

Ted Magnuson Family Trust, Susan L. Magnuson Trustee
50 Cherry Ave, Unit 9
Eaton, Colorado 80615

February 6, 2023

Bayswater Exploration & Production, LLC
Lauren Walsh, Landman
(720) 881-4502
lwalsh@bayswater.us

Onyx Pad

Access Road: Existing access onto CR33 0.9 miles north of CR76

REQUEST FOR INFORMED CONSENT

Oil and gas operations are regulated in Colorado by the Colorado Oil and Gas Conservation Commission (“COGCC”). An oil and gas company, or “operator”, may apply for permits from the COGCC to conduct oil and gas operations such as drilling wells to produce oil and natural gas. Effective January 15, 2021, operators must have an approved Oil and Gas Development Plan (“OGDP”) to conduct new oil and gas operations. An approved OGDP gives an operator permission to build one or more new oil and gas locations, or expand existing locations, which may include a wellpad where oil and gas wells may be drilled.

COGCC’s rules allow for the consideration of new oil and gas development proposed to be located within 2,000 feet of a residential or high-occupancy building such as a home or apartment building if one or more specified exceptions are in place.¹ One such exception is if the owners and tenants of every occupied building within 2,000 feet of the proposed development provide **informed consent** for the proposed oil and gas operations.

¹ The terms “building” and “home” in this letter include both the COGCC defined terms residential building units and high-occupancy building units. Because some high-occupancy building units are commercial buildings like nursing homes and hospitals, this letter uses the term “live” to refer to “owning,” “living in,” and “working in” a home or building.

You are receiving this letter because Bayswater Exploration & Production, LLC (“Bayswater”) plans to submit an application to the COGCC for approval of an OGD that proposes new oil and gas operations within 2,000 feet of the building where you live. The COGCC rule immediately below addresses informed consent of building owners or tenants.

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Please note that Bayswater must also obtain permission from your local government to conduct the oil and gas operations if your local government has its own oil and gas permitting process. The relevant local government(s) for this OGD application is Weld County. Under the rules of this local government, a local permit, called a 1041 Weld Oil and Gas Location Assessment (“1041 WOGLA”), is also required.

1041 WOGLA Record Number: 1041WOGLA22-0017

1041 WOGLA Location Name: Onyx Pad

1041 WOGLA Status: To be submitted concurrently with OGD

To obtain your informed consent, we are required to provide you information about the nature, timeline, and scope of the oil and gas development that we propose to conduct near your home, and the potential impacts that you may experience as a result of that development. This information must be presented in a language that you understand, and we must answer any questions that you have about the information. Bayswater is providing this information to you so that you can make an informed decision about whether or not to give your consent to the proposed oil and gas development that would be located within 2,000 feet of your home. To ensure that you fully understand the implications of providing your consent, Bayswater is providing you with the following information:

1. Description of the physical siting of the proposed location, including legal description, and a map showing the proximity to your home; (See Exhibits A, B)
2. How this proposed location was selected using an Alternative Location Analysis process; (See Exhibit C)
3. A description of the mineral acreage to be developed from this proposed location, and the number and orientation of wells, types of equipment, and other on- and off-location infrastructure related to anticipated operations; (See Exhibits D, E, I)
4. A description, proposed timeline, and expected duration of different operations that are planned, including construction, drilling, completions, flowback, interim reclamation, production, and final reclamation; (See Exhibit F)
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7. A point of contact for you to obtain additional information from Bayswater, and how you can access additional information from the COGCC and your local government.² (See Exhibit A)

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If you should have any questions, please feel free to contact me directly as noted below. Thank you for your consideration of this matter.

Respectfully,



Lauren Walsh

Landman

(720) 881-4502

lwalsh@bayswater.us

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Pad Name: Onyx Pad
NWNW Section 26, Township 7 North, Range 66 West, 6th P.M., Weld County, Colorado
COGCC Oil and Gas Location Assessment Form 2A #402971275

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☒ **I AGREE to the proposed location and associated oil and gas operations, and voluntarily provide my informed consent.**

☐ **I DO NOT give my consent for the proposed location and associated oil and gas operations.**

Signature: Susan L Magnuson

Name (Printed): Susan Magnuson

Date: 12-19-2022

Language other than English that materials were provided in: _____

Susan Louise Magnuson
50 Cherry Ave, Unit 9
Eaton, Colorado 80615

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Lauren Walsh, Landman
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1041 WOGLA Location Name: Onyx Pad

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Landman

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Signature: Susan L Magnuson

Name (Printed): Susan Magnuson

Date: 12-19-2022

Language other than English that materials were provided in: _____

Timothy Gordon Magnuson
38058 Weld County Road 33
Eaton, Colorado 80615

February 6, 2023

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Name (Printed): Tim Magnuson

Date: 12-19-2022

Language other than English that materials were provided in: _____

James Russell Magnuson
38093 Weld County Road 33
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² In addition to this information, Bayswater will also provide you with additional information required by COGCC at later stages of the application process, should we choose to move forward with the OGDG application process after learning whether you choose to provide your informed consent.

Because your home is within 2,000 feet of the proposed oil and gas development, you qualify as an “affected person” under COGCC’s rules. That means you have a legal right to participate in all COGCC proceedings to decide whether or not to grant Bayswater its OGDG permit to conduct oil and gas operations near your home. You have the ability to submit written public comments to the COGCC’s Staff while the application is pending. You have the right to request the COGCC to conduct a local public hearing at a location near where you live. You have the right to provide written and oral public comments to the Commissioners about the proposed development while the Commission is considering the application. You also have the right to petition to participate as an “affected person,” which means you can exercise your rights in a process similar to litigation in court, before both a COGCC Hearing Officer and the Commissioners themselves.

If you should have any questions, please feel free to contact me directly as noted below. Thank you for your consideration of this matter.

Respectfully,



Lauren Walsh

Landman

(720) 881-4502

lwalsh@bayswater.us

Enclosures: Exhibit A: Location Information
Exhibit B: Notification Zone Drawing
Exhibit C: Alternative Location Analysis Description and Maps
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Exhibit E: Related Location and Flowline Map
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Exhibit I: Preliminary Process Flow Diagrams
Exhibit J: Informed Consent Decision Page

Pad Name: Onyx Pad
NWNW Section 26, Township 7 North, Range 66 West, 6th P.M., Weld County, Colorado
COGCC Oil and Gas Location Assessment Form 2A #402971275

Before you sign this document, you must read all the information provided to you by Bayswater. Please initial below to certify that:

- (1) you have read all the information provided to you: SM
(2) you understand that information: SM

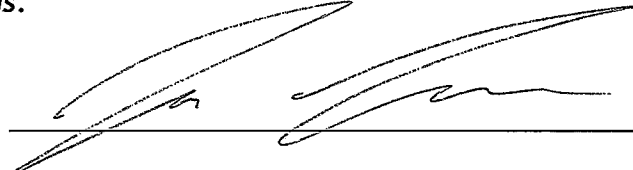
Informed Consent Decision:

By signing this document, you are informing the COGCC that you have made a fully-informed decision on the oil and gas development proposed near the building that you own or live in. **YOU ARE NOT OBLIGATED TO SIGN THIS DOCUMENT. YOU HAVE THE RIGHT TO WITHHOLD YOUR CONSENT TO THE OIL AND GAS DEVELOPMENT NEAR YOUR HOME.** Your signature does not grant you additional rights or waive your existing rights, including your right to participate in COGCC's permitting proceedings as an "affected person." Your signature is only relevant to the proposed oil and gas development in this OGD. It is not transferable to any other proposal or location or permit application. This document will be maintained as part of the public record in the hearing of this OGD with the Commission.

I have read and I understand the information provided to me regarding the proposed Oil and Gas Location and its associated operations. The information was provided to me in a language that I understand. I have had the opportunity to ask Bayswater questions. I understand the potential impacts of the development, as described in the provided information.

☒ **I AGREE to the proposed location and associated oil and gas operations, and voluntarily provide my informed consent.**

☐ **I DO NOT give my consent for the proposed location and associated oil and gas operations.**

Signature: 

Name (Printed): James R Magnuson

Date: 12-19-22

Language other than English that materials were provided in: _____

Leffler Land & Livestock, Inc. c/o Charles V. Leffler
37495 Weld County Road 33
Eaton, Colorado 80615

February 6, 2023

Bayswater Exploration & Production, LLC
Lauren Walsh, Landman
(720) 881-4502
lwalsh@bayswater.us

Onyx Pad

Access Road: Existing access onto CR33 0.9 miles north of CR76

REQUEST FOR INFORMED CONSENT

Oil and gas operations are regulated in Colorado by the Colorado Oil and Gas Conservation Commission (“COGCC”). An oil and gas company, or “operator”, may apply for permits from the COGCC to conduct oil and gas operations such as drilling wells to produce oil and natural gas. Effective January 15, 2021, operators must have an approved Oil and Gas Development Plan (“OGDP”) to conduct new oil and gas operations. An approved OGDP gives an operator permission to build one or more new oil and gas locations, or expand existing locations, which may include a wellpad where oil and gas wells may be drilled.

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Please note that Bayswater must also obtain permission from your local government to conduct the oil and gas operations if your local government has its own oil and gas permitting process. The relevant local government(s) for this OGD application is Weld County. Under the rules of this local government, a local permit, called a 1041 Weld Oil and Gas Location Assessment (“1041 WOGLA”), is also required.

1041 WOGLA Record Number: 1041WOGLA22-0017

1041 WOGLA Location Name: Onyx Pad

1041 WOGLA Status: To be submitted concurrently with OGD

To obtain your informed consent, we are required to provide you information about the nature, timeline, and scope of the oil and gas development that we propose to conduct near your home, and the potential impacts that you may experience as a result of that development. This information must be presented in a language that you understand, and we must answer any questions that you have about the information. Bayswater is providing this information to you so that you can make an informed decision about whether or not to give your consent to the proposed oil and gas development that would be located within 2,000 feet of your home. To ensure that you fully understand the implications of providing your consent, Bayswater is providing you with the following information:

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2. How this proposed location was selected using an Alternative Location Analysis process; (See Exhibit C)
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4. A description, proposed timeline, and expected duration of different operations that are planned, including construction, drilling, completions, flowback, interim reclamation, production, and final reclamation; (See Exhibit F)
5. A description of the different immediate impacts that you may experience during each stage of operations, which may include noise, vibration, light, odor, dust, traffic, and visual impacts, along with Bayswater's planned mitigation ("Best Management Practices") designed to reduce the impacts you may experience during each state of the operation; (See Exhibit G)
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Respectfully,



Lauren Walsh

Landman

(720) 881-4502

lwalsh@bayswater.us

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Pad Name: Onyx Pad
NWNW Section 26, Township 7 North, Range 66 West, 6th P.M., Weld County, Colorado
COGCC Oil and Gas Location Assessment Form 2A #402971275

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- (1) you have read all the information provided to you: GL SL
(2) you understand that information: GL SL

Informed Consent Decision:

By signing this document, you are informing the COGCC that you have made a fully-informed decision on the oil and gas development proposed near the building that you own or live in. **YOU ARE NOT OBLIGATED TO SIGN THIS DOCUMENT. YOU HAVE THE RIGHT TO WITHHOLD YOUR CONSENT TO THE OIL AND GAS DEVELOPMENT NEAR YOUR HOME.** Your signature does not grant you additional rights or waive your existing rights, including your right to participate in COGCC's permitting proceedings as an "affected person." Your signature is only relevant to the proposed oil and gas development in this OGD. It is not transferable to any other proposal or location or permit application. This document will be maintained as part of the public record in the hearing of this OGD with the Commission.

I have read and I understand the information provided to me regarding the proposed Oil and Gas Location and its associated operations. The information was provided to me in a language that I understand. I have had the opportunity to ask Bayswater questions. I understand the potential impacts of the development, as described in the provided information.

☒ **I AGREE** to the proposed location and associated oil and gas operations, and voluntarily provide my informed consent.

☐ **I DO NOT** give my consent for the proposed location and associated oil and gas operations.

Signature: Glen Leff / F. Shannon Leff

Name (Printed): Glen Leff / F. Shannon Leff

Date: 11-11-22

Language other than English that materials were provided in: _____

Leffler Land & Livestock, Inc. c/o Charles V. Leffler
37495 Weld County Road 33
Eaton, Colorado 80615

February 6, 2023

Bayswater Exploration & Production, LLC
Lauren Walsh, Landman
(720) 881-4502
lwalsh@bayswater.us

Onyx Pad

Access Road: Existing access onto CR33 0.9 miles north of CR76

REQUEST FOR INFORMED CONSENT

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1041 WOGLA Record Number: 1041WOGLA22-0017

1041 WOGLA Location Name: Onyx Pad

1041 WOGLA Status: To be submitted concurrently with OGD

To obtain your informed consent, we are required to provide you information about the nature, timeline, and scope of the oil and gas development that we propose to conduct near your home, and the potential impacts that you may experience as a result of that development. This information must be presented in a language that you understand, and we must answer any questions that you have about the information. Bayswater is providing this information to you so that you can make an informed decision about whether or not to give your consent to the proposed oil and gas development that would be located within 2,000 feet of your home. To ensure that you fully understand the implications of providing your consent, Bayswater is providing you with the following information:

1. Description of the physical siting of the proposed location, including legal description, and a map showing the proximity to your home; (See Exhibits A, B)
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If you should have any questions, please feel free to contact me directly as noted below. Thank you for your consideration of this matter.

Respectfully,



Lauren Walsh

Landman

(720) 881-4502

lwalsh@bayswater.us

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Pad Name: Onyx Pad
NWNW Section 26, Township 7 North, Range 66 West, 6th P.M., Weld County, Colorado
COGCC Oil and Gas Location Assessment Form 2A #402971275

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Informed Consent Decision:

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☒ **I AGREE** to the proposed location and associated oil and gas operations, and voluntarily provide my informed consent.

☐ **I DO NOT** give my consent for the proposed location and associated oil and gas operations.

Signature: Nathan White

Name (Printed): Nathan White

Date: 11-6-22

Language other than English that materials were provided in: _____

Glenn C. Leffler and Lee Shannon Leffler, joint Tenants
16367 County Road 76
Eaton, Colorado 80615

February 6, 2023

Bayswater Exploration & Production, LLC
Lauren Walsh, Landman
(720) 881-4502
lwalsh@bayswater.us

Onyx Pad

Access Road: Existing access onto CR33 0.9 miles north of CR76

REQUEST FOR INFORMED CONSENT

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1041 WOGLA Record Number: 1041WOGLA22-0017

1041 WOGLA Location Name: Onyx Pad

1041 WOGLA Status: To be submitted concurrently with OGD

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Lauren Walsh

Landman

(720) 881-4502

lwalsh@bayswater.us

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Pad Name: Onyx Pad
NWNW Section 26, Township 7 North, Range 66 West, 6th P.M., Weld County, Colorado
COGCC Oil and Gas Location Assessment Form 2A #402971275

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☐ **I DO NOT give my consent for the proposed location and associated oil and gas operations.**

Signature: L Shannon Leffler / Glen Leffler

Name (Printed): L Shannon Leffler / Glen Leffler

Date: 11-11-22

Language other than English that materials were provided in: _____