

AUGUST 2019

The **TAKE-OFF**

MICHAEL LATE BENEDUM CHAPTER

AMERICAN ASSOCIATION OF PROFESSIONAL LANDMEN



Past Presidents of the MLBC gathered for a photo at the annual Awards Dinner on June 13, 2019 at the Bridgeport Conference Center

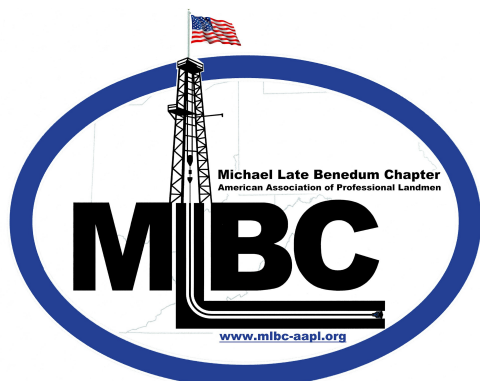
L to R: Steve Perdue, Asa Bowers, Britney Crookshanks, Jeremy Preston, Anthony Farr, Aaron Yost, Jud Byrd, Dean Williams, Marc Acree, and Bruce Turner

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Several years ago, maybe 2009 or so, I was driving a vehicle loaded with landmen from our office to an MLBC event at the Blennerhasset Hotel in Parkersburg, WV. This was when I was still based in Charleston, WV and if I remember correctly, it was an afternoon seminar followed by dinner. For that reason, we left a little early to first grab lunch somewhere prior to the seminar. I don't really remember why, but we ended up at a little Mexican restaurant called Don Emilio's. I'm guessing perhaps some of you know the place. One of the menu items at this establishment is named "El Presidente". That day, for no particular reason, I chose this as my lunch dish. I really didn't give it much thought. It's not my typical "go to" meal at a Mexican restaurant, and I don't even remember what it contained. In fact, I'm pretty sure that's the only time in my life that I've eaten the El Presidente. What I do remember about that experience came later in the day – and the weeks, months, and years that followed.

A senior landman that had hired on at our company, Bob Paolini, was among that group of landmen I ate with that day. He hadn't worked at our shop very long, and at that point I didn't know him all that well. Later in the day during a break in the seminar, Bob came up and said, "How's it going there El Presidente?" I looked a little puzzled - because by that time I had already forgotten what I had for lunch. He said "Your lunch. You had the El Presidente. It takes quite a person to order an El Presidente. You must really have some high aspirations." From that point on, that was my nickname as far as he was concerned. I still can't think of the word "President" without thinking of Bob calling me "El Presidente" every chance he could get. Bob had a funny, dry sense of humor. He also called me Senor Blanco interchangeably. Apparently we bonded at that Mexican restaurant in Parkersburg. I still have a little sign that he made for me hanging on the wall of my office – "Hello my name is Senor Blanco".

Bob retired 4 or 5 years ago, but we stayed in touch even after he left. Unfortunately, Bob passed away in 2017 and his retirement was cut short. I am privileged to have been able to work with him for a few years though. I learned valuable insights from him as a landman who had spent decades honing the craft and was just looking for a few more years before closing out his career. He was brought on our team to serve as a wise old sage of sorts, to mentor us, and make our group of landmen a little more well-rounded. He did that and more. He was one of the truly good guys. He had a little different way of looking at things, but then again, don't we all? We can all learn from each other if we are open to it.

I can't say for certain, but I think it's because of that MLBC seminar and the circumstances around it, that Bob and I bonded that day. I think he would be proud that I'm actually President of something, even if only for a one year term. That experience with Bob was just one of many fond memories I have of MLBC events. A few more great memories I have are, I believe, in 2007 when we had an all-day seminar in Cranberry – a good time was had by all

"It is my sincere
pleasure and
honor to be your
President for
2019-2020"



MLBC President, Jeremy White

—the charity event in Parkersburg to benefit the Oil and Gas Museum, the social we had in conjunction with NAPE East when Patrick Sweany put on a stellar show for our organization in downtown Pittsburgh, the ALI seminar and dinner in Washington with the Monte Carlo night following, the first time we had a meeting on the Gateway Clipper – when the boat was completely packed full and the party continued at the Sheraton afterwards,— and I could go on, but I'll refrain. During the years that I have been a member of the MLBC, I have formed bonds with many land professionals. I have formed friendships with people from other states that I otherwise would not have even known. It is because of these relationships we form within the MLBC that make getting deals done perhaps a little easier. It's also what makes our odds of staying employed in a difficult market a little higher. The MLBC is the premier association of professional landmen in the Appalachian Basin. This is the place to be to continue building relationships, to forge new partnerships, and to expand our professional network. As we say so often, this is YOUR organization. We have several exciting events we are planning for this year, so make plans to attend as many as possible. Additionally, if you have ideas for events, suggestions for new venues, or better ways of engaging our members – please let us know. We are always open to new ideas and are committed to serving our membership in the best way possible.

It is my sincere pleasure and honor to be your President for 2019-2020. Happy 60th Anniversary MLBC! Let's make it a great year.



LETTER FROM THE PRESIDENT

MLBC CORPORATE SPONSORS 2019

PLATINUM



Babst | Calland
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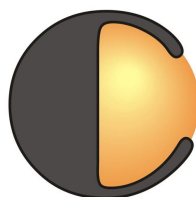


ARSENAL
RESOURCES

human energy™

GOLD

Halo
Land Management



Campbell Development L.L.C.

SWN
Southwestern Energy®



Cabot Oil & Gas Corporation

DUDLEY
LAND COMPANY

SILVER



SEAN CASSIDY
ASSOCIATES, P.C.

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Higher standards make better lawyers.®

Terra

TERRA SERVICES AGENCY, INC

BK

Bryson Kuba, LP
Oil & Gas Land Services



ASSOCIATED RESOURCES INC.

BRONZE

INFINITY
NATURAL RESOURCES

BRIGHTON
LAND MANAGEMENT INC.



2019-2020 CORPORATE SPONSORSHIP LEVELS

PLATINUM: \$5,000 PER YEAR

Benefits of Platinum Sponsor

- Logo on the corporate sponsor board at every meeting along with the meeting sponsor board.
- Logo on the back of every Takeoff and the bottom of every membership email.
- Receive three meeting/dinner passes for each meeting for one year.
- Receive one free Full Page advertising ad.
- Receive free Half Page ad in the Takeoff per year.
- Logo on Golf Outing sponsorship boards.

GOLD: \$2,500 PER YEAR

Benefits of Gold Sponsor

- Logo on the corporate sponsor board at every meeting.
- Logo on the back of every Takeoff and the bottom of every membership email.
- Receive three meeting/dinner passes for each meeting for one year.
- Receive one free Full Page advertising ad.
- Receive free Half Page ad in the Takeoff per year.
- Logo on Golf Outing sponsorship boards.

SILVER: \$1,500 PER YEAR

Benefits of Silver Sponsor

- Logo on the corporate sponsor board at six meetings.
- Logo on the back of every Takeoff and the bottom of every membership email.
- Receive free Half Page ad in the Takeoff per year.

BRONZE: \$750 PER YEAR

Benefits of Bronze Sponsor

- Logo on the corporate sponsor board at three meetings.
- Logo on the back of every Takeoff.

Dinner Meeting Sponsorship

Cost \$250 per meeting. Companies will receive advertising at the dinner meeting as well as their logo displayed on MLBC website for the month of the meeting sponsored. Contact Harry Heinbaugh for more information.



Christa Dotson, RPL

AAPL ANNUAL MEETING

The AAPL held its Annual Meeting in Pittsburgh, PA on June 19th-22nd. Meeting activities included a welcome reception at Heinz Field's Great Hall, dual track educational programming with a fantastic speaker lineup, a golf tournament at The Club at Nevillewood Golf Course and abundant networking opportunities during the Hot Play Happy Hour Socials, Landman Bash and Workout in the Park. The AAPL Horizon Breakfast with keynote speaker Natalie Jefferis, Vice President of Land and Title at EQT, honored trailblazing women who have helped pave the way in our industry. Pam Feist, CPL was recognized as the Mary K. Blankenship Horizon Award winner this year. The Horizon Breakfast was a new this year and it was very well attended.

The MLBC was well represented at this year's AAPL Awards Ceremony as well. Anthony Romeo, CPL received the Community Service Award in recognition of his charitable efforts for veteran's affairs. Christa Dotson, RPL received an award for Best AAPL Director's Communication.

The Annual Meeting was a tremendous success with both registration and fundraising exceeding last year's meeting in Denver, CO. There were over 757 registrants and fundraising was up 30% over last year. Congratulations to AAPL Annual Meeting Chair and MLBC Member, Mark Acree, CPL and the entire committee for a successful event!

Save the Date! Be sure to mark your calendars for the 2020 AAPL Annual Meeting to be held in Huntington Beach, California on June 17-20, 2020.



MLBC Members Christa Dotson, Justin Moroosse, Chuck Dornetto and Joe Cunningham at the AAPL Annual Meeting



Christa Dotson, RPL

AAPL DIRECTOR'S REPORT

The AAPL Board Meeting immediately preceded the Annual Meeting in Pittsburgh on June 18-19th. The MLBC welcomed the AAPL Executive Committee, Local Directors and Committee Chairs to our region by providing customized Pittsburgh themed welcome gifts complete with locally sourced snacks and a pamphlet explaining a bit about our organization's namesake - Michael Late Benedum. The gifts were well received and much appreciated.

AAPL Brand Refresh - New Website & Member Mark

The AAPL rolled out a new website and member mark in conjunction with this year's annual meeting. The new website is intended to be more user friendly and allow for more information to be available to the public. The new website also includes a "Public Membership Directory" allowing the public search and verify whether or not a landman is an AAPL member. There is an abundance of information available on the website for members such as forms, industry information and a store for purchasing AAPL branded merchandise. Be sure to stop by and check it out at www.landman.org.

The new member mark is intended to become the identity of AAPL landmen allowing members to distinguish themselves as professional and ethical landmen to the public. Per the AAPL, the multiple triangles that form the icon in the member mark "represent the diverse array of people, resources and services that AAPL brings together." The AAPL's member mark is also coupled with the tagline "Powering the Profession." Members are encouraged to use the mark on business cards, letterheads, email signatures, etc. You can download the new member mark by visiting www.landman.org and clicking on Member Mark in the Resources/Member Resources drop down.



Membership & Certification

The AAPL welcomed 1,296 new active, 268 associate and 283 student members as of the end of May. Total AAPL membership is currently 16,124. The number of eligible members applying for a certification designation is up 30% over the prior year. AAPL has received and processed 631 new and recertification applications through May.

Education

The AAPL's free streaming educational programming has been a great success! In the first five months, the webinars have been utilized almost 3,000 times. Webinar attendance for educational events is up 40% overall from last year. The AAPL has also provided local educational opportunities to members across the country by hosting 90 events in 35 cities across 16 states.

The AAPL has several upcoming educational events in our area including:

- Joint Operating Agreements Seminar in Zanesville, OH on 8/14/2019
- Surface Use and Access in Pittsburgh, PA on 10/24/2019
- Petroleum Economics Seminar in Charleston, WV on 11/8/2019
- Held by Production and Royalty Issues in Washington, PA on 11/21/2019

The educational offerings of AAPL have resulted in the Education Committee and staff being very busy. Thus, the decision was made at the Board Meeting to split that committee into three specific committees (i.e. Certification Review Committee, Annual Meeting/Seminar Oversight Committee and Educational Development Committee) under the education umbrella. It is hoped that this division of labor will allow for continued development of each of these groups.



Christa Dotson, RPL

AAPL DIRECTOR'S REPORT

Landman Scholarship Trust

The Landman Scholarship Trust ("LST") provides scholarships for the benefit or assistance of qualified and deserving students who wish to obtain education and training for professional land work and natural resource management. This AAPL Committee awarded 44 scholarships totaling \$222,500. The LST also hosted the first ever Student Leadership Counsel at this year's meeting in Pittsburgh. Each AAPL accredited program selected one student to attend and discuss challenges/opportunities of their respective programs. Additional information about this important AAPL Committee can be found at <https://www.landman.org/about/charitable-giving/landman-scholarship-trust>

Educational Foundation

The Educational Foundation has continued its mission to provide financial support through grants to support education for AAPL members and the public. It also provides financial support through grants for AAPL members who have suffered financial loss due to natural disasters. The AAPL is committed to making sure that members are aware of this benefit. The foundation awarded \$67,000 in educational grants this fiscal year and continues to look for opportunities to assist members. For more information, or to apply for a grant, please see <https://www.landman.org/about/charitable-giving/educational-foundation>

AAPL Membership Value

Professional Development Assistance

The AAPL remains committed to assisting its members. In fact, the AAPL has an established Professional Development Assistance program that reduces the registration fee up to \$300 for AAPL operated events including Annual Meeting and NAPE Business Conference. The program is for AAPL Active Members in good standing for at least 2 years who have not received aid more than twice in the past calendar year. This is a great option for getting assistance with the cost of your professional development. For more information or to apply for assistance, see <https://www.landman.org/professional-development/professional-development-assistance>

Contract Center Member Discount

Contract Center provides unlimited access to all AAPL contracts, agreements and forms. AAPL members save \$125 annually with the member discount on Contract Center.

Christa Dotson, Director
and
Britney Crookshanks
Immediate Past President of MLBC
at the Landman Bash



Congratulations!

AAPL ANNUAL MEETING SPECIAL RECOGNITIONS

ANTHONY ROMEO COMMUNITY SERVICE



Michel Curry, AAPL President; Anthony Romeo, MLBC Vice-President;
and Awards Committee Chairman, Bob Bergfeld, CPL.

CHRISTA DOTSON BEST AAPL DIRECTOR'S COMMUNICATION



Michel Curry, AAPL President; Christa Dotson, AAPL National Director;
and Awards Committee Chairman, Bob Bergfeld, CPL.

The MLBC Belongs to You

From Stacy Tichy, MLBC 3rd Director

Why should you get involved in the MLBC?

It's simple... This is your organization!

I have been a member of the MLBC since 2008. It wasn't until 2017, when I started working on the planning committee under Chris Helmick, that I really understood what I was missing out on. I remember my first meeting with Chris Helmick, Jeremy Preston, and Abby Veigel. I was nervous, but looking forward to being involved. Since that day, I have had the pleasure of helping plan events for the MLBC and running registration alongside Abby.

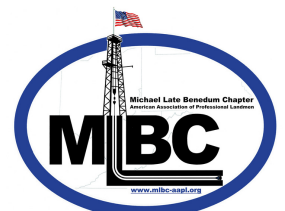
Being involved has not only given me a lot of connections in the industry, but it has also given me a lot of friends that I have met along the way. I love running registration and getting to put faces to the names of our members. Whether you attend meetings on the regular or just a few a year, I enjoy seeing each and every one of you. Being involved with the MLBC has also given me the chance to grow personally and in my career.

Getting involved with the MLBC allows you ample chances to network, which we all know is very important in our industry. The more connections you make with people in the same industry as you, the more chances you have to advance your career. You never know, you may have exactly what someone else is looking for. Networking also gives you the ability to gain friendships that may not have been possible otherwise. As I mentioned above, I have gained connections and friends while being a member of the MLBC and serving on the planning committee. Networking has also helped me build up confidence and it can do the same for you. I know that it can be intimidating to walk up to people that you don't know very well and strike a conversation, but it is all worth it and helps you grow as a person while making connections and networking.

Those are just a few benefits that networking has offered me and can offer you. While networking and attending the MLBC events you also have the opportunity to learn and earn continuing education credits. As you know, this industry is always evolving and changing. There is not one single person in the industry that knows it all. Each title you run is different from the last and each landowner you approach is different from the one before. You must take each day as a new day and be open to grow and learn. The MLBC is committed to not only making sure you have opportunities to network, but making sure you have the opportunity to learn and stay up-to-date on this ever so changing industry.

The success of the MLBC rides on volunteers. I know a lot of people that have no interest in being involved on committees or holding a board position, and I now must ask myself why? What holds people back from getting involved in their organizations? Is it the extra time involved or the fact that it is just too far out of your comfort zone? What can our board and committees do to get you involved?

We would love to hear more from our members on what exactly is holding you back from getting involved with the MLBC.



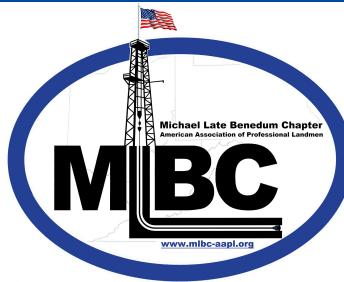
IN HONOR OF
OUR 60TH
ANNIVERSARY

MEMBER SPOTLIGHT



THE MLBC RECOGNIZES
PAST PRESIDENT
BRADLEY N. BYRD, CPL

PAST PRESIDENT MEMBER SPOTLIGHT



MR. BRADLEY N. BYRD, CPL



The MLBC is pleased to share with our readers an interview with the 45th President of our organization, Mr. Bradley N. Byrd, CPL. Brad has been a valued contributor to the MLBC for over 27 years and is often a recognizable figure at our monthly meetings. Husband, father, grandfather, brother, landman and native Ohioan are just a few ways to describe Brad. Enjoy getting to know him a little better in our Past President Member Spotlight in honor of the MLBC's 60th anniversary year, and be sure to say hello to Brad and thank him for his contributions to our industry and profession.

MLBC:

When were you President of our organization? What years did you serve in office?

BRADLEY N. BYRD:

I served as President 2004-2005.

MLBC:

What years did you serve in office?

BB:

I went through the ranks. Two years as Director to President Emeritus and had to follow Rod Winters the whole way! I do believe I was the first president to recognize past Presidents at the dinner meetings.

MLBC:

Are you still actively involved in our organization?

BB:

Not so much anymore. I try and attend a few meetings closer to home or work that I don't have to miss a day of work. It is very hard as an Independent Landman, because not only do you lose the work day, but the expenditure to attend. I was very fortunate for many years as a company Landman that allowed me to attend and participate in the organization.

MLBC:

How has our organization changed over the years?

BB:

Membership size! We used to have 20-35 people at the monthly meetings and MAYBE 20 for golf outings. Of course, the 20-35 that showed up for dinner were dressed in suits/pant suits and ties. Only a few wore jeans and boots, but had a sport jacket on. Ball caps...NO WAY!

MLBC:

Tell us a little bit about your career, your current position, past positions and some of your land work experience.

BB:

I started as an Independent Landman working for Stocker & Sitler, Inc. in 1992 and later an employee of S&S. When S&S was acquired by CGAS Exploration, I was hired by NGO Development Corporation in 1997 until 2013. Since that time, I have worked as an Independent Landman. 95% of my work has been in Ohio, but I have also worked in PA, WV and divestiture in Mississippi and Montana.

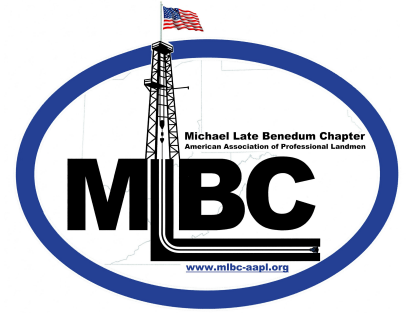
MLBC:

Do you have a favorite land story, project, area of interest in the oil and gas industry?

BB:

First week on the job I was working with Fred Kent and we were doing research on Unocal deep rights in Muskingum County, OH. Almost every day after running several leases at the courthouse and on our way back home we would always check on shallow wells to make sure they were producing and holding their deep rights. One day we pull in to a large farmer's property that Fred had been running and who also operated a large grain operation. As he looked over the huge grain dryers at a hillside, he asked me if I could see a well? Now being the first week on the job, I thought I knew what an oil and gas well (with a pumping unit) looked like, but now I wasn't sure, but said it anyway. "Fred, if you go another 10' I think you'll hit it!"

MEMBER SPOTLIGHT CONTINUED

**MLBC:**

What do you see happening in the future of oil and gas and in the Appalachian Basin?

BB:

OMG if I knew that, I wouldn't be writing this, I would be on a beach earning 10%!

MLBC:

If you could offer advice to a young land professional, or peer, what would you say?

BB:

One, be professional, look professional and act professional. Respect yourself and more importantly the people around you. There is a time and place for a cell phone and it is not in the Recorder's office or in a landowner's home. Two, keep a journal and in 20 years write a book and make millions because there's no way you can make this stuff up.

MLBC:

Are there any ways the MLBC can improve as an organization and offering service to our members?

BB:

You know this was the most difficult question to answer....But it depends on who you are and what you desire from the organization. For me, that is networking, seeing old friends and obtaining my educational credits to keep my CPL. For others it may be finding new opportunities or learning something about another company. I do know there are a lot of bright young people that seem to care about the MLBC and how they can improve, so that's really all that matters.

MLBC:

Who has been your biggest influence/mentor? Tell us about he or she.

BB:

Two people; First and foremost would be brother Jud Byrd who has now hired me twice for contract work and got my start in the oil and gas business. The second would be Fred Kent who pretty much trained me in courthouse work, lease and right of way negotiations.

MLBC:

How long have you been a member of the MLBC? How long have you held your CPL designation?

BB:

I have been a member of the MLBC and AAPL for 27 years. Obtained my CPL accreditation in Pittsburgh in the fall 1993.

MLBC:

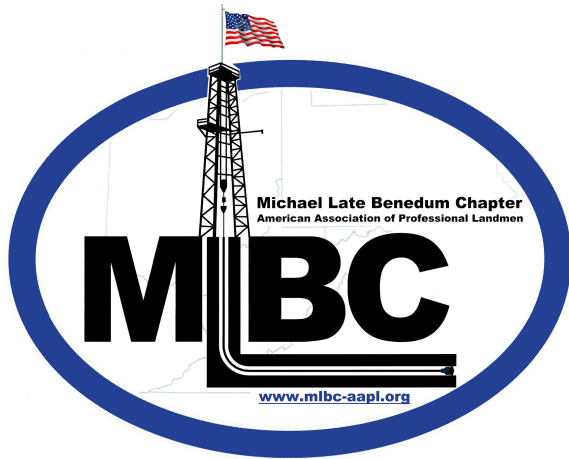
What are your plans for the future?

BB:

Anyone who is an Independent knows retirement is when Medicare kicks in or you hit the lottery. Health insurance is extremely expensive. I spend a lot of time away from home and my wife of 26 years, Cathy, so I hope in retirement I can do a few odd jobs in land, spend time with the Mrs. and granddaughters and maybe play a little golf again.

MR. BRADLEY N. BYRD, CPL

Interview by:
John T. Catsonis
MLBC Marketing Committee



MLBC Annual Awards and Scholarship Dinner June 13, 2019

By: Daniel Cooper, Newsletter Committee Chairman

Another successful year of the MLBC is in the books and a large crowd gathered at the Bridgeport Conference Center in Bridgeport, WV to attend the annual Awards and Scholarship Dinner. This dinner is one of the most enjoyable events of the year as members gather to usher in a new Executive Committee, celebrate with those members and organizations receiving awards and extend well wishes to the college students who worked hard to receive scholarships from the organization. Congratulations to all of the award winners and to those students receiving scholarships. A large note of thanks also goes out to the Awards and Scholarship committees for their tireless efforts in putting on a wonderful event! The 2018-2019 Executive Committee and all the Committee Chairs deserve recognition as well for an outstanding year! Make sure to tell them the next time you see any of them. Enjoy the pictures below from the event!



Incoming 2019-2020 Executive Board - L-R Jeremy White, Anthony Romeo, Rob Greiner, Justin Nixon, Lhag Bowers, Kevin Pierson, John Catsonis. Absent - Stacy Tichy, Christa Dotson, Britney Crookshanks.



**THANK YOU TO
OUR
SPONSORS!**

Annual Awards Dinner Photos



Incoming MLBC President
Jeremy White speaks to the crowd



Aaron Yost presents Jim Talkington III with
the J.W. Findley Award in honor of his father,
Jim Talkington, Jr.



Aaron Yost presents Bruce Turner with the
Landman of the Year Award



A large contingent of MLBC members attended the Awards Dinner



Britney Crookshanks presents Kelly O'Bryan Demota
with the Best Member Communication Award



Britney Crookshanks presents Percheron, LLC with the Friend of
the MLBC Award (Harry Heinbaugh accepts on their behalf)

Congratulations!

SCHOLARSHIP AWARD WINNERS

TED UMININSKI

\$1,500

**BABST | CALLAND
PRESENTING SILVER SPONSOR**



Pictured L-R Kevin Pierson, Ted Umininski, and representatives from Babst Calland: Bruce Rudoy, Chuck Saffer, and Scott McKernan

JARED FOREMAN

\$2,000

**PRECISION OIL & GAS, PRESENTING
SILVER SPONSOR**



Pictured L-R Jared Foreman, Kevin Pierson, and Justin Moroosse representing Precision Oil and Gas

CRAIG RENCH

\$1,500



Pictured L-R Craig Rench and Kevin Pierson, Scholarship Committee Chairman

ROSS KELLER

\$3,000

**BRYSON KUBA, L.P.
PRESENTING GOLD SPONSOR**



Pictured L-R Kevin Pierson, Abby Veigel (accepting on behalf of Mr. Keller) Mike Rodriguez, Keith Crain, Marcia Bolser, & Dell Bolser

5th ANNUAL 2019 MLBC VETERANS CHARITY SPORTING CLAYS

presented by: **LG&A**

Lenington, Gratton, & Alexander LLP

SEPTEMBER 20, 2019
10:00 Start

**LOCATION: Hunting Hills
Shooting Preserve, Dilliner, PA**



Door Prizes! Steak Dinner! Top Gun Trophy! Under Armour Shirts! Charity Auction!

benefitting:



SPONSORSHIP OPPORTUNITIES

NEW ~~\$7500 Official Event Sponsor~~ - Taken by LG&A

NEW **Platinum \$2500-** Two four-person teams, two station sponsors, Polo Shirts

Gold \$1500- One four-person team, one station Sponsorship, Polo Shirts.

Silver \$750- One Station Sponsorship, Hospitality tent and table.

Bronze \$500- One station Sponsorship.

REQUESTS FOR SPONSORSHIP CAN BE MADE TO Anthony Romeo at aromeo@nne-llc.com or Michael Kalany at michael.kalany@outlook.com

2019 Grace & Grit Gala

By Amber Buric
Chairman of the Women of MLBC Committee



Putting together a charity event such as Grace & Grit Gala is no small undertaking, and those of us on the WMLBC committee were a bit nervous. What if the room is too big for the number of attendees? This was the first major event that we were putting together, and it wasn't lost on us that the Gala was sandwiched between our Spring Golf Outing and the AAPL Annual Meeting. What if a bunch of people attend, but no one participates in the auctions? And while the Gala enjoyed enthusiastic support from many, the pragmatist in me noted that it was entirely possible that things may not come together quite as we'd hoped. What if only a handful of people showed up?

But, in a true showing of Grace, the room was the perfect size for the event, people did show up and both the live and silent auctions were a raging success. The Gala raised a total of \$28,000 – a number that still astounds me to see in print – to donate to Habitat for Humanity. And in addition to being a successful fundraising effort, we also successfully brought our member together in a unique way. Throughout the evening, several folks remarked how glad they were to catch up with friends and colleagues that they don't usually see at MLBC events. Others asked if we were planning next year's Gala yet. Most everyone I talked to expressed how excited they were about the silent and live auctions. (And yes, for those of you who may be wondering, my husband did – eventually – forgive me for winning the Golden Doodle puppy, and we decided to donate that beautiful puppy to Wags for Warriors.)

Of course, there is no Grace without Grit, and the success of this Gala is due to three important factors: the unwavering dedication of our WMLBC committee members, the generosity of our sponsors and of course, the women and men who chose to spend their evening supporting the WMLBC and Habitat for Humanity.

The WMLBC Committee is comprised of the following individuals who made the Gala a priority in addition to the demands of their personal and professional lives. They shine within the industry each day, and I am so proud to be on any team with them.

Tish Brown Layne Land & Leasing, LLC	Sara Peter Layne Land & Leasing, LLC
Britney Crookshanks Infinity Natural Resources, LLC	Rhonda Shannon Layne Land & Leasing, LLC
Brittany Fox Babst Calland	Andrea Taylor Layne Land & Leasing, LLC
Molly Marshall Babst Calland	Abby Veigel MLBC
	Jason Zoeller Babst Calland

A huge thank you to Stacy Tichy of Percheron, LLC for all you did to coordinate the event with the the folks at Nemacolin Woodlands. I suspect you probably sent about 326 e-mails and made 87 phone calls leading up to the event. nd thank you to Julianne Zackey and Melissa Brockett of Purple Land Management, and Kevin Pierson of Bryson Kuba, LP for your contributions to the silent auction.

On behalf of the WMLBC, I'd also like express our thanks to our generous sponsors. In keeping with the mission of the WMLBC, you helped us to bring people together for an evening who otherwise may not have come together in the same way, and we are so grateful.

Babst Calland Platinum Sponsor	Claire Sergent-Walls Legal Group, PLLC Event Partner
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Just a few of the silent auction items on display at the 2019 Grace & Grit Gala.



2019 Grace & Grit Gala

And, finally, thank you for making the Grace & Grit Gala a success. Thank you for bringing your spouses and significant others. Thank you for finding sitters to spend the evening with your kids. Thank you for making the time in your already busy schedules to fight through Friday afternoon traffic to get to Farmington, PA. Thank you for donning ball gowns and tuxedos. Thank you for your generosity during the live and silent auctions. Thank you for believing in Habitat for Humanity. Thank you for believing in the mission of the Women of the MLBC.

Looking ahead, we're hoping you'll join the WMLBC for a couple of Habitat for Humanity building events this fall. Come swing a hammer and tell a few stories. You never know who you might run into and how you might make a difference. In the meantime, if you have any thoughts or ideas for the WMLBC, or if you'd like to get involved, please don't hesitate to let us know.



LEGISLATIVE & REGULATORY UPDATE



You could say it's the off-season for the MLBC Legislative and Regulatory Committee. With each of Ohio, West Virginia and Pennsylvania's legislatures on or approaching session breaks, we're left with only a few court decisions that merit reporting. We've summarized three important cases, each out of West Virginia, below.

Additionally, we'd like to welcome Scott Henderson, Linda Tennant and Allison J. Farrell to the Committee. Now five-strong, we will continue to monitor court decisions across the Appalachian Basin over the summer, as well as any legislative developments when the legislatures reconvene (Ohio and Pennsylvania in mid-September, West Virginia in January). Of note upon re-convening, on its first day back in session the Pennsylvania House will consider HB247, which provides for cross-unit drilling. We'll provide updates on that bill's progress in future editions of the Takeoff.

EQT Production Co. v. Crowder

On June 10, 2019, the West Virginia Supreme Court of Appeals issued its opinion in the case of EQT Production Co. v. Crowder (Case No. 17-0968). In Crowder, the oil and gas operator used the surface of the plaintiffs' lands to create a unitized wellpad for oil and gas production. The plaintiffs did not own the oil and gas underlying the surface in question. While the operator had an appropriate lease covering the oil and gas estate, such lease did not contain language that would expressly allow the operator to produce oil and gas underlying adjacent tracts through the plaintiffs' land. Additionally, the operator had been unable to obtain a surface use agreement from the plaintiffs and chose instead to rely upon the oil and gas owners' well-recognized implied right to use so much of the surface as reasonably necessary to access and produce the underlying oil and gas. This right has traditionally extended to an oil and gas owner's lessee. The plaintiffs sued, asserting several theories and claims, several of which were dismissed. However, the trial court entered summary judgment in favor of the plaintiffs' claim that the production of oil and gas from mineral estates adjacent to the plaintiffs' surface estate was a trespass on such surface estate.

The operator appealed, asserting the oil and gas owners' implied right to use surface as reasonably necessary to produce minerals was sufficient to cover the operator's actual use. The Supreme Court agreed with the trial court and found that the operator's use of the plaintiffs' surface was not reasonable insofar as the operator produced oil and gas from adjacent and nearby mineral tracts through the plaintiffs' surface. This effectively creates a new cause of action in West Virginia for surface owners to try and stop unitized oil and gas production.

This right is limited in fact, however, to units where no appropriate surface use agreement has been obtained from the surface owner and the surface and oil and gas are held by separate parties. As West Virginia now requires operators to obtain surface use agreements for wellpad tracts, Crowder is not expected to create significant, broadly-applicable problems for the industry.

Harrell v. Cain

In a new opinion dated June 5, 2019, the West Virginia Supreme Court of Appeals held that where a deed is ambiguous as to the boundaries of the property conveyed therein, extrinsic evidence, such as the conduct of the parties to the deed, can help clarify the intent of the parties. In Harrell v. Cain, two brothers jointly owned approximately 133 acres in Hancock County, West Virginia, which was split by a road; 40 acres sat north of the road and the remaining 93 acres sat south of the road. In 1977, brother one clearly conveyed his interest in the north 40 acres to brother two. On the same day, brother two conveyed an interest in the south 93 acres to brother one. The property boundaries set forth in the deed for the southern property were ambiguous and imprecise.

For the next several decades, each brother, their families, and the community acted as if brother two solely owned the northern parcel, and brother one solely owned the southern parcel. However, a dispute arose in 2005 when an energy company attempted to buy a 4.4 acre parcel from brother one out of the southern tract. The present day owners of the northern tract claimed an interest in approximately 60 of the 93 acres of the southern tract per the ambiguous and imprecise deed.



LEGISLATIVE & REGULATORY UPDATE (continued)



In finding in favor of brother one and confirming that he solely owned the entire 93 acre southern tract, the Court looked to how the parties, their families, and the community viewed and used the property for the last 40 years. The evidence showed that brother one exercised complete control over the southern property by building homes on it, using it for hunting, giving people permission to hunt on it, among other actions. The Court also considered testimony from family members and community members as to their perceptions of ownership. Based on all the evidence, the Court concluded that the sum total of the evidence favored brother one and in the event of any doubt, any ambiguity in a deed is construed in favor of the grantee.

Andrews et al., v. Antero Resources Corporation and Hall Drilling LLC

In *Andrews et al., v. Antero Resources Corporation and Hall Drilling LLC*, No. 17-0126 (Jun. 10, 2019), residents and/or owners of property in Harrison County, West Virginia ("petitioners"), filed suit against Antero Resources Corporation ("Antero") and Hall Drilling, LLC ("Hall Drilling") alleging "private temporary continuing abatable nuisance and negligence/recklessness" arising from "natural gas exploration, extraction, transportation and associated activities in close proximity to their properties." The petitioners subsequently withdrew their negligence claims, and on April 18, 2016, the West Virginia Mass Litigation Panel granted summary judgment in favor of Antero and Hall Drilling on the private nuisance claim. On June 10, 2019, the Supreme Court of Appeals of West Virginia affirmed the West Virginia Mass Litigation Panel's grant of summary judgment in favor of Antero and Hall Drilling based on contract and property law. The Court held that the test articulated in *Syl. Pt. 3, Buffalo Mining Co. v. Martin*, 165 W. Va. 10, 267 S.E.2d 721 (1980), is the controlling law: "[W]hether Antero's activities to develop its mineral estate were reasonably necessary, and whether they were carried out without substantial burden to the [petitioners]." In doing so, the Court rejected the petitioners' argument that the dispositive issue was whether Antero's development methods were within the contemplation of the parties at the time of the execution of the severance deed.

Rather, use of technological advancements is implied where the severance deed did not expressly contemplate use of technological advancements for mineral development. Specifically, the Court concluded that the petitioners failed to present evidence that the activities of which they complained are not reasonably necessary for Antero to develop its mineral estate and that the petitioners further failed to present evidence that they were substantially burdened by Antero's and Hall's activities.

MLBC

Legislative and Regulatory Committee

Nik Tysiak
Drew Romig
Scott Henderson
Linda Tennant
Allison J. Farrell



UPCOMING EVENTS

August 26, 2019

Fall Golf – Southpointe Golf Club – Canonsburg, PA

September 12, 2019

Dinner Meeting – Marietta Country Club – Marietta, OH

September 20, 2019 –

Veterans Charity Clay Shoot – Hunting Hills – Dilliner, PA

October 11, 2019 –

MLBC 60th Anniversary Event – Jerome Bettis' Grille 36 – Pittsburgh, PA

November 14, 2019

Luncheon – Bridgeport Country Club, Bridgeport, WV

STAY CONNECTED!

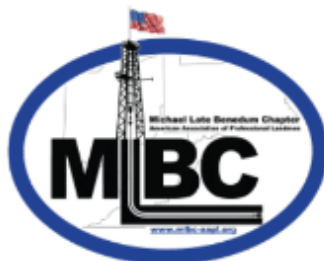
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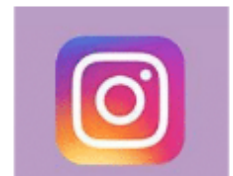
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2019-2020

Executive Committee



President

Jeremy White, RPL
EQT
jwhite@eqt.com



Vice President

Anthony Romeo, CPL
Northeast Natural Energy
aromeo@nne-llc.com



National Director

Christa Dotson, RPL
Northeast Natural Energy
cdotson@nne-llc.com



Secretary

Robert Greiner, RPL
Jericho Land Resources
rgreiner@jericho.email



Treasurer

Justin Nixon, CPL
Northeast Natural Energy
jnixon@nne-llc.com



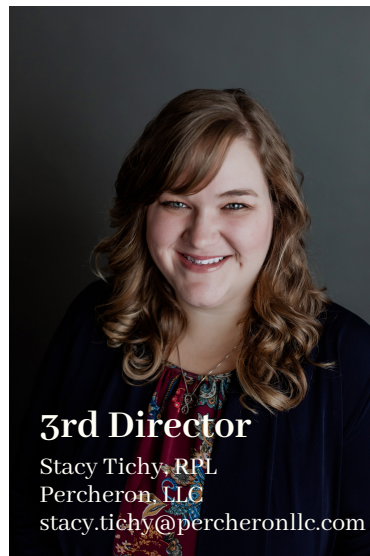
1st Director

Kevin Pierson
Bryson Kuba, L.P.
kp@bklpland.com



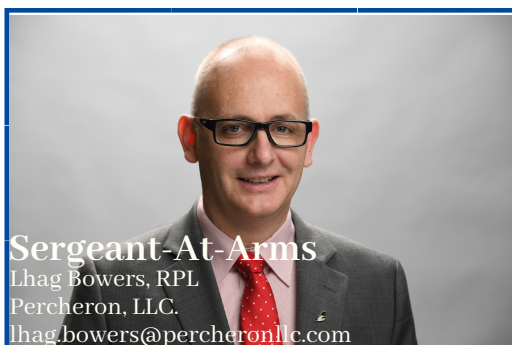
2nd Director

John Catsonis
Apex Land Corporation
jcatsonis@apexlandcorp.com



3rd Director

Stacy Tichy, RPL
Percheron, LLC
stacy.tichy@percheronllc.com



Sergeant-At-Arms

Lhag Bowers, RPL
Percheron, LLC.
lhag.bowers@percheronllc.com



President Emeritus

Britney Crookshanks, CPL
Infinity Natural Resources
bcrookshanks@infinitynr.com



Executive Assistant

Abby Veigel
MLBC
abbyveigel@mlbc-aapl.org



**Awards:
&Technology**
Jeremy Preston
jpreston@eqt.com



Historian:
David Aman
David.W.Aman@dominionenergy.com



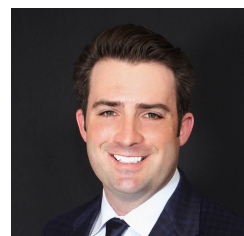
AAPL Director:
Christa Dotson
cdotson@nne-llc.com



Education:
Chuck Saffer
morgan@cswlegalgroup.com



Legislative:
Nikolas Tysiak
ntysiak@babstcalland.com



Scholarship: & University Liason
Kevin Pierson
kp@bklpland.com



Ethics:
Justin Nixon
jnixon@nne-llc.com



Marketing:
John Catsonis
jcatsonis@apexlandcorp.com



Clay Shoot Committee:
Anthony Romeo
aromeo@nne-llc.com



Fall Golf:
Steve Carr
SteveCarr@dudley-land.com



Meeting Planning:
Stacy Tichy
stacy.tichy@percheronllc.com



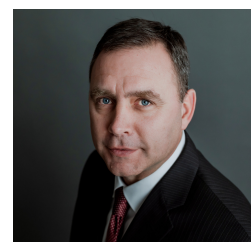
Women of the MLBC:
Amber Buric
ABuric@babstcalland.com



Spring Golf:
Jeff Junstrom
junstrom@cassidypc.com



Newsletter Committee:
Daniel Cooper
daniel.cooper82@gmail.com



Sponsorship
Harry Heinbaugh
harry.heinbaugh@percheronllc.com



Membership:
Ben McKinney
ben.mckinney@steptoe-johnson.com

Finance:
Adam Morgan
adam.morgan@cabotog.com

Committee Chairs

NEW MEMBERS

and CERTIFICATIONS

June

First Name	Last Name	Employer	Member Type	Sponsoring Member
Alan	Regetz	Regetz Services, LLC	Active	Richardson, Ira
Loraina	Lafferty	Antero Resources Corporation	Active	Chapman, Jamie
Angela	DeMoss	Antero Resources Corporation	Active	Chapman, Jamie
Matthew	Fish	McDonald Land Services	Active	Bowers, Lacey
Chuck	Dornetto	Northeast Natural Energy, LLC	Active	Romeo, Anthony

July

First Name	Last Name	Employer	Member Type	Sponsoring Member
Eric	Kawalec	Kiefaber & Oliva, LLP	Associate	Abrams, Josh
Lauren	Over	McDonald Land Services	Active	Johnson, Megan
Kaitlyn	Johnson	McDonald Land Services	Active	Johnson, Megan

New members are approved on a monthly basis. If the need arises to move along membership approval (ex. Ohio Landman Registration), please email Abby Veigel - abbyveigel@mlbc-aapl.org

SHOUT OUT!

Congratulations to the following members recently gaining their Certification through the AAPL:

CPL

Sean P. Cotter
Nicole L. Edwards
Dustin D. Emenhiser
Seth R. Jarvis
Richard A. Johns
Brian E. Kraus
Lindsey R. Lizik
Ryan T. Mather
Justin L. Moroose
Jason M. Povlish
Karolina Powell
Travis M. Powell
Alan T. Regetz
Joshua L. Somerville
Sean M. Denham
Jon A. Grompone
Jenny L. Hayhurst
Bryan M. Hollihan
Joshua R. Kennedy
C. Arthur West IV
Stewart R. West

RPL

S. Keely Cunningham
Meronaca Davis
Justine Guess
Savanna Hardy

RL

Patrick Large
Samuel A. John
Brian Paugh
Chad Robinson
Harry C. Hoffman

Total Members: 1,009

Active: 683
Active PP: 29
Honorary: 9

Total Active: 712
% Active: 70.56%

Associate: 208
Student: 79

MEMBERSHIP INFORMATION

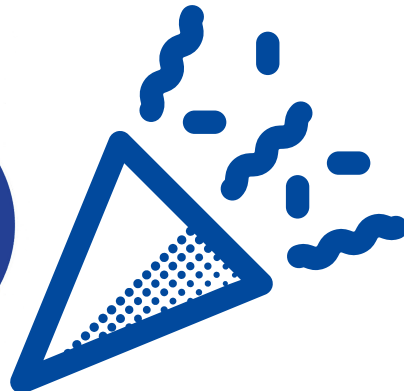
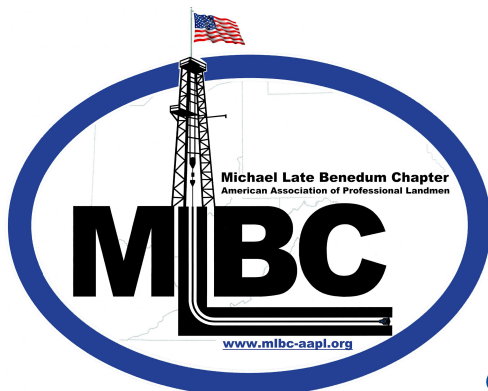


Michael Late Benedum
"The Great Wildcatter"

The MLBC membership application is located on the website at www.mlbc-aapl.org. Please check your information on the website prior to submitting your renewal. The MLBC website has an updated version of the membership listing. Please use this resource if you can not find yours or others information in the directory. Please report any errors or omissions to Abby Veigel at abbyveigel@mlbc-aapl.org.

Notice of the application(s) of all potential Chapter members shall be published in the next regularly scheduled monthly Chapter "Takeoff" newsletter. Active members shall have the opportunity during a period of thirty (30) days following the first publication to object to the potential members' application.

Such objections to membership approval may be submitted to any member of the Executive Committee and shall be in writing. The Executive Committee shall take any such objection under counsel in the next regularly scheduled monthly Executive Committee meeting. A decision to accept or reject the membership application shall be determined by a majority vote at such meeting. The Executive Committee shall notify the applicant in writing of rejection. Application for membership in the Chapter shall be subject to the approval by a majority vote of the Executive Committee at a regularly scheduled meeting, after the aforementioned thirty (30) day newsletter publication period, and shall require the signed approval by the acting President of the Executive Committee, as evidence of the Committee's approval. Names of any and all newly approved members shall be read at the following regularly scheduled general meeting of the Chapter.



**Celebrating 60
years as an
organization**