

WINDSOR -&- COLESVILLE OIL AND GAS LEASING COALITION

Maximizing Benefits and Protection for our Community through the Power of Our Numbers

Dear Landowner,

As Windsor -&- Colesville Oil and Gas Leasing Coalition Steering Committee members we invite you to join the coalition.

As a property owner in the Windsor/Colesville area you may already know your land is above a huge and very valuable natural gas reserve. You may have already been offered a lease by any of several gas drilling companies. Unfortunately gas company leases may not provide fair payments and can leave landowners exposed to unexpected and adverse environmental and legal risks. Also, our communities will face many challenging issues that we will need to speak out on as gas is extracted to be sure we are treated fairly.

If you prefer not to lease your land at all, please consider the following. The unpleasant fact is that the gas will be extracted and your un-leased acreage may be “compulsory integrated” according to NY law. The coalition website has links to NYSDEC information on this topic. While integration can pay well in some situations, less so in others, and gives gas companies no surface rights, it offers only minimum legal/environmental protections required by law, more financial and legal risk, and ignores issues that we feel are important.

Many of us who own land in Windsor or Colesville have come together in a coalition to address these issues. We are seeking greater monetary compensation along with stronger environmental and legal protections than those being offered, in gas company leases or compulsory integration law, in exchange for the rights to the gas and oil beneath our lands.

Knowledgeable, experienced experts are helping us gain these benefits. We are being advised by an environmental engineer and various business professionals experienced in the gas and oil industry but sympathetic to landowners. After all, they are landowners in the coalition! We are represented by Chris Denton, an attorney who is an expert in NY oil and gas leases. He will create individual leases that address the unique concerns of each landowner (In case you're wondering, a rough draft of your lease will be made for your changes and approval. Once all members have approved their rough drafts, all of the leases will be sent to gas companies for bids. The winning gas company will sign leases and pay you directly.). Together as a team we will secure the best legal protections, environmental safeguards, and monetary rewards possible.

By pooling our numbers, talents, and lands, we will have the leverage required to gain these benefits. The more members and acreage we include, the greater our bargaining power. Anyone owning land in Colesville or Windsor townships is welcome, including those with existing leases expiring before the end of this year. Also, if you recently signed a lease but did not immediately receive a copy of the lease or payment please call Mr. Denton at 607-734-0661 to see if you can cancel the lease and join the coalition.

To join simply complete the attached forms and mail each one to the address indicated on it. They seem official, but are not binding legal documents. The information will allow us to show gas companies the size and strength of our coalition during negotiations. It will also allow Mr. Denton to read your statements and tailor your lease to address your concerns.

There is no minimum acreage requirement for joining the coalition. Membership in the coalition is free. Members will not be pressured and can leave at any time before we start negotiations with gas companies. We welcome your ideas, concerns, and feedback via the forms, phone, or e-mail. We hope you will join us.

Sincerely,

Windsor -&- Colesville Oil and Gas Lease Coalition Steering Committee Members Jim Worden, Glenn Winsor, Roger Colwell, Floyd Bronson, Judy Bishop, and Al Balchikonis

P.S. If you have already submitted this information, please feel free to resend it (but please write “duplicate” on the top of the forms). To learn more about the coalition and gas issues in general go to the coalition website at www.windsornygaslease.com. Please contact Jim Worden at 607-760-9459 with any questions.

NEVER FORGET!!!

Do not sign any lease until you have had a qualified attorney review it and you understand it completely!!

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Dear Landowner,

Please take a moment to read this letter and consider joining the Windsor -&- Colesville Oil and Gas Lease Coalition. We are not a corporation. We are a group of community members working to bring our community together so each of us can have more power. Our mission is simple: *to secure gas and oil lease offers that preserve, protect, advance, and represent members' interests and rights to a greater degree than any individual might achieve on his or her own.* The more members and acreage we include, the greater our ability to accomplish this mission. Thank you for your consideration, and we hope you will join us.

Sincerely, The entire membership of the Windsor -&- Colesville Oil and Gas Lease Coalition

NEVER FORGET!!!

**DO NOT SIGN ANY LEASE UNTIL YOU HAVE HAD A QUALIFIED ATTORNEY
REVIEW IT AND YOU UNDERSTAND IT COMPLETELY!!**