

...because of the benefits to YOU!

The coalition will give you...

The best chance for higher bonus payments and royalty rates than gas company offers.

A clearly worded, landowner friendly lease providing fair legal terms and strong community and environmental protections.

Information that will help you make the right choices for your self and learn about the choices facing the community .

Free membership, website, and newsletter.

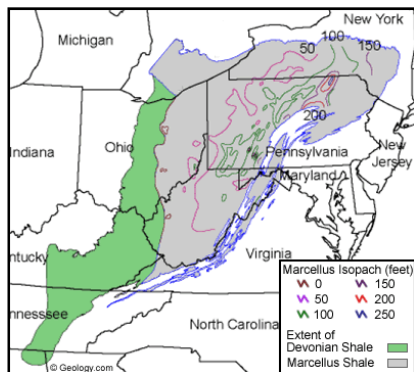
No minimum acreage size requirements.

No obligation. You can quit if you wish at anytime you desire.

A group in which the steering committee, members, and volunteers all own land in the local area and share your concerns. No companies are involved .

Low legal fees (due only if you sign a lease).

Please take the time to read this paper as a start to getting all you deserve. As a coalition member you can benefit in ways not possible alone!



The Marcellus and Devonian shale beds in the Appalachian basin.

### MOST IMPORTANTLY...

The coalition will not pressure any member. The coalition is providing information and options.

Members are not bound to do as the coalition does. Members should do as they feel is personally best.

Pooling our talents and resources will help us all to realize the greatest benefits from this opportunity while experiencing minimal adverse impact.

Membership is free with no minimum acreage size.

The coalition wants you to feel that being a member is worth while. If you don't the coalition wants to know why so it can improve.

### NEVER FORGET!!!

DO NOT SIGN ANY DOCUMENT  
UNTIL YOU HAVE HAD A QUALI-  
FIED ATTORNEY REVIEW IT AND  
YOU UNDERSTAND IT AND  
YOUR OPTIONS COMPLETELY!!

### WINDSOR - & - COLESVILLE OIL AND GAS LEASE COALITION

Sign up or learn more about it at  
[WWW.WINDSORNYGASLEASE.COM](http://WWW.WINDSORNYGASLEASE.COM)

or contact

Jim Worden

1529 NY RT 79

Windsor NY 13865

607-760-9459 (cell)

### WINDSOR - & - COLESVILLE OIL AND GAS LEASE COALITION

# Why should you join the coalition to lease your land?



MAXIMIZING BENEFITS AND  
PROTECTIONS FOR OUR  
COMMUNITY THROUGH THE  
POWER OF OUR NUMBERS

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Plain and simple...

**If you own land in Afton, Colesville, Deposit, Fenton, Sanford, or Windsor you will be affected by gas leasing, drilling, and production.**

Whether we like it or not, understand it or not, or want to participate or not, *gas drilling will happen in our area*. Conservative estimates place the value of the gas under 100,000 acres at nearly \$5 billion! Rising demand for natural gas and the proximity of our area to major northeastern markets make this resource too attractive to be ignored or blocked from production. **Gas leasing, drilling, and production will affect your...**

**Money** - You will be offered bonus money as "rent" for your land and royalty money as payment for the gas pumped out from under your land.

**Land** - Drilling sites, pipelines, access roads, compressor stations, support structures, and equipment will all be placed around the country side. These may be on your land or that of your nearby neighbors.

**Legal rights** - You will be faced with choices, and each choice will have different consequences. You will need to understand these before signing anything.

**Environment** - Construction, industrial scale operations, and follow on repairs will in some way alter our landscape and our water resources.

**Community** - Roads, taxes, jobs, police and fire services, and laws will be affected and have to adapt to new events in unpredictable ways. Land prices, deeds, and mortgage practices will be affected. Even lands owned by the state, county and local municipalities will be leased as well.

Fortunately you have the power to choose how the changes affect you. Reading this paper will help you choose wisely so that your money, your land, your rights, your surroundings, and your community are better off.

**In other areas where leasing and drilling started, coalitions offered the best option for landowners to avoid changes for the worse.**

...to avoid your regret and disappointment...

**Gas companies documents should not be signed until you and your lawyer understand them and understand the options!**

Most company document terms and conditions favor only to the company. *Do you really expect that they're going to give you anything more than the bare minimum they can get away with?! OF COURSE NOT! Companies will limit your...*

**Money** - Obviously a company will try to get away with paying as little as possible. They will take advantage of your weak bargaining power and lack of industry knowledge to avoid paying you what your gas is really worth. Also, they may buy your lease and sell it to another company for far more than what you were paid. That is profit out of your pocket, and they won't volunteer to fairly share it with you!

**Land** - Company leases may allow the company to come on your land against your wishes and limit your use of your land if you do not understand the lease.

**Legal Rights** - Often company leases are vague and allow the companies to take advantage of loop holes while offering no recourse to you. Company leases confuse, minimize, or eliminate your legal protections and rights such as surface rights, indemnification, and dispute resolution.

**Environment** - Company leases often do not have provisions about toxic spills, storm water runoff, and questionable practices. Companies do not volunteer to include environmental protections and they prefer you don't ask about them! Your concerns are not necessarily their concerns!

**Community** - Companies may try to get away with not taking responsibility for the harm they cause in an area. Their equipment can destroy roads. Their activities can impact local taxes and leave messes behind for tax payers to clean up. Again, you may not find out until it's too late!

Alone no one has the bargaining power or industry knowledge needed to get a fair deal. You have one chance to do this right and once you sign a bad lease you're stuck with it!

**In other areas where landowners faced these less than desirable options, coalitions offered the best way for landowners to gain an advantage.**

...and to maximize your benefits!

**Compare your options and see how joining the coalition offers you more rewards, protections, and advantages.**

Six local landowners realized the only way to obtain fairer offers and more protections than those offered by gas companies was to use the strength found in numbers. They formed a coalition to bring landowners into a single, strong, educated group able to benefit all. Originally limited to Colesville and Windsor, it now includes Afton, Deposit (western), Fenton (east of Rte. 369), and Sanford. **The coalition will benefit your...**

**Money** - The coalition will use the bargaining power of many landowners and acres pooled together and knowledge of what the gas companies will pay for to get you higher bonus and royalty offers.

**Land** - Your lease will assure that your concerns and wishes for your land will be respected. You will understand it, since you will tailor your lease with the coalition lawyer to reflect your own needs.

**Legal Rights** - The coalition lawyer will replace vague, unfair terms with clear, fair terms that will be explained to you. You will know what your rights, protections, and options are before you sign anything!

**Environment** - Advice from environmental and geology experts will allow us to avoid the worst company abuses and to seek the safest drilling methods. This research and experience is unique even among coalitions.

**Community** - The coalition will provide information on issues outside of leasing. You can become informed and involved as much or as little as you like to see that your neighborhoods, roads and taxes remain acceptable.

The coalition is inviting all landowners in Afton, Colesville, Deposit (western), Fenton (east of Rte 369), Sanford, and Windsor to join and **enjoy the benefits.**

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