

QUESTIONS YOU MIGHT WANT TO GET ANSWERED BY THE DEVELOPER BEFORE SIGNING A GAS & OIL LEASE

(Ask for these questions to be answered *in writing*)



Where will the well pad site be? How big will it be?

How many gas wells are planned for this pad?

Is there potential for additional pad sites to be placed on or near my property?

Will the company agree to limit the # of pads on my property to the spacings allowed by law at the time the lease is signed?

Will the gas company grant more than the setback distance from my home/water source that is set as a minimum by current state law or county ordinance?

Besides the well, what other equipment will be installed on the pad site?

What measures will be taken to keep the pad site clear of weeds, trash, and extraneous vehicles/equipment?

What is the anticipated life term for this pad site? Will the well be capped if inactive?

When will the well pad site be restored to its original condition? Is bonding for this?

Will fresh (potable) water be trucked in and wastewater trucked out from this pad site?

Will the well/s be drilled conventionally (vertically) or unconventionally (diagonally or horizontally)?

How many trucks will access this pad site during the drilling, and for how many days?

What access route will company trucks use across my property? How often after drilling? If company trucks will use my driveway or established road on my property, will the company sign a road maintenance agreement for regular upkeep?

Will the company limit the non-emergency access to my property for its employees and subcontractors to daylight hours? To what hours, on what schedule?

Who is responsible for damage to my property in case of an accident involving gas extraction activities?

What baseline water and air monitoring will the company undertake before drilling?

Will the company accept a clause requiring that drilling muds and “produced” fluids that come up from the boreholes be removed from my property (agree not to establish a reserve pit on my property)?

If there *is* to be a reserve pit associated with this pad site, who would monitor it and the soil containing it, and on what schedule?

How is soil surrounding the drill pad site protected from contaminants used during drilling? From herbicides used to keep pads weed-free?

Southwest Idaho has radioactivity in its soil. How is disturbed radioactive soil going to be tested for?

Is the company required to submit a soil remediation plan for my property in the event of soil contamination? How/where is contaminated soil to be disposed of?

Will the company guarantee that deep well injection of wastewater will not be carried out on my property?

What about flaring? What fire-suppression equipment does the company keep at the site?

Is there an existing pipeline associated with this pad site? If not, will one be built across my land? Will it be on the surface or buried, and at what depth?

Will the pipeline company need to access my property? If so, where, for how long/how often, and on what schedule?

Will there be a compression station associated with this pad site? If not, will there be a compression station within one mile of my home? What air quality monitoring is done?

What new noise levels will there be within my hearing range during drilling and afterwards, both during the day and at night? How will noise levels be tested? Will the company agree to shield noise-producing equipment if it is a nuisance to me and reduces my property values?

What new lighting will there be on my property at night? Will the company agree to shield it from being directed toward my house and any animal compound?

Will dust or odors be factors in drilling and whatever activities will come afterward?

If I rent my home/land, how will the gas company interface with the renters?