



CONDITIONAL USE PERMIT-MINOR AMENDMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

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 OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- 1. Development Application Form (pg. 3)
- 2. Application Fees (see table)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Copy of Original Approval (resolution or decision letter)
- 6. Proof of Ownership (warranty deed or title policy)
- 7. Proof of Water and Sewer Services
- 8. Proof of Utilities (e.g. electric, gas)
- 9. Legal Description
- 10. Certificate of Taxes Paid

Application Fees	Amount	Due
Conditional Use Permit (minor amendment)	\$500	After complete application received
Tri-County Health	\$360 ((TCHD Level 3)	After complete application received

Conditional Use (Minor Amendment)-Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site.

4. Site Plan:

- 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

5. Copy of Original Approval:

- Recorded resolution stating the Board of County Commissioner decision (approval or denial). This document may be found in the Office of the Clerk and Recorder.
- Decision letter issued by County staff.

6. 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.

7. Proof of Water:

- A written statement from the appropriate water district indicating that they will

provide service to the property **OR** a copy of a current bill from the service provider.

- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

Proof of Sewer:

- A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

8. 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.

9. Legal Description:

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

10. Proof of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or <http://adcogov.org/index.aspx?NID=812>



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: <u>Minor Amendment</u>

PROJECT NAME:

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:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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:

Date:

Owner's Printed Name

Name:

Owner's Signature

SALEM RADIO CONDITIONAL USE PERMIT MINOR AMENDMENT PACKAGE – NEW TOWER 2

1. **Development Application Form** – Attached.
2. **Application Fee** – Submitted with Application
3. **Written Explanation of the Project/Description of Work**
 - **Project Description and Criteria for Approval:** The proposed project is to relocate two existing, 251' tall towers on the subject property (Tower 1 and Tower 2) and rebuild them approximately 100' to the west of their current locations. This relocation is necessary to facilitate the construction of a new warehouse on the property, which will reside east of the new tower locations. The existing towers are used to transmit radio communications pursuant to licenses issued by the Federal Communications Commission. (See current FCC licenses attached hereto as **Exhibit 1.**) Applicant proposes to build the two new towers on the locations depicted on the attached site plan. Before construction of the warehouse begins, a temporary tower will be built on the location depicted on the site plan. It will remain in place during the construction of the warehouse. Once the temporary tower is up and operational, the two existing towers will be removed. The site will then be graded and the new warehouse construction will begin. After the warehouse has been constructed, the two new towers will be constructed. Once the two new towers are constructed and operational, the temporary tower will be removed.

The proposed towers are necessary to continue to provide the Applicant's currently licensed radio coverage to the public. The proposed new locations for the towers are the closest alternative locations available for the towers, given the topography and structures in the surrounding areas, and most closely retains the current radio communication coverage from a technical and engineering perspective of the existing towers. The new towers will be approximately the same height as the two towers that are currently located on the property.

The general design of the towers shall be similar to the current towers, so there will be very little change in the appearance of the towers on the property. The base of the towers will be screened from view from Franklin Street by the proposed warehouse. The ground equipment associated with the new towers will be screened using materials and colors that are compatible with the structure that is to be constructed on the property.

In addition, the towers will not block a significant view, including views of the Front Range, the South Platte River, the Rocky Mountain Arsenal Wildlife Refuge, Barr Lake or any other significant body of water. Radio towers, because of their design and structure, do not interfere with viewsheds of surrounding properties. In any event, the surrounding properties are also zoned I-1 and I-2. Further, because the towers are simply being rebuilt at a different, nearby location on the same property, the viewshed of the surrounding properties will not change.

Exception/Waiver: Applicant seeks an exception of the height and a waiver of the setback requirements of the Code. The new towers will be approximately 251', which is slightly less than the height of the two towers that are currently located on the property. An exception of

the height requirement is necessary to replicate the current coverage of the existing towers under the Applicant's existing FCC licenses.

A waiver of the setback requirement is necessary as there is no alternative location on the property, once the warehouse is constructed, that would be suitable for the towers and that would meet the setback requirements. In addition, the new towers will be located approximately the same distance from the northern and southern edge of the property as the current towers. See **Exhibit 2**.

If granted, the exception/waiver of these two requirements will not alter the essential character of the neighborhood or impair the appropriate use of the development of adjacent property. The towers have been located within the properties since around 1999. Further, the surrounding properties are zoned I-1 and I-2 and are currently developed with commercial and industrial uses. The stated purpose of these two zones is:

I-1 - general commercial and limited industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses.

I-2 - light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.

The towers are consistent with the commercial and industrial uses contemplated in the two zone districts.

Applicant has attached a fall zone letter in support of the exception and waiver request, which provides supporting information regarding the fall zone in the unlikely event of a collapse of the towers. **Exhibit 3**.

A waiver of the requested requirements is warranted based upon the design contained within this proposal in order to benefit the public in Adams County by providing continuing radio coverage similar to that which has been provided by the Applicant since approximately 1999.

4. Scaled Site Plan Showing the Proposed Development

- Attachment 1

5. Copy of Original Approval

- Attachment 2.

6. Proof of Ownership

- Attachment 3.

7. Proof of Water and Sewer Services – N/A.

8. Proof of Utilities

- See Attachment 4.

Legal Description

- Lot 4, Straface Parcel Minor Plat, County of Adams, State of Colorado also known by street and number: 5601 Franklin Street, Commerce City, CO.

9. Certificate of Taxes Paid

- Attachment 5.

Exhibit 1

EE



UNITED STATES OF AMERICA FEDERAL COMMUNICATIONS COMMISSION ANTENNA STRUCTURE REGISTRATION



Part 17 of the FCC rules requires you to: (1) immediately provide a copy of this registration to each FCC licensed tenant of your structure (although not required, you may want to use Certified Mail to obtain proof of receipt); and, (2) display the Registration Number in a conspicuous place visible near the base of the structure (unless a government entity objects, in writing, to the display near a historic landmark). SEE INFORMATION ON REVERSE.

Owner: SALEM MEDIA OF COLORADO, INC. 4880 SANTA ROSA RD., SUITE 300 CAMARILLO CA 93012	Registration Number: 1059702
	Issue Date: 01/28/99
Location of Antenna Structure: TWR 1 - NORTH FRANKLIN ST AND EAST 58TH AVE COMMERCE CITY CO	Ground Elevation: 1563.0 meters
	Overall Height Above Ground (AGL): 77.5 meters
Latitude Longitude N39-47-58 W104-58-12 NAD 27	Overall Height Above Mean Sea Level (AMSL): 1640.5 meters
Painting and Lighting Requirements: Paint and Light in Accordance with FAA Circular Number 70/7460-1J Chapters 3, 4, 5, 13 Special Conditions:	

01/29/99 N 23 B

Page 1 of 1


FCC 854R
January 1999

CUT ALONG THIS LINE

NOTIFICATION OF ANTENNA STRUCTURE COMPLETION/DISPOSAL

Complete and mail within 24 hours of completion of construction and/or disposition of structure to:

Federal Communications Commission
Information Processing Branch
1270 Fairfield Road
Gettysburg, PA 17325-7245

Registration Number 1059702	Issue Date 01/28/99
<input checked="" type="checkbox"/> Construction/Alteration completed as registered <u>9/9/99</u> Date <input type="checkbox"/> Project Abandoned	
Remarks FAA Study 98 ANM 0994-OE	
<small>WILLFUL FALSE STATEMENTS MADE ON THIS FORM ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. CODE, TITLE 18, SECTION 1001), AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. CODE, TITLE 47, SECTION 312(A)(1)), AND/OR FORFEITURE (U.S. CODE, TITLE 47, SECTION 503).</small>	
Signature  Carl E. Stueck	Date 10/4/99

FCC 854R January 1999



**UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION
ANTENNA STRUCTURE REGISTRATION**



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Owner: SALEM MEDIA OF COLORADO, INC 4880 SANTA ROSA RD., SUITE 300 CAMARILLO CA 93012	Registration Number: 1059704
	Issue Date: 01/28/99
Location of Antenna Structure: TWR 2 - NORTH FRANKLIN ST AND EAST 58TH AVE COMMERCE CITY CO	Ground Elevation: 1563.0 meters
	Overall Height Above Ground (AGL): 77.5 meters
Latitude Longitude N39-47-56 W104-58-12 NAD 27	Overall Height Above Mean Sea Level (AMSL): 1640.5 meters
Painting and Lighting Requirements: Paint and Light in Accordance with FAA Circular Number 70/7460-1J Chapters 3, 4, 5, 13 Special Conditions:	

01/29/99 N 24 B

Page 1 of 1

FCC 854R
January 1999

CUT ALONG THIS LINE

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 Complete and mail within 24 hours of completion of construction and/or disposition of structure to:

Federal Communications Commission
 Information Processing Branch
 1270 Fairfield Road
 Gettysburg, PA 17325-7245


Registration Number 1059704	Issue Date 01/28/99
<input checked="" type="checkbox"/> Construction/Alteration completed as registered <u>9/9/99</u> Date _____ <input type="checkbox"/> Project Abandoned	
Remarks FAA Study 98 ANM 0994-OE	
<small>WILLFUL FALSE STATEMENTS MADE ON THIS FORM ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. CODE, TITLE 18, SECTION 1001), AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. CODE, TITLE 47, SECTION 312(A)(1)), AND/OR FORFEITURE (U.S. CODE, TITLE 47, SECTION 503).</small>	
Signature 	Date 10/4/99

Exhibit 2

	North boundary	East Boundary	West Boundary	South Boundary	56 Ave	West High Tension Powerlines
Existing N Tower	250'	243'	336'	508'	508'	537'
Existing S Tower	508'	250'	268'	256'	544'	665'
New N Tower	272'	378'	204'	487'	637'	418'
New S Tower	540'	342'	162'	223'	645'	621'
Temp Tower	290'	520'	15'	307'	793'	370'

Exhibit 3

October 11, 2021

Magnum Towers, Inc.
9370 Elder Creek Road
Sacramento, CA 95829

Attn: Jeff Styler

Re: 251-ft Guyed Towers (KRKS AM)
Denver, CO
PJF project no. 65021-0050.002.8300

Dear Jeff,

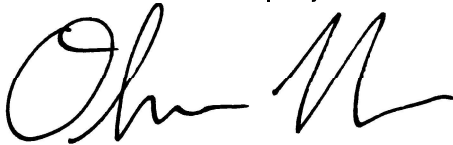
We understand that there is some concern as to the potential fall radius of these guyed towers. In the unlikely event of a collapse, a guyed tower is not expected to fall the full distance of its height, but generally folds back on itself in a collapse. This guyed tower is a slender structure supported at several levels by 3 guy cables 120 degrees apart. These guy cables are all installed with an initial tension to maintain plumbness and prevent excessive deflection. If any one guy cable would break, the two remaining guys at that level could cause a collapse in the tower shaft by pulling the tower in the direction opposite the broken cable. The other unbroken guy cables attached to the tower help prevent the tower from falling a great distance from its original position. A second mode of failure would be when the tower shaft itself fails and, again, the unbroken guy cables minimize the fall radius.

It is not possible to accurately predict the final position of a collapsed tower. This would be a function of which structural component were the first to fail, as well as the number of guys, the guy spacing etc., and the nature of the event that is causing an overstress in the tower. In the unlikely event that this guyed tower was to fail, we would estimate the fall radius of the tower shaft to be approximately 30% to 50% of the total tower height. Generally, the guy cables remain attached to the guy anchor foundations. Although in the case of a guy anchor failure, the guy cables will be pulled towards the tower shaft and could potentially surpass the tower shaft's original location therefore the final location of the guy cables are not accurately predictable. However, in the event of such failure the cables and anchor would likely remain within the original guy cable radius of 150-ft.

I hope that this answers your questions adequately. If you need any additional information, please call us at 614-221-6679.

Sincerely,

Paul J. Ford and Company



Oliver F. Hong, P.E.
Project Manager
ohong@pauljford.com

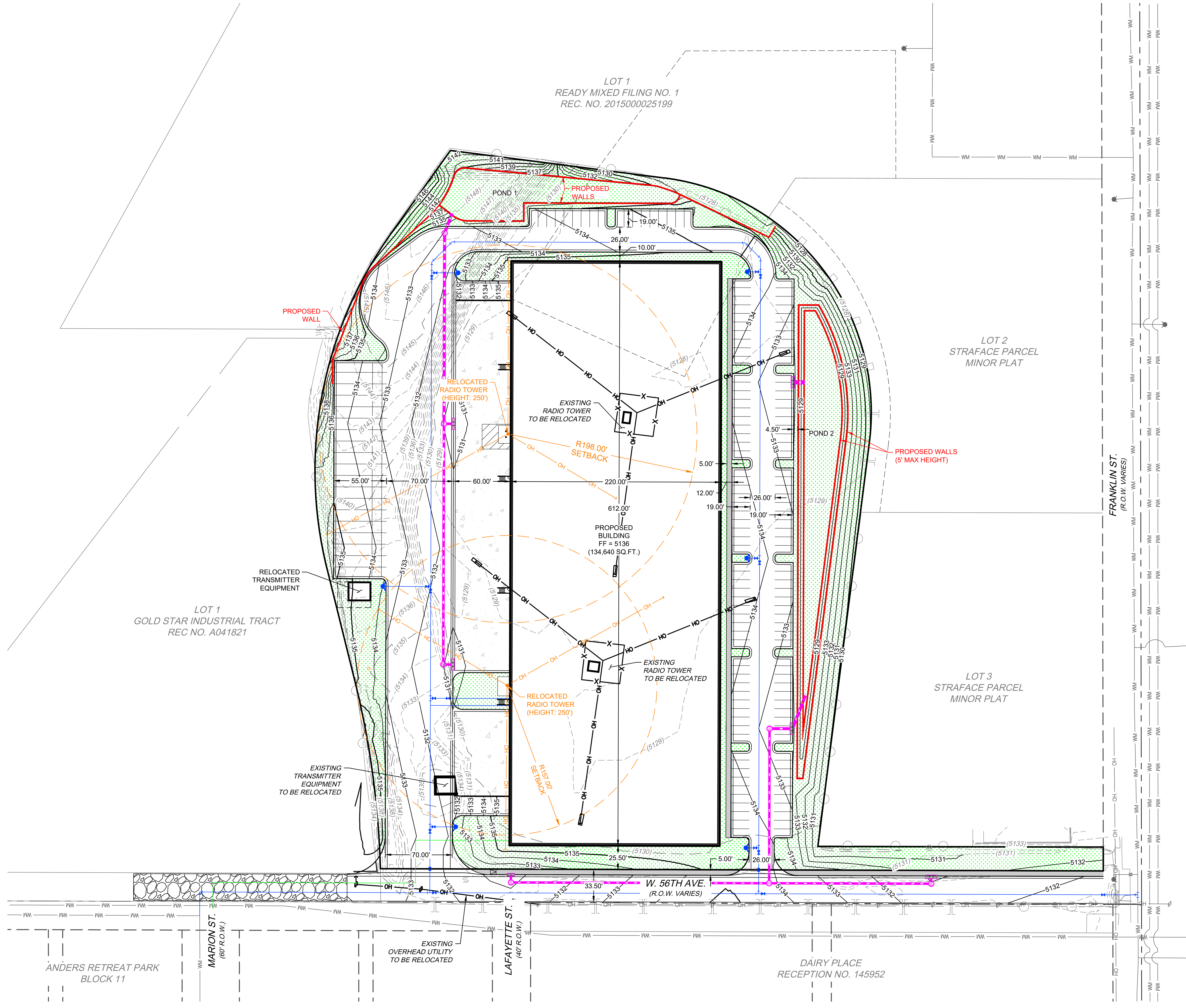
Digitally signed by Richard
W. Hoffman
DN: C=US,
E=rhoffman@pauljford.com,
O=Paul J. Ford and
Company, CN=Richard W.
Hoffman
Date: 2021.10.11
14:51:32-04'00'



10/11/21

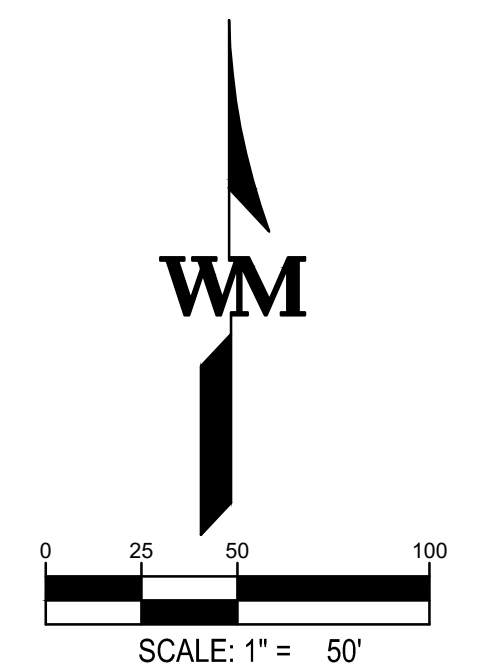
Columbus

250 E Broad St, Suite 600
Columbus, OH 43215
Phone 614.221.6679



LEGEND:

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	STORM LINE
	STORM INLET
	EXISTING STORM LINE
	EXISTING STORM INLET
	SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY SEWER W/ MANHOLE
	WATERLINE & VALVE
	FIRE HYDRANT ASSEMBLY
	SITE LIGHT POLE
	EXISTING LIGHT POLE
	EXISTING WATERLINE & VALVE
	EXISTING FIRE HYDRANT
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING CABLE TV LINE
	EXISTING OVERHEAD LINE
	EXISTING FIBER OPTIC LINE
	EXISTING IRRIGATION LINE
	EXISTING UTILITY POLE
	RADIO TOWER
	RETAINING WALL
	LANDSCAPE AREA



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

Attachment 1

NO.	DATE	REMARKS

JOB NO.:	DEN21-0120
PA / PM:	T. SWAN
DESIGNED:	J. PENNA
DATE:	09/16/2021
PLOT DATE:	9/29/21

SHEET	
X1	
Sheet	of



Department of Planning and Development
Staff Report

Board of County Commissioners

March 22, 1999

CASE No.: 008-99-C-P

CASE NAME: STRAFACE SUBDIVISION

Owner's Name:	George, Frank, and Jim Straface
Applicant's Name	Jim Straface
Applicant's Address:	1570 E. 58 th Ave.
Location of Request:	SW corner of 58 th Avenue and Franklin Street
Nature of Request:	Two Requests: 1) Final Plat to subdivide one lot of 19.66 acres into four lots, and 2) Conditional Use Permit to allow the location of two AM radio towers in the I-1, Industrial Zone District.
Site Size:	19.66 acres +/-
Zone District:	I-1, Industrial Zone District
Proposed Use:	Industrial
Existing Use:	Vacant / Agriculture
Hearing Date(s):	PC = March 11, 1999 (1:30pm) BoCC = March 22, 1999 (10:00am)
Report Date:	March 15, 1999
Case Manager:	Brad W. Johnson <i>BWJ</i>

SUMMARY OF APPLICATION

This request is to allow for the subdivision of one 19.66 acre lot into four lots and second, a Conditional Use Permit to allow the location of two AM radio towers within the I-1, Industrial Zone District. The subject site currently consists of 19.66 acres and is bounded by Franklin Street on the east and 58th Avenue on the north.

The first application is for a Final Plat to subdivide the subject site into Lot 1 (5.576 acres), Lot 2 (2.194 acres), Lot 3 (2.220 acres), and Lot 4 (9.321 acres). One single family residence is located in the northern most part of the subject site and plans to retain this home will be made by allowing it to occupy proposed Lot 1. Proposed Lots 2 and 3 are intended to be retained as farmland. Proposed Lot 4 will be sold for the use and relocation of two unmanned AM radio station towers. All four proposed lots will be of adequate size and will either meet or exceed the requirements of the Subdivision and Zoning Regulations.

The second application is for a Conditional Use Permit to allow for the location of two AM radio towers. The two AM radio towers would measure approximately 250 ft. in height. In addition to the two radio towers, a 500 sq. ft. equipment building and two small equipment sheds next to the towers will also be located on the proposed 9.321 acre parcel (Lot 4). As stated by the applicant, both the towers and buildings will be screened by evergreens and fenced for both security and aesthetics. The radio station facility is currently located in Adams County and due to the expiration of a lease, the radio station is looking to relocate. The proposed facility to be located on Lot 4, will be unmanned with estimated traffic to the site to be approximately one trip a month for routine maintenance and service.

The subject site and the surrounding area is composed of newer and older industrial development, farm land, small businesses, vacant property, and a few older homes scattered throughout the surrounding area. Further to the south and along Franklin St., many large and intensive industrial companies are located. Much of the surrounding zoning of the area includes I-1, I-2, and I-3

Industrial Zone Districts. It should also be noted that the subject site is at a significantly lower elevation than properties directly to the west and north of E. 58th Avenue. The subject site falls within the North Washington Water and Sanitation District and public water and sewer provisions could be supplied from this District. The applicant has not proposed to rezone the property at this time.

Overall, staff is recommending approval of all aspects of this application based upon the following recommended findings of fact. Provided that all of the conditions and stipulations are adhered to with the operations on this property, the use will not be detrimental to the health, safety, and general welfare of the inhabitants of the area and the County.

PLANNING COMMISSION UPDATE

The Planning Commission heard this case on March 11, 1999 and recommended approval with conditions, stipulations, and notes to the applicant. The Planning Commission recommended approval unanimously. No testimony was offered from members of the public. The applicant stated at the hearing that they had no objection to staff's recommendation or to any of the recommended conditions of approval. It was also mentioned that the AM radio station would be used by a Christian Radio Station currently broadcasting out of Adams County (990 AM). A question was raised during the hearing as to the need for two towers for only one radio station. The applicant stated that broadcasting over AM radio frequencies, requires two or more towers due to the AM frequency use.

RECOMMENDED FINDINGS OF FACT

1. The property currently consists of 19.66 acres and is to be subdivide into Lot 1 (5.576 acres), Lot 2 (2.194 acres), Lot 3 (2.220 acres), and Lot 4 (9.321 acres). The proposed new lots would have adequate frontage and access off of Franklin Street and be of a developable size. The subject property is within the North Washington Water and Sanitation District service area boundary. Overall, the property complies with the requirements of the Zoning Regulations and Subdivision Regulations.
2. The Future Land Use Map of the Comprehensive Plan identifies this property as Mixed Use/Employment and the proposed industrial/commercial operation would be an appropriate use in this area. This proposal is consistent with the purposes of the Zoning Regulations and with the intent of the Comprehensive Plan as it relates to the development of industrial/commercial parcels.
3. The proposed industrial use and associated final plat would be compatible with this predominantly industrial area. The uses that would occur on these I-1 zoned properties would be harmonious with the surrounding area. The immediate surrounding zoning is as follows: I-1 and I-2, and I-3 Industrial.
4. This proposal would be compatible with and would not be detrimental to the development of the area or to the health, safety, or welfare of the inhabitants of the area and the County.

Planning Commission Recommendation (unanimous):	APPROVAL , with conditions, stipulations, and notes to the applicant
Staff Recommendation:	APPROVAL , with conditions, stipulations, and notes to the applicant

RECOMMENDED CONDITIONS OF APPROVAL

Recommended Conditions Precedent:

1. Payment of a Public Land Dedication fee in the amount of \$3,932.00 prior to the recording of the Final Plat.

2. A detention pond shall be delineated and identified on the plat to provide the permanent location for detention provisions. This detention pond shall not be approximate or be moved from location to location.
3. Submittal and approval of a Drainage Plan. All required drainage easements shall be delineated and identified on the plat.
4. Submittal and approval of a landscape plan to the Department of Planning and Development
5. Dedication of a 10' Construction Easement along the north property line adjacent to East 58th Avenue, and a 30' Access Easement along the north property line adjacent to the three residential parcels.
6. Execution of a Development Agreement to provide for the future construction of street improvements (curb, gutter, sidewalk & associated asphalt pavement) along the frontage of Franklin Street

Recommended Stipulations:

1. The applicant shall meet the provisions as determined by the North Washington Water and Sanitation District in order to have water supplied to the subject site.
2. A six foot (6') solid wood fence shall be required around each tower and accessory building on proposed Lot 4 in order to improve the property and screen the accessory buildings.
3. Any communications facility that ceases to be in operation for a consecutive period of six (6) months or more shall be removed from the site within ninety (90) days of the end of such period of non-use. In order to ensure compliance, the applicant will be required to submit a performance bond in the amount of the removal costs and give the County the right to enter the property for removal of the tower if need be.
4. Any proposed development in the 100 year floodplain of the South Platte River shall require a Floodplain Use Permit from the Adams County Public Works Department.
5. Direct access to East 58th Avenue, from Lot 1, will not be permitted.

Note to the Applicant:

1. If application is approved, applicant must address all new lots.
2. The tower shall be placed a minimum of two hundred and fifty feet (250') from any property line to ensure that the setback is equal to the height of the tower.
3. Prior to any new construction, the applicant must apply for a building permit and comply with all current Building Codes adopted by Adams County.

16' D.F. \$140.00
WARRANTY DEED
THIS DEED, Made this 8th day of April, 2008,
 between THE ATSINGER FAMILY TRUST and EPPERSON FAMILY LIMITED PARTNERSHIP, a North Carolina limited partnership, as their interests may appear
 -of the
 County of _____, State of Colorado, grantor(s) and
 SALEM RADIO PROPERTIES, INC. a Delaware corporation
 whos legal address is: c/o Salem Communications Corporation, Attn: Christopher J. Henderson,
 4880 Santa Rosa Road, Camarillo, CA 93012
 of the _____, State of California, grantee(s):
WITNESSETH, That the grantor(s), for and in consideration of the sum of \$ 1,400,000.00 *****
 ONE MILLION FOUR HUNDRED THOUSAND AND no/100 ***** DOLLARS,
 the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do
 grant, bargain, sell, convey, and confirm, unto the grantee(s), its heirs and assigns forever, all the real property, together with
 improvements, if any, situate, lying and being in the County of Adams, State of Colorado,
 described as follows:
 Lot 4,
 Straface Parcel Minor Plat,
 County of Adams
 State of Colorado
 also known by street and number as: Franklin Street, South of E. 58th Avenue
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions and
 reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the
 grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.
TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s) its heirs
 and assigns forever. And the grantor(s), for them selves their heirs and personal representatives, do covenant, grant,
 bargain, and agree to and with the grantee(s), its heirs and assigns, that at the time of the ensembling and delivery of these presents,
 it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance,
 in law, in fee simple, and has good right, full power and 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 soever, except:
 The exceptions listed on Exhibit "A" attached hereto
 The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the
 grantee(s), its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.
 IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.
 ATSINGER FAMILY TRUST dated April 8, 2002
 By: [Signature]
 Edward G. Atsinger III, Trustee
 EPPERSON FAMILY LIMITED PARTNERSHIP, a North
 Carolina Limited Partnership
 By: Stuart W. Epperson Revocable Trust /U/A/ dated January 14, 1993
 as General Partner
 By: [Signature]
 Stuart W. Epperson, Trustee
 By: [Signature]
 Nancy A. Epperson, Trustee
 State of California) ss
 County of Ventura)
 On April 8, 2008 before me, Sharon B. Marshall
 Notary Public, personally appeared Edward G. Atsinger III, who
 proved to me on the basis of satisfactory evidence to be the person whose
 name is subscribed to the within instrument and acknowledged to me that he
 executed the same in his authorized capacity, and that by his signature on the
 instrument the person, or the entity upon behalf of which the person acted, executed
 the instrument.
 I certify under PENALTY OF PERJURY under the laws of the State of
 California that the foregoing paragraph is true and correct.
 WITNESS my hand and official seal.
Sharon B. Marshall
 [SEAL]
 My commission expires Jun 12, 2009
 STATE OF NORTH CAROLINA
 COUNTY OF FORSYTH
Cindy Manning a Notary Public for said County
 and State, do hereby certify that Stuart W. Epperson, Nancy A. Epperson
 personally appeared before me this day and acknowledged the due execution
 of the foregoing instrument.
 Witness my hand and official seal, this the 3 day
 of April, 2008
Cindy Manning
 Notary Public
 My commission expires 8-17, 2009
 SHARON B. MARSHALL
 Commission # 1490144
 Notary Public - California
 Ventura County
 My Comm. Expires Jun 12, 2009
 OFFICIAL SEAL
 Notary Public, North Carolina
 COUNTY OF FORSYTH
 CINDY MANNING
 My Commission Expires 8-17-09

1446729

EXHIBIT "A"

TITLE EXCEPTIONS

Easements or claims of easements not shown by the public records.

Discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district.

All water, water rights, or claims thereto, in, on or under the land.

Reservations including but not limited to all oil, coal and other minerals and the exclusive right to prospect, mine and remove all oil, coal and other minerals, also such right of ingress and egress and regress to prospect, mine and remove all oil, coal and other minerals by the Union Pacific Railway Company, in Deed recorded July 12, 1941 in Book 272 at Page 193, and any and all assignments thereof or interest therein.

Easements, terms, conditions, provisions, agreements and obligations specified under the Deed, which was recorded July 14, 1950 in Book 398 at Page 392.

Easements, terms, conditions, provisions, agreements and obligations specified under the License Agreement, which was recorded July 7, 1970 in Book 1611 at Page 34.

Easements, terms, conditions, provisions, agreements, easements and obligations specified under the Right-of-Way Agreement, which was recorded September 7, 1976 in Book 2087 at Page 605.

Terms, conditions, provisions, agreements and obligations specified under the Zoning Hearing Decision, which was recorded March 29, 1999 at Reception No. C0521235.

Easements, notes, terms, conditions, provisions, agreements and obligations as shown on the plat of Straface Parcel Minor Plat recorded May 10, 1999 at Reception No. 540916.

Terms, conditions, provisions, agreements and obligations specified under the Resolution Accepting Lot Restriction in the Straface Subdivision, which was recorded July 27, 1999 at Reception No. C0572023.

Any rights, interest, or easements in favor of the United States, the State of Colorado or the public, which exist or are claimed to exist in and over the present and past bed, banks, or waters of White Cap Canal.

Any increase or decrease in the area of the land and any adverse claim to any portion of the land which has been created by or caused by accretion or reliction, whether natural or artificial, and the effect of the gain or loss of area by accretion or reliction upon the marketability of the title of the land.

Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
SALEM COMMUNICATIONS CORP 5601 FRANKLIN ST DENVER, CO 80216-1520	53-2228373-4	09/13/2021	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	745029875	08/23/2021	\$1,494.80

PUB100
09/01/21 AD

DAILY AVERAGES	Last Year	This Year
Temperature	76° F	75° F
Electricity kWh	460.7	477.2
Electricity Cost	\$42.48	\$51.54

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

Electricity Service	07/22/21 - 08/20/21	13840 kWh	\$1,494.80
Current Charges			\$1,494.80

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 07/22	\$1,497.34
Payment Received	Check 08/16	-\$1,497.34 CR
Balance Forward		\$0.00
Current Charges		\$1,494.80
Amount Due (Cantidad a pagar)		\$1,494.80

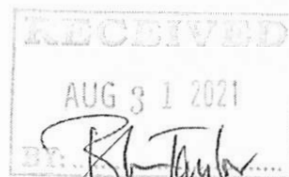
QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Email us at: Customerservice@xcelenergy.com
 Please Call: 1-800-481-4700
 Hearing Impaired: 1-800-895-4949
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

INFORMATION ABOUT YOUR BILL

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.



PAY 398

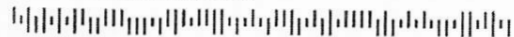
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RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS



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.

AB 01 005641 29685 B 20 A



SALEM COMMUNICATIONS CORP
 3131 S VAUGHN WAY STE 601
 AURORA CO 80014-3510

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-2228373-4	09/13/2021	\$1,494.80	

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

SEPTEMBER						
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		

|||||
 XCEL ENERGY
 P.O. BOX 9477
 MPLS MN 55484-9477

31 53091321 22283734 0000014948000000149480



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
SALEM COMMUNICATIONS CORP 5601 FRANKLIN ST DENVER, CO 80216-1520	53-2228373-4	09/13/2021	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	745029875	08/23/2021	\$1,494.80

SERVICE ADDRESS: 5601 FRANKLIN ST DENVER, CO 80216-1520
NEXT READ DATE: 09/23/21

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 301580242
INVOICE NUMBER: 0918897179

METER READING INFORMATION				
METER 76407249 - Multiplier x 80			Read Dates: 07/22/21 - 08/20/21 (29 Days)	
DESCRIPTION	CURRENT READING	PREVIOUS READING	MEASURED USAGE	BILLED USAGE
Total Energy	9063 Actual	8890 Actual	173	13840 kWh
Demand	Actual			32.08 kW
Billable Demand				32 kW

ELECTRICITY CHARGES

RATE: SG Secondary General

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$38.55
Secondary General	13840 kWh	\$0.004610	\$63.80
Elec Commodity Adj	13840 kWh	\$0.035440	\$490.49
GRSA E	13840 kWh	\$0.004200	\$58.13
Distribution Demand	32 kW	\$5.630000	\$180.16
Gen & Transm Demand	32 kW	\$14.020000	\$448.64
Trans Cost Adj	32 kW	\$0.330000	\$10.56
Demand Side Mgmt Cost	32 kW	\$0.540000	\$17.28
Purch Cap Cost Adj	32 kW	\$1.270000	\$40.64
CACJA	32 kW	-\$0.030000	-\$0.96 CR
Trans Elec Plan	32 kW	\$0.130000	\$4.16
Renew. Energy Std Adj			\$13.99
Colo Energy Plan Adj			\$13.99
GRSA			\$47.59
Subtotal			\$1,427.02
Sales Tax			\$67.78
Total			\$1,494.80



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 two 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:

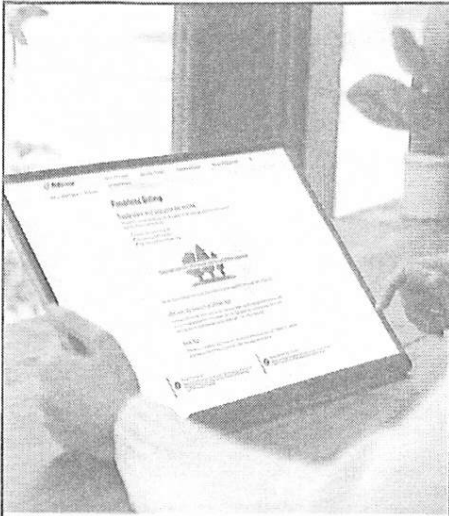
\$20 \$10 \$5 Other



**ENERGY
OUTREACH
COLORADO**



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
SALEM COMMUNICATIONS CORP 5601 FRANKLIN ST DENVER, CO 80216-1520	53-2228373-4	09/13/2021	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	745029875	08/23/2021	\$1,494.80



AVOID THE CLUTTER OF YOUR PAPER BILL.

Paperless billing can be conveniently accessed online at any time and is an environmentally-friendly way to manage and pay your bill.

To enroll or find more billing and payment options, visit xcelenergy.com/Paperless.

Cooling Efficiency Rebate Options

Prepare your business for warmer weather and earn fixed rebates for purchasing qualifying energy-efficient equipment, including:

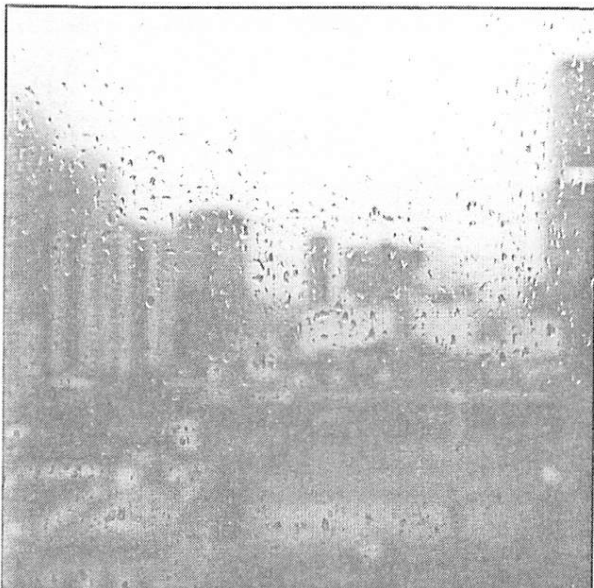
- Hotel room controllers
- Rooftop units (RTU)
- Food service equipment such as commercial dishwashers and hot food holding cabinets

Taking steps to upgrade or improve the efficiency of your cooling equipment can help your business gain year-over-year energy and cost savings. To get started, visit xcelenergy.com/Programs.

005641 2/3



2172



BE PREPARED FOR SEVERE WEATHER

While storms are unpredictable, you can take a few easy steps to make sure you stay updated if an outage occurs. You can bookmark our electric outage map or download our mobile app for outage updates at your fingertips.

For more tips about what to do in an outage or how to prepare visit xcelenergy.com/Outage.

08/23/2021

53-2228373-4

IMPORTANT PHONE NUMBERS

Electric Emergencies:	800-895-1999	24 hours, 7 days a week
Natural Gas Emergencies:	800-895-2999	24 hours, 7 days a week
Residential Customer Service*	800-895-4999	7 a.m. – 7 p.m., Mon.–Fri. 9 a.m. – 5 p.m., Sat.
Business Solutions Center*	800-481-4700	8 a.m. – 5 p.m., Mon.–Fri.
TDD/TTY	800-895-4949	24 hours, 7 days a week
Call Before You Dig	811	24 hours, 7 days a week

IMPORTANT ADDRESSES

General Inquiries*	Payments
Xcel Energy	Xcel Energy
PO Box 8	PO Box 8477
Eau Claire, WI 54702-0008	Minneapolis, MN 55484-9477
xcelenergy.com	
	Please include stub for faster processing.

*Register any inquiry or complaint at the above address or phone number.

ABOUT YOUR ELECTRIC AND NATURAL GAS RATES [Learn more at xcelenergy.com/MyBill](https://www.xcelenergy.com/MyBill)

Demand-Side Management Cost Adjustment (DSMCA)
This charge recovers the costs associated with gas and electric demand side management (DSM) programs. DSM programs help customers manage their consumption of energy to optimize available and planned generation transmission and distribution resources.

Franchise Fee

Xcel Energy has obtained franchises from incorporated cities and towns within our service territory. As part of each franchise, Xcel Energy pays a fee for the use of alleys, streets and rights-of-way where electrical equipment is located. The franchise fee is a percentage of your bill, if applicable.

General Rates (Large Commercial, Secondary, Primary, and Transmission)

General Base rates include the Service and Facility Charge, a Production Meter Charge (if applicable), a Load Meter Charge (if applicable), plus either an Energy Charge and a Demand Charge for electric service or a Capacity Charge and a Usage Charge for gas service, as applicable.

General Rates (Residential, Small Commercial)

General Base rates include the Service and Facility Charge, a Production Meter Charge (if applicable), a Load Meter Charge (if applicable), 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)

General Rate Schedule Adjustments are positive or negative percentage amounts that apply to all base rates, including the Service and Facility Charge, the Energy or Usage Charge and the Demand or Capacity Charge.

Late Payment Charge

Xcel Energy will assess a late payment charge on any unpaid balance exceeding \$50.00 in accordance with the applicable customer rate schedule. For residential customers, a late payment charge of one percent per month is applied to any balance not paid by the bill date for the next month's bill. For residential customers, Xcel Energy will remove the assessment of a late payment charge for one billing period in any twelve month period upon a customer's request. For commercial customers, a one and one-half percent late payment charge will be assessed each month on any balance not paid on or before three business days after the due date of the bill.

Service and Facility Charge

The Service and Facility Charge is a flat monthly charge. The "Service" portion of this charge recovers the cost of meter reading, billing, customer accounting and customer service. The "Facility" portion of this charge recovers the fixed costs associated with Xcel Energy's investment in customer-related facilities such as meters and service laterals.

ABOUT YOUR ELECTRIC RATES [Learn more at xcelenergy.com/MyBill](https://www.xcelenergy.com/MyBill)

Clean Air-Clean Jobs Act (CACJA) Rider

All rate schedules are subject to the CACJA Rider. The CACJA was passed in 2010 to promote a coordinated approach to achieving multiple air emission requirements. The CACJA Rider recovers the capital costs and expenses of new investments not already included in base rates that Xcel Energy is undertaking pursuant to its approved emissions reduction plan under the CACJA. The CACJA Rider is subject to annual changes to be effective on January 1 of each year.

Colorado Energy Plan Adjustment (CEPA)

This charge represents 1% of an electric bill and funds the early voluntary retirement for Xcel Energy's Comanche coal units in order to deliver a cleaner energy mix.

Demand Charge

This charge recovers the fixed costs associated with the system capacity necessary to produce and deliver power to you. This includes the fixed costs associated with Xcel Energy's investment in production, transmission and distribution facilities.

Electric Commodity Adjustment (ECA)

All rate schedules are subject to the ECA, which recovers the cost of fuel and purchased energy used to supply electric service. Commercial and Industrial Primary, Transmission and Special Contract Service customers shall be billed under the appropriate Time-Of-Use ECA rate. The ECA is subject to changes no less frequently than quarterly.

Energy Charge

The Energy Charge for large customers with Demand Charges recovers the variable costs of producing energy not collected through the ECA. The Energy Charge for residential (schedule R) and commercial (schedule C) customers also recovers the fixed costs of producing and delivering energy.

A General Rate Schedule

Energy (GRSA-E) of \$0.00979/kWh is calculated for electric service under electric base rate schedules Schedule R, RD, RE-TOU, and RD-TDR to recover the costs of the Rush Creek Wind Project, effective August 19, 2020.

Load Meter Charge

The Load Meter measures a customer's electric usage. The Load Meter Charge is a flat monthly charge and is applicable to customers that have customer-owned generation in parallel with Xcel Energy's system and recovers the cost of the meter.

Production Meter Charge

The Production Meter measures the output of a customer's on-site generator. The Production Meter Charge is a flat monthly charge and is applicable to customers that have customer-owned generation in parallel with Xcel Energy's system and recovers the cost of the meter.

Purchased Capacity Cost Adjustment (PCCA)

All rate schedules are subject to the PCCA. The PCCA recovers the cost to purchase electric generation capacity from other suppliers and is subject to annual changes to be effective on January 1 of each year.

Revenue Decoupling Adjustment (RDA)

RDA is a pilot applicable for all electric service under Schedules R, Pilot RE-TDR, Trial RE-TOU, RE-TOU, and R-OO. The RDA Pilot terminates on December 31, 2023.

Renewable Energy Standard Adjustment (RESA)

This charge represents 1% of an electric bill and funds the renewable energy program as required by Colorado law under which utilities must generate or purchase increasing portions of their electricity from sun, wind or biomass.

Tiered Rates (Inverted Block Rates)

Summer electricity use between June 1 and September 30 is subject to tiered rates. The first 500 kWh in the billing period are charged a lower Tier 1 rate. Use exceeding 500 kWh in the billing period is charged a higher Tier 2 rate. Use in all other months is not subject to tiered rates.

Time-of-Use Rates

Customers on Schedule RE-TOU are subject to On-Peak, Mid-Peak and Off-Peak rates for electricity use year-round. On-Peak period is 3-7:00, Mid-Peak period is 1-3:00 Weekdays except Holidays, Off-Peak is all other hours.

Transmission Cost Adjustment (TCA)

All rate schedules are subject to the TCA. This charge recovers transmission investments not already included in base rates and is subject to annual changes to be effective on January 1 of each year.

Transportation Electrification Programs Adjustment (TEPA)

All rate schedules for electric service are subject to a Transportation Electrification Programs Adjustment (TEPA) to reflect the cost of Commission approved Transportation Electrification Plans. The TEPA amount will be subject to annual changes effective on January 1 of each year. Customers with demand rates shall be billed on a dollar per Kilowatt basis. Customers without demand rates shall be billed on a dollar per Kilowatt-Hour basis. Customers on Schedules RE-TOU and R-OO shall be billed on a percentage basis applicable to base energy charges.

Windsource® Charge (based on subscription levels)

Windsource is a voluntary program providing customers with a choice to have their electricity generated from renewable generation sources. The Windsource Charge is subject to annual changes to be effective on January 1 of each year.

ABOUT YOUR NATURAL GAS RATES [Learn more at xcelenergy.com/MyBill](https://www.xcelenergy.com/MyBill)

Demand Peak Day Quantity (Demand PDD)

This is a charge applicable to large commercial customers and reflects your actual or estimated maximum daily usage.

Gas Cost Adjustment (GCA)

All rate schedules are subject to the GCA. The GCA recovers the cost of natural gas purchased and delivered into Xcel Energy's system, including the costs of the natural gas commodity, upstream transportation and storage services. The GCA is subject to changes no less frequently than quarterly. The GCA passes through the costs on a dollar-for-dollar basis.

Interstate Pipeline

This is a component of the GCA and reflects Xcel Energy's payments to interstate (upstream) 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.

Natural Gas

This is a component of the GCA and reflects Xcel Energy's costs to purchase the natural gas commodity, as determined by prevailing market prices. While the prices paid for this gas are not regulated, Xcel Energy may only recover those costs approved by the Colorado Public Utilities Commission (CPUC).

Pipeline System Integrity Adjustment (PSIA)

All rate schedules are subject to the PSIA. The PSIA recovers the costs not collected through charges for base service of the Transmission Integrity Management Program ("TIMP"), the Distribution Integrity Management Program ("DIMP"), the Accelerated Main Renewal Program ("AMRP"), the California Acetate Byproduct ("CAB") Services Replacement Program, the Edwards to Meadow Mountain Pipeline and the West Main Replacement projects. The PSIA is subject to annual changes to be effective on January 1 of each year.

Rate Deferral Surcharge (RDS)

The RDS applies to all base rate charges and, once established on April 1, 2021, will not be subject to change until it terminates effective November 1, 2022.

Therm Multiplier

Gas usage is defined in Therms—units of measure of the energy content of natural gas. One Therm equals 100,000 British thermal units (Btu). After your meter measures your usage by volume (in cubic feet), this volume is multiplied by the Therm Multiplier to determine the units of energy consumed. The Therm Multiplier, which is the product of the Altitude Factor, Temperature Factor and Energy Factor, adjusts your volumetric gas measurement to reflect the energy content of the gas supplied to your home or business. As a result, you're billed for units of energy consumed rather than for the volume of gas delivered. Transportation and Large Commercial customers are billed using a Dekatherm (Dth) multiplier with the same adjustment factors.

Usage Charge

The usage charge is applicable to all rate schedules. The usage charge recovers Xcel Energy's fixed and variable cost to provide gas service that are not recovered through other charges, including the cost of intrastate pipes, compressors, and storage facilities needed to deliver natural gas to customers.

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

Standard Payment Options: (No fees apply):

- **My Account/eBill™** – View/pay your bill, view energy usage and access account information.
- **Auto Pay** – Automatically pay your bill directly from your bank account.
- **Online View and Pay** – View and pay your bills online.
- **Pay By Phone** – Make your payment by phone from your checking or savings account by calling 800-895-4999.
- **Pay By Mail** – Return the enclosed envelope and attached bill stub with your payment. Apply proper postage.

Other Payment Options (Third-Party Fees will apply. Xcel Energy does not collect nor benefit from these fees):

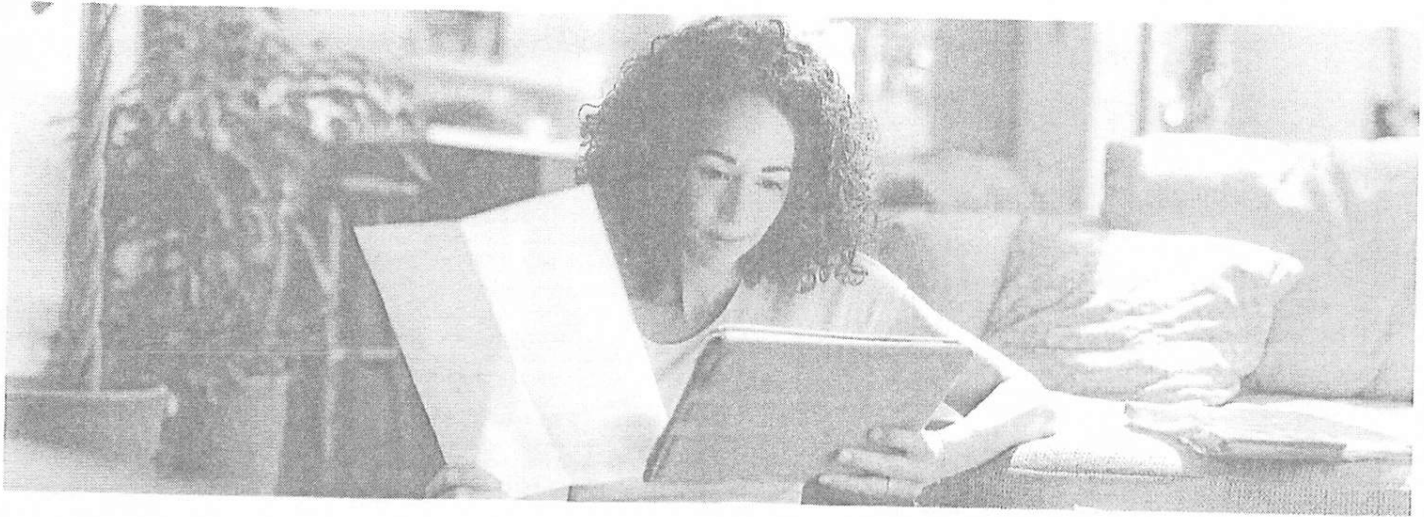
- **Credit/Debit Card Payment** – Pay with your credit or debit card electronically in My Account/eBill/Mobile App, or by calling 833-660-1365. A processing fee is charged for each credit/debit card payment.
- **Pay Stations** – Pay your bill in-person at a location near you. A processing fee is charged for payments made at a pay station.

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.

(Unit of Measurement for Electric Consumption is kWh. Unit of Measurement for Gas Consumption is \$/Therm.
*All base rates, riders and adjustments are approved by the Colorado Public Utilities Commission (CPUC).

*Time-of-Use rates are incorrectly appearing on customer bills as dollar per kWh instead of percentages. However, the bills are being correctly calculated and the Company is working to correct this bill print issue.



005641 3/3

IMPORTANT NOTICE ABOUT YOUR ELECTRIC SERVICE AND PRICES

RATE INCREASE WOULD FUND MANY INVESTMENTS THAT ALREADY SERVE YOU

At Xcel Energy, we provide the safe, reliable energy that our customers depend upon — with clean energy transformation and customer focus driving our work. We're making progress on our aim to provide 100% carbon-free electricity by 2050 with high-value investments to meet Colorado's energy and economic needs.

On July 2, Xcel Energy asked the Colorado Public Utilities Commission (CPUC) to review its rates as the company continues to invest in reliability, a strong and more resilient grid, low-cost and increasingly clean energy and other new products and services. The request seeks approval of a net revenue increase of \$343 million. More than 65% of this investment is in projects that the Colorado Public Utilities Commission has already approved, some of which are now complete and serving customers.

For Colorado's regulated investor-owned utilities, rate reviews include two phases over a period of many months. This is Phase I, which determines the total amount the utility is authorized to collect. Phase II determines the share of the cost each customer class is responsible for.

This proposal recovers costs and investments including:

- Extending our transmission and distribution lines to serve Colorado's growing population, while making the grid stronger, more reliable and more resilient during severe weather and wildfires
- Digital technologies to better detect and manage outages, for fewer interruptions, quicker response and faster restoration

- New energy sources, such as the Cheyenne Ridge Wind Project which generates some of the lowest-cost renewable energy on our system.
- A smarter grid that supports the growth of wind and solar power and will maximize integration of onsite power generation and storage
- Advanced grid technology, including smart meters now rolling out to 1.5 million Colorado customers
- Investments to bring the advantages of electric transportation to all Coloradans, including in-home and public charging infrastructure and customer programs that save on fuel costs

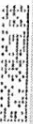
We are always here for you

Customers who may have trouble paying their bill should call us right away at **800-895-4999**. We can answer questions and provide information about energy efficiency, rebates, payment options and programs for those who qualify for energy assistance.

Learn more

This proposal is subject to approval by the CPUC and new rates would not go into effect until 2022. Rates are set through a transparent process with the Commission, which includes opportunities for public input and participation.

Details about this request, including the legal notice and bill impacts, are available on the back of this page and at [xcelenergy.com/company/Rates_and_Regulations/Rates/Rate_Cases](https://www.xcelenergy.com/company/Rates_and_Regulations/Rates/Rate_Cases).



08/23/2021

59-27263/3.4



**NOTICE OF REVISION IN THE COLORADO P.U.C. NO. 8-ELECTRIC TARIFF
OF PUBLIC SERVICE COMPANY OF COLORADO
1800 LARIMER STREET, DENVER, COLORADO 80202-5533**

You are hereby notified that Public Service Company of Colorado ("Public Service" or the "Company") has, in compliance with the Public Utilities Law, filed with the Colorado Public Utilities Commission ("Commission") an advice letter for permission to revise the Company's Colorado P.U.C. No. 8 – Electric tariff to reflect revised rates for all electric services, and to make additional tariff and program changes. Consistent with Commission rules and Colorado statutes, the effective date for the changed tariffs accompanying the advice letter is August 2, 2021. However, since the Commission has suspended the advice letter and set the matter for hearing, the Company is requesting a rate effective date of April 1, 2022.

The Company is filing this 2021 Electric Rate Case because Public Service's current base rates are premised on the cost of capital investments to provide electric service through August of 2019. Since that time, the Company has made additional investments and experienced changes to capital and operations and maintenance costs incurred to provide safe and reliable electric service to customers. This rate case filing, based on a future test year ending December 31, 2022 ("FTY"), reflects these incremental investments net of any increase in revenues due to load growth. Specifically, Public Service is seeking an overall increase in base rate revenue of \$469,668,017 for the FTY when compared to the Company's present base rate revenue of \$1,828,744,462, using an overall rate of return of 7.17 percent, and a rate of return on equity of 10.00 percent. This proposed revenue change includes transferring into base rates the costs of projects previously recovered through the Transmission Cost Adjustment ("TCA"), as well as certain Cheyenne Ridge Wind Project costs currently collected through the Electric Commodity Adjustment ("ECA"). The amount of this transfer is projected to be \$38,776,131 for the TCA-related components, and \$87,936,983 for the ECA-related components. Since a transfer of cost between rate recovery mechanisms does not increase the net total revenue collected from customers, \$342,954,903 represents the net base rate revenue increase to customers. Additionally, a significant portion of the \$469,668,017 base revenue request also consists of recovery of costs the Commission previously approved for deferral and potential recovery in a future base rate case. The overall base rate revenue request does not include an additional \$6,859,098 to be collected through the Renewable Energy Standard Adjustment and Colorado Energy Plan Adjustment, which will occur as the result of this increase in base rate revenues consistent with the Public Utilities Law.

In addition to the requested change in base rate revenue, including the components of this change, and transferring costs from the TCA and ECA into base rates, the Company requests Commission approval of updated depreciation rates, tariff revisions and a program addition, requested trackers and deferrals, amortization of previously-deferred costs, and to re-set the baseline for the Revenue Decoupling Adjustment to April 1, 2022, as discussed in more detail in the direct testimony supporting the Company's advice letter.

The Company requests that the following tariff revisions be made:

- Add new Resiliency Service Tariff for Commercial & Industrial customers to support resiliency through Company ownership, installation, operation, and maintenance of on-site resiliency assets.
- Revise the General Rate Schedule Adjustment ("GRSA") and GRSA-Energy ("GRSA-E") and add the Cheyenne Ridge Wind Project to the list of projects recovered in the GRSA-E.
- Revise the TCA rates to shift the costs of transmission in-service assets presently recovered through the TCA to base rates.
- Revise the ECA rates to shift the retail cost for the Cheyenne Ridge revenue requirement collected through the ECA to base rates and modify the Cheyenne Ridge cost recovery language to reflect this change.
- Revise the Short-Term Sales Margins language in the ECA Tariff for Generation and Proprietary Book to reflect these will be in excess of levels established by the Commission decision rather than including the specific dollars and date in the tariff.
- Revise the ECA Tariff to include the proposed Electric Generation Performance Mechanism for three years or until Public Service's next Phase I electric rate case, whichever happens first.
- Extend the Quality of Service Plan through Performance Year 2024.
- Update the Charges for Rendering Service and Maintenance Charges for Street Lighting Service.
- Add references to Schedule Metered Street Lighting in the Street Lighting Rules and Regulations to be consistent with Schedule Energy Only Street Lighting.
- Update the Table of Contents and Reserved for Future Filing Index to incorporate changes.

The Company proposes to implement a GRSA to recover its requested \$469,668,017 of additional revenues based on forecasted 2022 sales. The request represents a 25.68 percent increase from what is currently collected from customers under base rates. The Company is proposing to collect \$387,401,744 of additional revenues through an incremental 24.07 percent GRSA, and an incremental \$82,266,273 through a base rate kWh GRSA-E. These proposed changes are incremental to the GRSA of 6.51 percent and the GRSA-E charges that are currently in effect. For the GRSA, the combination of these two charges would replace the current GRSA charge of 6.51 percent with the equivalent of a 30.58 percent total base rate adjustment.

The proposed GRSA-E is a kWh charge to collect energy-specific costs related to the Rush Creek and Cheyenne Ridge Wind projects and differs based on the customer's level of service delivery. For example, the incremental GRSA-E to incorporate the Cheyenne Ridge Wind project is \$0.00292 per kWh of energy consumed for customers receiving service under secondary voltage general rate schedules. For this rate class, the new GRSA-E would replace the current GRSA-E charge of \$0.00420 per kWh with a charge of \$0.00712 per kWh. Additionally, for Residential and Small Commercial customers, the GRSA percentage is converted to an equivalent \$ per kWh and added to the applicable GRSA-E charge. The GRSA-E charge applicable to Residential customers would be \$0.02864 per kWh.

The projected impacts of the Company's filing on typical monthly bills for the five major rate schedules are provided below. The impacts are based on an assumed implementation date of the initial requested rate increase of August 2, 2021. This implementation date is 30 days from the filing date and assumes the Commission has not suspended the advice letter and set it for hearing. The table below compares proposed base rates in the advice letter, inclusive of the GRSA and GRSA-E as well as offsetting changes to the ECA and TCA and holding all other rates constant, to rates currently in effect as of July 2, 2021.

2021 Electric Rate Case - Phase I vs Currently Effective Rates				
	Average Monthly Bill Impact			
	Current	Proposed	Monthly \$ Change	Monthly % Change
Residential - R	\$73.76	\$83.22	\$9.46	12.83%
Commercial - C	\$112.16	\$126.62	\$14.46	12.89%
Secondary General - SG	\$2,284	\$2,545	\$261	11.42%
Primary General - PG	\$37,725	\$41,381	\$3,656	9.69%
Transmission General - TG	\$534,670	\$582,217	\$47,547	8.89%

In accordance with Rule 1210(a) of the Commission's Rules of Practice and Procedure, copies of the current and proposed tariffs summarized above and as filed with the Commission, are available for examination and explanation at the main office of Public Service, 1800 Larimer Street, Suite 1100, Denver, Colorado 80202-5533, or at the Commission's office, 1560 Broadway, Suite 250, Denver, Colorado, 80202-5143. Customers who have questions may call the Commission at 303-894-2000, call Xcel Energy at 1-800-895-4999, send a fax to Xcel Energy at 1-800-895-2895, or e-mail inquire@xcelenergy.com. A copy of this Notice is also available on the Company's website at https://www.xcelenergy.com/company/rates_and_regulations/filings.

Anyone who desires may file written comments or objections to the proposed action. Written comments or objections shall be filed with the Commission, 1560 Broadway, Suite 250, Denver, Colorado 80202-5143 or entered at: www.dora.state.co.us/pacific/PUC/puccomments.

The Commission will consider all written comments and objections submitted prior to the evidentiary hearing on the advice letter. The filing of written comments or objections by itself will not allow you to participate as a party in any proceeding on the proposed action. If you wish to participate as a party in this matter, you must file written intervention documents in accordance with Rule 1401 of the Commission's Rules of Practice and Procedure or any applicable Commission order.

The Commission may hold a public hearing in addition to an evidentiary hearing on the advice letter. If such a hearing is held, members of the public may attend and make statements even if they did not file comments, objections or interventions. If the advice letter is uncontested or unopposed, the Commission may determine the matter without a hearing and without further notice. Anyone desiring information regarding it and when a hearing may be held, shall submit a written request to the Commission or, alternatively, shall contact the Consumer Affairs section of the Commission at 303-894-2070 or 1-800-456-0858. Notices of proposed hearings will be available on the Commission website under "News Releases" or through the Commission's e-filing system.

By: Brooke A. Trammell
Regional Vice President, Rates and Regulatory Affairs



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0119943

Certificate Number 2021-197705

Parcel 0182511314007

Order Number

Assessed To

Vendor ID

SALEM RADIO PROPERTIES INC
C/O: C/O SALEM COMMUNICATIONS CORP
4880 SANTA ROSA RD
CAMARILLO, CA 93012

SALEM MEDIA GROUP

Legal Description

Situs Address

SUB:STRAFACE PARCEL MINOR PLAT LOT:4

5601 FRANKLIN ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$10,167.72	\$0.00	\$0.00	(\$10,167.72)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 09/24/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$372.03	COMM LND SPEC	\$349,538	\$101,370
ADAMS COUNTY FIRE PROTECTIO	16.6830000	\$1,691.16	PURPOS		
ADAMS COUNTY	26.8970000	\$2,726.55	Total	\$349,538	\$101,370
NORTH WASHINGTON WATER & SA	0.7750000	\$78.56			
SD 1	51.2780000*	\$5,198.05			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$10.14			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$91.23			
Taxes Billed 2020	100.3030000	\$10,167.72			

* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L.

Culpepper, J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway

Brighton, CO 80601

Attachment 5