



23 June 2010

Dear Sir / Madam:

Subject: Sublette Economic Resource Council Board Supports QEP's Regional Office

Over the past several weeks the Sublette Economic Resource Council (SERC) has studied QEP Energy Company's regional office concept near Pinedale, known as Pine's End Ranch. The SERC Board of Directors voted to support QEP's regional office project, and encouraged QEP's management to consider reapplying for the zoning change needed to start the project and to seek approval by the Sublette County Commissioners. The 207 acre Pine's End Ranch (formerly known as the Maytag Ranch) is currently zoned agricultural and 21 acres need to be approved by the Sublette County Commissioners for rezoning to mixed use with 8.4 acres zoned as commercial for the office building and 12.4 acres zoned light industrial for the storage yard.

During SERC's evaluation of the project we learned about a number of positive components related to this project. Here are a few of the important aspects:

- This regional office is projected to create 70 new permanent jobs in our Sublette County community. These new jobs will fortify the 50 existing QEP jobs in Pinedale. Together these jobs would be the catalyst for over \$32 million in annual expenditures in our community. This includes payroll, benefits, as well as the additional jobs to be created in support of the expanded QEP presence. Not only would long term jobs be created, but many of our businesses and human service organizations would benefit directly.
- QEP's new proposal for County approval includes a voluntary increase of the site set-back by another 100 feet from the river. This will result in a set-back of 150 feet from the river bottom, and match the most stringent set-back in all of Wyoming. In addition, QEP removed the road easement proposal from the application. The office portion of the project includes many green building components, and will create an attractive transition into the town of Pinedale. The yard portion of the project would be used to store critical parts for production activities in the gas field. The equipment stored would primarily be new production components that will be clean and empty.
- The entire project is designed to be aesthetically pleasing, environmentally sensitive and responsible, thereby meeting or exceeding all regulations so as to limit the impact on the environment. QEP will not be storing any hazardous materials on the site. QEP is committed to the Sublette County community. This is evidenced by nearly 100 donations to human service organizations and events over the last ten years

The SERC Board found QEP's approach to the Pine's End Ranch project to be professional, thoughtful, and responsible. SERC's mission is to provide leadership and resources to promote sustainable economic development in Sublette County. We believe QEP's Pine's End Ranch project helps fulfill that mission, and we encourage QEP's management to consider reapplying to the County for approval of this project. We would welcome and appreciate the expansion and additional investment by QEP in our community.

Sincerely,

Sublette Economic Resource Council Board