

Raspberry Mountain Ranch Property Owners' Association



November 2, 2009

[Property Owner's Name]

[Address]

Dear **[Name]**:

By now, many of you have received a letter or phone call (or both) from James W. Klassen of Hannon & Associates, Inc., 1615 California, Suite 623, Denver, CO 80202, regarding oil and gas leasing of your property. The letter states that the company Mr. Klassen represents is offering you varying amounts of money per acre (example: \$25 per net mineral acre) "for a paid up five year lease with an option to extend for an additional five years."

Mr. Klassen's letter further states that his records show you to own a 60% mineral interests "in lands described above totaling approximately" (the number varies with each parcel of land), which calculates to 60% of your acreage.

On behalf of the Board of Directors (BOD) of Raspberry Mountain Ranch (RMR) Property Owners' Association (POA), I remind you that it is not an option to accept the lease offer as oil and gas drilling is prohibited by the Declaration of Protective Covenants. Article VIII: Land Use states "Mining (including the removal of soil, gravel or rock) and oil or gas production is prohibited." The RMR POA owns the remaining 40% of your property's Mineral Rights.

Further, I would like to emphasize that each of us paid a significant amount of money for our property and the impact on our property values with mining as proposed by Mr. Klassen would be devastating. In addition to monetary investments, we bought in this beautiful valley as an aesthetic investment. Finally, I would like to point out that heavy mining equipment on our roads would cause significant road and environmental damage, likely causing an increase in our Association fees.

Please do not sign any agreement with Hannon & Associates as this would constitute a violation of our Covenants and devastate our land values.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Ed Kirkland, President
Raspberry Mountain Ranch POA
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