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March 30, 2010

Certified Mail – 7009-0820-0000-2272-2702

Vantage Energy, LLC
116 Inverness Drive East, Suite 107
Englewood, Colorado 80112

Certified Mail – 7009-0820-0000-2272-2719

The Caffey Group, LLC
309 W. 7th Street, Suite 1300
Fort Worth, Texas 76102

Re: *SFWA Paid Up Oil and Gas Lease*

Dear Vantage Energy and Caffey Group:

This firm has been retained by the mineral estate owners (“Clients”), listed and attached hereto in **Appendix A**, to prosecute this complaint and cause of action regarding your breach of the above referenced agreement. This letter constitutes our Clients’ formal notice of complaint and demand for restitution and/or damages pursuant to Section 17.41 *et seq.* of the Texas Business and Commerce Code, also known as the Texas Deceptive Trade Practices Act (“DTPA”). In accordance with Sections 38.001 and 38.002 of the Texas Civil Practice and Remedies Code, this letter shall also serve as a formal demand for performance of the above-reference contract.

I. FACTUAL BACKGROUND

The aforementioned statutes require a consumer to give fair notice of the factual basis for the complaint before it is formally asserted in court. This letter constitutes that notice. However, I will be happy to discuss this case with you, in person or over the telephone. A discussion about the case and our contentions now might save a lot of time and money in the long run.

On or around September 8, 2008, a homeowners’ coalition known as the Southwest Fort Worth Alliance (“SFWA”) entered into a binding lease agreement with you that was intended to cover all property owners living in the SFWA geographical areas. SFWA and the landowners they represented thereby entered into a consumer relationship to acquire your expertise, skills,

SAN ANTONIO OFFICE

100 Sandau / Suite 101 / San Antonio, Texas 78216
Telephone: (210) 366-4949 / Facsimile (210) 979-6804 / Toll Free: (877) 315-2859

riddleandwilliams.com

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knowledge, equipment, machinery, and training in the exploration and exploitation of the landowners' mineral estates.

Our Client is a property owner in the SFWA geographical area and SFWA's acceptance of the lease constituted acceptance on behalf of our Client. Our Client made good faith efforts to comply with each request from your company and our Client has done everything you have asked to be done.

Our Client detrimentally relied on your company's statements and representations that all property owners in the SFWA area would be able to sign a lease. Specifically, SFWA and our Client rejected competing offers for a mineral lease from companies you were competing with at the time.

On or about October 14, 2008, Vantage Energy Inc. through its agent, The Caffey Group, ended its leasing operations, leaving our Client without the opportunity to sign the lease that your company had negotiated and promised.

II. BASIS FOR RECOVERY

Your conduct is in violation of the DTPA. In connection with representations made regarding the lease, you have knowingly and intentionally violated Sections 17.50(a) (1), (2) and (3) of the DTPA, which allows a consumer to maintain an action where the following constitutes a producing cause of economic damages: (i) the use or employment by any person of a false, misleading or deceptive act or practice that is specifically enumerated in a subdivision of Section 17.46(b) of the DTPA and relied upon by the consumer to the consumer's detriment; (ii) breach of express or implied warranty; or (iii) any unconscionable action or course of action by any person.

Your conduct constitutes a knowing violation of at least the following sections of the DTPA:

- A. Section 17.46(b)(5) representing that goods or services have sponsorship, characteristics, uses, benefits, or quantities which they do not have;
- B. Section 17.46(b)(11) making false or misleading statements of fact concerning the reasons for, existence of, or amount of price reductions;
- C. Section 17.46(b)(12) representing that an agreement confers or involves rights, remedies, or obligations for which it does not have or does not involve, or which are prohibited by law;
- D. Section 17.46(b)(24), failing to disclose information concerning goods or services which was known at the time of the transaction if such failure to disclose such information was intended to induce the consumer into a transaction into which the consumer would not have entered had the information been disclosed.

Furthermore, your actions and/or omissions constitute a breach of express and implied warranties and unconscionable actions under Sections 17.50(a)(2)-(3).

You have also breached your contract with our Clients. Consequently, this letter is also a formal demand for attorneys' fees pursuant to Sections 38.001 and 38.002 of the Texas Civil Practice and Remedies Code. We are carefully investigating all consumer complaints involving your company's business decision to renege on the contract it entered into and, therefore, the time we spend on these cases increases each day. Hence, it is in your best interests to settle this case now rather than forcing us to Court to pursue this claim.

III. RELIEF REQUESTED

Our Clients wish to settle this matter amicably and request that you:

- A. Execute and honor the terms of the agreed upon lease, including the following terms:
 - 1. \$ 27,500 lease bonus per net mineral acre;
 - 2. 23% royalties upon production;
 - 3. 3 year primary term; and
 - 4. 2 year renewal option at \$ 27,500 per net mineral acre
- B. Pay damages, listed and attached hereto in **Appendix B**, which are based upon the amount due under the lease contract to each Client and because you *knowingly* engaged in the conduct described in this letter; **and**
- C. Pay all reasonable and necessary legal fees incurred by our Clients up to and including the resolution of this matter. This is authorized under the DTPA as well as the Texas Civil Practices and Remedies Code.

As you know, we have other cases involving clients with complaints against you that are very similar to those raised herein. We have expended hundreds of hours of lawyer time on those cases and three firms continue to work on them every day. Our combined efforts have uncovered significant factual information which we believe will likely lead to a finding that you and your agent's conduct was committed willfully, knowingly, and flagrantly in conscious disregard to the rights and interests of individuals such as our Clients herein. Therefore, it is not possible to provide a precise amount of attorneys' fees that could be attributable to this particular case.

Nevertheless, in an effort to settle this case and avoid any further expense associated with it, we are willing to settle this case for only two thousand dollars (**\$2,000**) in attorneys' fees *per* Client, as long as it can be settled within the next sixty days under terms described herein. Total attorneys' fees in this type of case could and almost certainly will easily exceed the total damages your conduct has caused to our Clients.

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If you desire to resolve this matter, please contact our office within sixty (60) days of your receipt of this letter, so we might avoid any unnecessary time, expenses and additional attorneys' fees in litigating this matter.

If this matter is unresolved sixty (60) days from the date you receive this letter, our Clients have instructed us to file a lawsuit under the Texas Deceptive Trade Practices Act , wherein we shall seek the maximum damages allowed by law, plus triple the actual damages and attorneys' fees and court costs.

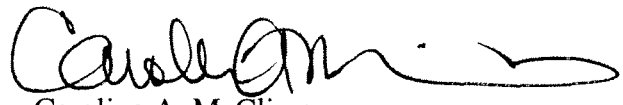
It is the intention of our Clients and our firm that no binding settlement exists until any proposal and acceptance are both (i) reduced to a written settlement agreement approved by all parties to the settlement, and (ii) signed by all parties for which the settlement agreement contemplates signature. Finally, any settlement we reach shall be deemed materially breached and will have no force and effect unless settlement funds are received by certified check, drawn on a local bank, and paid within forty-eight hours of this settlement offer being accepted. Plaintiffs' counsel will hold such funds in its trust account until such time as a settlement and release of all claims can be prepared and executed by the parties.

Pursuant to Rule 408 of the Texas Rules of Evidence, neither this request for a settlement proposal nor the accompanying facts and analysis contained in this document shall be construed as an admission or be admissible at trial.

IV. CONCLUSION

Please do not communicate further with our Clients now that you know we are involved in this matter. Please contact me at your earliest convenience if you wish to discuss this matter. I will assume that you do not wish to settle this matter out of court if I do not hear from you within the next sixty (60) days.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caroline A. McClimon', with a long horizontal flourish extending to the right.

Caroline A. McClimon

CAM/jcf

APPENDIX A

CLIENTS

1. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Woodmont Addition
[REDACTED]
Fort Worth, Texas 76133

2. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Wedgwood Addition
[REDACTED]
Fort Worth, Texas 76133

3. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the South Hills Addition
[REDACTED]
Fort Worth, Texas 76133

4. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Camelot Addition
[REDACTED]
Fort Worth, Texas 76134

5. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Meadow Creek Addition
[REDACTED]
Fort Worth, Texas 76123

6. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Wedgwood Addition
[REDACTED]
Fort Worth, Texas 76133

7. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the
Highland Terrace Addition
[REDACTED]
Fort Worth, Texas 76134

8. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the South Hills Addition
[REDACTED]
Fort Worth, Texas 76133

9. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Meadow Creek Addition
[REDACTED]
Fort Worth, Texas 76123

10. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Meadow Creek Addition
[REDACTED]
Fort Worth, Texas 76123

11. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Wedgwood Addition
[REDACTED]
Fort Worth, Texas 76133

12. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the
Meadow Creek South Addition
[REDACTED]
Fort Worth, Texas 76123

13. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the South Hills Addition
[REDACTED]
Fort Worth, Texas 76133

14. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Meadow Creek Addition
[REDACTED]
Fort Worth, Texas 76123

APPENDIX A

CLIENTS

15. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the South Hills Addition
[REDACTED]
Fort Worth, Texas 76133

16. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Wedgwood Addition
[REDACTED]
Fort Worth, Texas 76133

17. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Wedgwood Addition
[REDACTED]
Fort Worth, Texas 76133

18. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Wedgwood Addition
[REDACTED]
Fort Worth, Texas 76133

19. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Wedgwood Addition
[REDACTED]
Fort Worth, Texas 76133

20. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Southgate Addition
[REDACTED]
Fort Worth, Texas 76123

21. [REDACTED]
[REDACTED] By This Letter:
[REDACTED] of the South Hills Addition
[REDACTED]
Fort Worth, Texas 76133

22. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the South Hills Addition
[REDACTED]
Fort Worth, Texas 76133

23. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the
Meadows of Candleridge Addition
[REDACTED]
Fort Worth, Texas 76133

24. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the South Hills Addition
[REDACTED]
Fort Worth, Texas 76133

25. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of Trail Lake Estates
[REDACTED]
Fort Worth, Texas 76123

26. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the South Hills Addition
[REDACTED]
Fort Worth, Texas 76123

27. [REDACTED]
Legal Address Covered By This Letter:
[REDACTED] of the Wedgwood Addition
[REDACTED]
Fort Worth, Texas 76133

APPENDIX B

DAMAGES

The total damages are based upon the signing bonus amount due under the lease agreement, which is \$27,500.00 per net mineral acre, and because you knowingly engaged in conduct that violated the Texas Deceptive Trade Practices Act. All acreage calculations listed herein are estimates and are awaiting a precise measurement of the Client's property, which shall include any strips, gores, easements, roadways or other land that may properly be included in the lease.

1. [REDACTED]
Estimated Acreage: **.408 acres**
Estimated Signing Bonus: **\$11,220.00**
Total damages: **\$33,660.00**
2. [REDACTED]
Estimated Acreage: **.326 acres**
Estimated Signing Bonus: **\$8,965.00**
Total damages: **\$26,895.00**
3. [REDACTED]
Estimated Acreage: **.143 acres**
Estimated Signing Bonus: **\$3,932.50**
Total damages: **\$11,797.50**
4. [REDACTED]
Estimated Acreage: **.194 acres**
Estimated Signing Bonus: **\$5,335.00**
Total damages: **\$16,005.00**
5. [REDACTED]
Estimated Acreage: **.173 acres**
Estimated Signing Bonus: **\$4,757.50**
Total damages: **\$14,272.50**
6. [REDACTED]
Estimated Acreage: **0.229 acres**
Estimated Signing Bonus: **\$6,297.50**
Total damages: **\$18,892.50**
7. [REDACTED]
Estimated Acreage: **.25 acres**
Estimated Signing Bonus: **\$6,875.00**
Total damages: **\$20,625.00**
8. [REDACTED]
Estimated Acreage: **.257 acres**
Estimated Signing Bonus: **\$7,067.50**
Total damages: **\$21,202.50**
9. [REDACTED]
Estimated Acreage: **.19 acres**
Estimated Signing Bonus: **\$5,225.00**
Total damages: **\$15,675.00**
10. [REDACTED]
Estimated Acreage: **.189 acres**
Estimated Signing Bonus: **\$5,197.50**
Total damages: **\$15,592.50**

APPENDIX B

DAMAGES

11. [REDACTED]
Estimated Acreage: **0.26 acres**
Estimated Signing Bonus: **\$7,150.00**
Total damages: **\$21,450.00**

12. [REDACTED]
Estimated Acreage: **.160 acres**
Estimated Signing Bonus: **\$4,400.00**
Total damages: **\$13,200.00**

13. [REDACTED]
Estimated Acreage: **.355 acres**
Estimated Signing Bonus: **\$9,762.50**
Total damages: **\$29,287.50**

14. [REDACTED]
Estimated Acreage: **.159 acres**
Estimated Signing Bonus: **\$4,372.50**
Total damages: **\$13,117.50**

15. [REDACTED]
Estimated Acreage: **.226 acres**
Estimated Signing Bonus: **\$6,215.00**
Total damages: **\$18,645.00**

16. [REDACTED]
Estimated Acreage: **.154 acres**
Estimated Signing Bonus: **\$4,235.00**
Total damages: **\$12,705.00**

17. [REDACTED]
Estimated Acreage: **0.293 acres**
Estimated Signing Bonus: **\$8,057.50**
Total damages: **\$24,172.50**

18. [REDACTED]
Estimated Acreage: **0.44 acres**
Estimated Signing Bonus: **\$12,100.00**
Total damages: **\$36,300.00**

19. [REDACTED]
Estimated Acreage: **.33 acres**
Estimated Signing Bonus: **\$9,075.00**
Total damages: **\$27,225.00**

20. [REDACTED]
Estimated Acreage: **.298 acres**
Estimated Signing Bonus: **\$8,202.76**
Total damages: **\$24,608.27**

21. [REDACTED]
Estimated Acreage: **.31 acres**
Estimated Signing Bonus: **\$8,525.00**
Total damages: **\$25,575.00**

22. [REDACTED]
Estimated Acreage: **.250 acres**
Estimated Signing Bonus: **\$6,875.00**
Total damages: **\$20,625.00**

APPENDIX B

DAMAGES

23. [REDACTED]
Estimated Acreage: **0.179 acres**
Estimated Signing Bonus: **\$4,925.50**
Total damages: **\$14,775.50**

24. [REDACTED]
Estimated Acreage: **.239 acres**
Estimated Signing Bonus: **\$6,572.50**
Total damages: **\$19,717.50**

25. [REDACTED]
Estimated Acreage: **0.14 acres**
Estimated Signing Bonus: **\$3,850.00**
Total damages: **\$11,550.00**

26. [REDACTED]
Estimated Acreage: **.141 acres**
Estimated Signing Bonus: **\$3,877.50**
Total damages: **\$11,632.50**

27. [REDACTED]
Estimated Acreage: **.209 acres**
Estimated Signing Bonus: **\$5,747.50**
Total damages: **\$17,242.50**