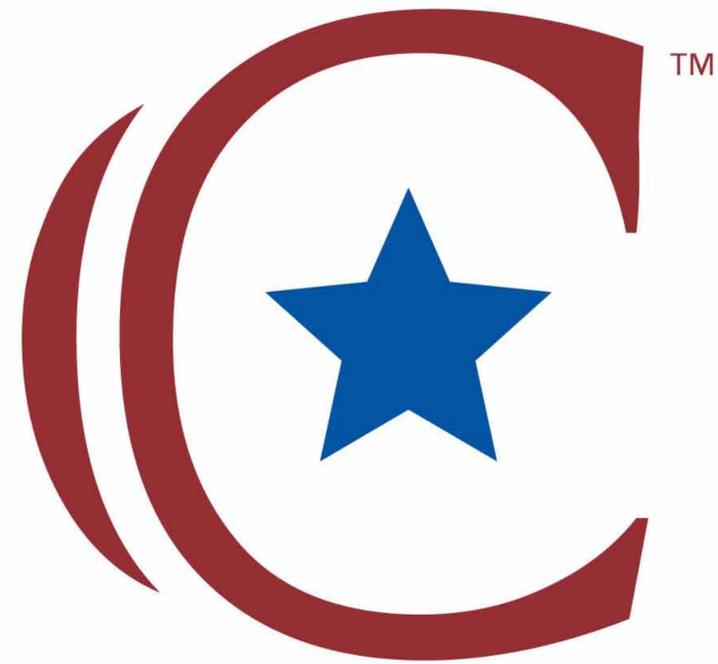


Open House



CONSTITUTION PIPELINE

Constitution Pipeline Project



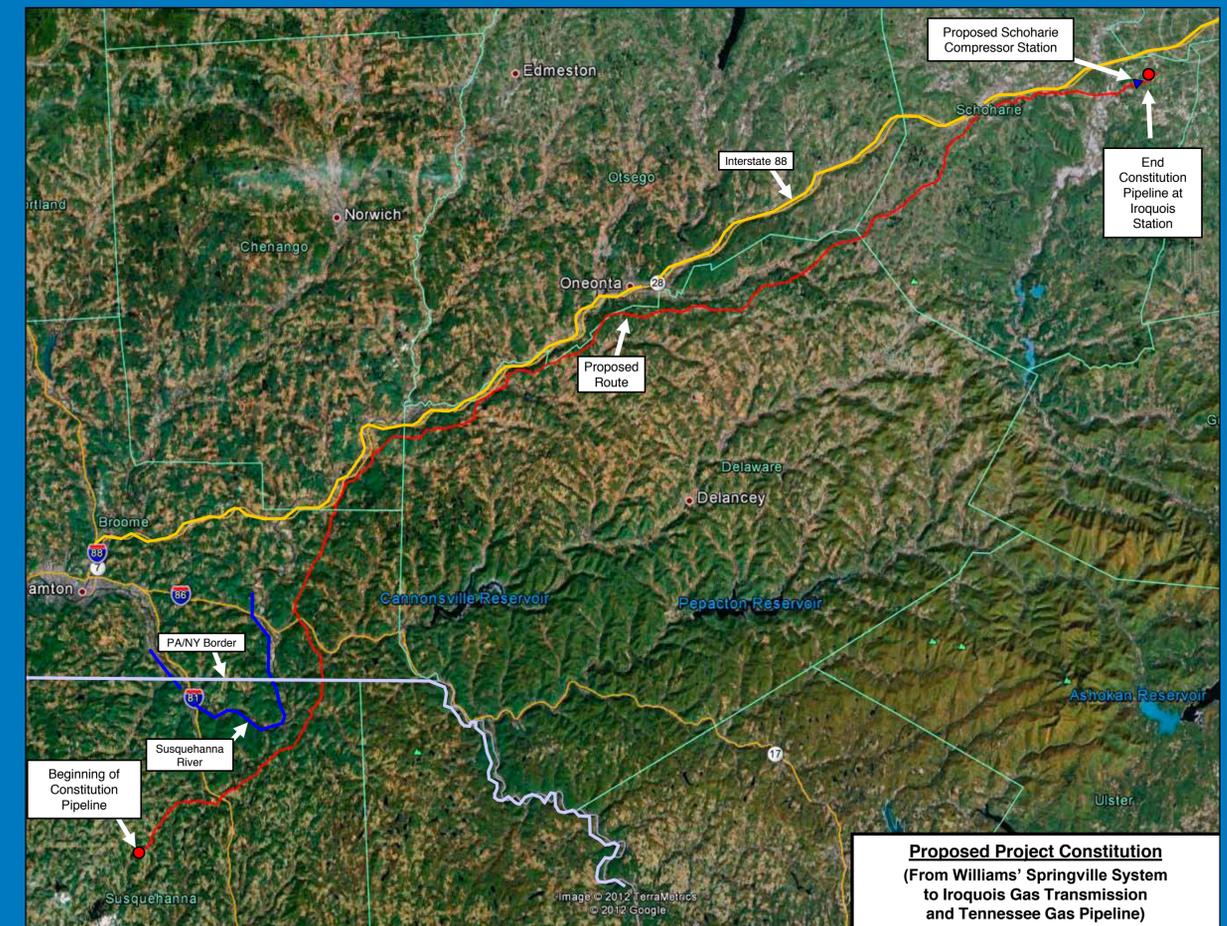
Williams, a leading energy infrastructure company, and Cabot Oil & Gas, a North American independent natural gas producer, are working together to develop a major transmission pipeline project to connect abundant Appalachian natural gas supplies in northern Pennsylvania with major northeastern markets by 2015.

Proposal

The 121-mile Constitution Pipeline is being designed with a capacity to transport 650,000 dekatherms of natural gas per day (enough natural gas to serve approximately 3 million homes). Buried underground, the 30-inch pipeline would extend from Susquehanna County, Pa., to the Iroquois Gas Transmission and Tennessee Gas Pipeline systems in Schoharie County, N.Y. The proposed project route generally follows Interstate 88 (although not directly adjacent to I-88), stretching from Susquehanna County, Pa., into Broome County, N.Y., Chenango County, N.Y., Delaware County, N.Y., and terminating in Schoharie County, N.Y.

Permitting

Before the pipeline can be constructed, Constitution Pipeline Company must first obtain a federal Certificate of Public Convenience and Necessity from the Federal Energy Regulatory Commission (FERC), in addition to various state and local permits. In April 2012 Constitution Pipeline requested that FERC initiate a pre-filing environmental review of the pipeline proposal. The project was assigned pre-filing docket number PF12-9.



PROPOSED SCHEDULE

April 2012 – Pre-filing process began

June 2012 – Ground surveys began

July 2012 – Open Houses and Informational Meetings

Fall 2012 – Begin easement negotiations

January 2013 – Submit 7(c) application to FERC

April 2014 – Proposed construction start

March 2015 – Target in-service

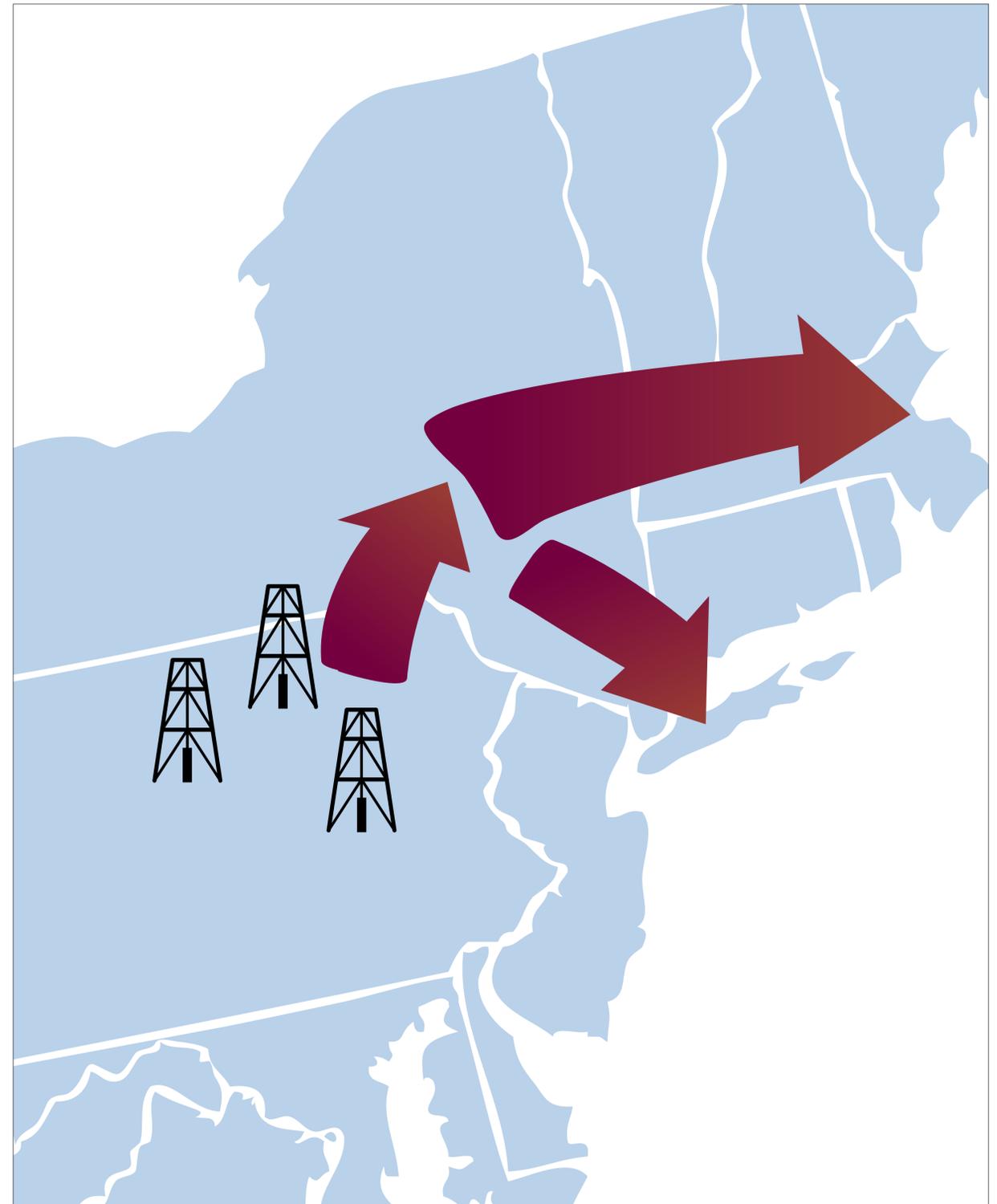


Connecting Supply & Demand

Historically low natural gas prices and the public's desire for cleaner energy have fueled the growing popularity of natural gas. Clean-burning natural gas currently produces one-quarter of all electric generation and heats about half of all U.S. homes – and those numbers continue to climb.

Traditionally, most East coast markets received shipments of natural gas via pipelines from the Gulf Coast, Western Canada and through a series of liquefied natural gas import terminals located along the Eastern Seaboard. However, recent discoveries of abundant Appalachian natural gas supplies have dramatically shifted the natural gas marketplace, presenting both opportunities and challenges. Although these supplies enjoy close proximity to large urban areas, the region currently lacks the transmission infrastructure to transport this natural gas to market.

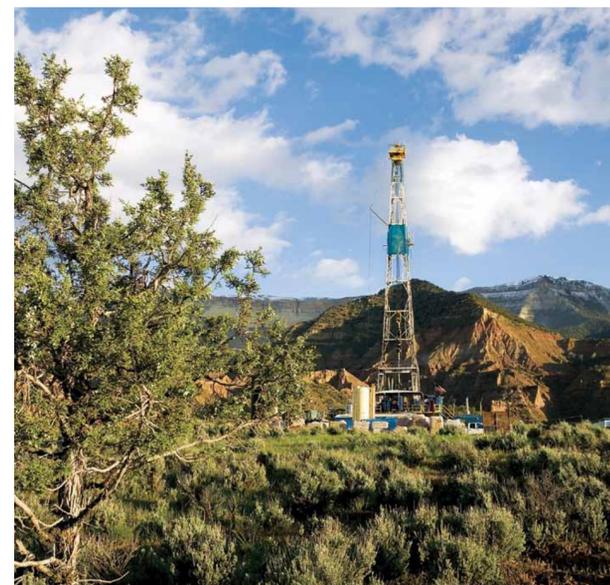
The Constitution Pipeline is being designed to change that. The pipeline would connect this vast supply basin with two major interstate natural gas pipelines. These pipelines presently serve as major interstate highways for natural gas transportation. Linking this supply area with these two pipelines will provide markets greater access and increase the reliability the interstate transmission pipeline grid.



Natural Gas Produced in Pennsylvania



The Constitution Pipeline is being designed to connect natural gas that has already been produced in Pennsylvania with existing transmission pipelines serving northeastern markets. The pipeline is not dependent upon nor does it require the development of any new natural gas wells anywhere along the project's proposed path. That means there are no natural gas wells in New York associated with the proposed project and it is not designed to facilitate natural gas drilling in New York. The pipeline is already fully contracted with long-term commitments from established natural gas producers operating in Pennsylvania. If built, the Constitution Pipeline would join the more than 4,500 miles of interstate transmission pipelines already operating in New York and 10,000 miles of transmission pipe currently operating in Pennsylvania.



Selecting Facility Locations



There are many factors involved in selecting areas for natural gas pipeline facilities. Federal regulations require that the pipeline company conduct numerous studies and analyze alternatives before filing an application with FERC.

When siting transmission pipelines, companies are strongly encouraged to consider routes along existing corridors. The pipeline company must also evaluate a number of environmental factors, including potential impacts on:

- Residents
- Threatened and endangered species
- Wetlands, water bodies and groundwater
- Fish, vegetation and other wildlife
- Cultural resources
- Geology
- Soils
- Land use
- Air and noise quality

In developing the primary proposed route for the Constitution Pipeline, project engineers are attempting to balance environmental and landowner considerations with the engineering requirements for safely constructing a transmission pipeline. These factors include geography, environmental concerns, collocation with other linear development and constructability.



The current proposed route attempts to maximize opportunities to co-locate with existing corridors (power transmission lines, road right-of-way, I-88 corridor and existing pipeline corridors), while avoiding watersheds and aqueduct tunnels. The proposed route avoids populated areas where possible, while minimizing impacts to wetland, riparian and other high value wildlife habitat areas. The route also minimizes river and stream crossings to reduce environmental impact.

FERC Process



Federal Energy Regulatory Commission, or FERC, is the agency that regulates the interstate transmission of natural gas, oil, and electricity. It also licenses, inspects and oversees environmental matters for hydroelectric projects and major electricity policy initiatives.

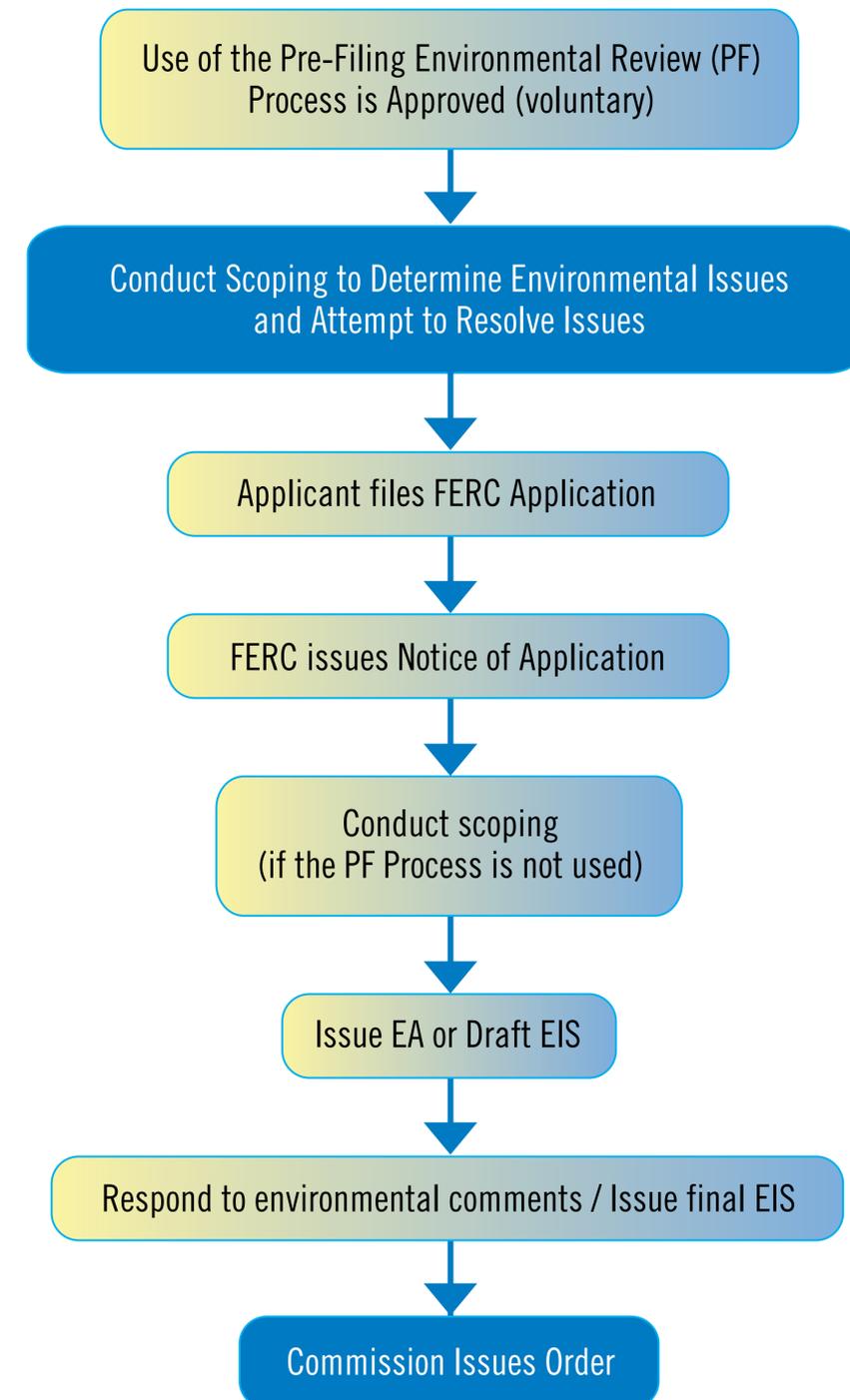
FERC's natural gas responsibilities include regulation of:

- Pipeline, storage and liquefied natural gas facility construction
- Interstate transportation of natural gas
- Facility abandonment

FERC also:

- Oversees the construction and operation of pipeline facilities at United States points of entry for the import or export of natural gas
- Issues certificates of public convenience and necessity to prospective companies providing energy services or constructing and operating interstate pipelines and storage facilities
- Establishes rates for services

Process for Natural Gas Certificates



Information for Landowners



Acquiring easements or rights of way

Constitution Pipeline Company is working to select a route that will have the least possible impact on people and the environment. Normal acquisition includes a permanent easement, usually 50 feet wide, to construct, operate and maintain the pipeline. During construction, temporary workspace adjacent to the permanent easement is needed. All temporary workspace will be restored for the landowner's full use.

If you are affected by new pipeline construction, a Constitution Pipeline representative will meet with you to make certain the job is performed with the least possible impact to you and the environment. Constitution land representatives will be available before, during and after the project to discuss any special concerns you may have.



Guidelines for acquiring rights of way (easements):

1. Accurate information
2. Fair compensation to landowners
3. Prompt payment to landowners
4. Advance notice of construction activities
5. Respect for ownership of the land

Pipeline Construction



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1. Pre-construction survey

Before construction begins, Williams surveys environmental features along proposed pipeline segments. Utility lines and agricultural drainages are located and marked to prevent accidental damage during pipeline construction. The pipeline's centerline and the exterior right of way and workspace is staked.

2. Clearing and grading

The pipeline right of way is cleared of vegetation. Temporary erosion control measures are installed prior to any earth-moving activities.

3. Trenching

Topsoil is removed from the work area and stockpiled in agricultural areas. Williams then uses backhoes and trenching machines to excavate the trench. The soil that is excavated during ditching operations is temporarily stockpiled on the right of way.

4. Pipe stringing and bending

Individual joints of pipe are strung along the right of way adjacent to the excavated ditch and arranged so they are accessible to construction personnel. A mechanical pipe-bending machine bends individual joints of pipe to the desired angle at locations where there are significant changes in the natural ground contours or where the pipeline route changes direction.

5. Welding, pipe coating and x-ray inspection

After the stringing and bending are complete, the pipe sections are aligned, welded together, and placed on temporary supports along the edge of the trench. All welds are then x-rayed. Line pipe requires a coating at the welded joints. The entire pipe coating is then electronically inspected.

6. Lowering pipe in and backfilling

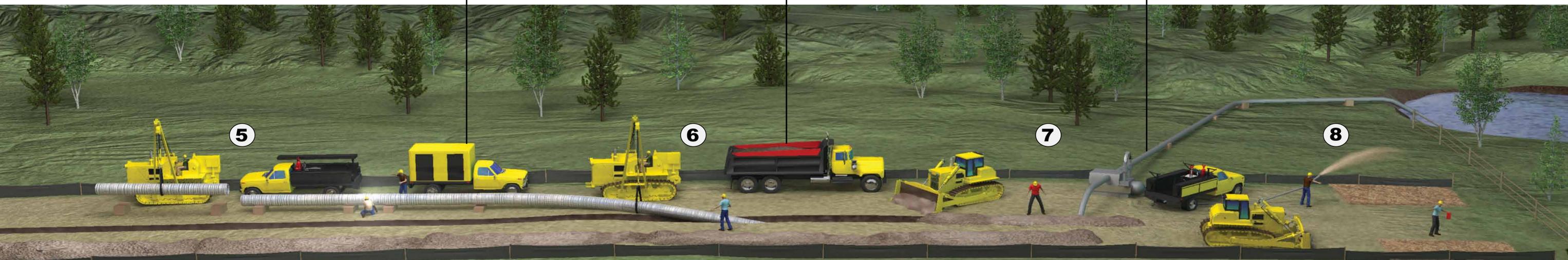
The pipe assembly is lowered into the trench by sideboom tractors. The trench is backfilled. No foreign materials are allowed in the trench.

7. Testing

After backfilling, the pipe is filled with water and pressure tested. Tested water is obtained and disposed of in accordance with applicable regulations.

8. Restoration

Williams' policy is to clean up and restore the work area as soon as possible. Disturbed areas are restored, as nearly as possible, to their original contours. Temporary environmental control measures are maintained until the area is restored, as closely as possible, to its original condition.



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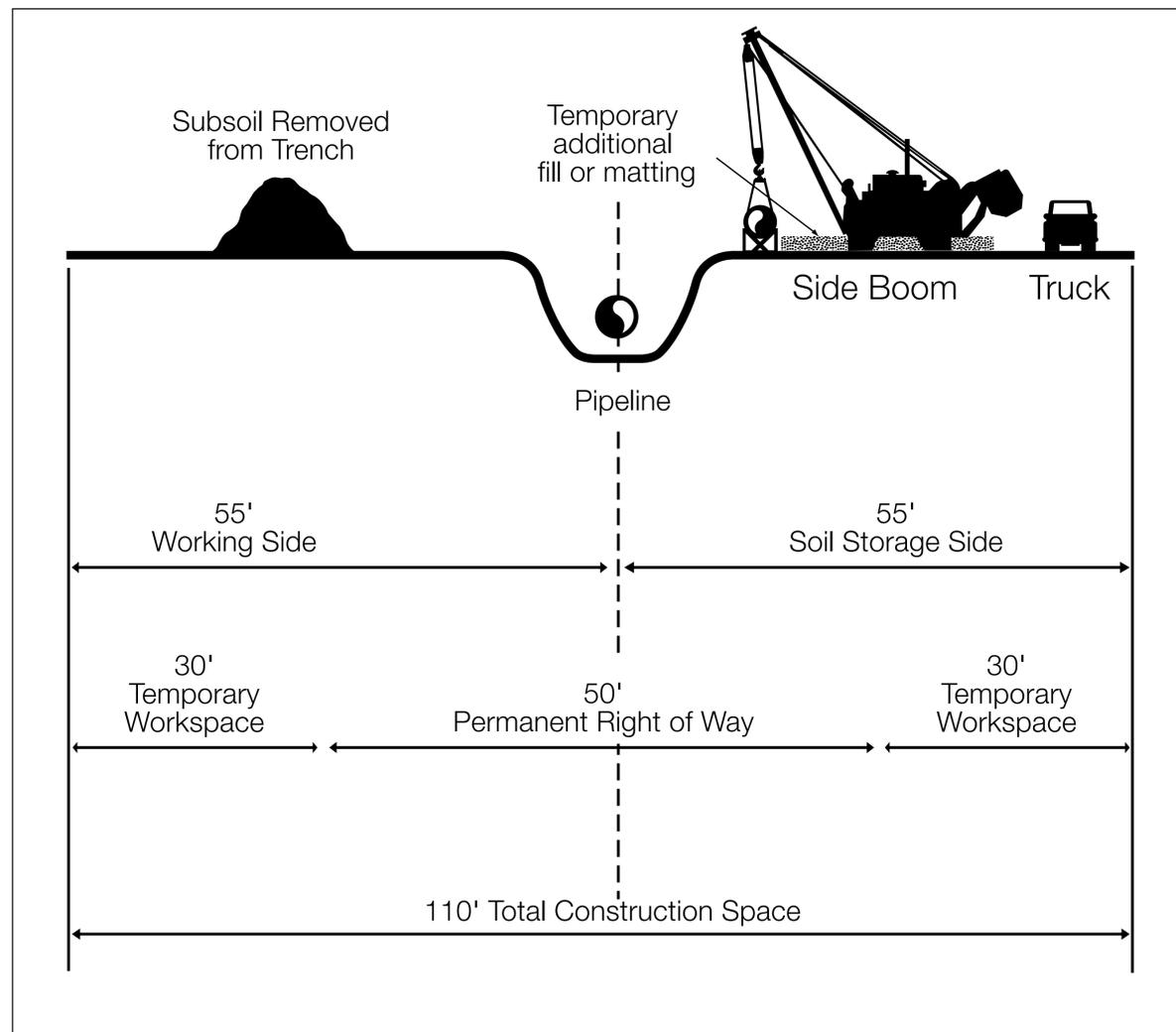
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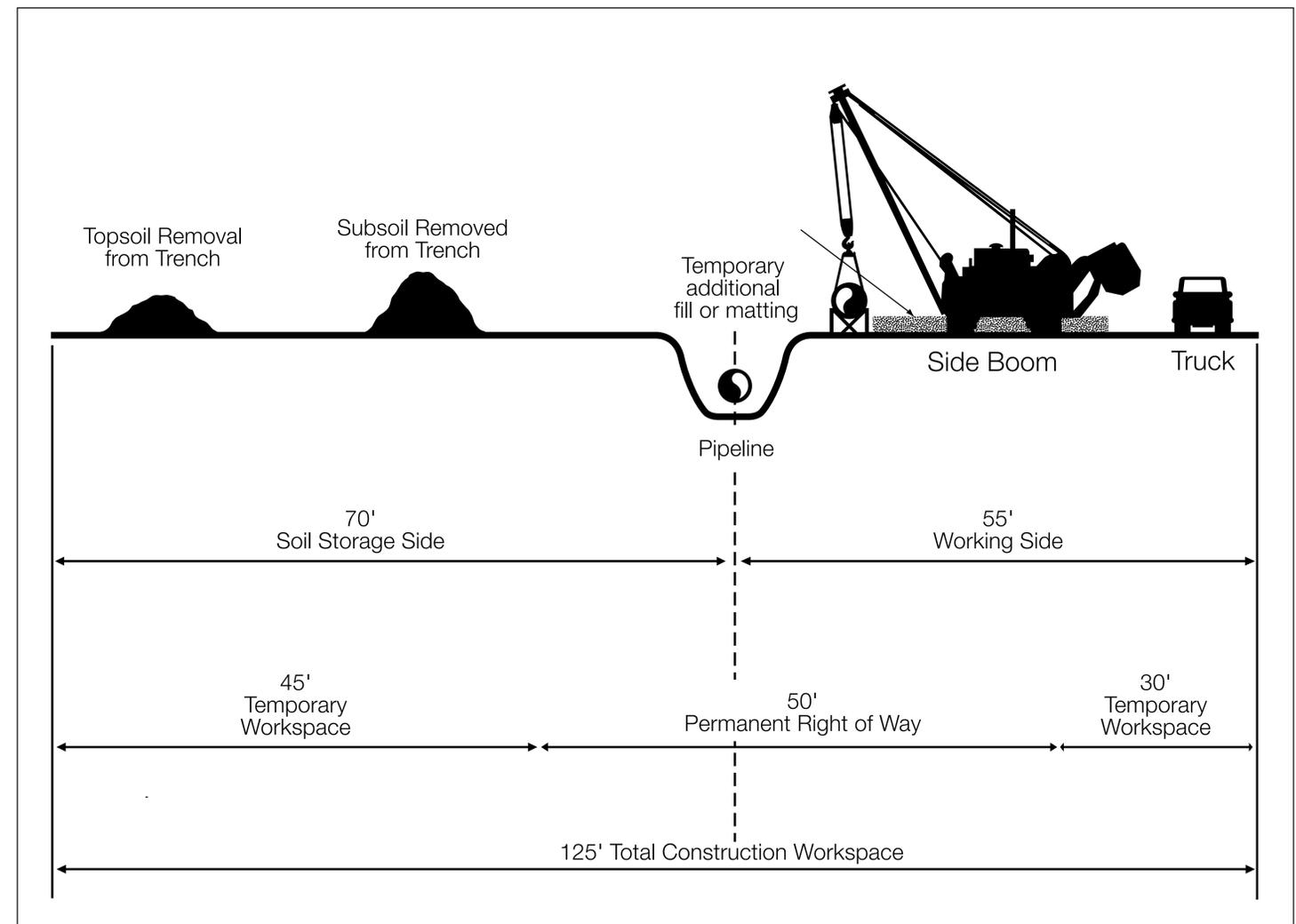


Temporary Construction ROW

Below are examples of typical construction cross sections when working in an open, unobstructed area. A Constitution representative will work with the landowner for a site specific plan where the temporary construction right of way will be adjusted to site conditions. Upon completion of construction, the right of way will be restored to as close to original condition as possible, and temporary workspace will revert to the landowner.



Example of no soil segregation



Example of soil segregation into separate stockpiles

Commitment to Safety



According to the National Transportation Safety Board, natural gas pipelines are the safest mode of transportation today – surpassing highway, railroad, airborne or waterborne transport.

Interstate pipelines are regulated by the U.S. Department of Transportation's Pipeline Hazardous Materials Safety Administration, which imposes a broad range of construction and operations standards. Constitution Pipeline has its own high standards for pipeline design, material specifications, construction, maintenance and testing.

- Pipeline representatives will inspect the pipe at the mills during fabrication to ensure its quality meets or exceeds both federal and industry standards.
- Protective coatings will be applied at the mill and on-site to prevent moisture from coming into contact with the metal.
- The welds linking the pipe joints will be x-rayed to ensure integrity.
- Once the pipeline is in the ground, it will be tested with water at pressures higher than normal operating pressure to ensure the pipeline's integrity.
- Automatic shut-off valves will be installed for safety.
- After the pipeline is installed, we will put in a low-voltage electrical system called cathodic protection that, along with the pipe's coating, is designed to prevent corrosion of the steel pipeline.



- Internal, electronic inspection devices, called smart pigs, will be used to detect any anomalies.
- Aerial and ground inspection of pipeline rights of way will occur on a regular basis.
- Markers will be posted along our rights of way to let you know there is a pipeline in your area. These markers are checked annually.
- Pipeline personnel will monitor our systems 24 hours a day, seven days a week. Our equipment can detect even a slight change in pressure or flow. Dispatchers can quickly activate emergency shutdown procedures if they detect a problem.

Pipeline Integrity Management



The overarching goal of our Integrity Management Program (IMP) is to ensure public safety.

The IMP is based on the best available knowledge, experience, science, and engineering in the industry. The personnel accountable for its design and implementation are acknowledged experts in their fields and include professional engineers and scientists certified by the relevant standards organizations.



Constitution Pipeline's IMP will not only comply with applicable local, state and federal regulations, but will exceed federal requirements in a number of critical areas (in-line inspections, investigation and repair criteria). While federal safety regulations focus on highly populated areas, Constitution Pipeline's overall program would include rigorous inspections of the entire system.

Although vast in scope, the fundamental elements of the IMP are based on the following concepts:

- **Prevention** (of natural or man-caused forces harmful to our pipelines)
- **Maintenance** (of protective systems, processes and technologies)
- **Detection** (of deleterious forces and threats)
- **Assessment** (of risks, causes, and mitigation strategies)
- **Mitigation** (by application of state-of-the-art solutions to eliminate harmful forces and threats to safety), and
- **Monitoring** (of operations in "real-time" to ensure functionality of procedures, processes and technology.)



Leak Prevention & Detection



Leak Prevention and Detection

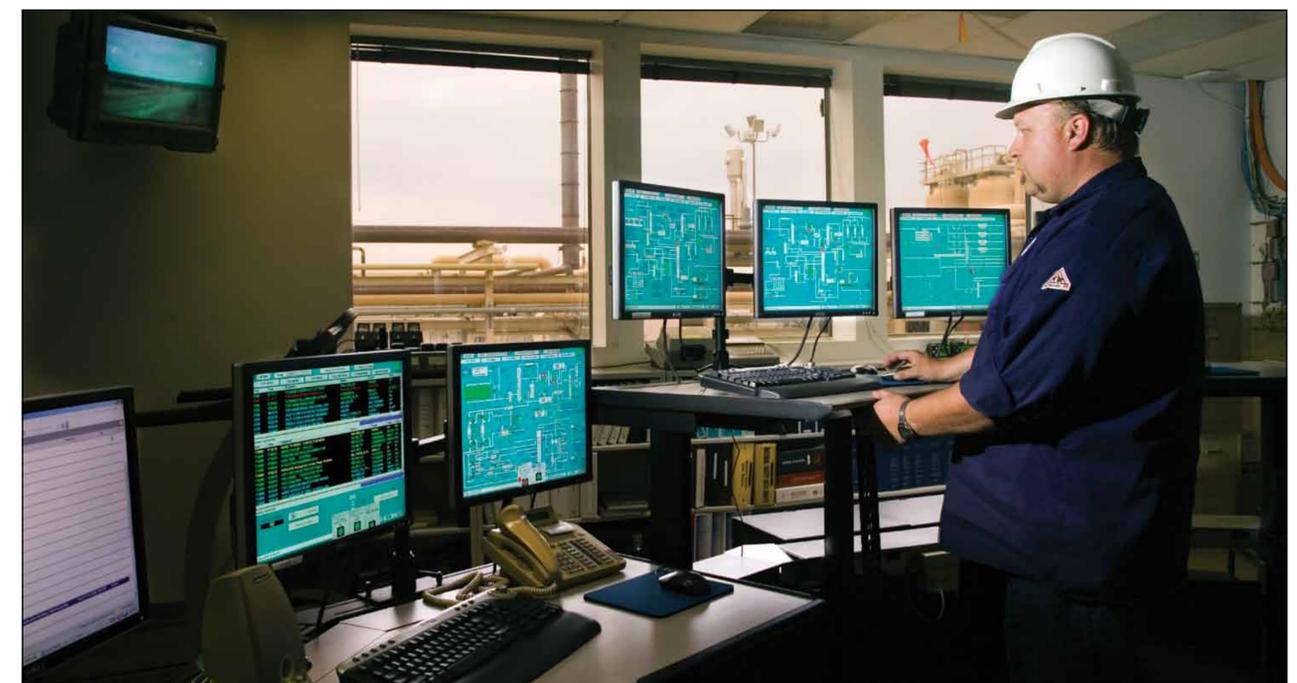
1. Regular aerial inspections
2. Written pipeline safety information is distributed annually to neighbors, emergency officials and excavators.
3. Regular patrols
4. Line markers are posted along the rights of way to identify pipeline's presence. Markers are checked annually.
5. Block valves to stop gas flow
6. Valves are inspected annually.
7. Williams participates in local One-Call line locating service.
8. Leak surveys conducted annually.
9. Cathodic protection, a low-voltage electrical system that prevents corrosion
10. Anodes
11. Meter to measure volume
12. Temperature sensor
13. Pressure sensor
14. Pipeline personnel monitor pipeline systems 24 hours a day, 7 days a week.
15. Pipe is pressure tested with water before being placed into service.
16. Pipe sections replaced through normal maintenance
17. Pressure tested at the mill
18. Extra thickness in populated areas
19. Protective coating
20. High tensile strength steel
21. In-line inspection devices are used to detect any anomalies in the pipe.
22. Cleaning pigs are used to help prevent internal corrosion.
23. All welds linking the pipe joints are x-rayed to ensure integrity.

Gas Control / SCADA



Advances in pipeline control technology have made it possible to safely operate pipelines from a single location. From its Gas Control center in Houston, highly trained technicians would operate Supervisory Control and Data Acquisition (SCADA) computer systems for the safe, efficient operation of the Constitution Pipeline. Information would be relayed back and forth between the Gas Control center and remote sites 24 hours a day, seven days a week, using Wide Area Network system technology.

This system would regularly transmit information such as natural gas flow volumes, pressure and temperature. In addition to monitoring the pipeline on a real-time basis, the system would also allow for the operation of compressor facilities, certain valves and other facilities remotely.



Constitution Major Permits



AGENCY	PERMIT / CLEARANCE / APPROVAL
Federal	
Federal Energy Regulatory Commission	Certificate of Public Convenience and Necessity
U.S. Fish and Wildlife Service Pennsylvania Field Office	Consultation
U.S. Fish and Wildlife Service New York Field Office	
U.S. Fish and Wildlife Service New York Field Office	
U.S. Army Corps of Engineers Baltimore District	CWA Section 404 Individual, Programmatic General Permit or Nationwide Permits
U.S. Army Corps of Engineers New York District	
U.S. Army Corps of Engineers Buffalo District	
State of Pennsylvania	
Pennsylvania Department of Environmental Protection Regional Bureaus of Watershed Management	CWA 401 Water Quality Certification and Chapter 105 Water Obstruction and Encroachment Permits
Pennsylvania Department of Environmental Protection Bureau of Water Quality Protection	CWA Section 402 NPDES – Hydrostatic Test Water Discharge General Permit or Individual Permit
Pennsylvania Department of Environmental Protection	CWA Section 402 NPDES Chapter 102 Erosion and Sediment Control General Permit for Construction Activities
Pennsylvania Department of Environmental Protection Bureau of Waterways Engineering	Submerged Land License Agreement
PennDOT	Highway Occupancy Permit
Pennsylvania Department of Conservation and Natural Resources	Clearance (Rare Species)
Pennsylvania Fish and Boat Commission	Clearance (Rare Species)
Pennsylvania Game Commission	Clearance (Rare Species)
Pennsylvania Historic Preservation Office	Clearance (Cultural Resources)
Susquehanna River Basin Commission	Water Allocation Permit
Pennsylvania County and Local Permits	
County Conservation Districts	Chapter 102 Erosion & Sedimentation Control Plan Review
State of New York	
New York State Department of Environmental Conservation	Joint Permit Protection of Waters (Article 15) Freshwater Wetlands (Article 24) 401 Water Quality Certificate
New York State Department of Environmental Conservation	SPDES Individual Permit for Stormwater Discharges from Construction Activity
NYSDEC Division of Water Bureau of Water Resources Management	Part 601 Water Resources Permit (Hydrostatic Test Water Withdrawal)
NYSDEC Division of Water Bureau of Water Resources Management	Water Withdrawal Reporting Form
NY Natural Heritage Program and NYSDEC Endangered Species Program	Clearance (Rare Species)
NY State Historic Preservation Office	Clearance (Cultural Resources)
New York State Department of Environmental Conservation Region 4	Air Permit

Information for Agricultural Landowners



The Constitution Pipeline project would temporarily impact portions of farmland along the project route. Constitution Pipeline Company wants farmers to be aware of the pipeline construction process and the mitigation techniques that would be incorporated to address the issues specific to farmers and the important industry they represent.

Protecting drainage & irrigation

Prior to construction, company representatives would work with farmers to locate existing drain tiles and irrigation systems. The company would also work with local soil conservation authorities to determine the location of future drain tiles that may be installed. If any tiles are damaged, they would be promptly repaired.

Topsoil preservation

The first essential part of right-of-way “clearing” in farmland areas involves removing the topsoil from the right-of-way. This is done to protect the quality of the topsoil, which is stripped and stored safely away from the pipeline trench.

Decompaction

Because the topsoil is removed and stockpiled for protection, the exposed subsoil serves as the surface of the construction roadway for the duration of the project. Severely compacted areas would be plowed with a paraplow. In areas where the topsoil has been segregated, the subsoil would be plowed before replacing the segregated topsoil.



Rock removal

Crews would remove excess rock from at least the top 12 inches of soil in all agricultural areas. Once construction is complete, the size, density and distribution of rock within the pipeline work area would be restored to the same consistency as areas not affected by construction.

Restoration

As soon as backfill operations are complete, crews would commence cleanup and restoration activities, including completing final grading and topsoil replacement. The construction right-of-way would be graded to restore preconstruction contours. Constitution Pipeline Company would conduct follow-up inspections of all disturbed areas after at least the first and second growing seasons to ensure the success of revegetations, in conjunction with FERC requirements.

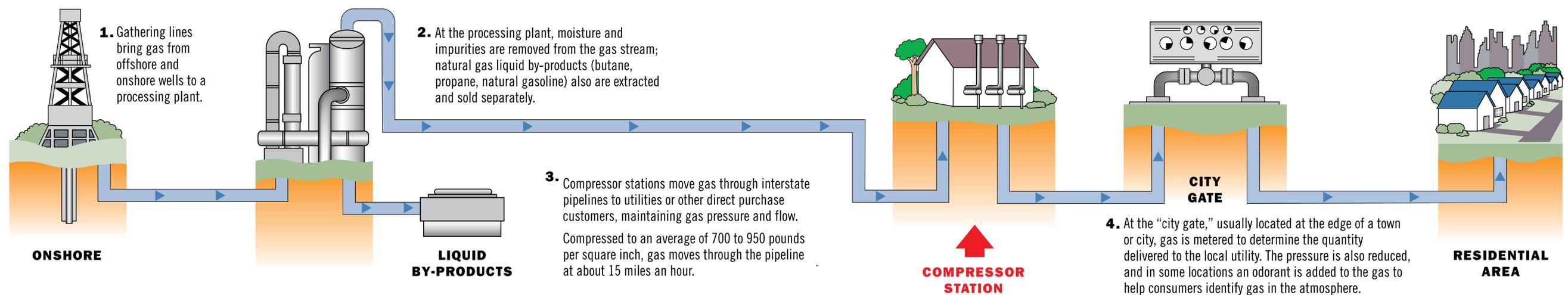
Compressor Stations



Compressor stations, sometimes called pumping stations, are the “engine” that powers an interstate natural gas pipeline. As the name implies, the compressor station compresses the natural gas, (increasing its pressure) to push the gas through the pipeline. Pipeline companies install compressor stations along their pipelines, typically one every 40 to 100 miles. The size and the number of compressors varies, based on the diameter of the pipe and the volume of gas to be moved.

Many compressor stations are completely automated, so the equipment can be started or stopped from a pipeline’s central control room. The control center also can remotely operate shut-off valves along the transmission system. The operators of the system keep detailed operating data on each compressor station, and continuously adjust the mix of engines that are running to maximize efficiency and safety.

THE JOURNEY FROM WELLHEAD TO BURNERTIP





Above Ground Facilities

While the majority of pipeline's facilities are buried underground, certain aboveground facilities are located at regular intervals along the pipeline's path.



Compressor Stations

Natural gas is transported through pipelines at high pressure using compression (300-1200 psi). Compressor stations, located approximately every 40 to 100 miles, use large turbines, motors or engines to pressurize the gas and move it through the pipeline.



Pipeline Markers

Transmission pipelines follow well-defined easements, many times sharing the same corridor with other utility or power lines. These easements vary in width, generally anywhere from 50 to 175 feet depending on the number of pipelines and terrain. Aboveground pipeline markers are used to alert excavators of the presence of one or more pipelines within an easement. These markers, which contain the name of the pipeline operator and emergency contact information, are usually located near road, rail, fence, water crossings and curbs.



Meter Stations

Often referred to as the city gate, a meter station is the point where distribution companies receive gas from transmission pipelines. Meter stations measure the flow of gas along the pipeline, using specialized meters to not impede the gas movement.



Pig Launcher/Receiver

This equipment is used to launch and remove internal cleaning and inspecting tools, or pigs, as they are commonly referred to in our industry. Intelligent or 'smart' pigs record data as they travel inside the pipe and help us determine if the pipe has any anomalies. The use of these tools is an integral part of our overall pipeline integrity program.



Mainline Valves

Mainline valves are shut-off devices that are designed to stop the flow of gas through the pipeline. Some are manually operated, while others are either automatic or operated by remote control. Valves can be placed every 5 to 20 miles along the pipeline, and are subject to regulation by federal safety codes.

Schoharie County Compressor Facility



As part of the proposal, Constitution Pipeline Company is proposing to construct a state-of-the-art 32,000 horsepower gas turbine compressor station located in Schoharie, NY.

Location

The location of the compressor facility has not been finalized. Some of the criteria that will be used to evaluate potential facility locations include property availability, access to electric power, pipeline hydraulics, compatibility with local zoning, land use and land development, site terrain, water table and storm water management, and site accessibility.

Constitution Pipeline will also evaluate a number of environmental factors, including potential impacts to nearby residences. This will include a detailed analysis of the project's effect on wildlife, vegetation, wetlands, water bodies and groundwater, geology, soils, land use, air and noise quality.

Sound

As part of the design process, an independent acoustical consultant will be engaged to conduct a sound study to assess the impact to nearby Noise Sensitive Areas (NSAs), which are defined as residences, schools or hospitals. The design for this facility will be based on certificate conditions expected to be established by the Federal Energy Regulatory Commission (FERC). The current FERC policies limit the noise attributable to the new facility to a day-night average of 55 dBA at nearby NSAs.



This is the approximate equivalent sound of a normal household refrigerator.

Safety & Security

The station will be equipped with federally-required and industry-recognized safety features such as pressure relief valves, emergency shutdown systems, and gas detection devices. The facility is planned to be staffed by onsite personnel during normal business hours. Outside normal business hours, the station will be fully automated for remote operation and monitored 24/7.



Project Benefits

The presence of a natural gas transmission pipeline creates a backbone for future economic growth in the region.

There will be significant short-term economic impacts during the construction phase of the project. Restaurants, hotels/motels, and retailers will experience increased activity from construction crews. The state and local community will benefit economically through state and local sales and also taxes paid for the materials and equipment purchased to be installed at the job sites. Local communities will also benefit from property taxes that Constitution Pipeline Company will pay during the ongoing operation of the pipeline. In addition, the pipeline would be considered an “open access pipeline,” meaning that local municipalities or public utilities could potentially tap the line in the future to provide residential, commercial and industrial natural gas service.

PROJECTED ANNUAL PROPERTY TAX BENEFIT (PRELIMINARY):	
Susquehanna County	\$250,000
Broome County	\$2 million
Chenago County	\$1 million
Delaware County	\$5 million
Schoharie County	\$5 million





Partnering with Communities

The project sponsors have long history of partnering with the communities where their employees live and work. As they look to develop the Constitution Pipeline, Williams and Cabot and are committed to making sustainable contributions to the communities touched by the pipeline's operation.



Charitable contributions



Volunteerism



Partnering with emergency responders



Event sponsorships