

Electric Commodity Adjustment (ECA): recovers the cost of fuel used to generate the electricity you use. We pass on the wholesale cost to customers without a markup. Costs are adjusted on a quarterly basis to reflect market conditions.

Energy Charge: the variable costs of producing energy not collected through quarterly commodity adjustments.

Franchise Fee: this surcharge pays cities and counties for the right to use public streets to provide utility services. We collect the surcharges and pass them to your city and county.

Gas Cost Adjustment (Gas Cost Adj or Natural Gas): recovers the cost of natural gas purchased and delivered to you, including natural gas fuel, upstream transportation and storage services. We pass on the wholesale cost to customers without a markup. Costs are adjusted on a quarterly basis to reflect market conditions.

General Rates: your base rate charge, which includes the Service and Facility Charge, metering charges, a Demand Charge (if applicable), plus either an Energy Charge for electric service or the Usage Charge for gas service, as applicable.

General Rate Schedule Adjustments (GRSA): a percentage amount of your bill calculated for base rate charges, excluding the Service and Facility Charge for gas customers, the Energy or Usage Charge and the Demand or Capacity Charge. The adjustment can be positive or negative and is applied to your electric and/or natural gas bill.

Interstate Pipeline: reflects Xcel Energy's payments to interstate pipelines and storage facility operators to deliver natural gas into Xcel Energy's gas system. The Federal Energy Regulatory Commission regulates these upstream services and the rates charged to Xcel Energy.

Kilowatt Hour (kWh): Measures the amount of electricity you use.

Late Payment Charge: we assess a late payment charge on any unpaid balance exceeding \$50.00. For residential customers, a late payment charge of 1% per month is applied. For commercial customers, a 1.5% late payment charge will be assessed.

Load Meter Charge: a flat monthly charge for those with customer-owned generation in parallel with Xcel Energy's system. This fee is for the cost of the meter needed for these accounts.

Natural Gas: reflects our cost to purchase natural gas fuel at market prices as approved by the Colorado Public Utilities Commission.

Production Meter Charge: a flat monthly charge for customers who have on-site power generation, like rooftop solar, and are connected to Xcel Energy's system. This fee is for the cost of the meter needed for these accounts.

Purchased Capacity Cost Adjustment (Purchased Cap Cost Adj): the cost to purchase electric generation from other suppliers.

Renewable Energy Standard Adjustment

(Renew Energy Std Adj): a base rate charge which represents 1% of an electric bill and funds renewable energy programs as required by Colorado law under which utilities must generate or purchase increasing portions of their electricity from sun, wind or biomass.

Revenue Decoupling Adjustment: supports a program designed to encourage conservation without penalizing the energy provider for the reduction of electricity use. Adjusted quarterly, customers will either see a bill credit or a surcharge not to exceed 3% of your overall bill.

Service & Facility Charge: a flat monthly charge for the meter on your home, having the meter read, billing support and customer service needs.

Time-of-Use Rates: electricity use charges for customers on our time-differentiated pricing plan. Electricity pricing varies depending on when you use it. The On-Peak period is 3–7 p.m., weekdays except holidays; Mid-Peak is 1–3 p.m., weekdays except holidays; Off-Peak is all other hours.

Therm: Measures your natural gas use. One therm is equal to 100 cubic feet of natural gas. A dekatherm is 10 therms.

Therm Multiplier: natural gas usage is measured in therms. This is the conversion from the volume of natural gas (cubic feet) to energy use (therms).

Transmission Cost Adjustment (Trans Cost Adj): recovers transmission investments for infrastructure to carry electricity from a power plant to your home and business that results in a net increase in transmission capacity or are part of an approved Wildfire Mitigation Plan. Also recovers distribution costs pursuant to Colorado Senate Bill 24-218.

Transportation Electrification Plan Adjustment (Trans Elec Plan): funds programs to help customers unlock the benefits of electric transportation.

Usage Charge: this charge covers the costs for providing natural gas service, including moving natural gas through pipelines and storage to your home or business, that are not recovered through other charges.

RESOURCES TO BETTER UNDERSTAND YOUR BILL

Find more information online about ways to pay and manage your bill, how to read your bill, energy assistance programs and more. Bills are even easier online. Go paperless. Download our Mobile App to manage your bill with ease and when you're on the go. Available now in the Apple Store and in Google Play.

Billing summary note: depending on the date your bill was calculated, you may see a line item included twice, showing different quarterly adjustments.





TAKE CONTROL OF YOUR ELECTRICITY BILL WITH THE TIME OF USE RATE

The new Time of Use rate gives you the opportunity to gain valuable insights on your electricity usage and save when shifting energy use to off-peak periods. Electricity is priced higher from 3 p.m. to 7 p.m. to reflect the real demand on the energy grid.

If you don't know where to start, we can help. We offer free business energy assessments that can provide useful insights and helpful tools to help you save.

For more information, call the Business Solutions Center at **800-481-4700** or visit our website **xcelenergy.com/Business/Rate-Plans**.







ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0075389	0172117000045	Apr 22, 2025	2025-04-22-WEB-22410

BODEDREAMS LLC
6100 E 104TH AVE
NORTHGLENN, CO 80233-4805

Situs Address	Payor
10240 MC KAY RD	Alexander Bode

Legal Description
SECT,TWN,RNG:17-2-67 DESC: BEG AT THE N4 COR OF SEC 17 TH S 00D 33M 21S E 656/25 FT TH CONT S 00D 33M 21S E 656/25 FT TH S 89D 58M 18S W 659/91 FT TH N 00D 32M 40S W 328/79 FT TH N 89D 58M 14S W 329/93 FT TH CONT N 89D 58M 14S W 75/10 FT BEING THE TRUE POB TH CONT N 89D 58M 14S W 233 FT M/L TO THE E BDRY OF MC KAY RD TH N 200 FT TH E 233 FT M/L TO A PT TH S 00D 32M 20S E 200 FT TO THE POB 1/069A

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT COMMERCIAL LD - 0200	197,904	55,220	2024	210	95.122

Payments Received
E-check Multi-Account Payment

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$5,252.64	\$0.00	\$5,252.64	\$0.00
				\$5,252.64	\$0.00
Balance Due as of Apr 22, 2025					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0111815	0172117000049	Apr 22, 2025	2025-04-22-WEB-22410

BODEDREAMS LLC
6100 E 104TH AVE
NORTHGLENN, CO 80233-4805

Situs Address	Payor
6100 E 104TH AVE	Alexander Bode

Legal Description
SECT,TWN,RNG:17-2-67 DESC: PT OF THE NE4 NW4 OF SEC 17 DESC AS BEG AT THE N4 OF SD SEC 17 TH S 60/01 FT TH W 75/01 FT TO A PT ON THE S ROW LN OF E 104TH AVE TH CONT W 683/74 FT TO THE TRUE POB TH S 319 FT TH W 306/04 FT TH S 408/40 FT TH W 234/73 FT TO A PT ON E ROW LN OF MC KAY RD TH N 678/41 FT TH E 5 FT TH N 45D 17M E 70/60 FT TO A PT ON S ROW LN OF E 104TH AVE TH E 484/99 FT TO THE TRUE POB 6/13A

Property Code	Actual	Assessed	Year	Area	Mill Levy
COMM LND MERCHANDIS - 2112	1,134,847	308,900	2024	210	95.122
MERCHANDISING - 2212	95,353	25,950	2024	210	95.122

Payments Received
E-check Multi-Account Payment

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$31,851.60	\$0.00	\$31,851.60	\$0.00
				\$31,851.60	\$0.00
Balance Due as of Apr 22, 2025					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0111816	0172117000050	Apr 22, 2025	2025-04-22-WEB-22410

BODEDREAMS LLC
6100 E 104TH AVE
NORTHGLENN, CO 80233-4805

Situs Address	Payor
0	Alexander Bode

Legal Description

SECT,TWN,RNG:17-2-67 DESC: PT OF THE N2 NE4 NW4 OF SEC 17 DESC AS BEG AT THE N4 OF SD SEC 17 TH S 00D032M 21S E 60/01 FT TH N 89D 47M 16S W 75/01 FT TO THE TRUE POB TH S 00D 33M 21S E 318/20 FT TH N 89D 51M 17S W 683/74 FT TH N 00D 33M 14S W 319 FT TO A PT ON THE S ROW LN OF E 104TH AVE TH S 89D 47M 16S E 683/74 FT TO THE TRUE POB 17/2/67 5A

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT COMMERCIAL LD - 0200	1,157,063	322,820	2024	210	95.122

Payments Received

E-check Multi-Account Payment

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$30,707.28	\$0.00	\$30,707.28	\$0.00
				\$30,707.28	\$0.00
Balance Due as of Apr 22, 2025					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com