STATE OF NEW MEXICO

ENERGY, MINERALS AND NATURAL RESOURCES DEPARTMENT OIL CONSERVATION DIVISION

IN THE MATTER OF THE HEARING CALLED BY THE OIL CONSERVATION DIVISION FOR THE PURPOSE OF CONSIDERING:

APPLICATION OF UNIT PETROLEUM COMPANY FOR COMPULSORY POOLING AND AN UNORTHODOX) WELL LOCATION, LEA COUNTY, NEW MEXICO

CASE NO. 13,124

ORIGINAL

REPORTER'S TRANSCRIPT OF PROCEEDINGS

EXAMINER HEARING

WILLIAM V. JONES, JR., Hearing Examiner ECEIVED BEFORE:

August 7th, 2003

Santa Fe, New Mexico

Oil Conservation Division

This matter came on for hearing before the New Mexico Oil Conservation Division, WILLIAM V. JONES, JR., Hearing Examiner, on Thursday, August 7th, 2003, at the New Mexico Energy, Minerals and Natural Resources Department, 1220 South Saint Francis Drive, Room 102, Santa Fe, New Mexico, Steven T. Brenner, Certified Court Reporter No. 7 for the State of New Mexico.

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EXHIBITS

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APPEARANCES

FOR THE DIVISION:

DAVID K. BROOKS, JR.
Assistant General Counsel
Energy, Minerals and Natural Resources Department
1220 South St. Francis Drive
Santa Fe, New Mexico 87505

FOR THE APPLICANT:

JAMES G. BRUCE Attorney at Law P.O. Box 1056 Santa Fe, New Mexico 87504

FOR BTA OIL PRODUCERS:

HOLLAND & HART, L.L.P., and CAMPBELL & CARR 110 N. Guadalupe, Suite 1 P.O. Box 2208 Santa Fe, New Mexico 87504-2208 By: WILLIAM F. CARR

ALSO PRESENT:

MICHAEL E. STOGNER Hearing Examiner New Mexico Oil Conservation Division 1220 South Saint Francis Drive Santa Fe, NM 87505

GAIL MacQUESTEN
Deputy General Counsel
Energy, Minerals and Natural Resources Department
1220 South St. Francis Drive
Santa Fe, New Mexico 87505

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1	WHEREUPON, the following proceedings were had at
2	10:15 a.m.:
3	EXAMINER JONES: Okay, let's go back on the
4	record and call Case 13,124, Application of Unit Petroleum
5	Company for compulsory pooling and an unorthodox well
6	location, Lea County, New Mexico.
7	Call for appearances.
8	MR. BRUCE: Mr. Examiner, Jim Bruce of Santa Fe,
9	representing the Applicant, and I have two witnesses to be
10	sworn.
11	EXAMINER JONES: Any other appearances in this
12	case?
13	MR. CARR: May it please the Examiner, my name is
14	William F. Carr with the Santa Fe office of Holland and
15	Hart, L.L.P. We represent BTA Oil Producers, I do not have
16	a witness.
17	EXAMINER JONES: Now, you're representing BTA?
18	MR. CARR: BTA Oil Producers.
19	EXAMINER JONES: BTA Oil Producers.
20	Any other witnesses or any other appearances
21	in this case?
22	There being none, will the witnesses please stand
23	to be sworn in?
24	(Thereupon, the witnesses were sworn.)
25	EXAMINER JONES: Okay, Mr. Bruce?

1	BOBBIE THOMPSON,
2	the witness herein, after having been first duly sworn upon
3	her oath, was examined and testified as follows:
4	DIRECT EXAMINATION
5	BY MR. BRUCE:
6	Q. Would you please state your name and city of
7	residence?
8	A. Yes, my name is Bobbie Thompson, I live in Tulsa,
9	Oklahoma.
10	Q. Who do you work for and in what capacity?
11	A. I work for Unit Petroleum Company as landman of
12	the western division.
1.3	Q. Have you previously testified before the
14	Division?
L5	A. No, I have not.
16	Q. Could you summarize for the Examiner your
L7	educational and employment background?
18	A. I have an associate degree in petroleum land
19	technology, and I have worked 15 years for Questa Oil and
20	Gas as a landman, and then the past three years for Unit
21	Petroleum as a landman.
22	Q. Does your area of responsibility at Unit include
23	this part of southeast New Mexico?
24	A. Yes, it does.
25	Q. And are you familiar with the land matters

involved in this Application?

A. Yes, I am.

MR. BRUCE: Mr. Examiner, I would tender Ms. Thompson as an expert petroleum landman.

EXAMINER JONES: Ms. Thompson is so tendered.

- Q. (By Mr. Bruce) Would you identify Exhibit 1 for the Examiner, Ms. Thompson, and describe what Unit seeks in this case?
- A. Exhibit 1 is a land plat showing -- outlining the east half of Section 23, Township 20 South, Range 35 East, and Unit seeks an order pooling the east half of Section 23 from 11,920 feet subsurface to the base of the Morrow formation at about 13,500 feet.
 - Q. What is the well's footage location?
- A. 2100 feet from the south line and 1600 feet from the east line of Section 23.
- Q. And will Unit's geologist testify about the reason for this location?
 - A. Yes.
 - Q. What is the ownership of the well?
- A. BTA Oil Producers and its partners own 37.5 percent of the working interest, M. Brad Bennett owns 6 percent, and Hayes Land Corporation owns 3 percent, and Unit and the other participating parties own the remaining working interest.

1	Q. Now, let's discuss your efforts to obtain the
2	voluntary joinder of the interest owners. What is Exhibit
3	2?
4	A. Exhibit 2 are copies of the letters, proposal
5	letters, mailed to the parties in late May of 2003, and the
6	letters enclosed an AFE, and we requested that the parties
7	participate in the drilling of the well.
8	Q. Have there been any follow-up contacts with these
9	parties?
10	A. We did contact them by phone in late July.
11	Q. Okay. And at this point neither of them have
12	indicated whether or not they will join in the well?
13	A. That's correct.
14	Q. Now, one thing when it comes to notice, the first
15	letter to BTA, there's an exhibit or an attachment that
16	lists a number of other entities. Are those the working
17	interest partners of BTA?
18	A. Yes, they are. And we contacted BTA to talk
19	about notification to those partners, and they indicated
20	that under their agreements with the partners, BTA has the
21	right to participate in the wells for them and that we
22	should not we did not need to notify them.
23	Q. Okay, so under or BTA has a number of partners
24	under their own

25

A.

Yes.

1	Q agreement, and all you need to do is notify
2	BTA?
3	A. Yes.
4	Q. In your opinion, has Unit made a good-faith
5	effort to obtain the voluntary joinder of these interest
6	owners in the well?
7	A. Yes.
8	Q. Would you identify Exhibit 3 and discuss the cost
9	of the proposed well?
10	A. Exhibit 3 is the AFE prepared by Unit. The
11	proposed depth of the well is 13,500 feet. The completed
12	well cost is \$1,204,400 I mean the dryhole cost, excuse
13	me. And the completed well cost is \$1,632,800.
14	Q. Is this cost in line with the cost of other wells
15	drilled to this depth in this area of Lea County?
16	A. Yes.
1 7	Q. And does Unit request that it be designated
18	operator of the well?
19	A. Yes.
20	Q. Do you have a recommendation for the amounts
21	which should be paid for the supervision and administrative
22	expenses?
23	A. We request that \$6000 per month be allowed for
24	the drilling well and \$600 per month be allowed for a
25	producing well.

1	Q. Are these amounts equivalent to those normally
2	charged by other operators in this area for wells of this
3	depth?
4	A. Yes.
5	Q. Do you request that these overhead rates be
6	adjusted periodically as provided in the COPAS accounting
7	procedure?
8	A. Yes.
9	Q. And finally, were the parties in this well unit
10	notified of this hearing?
11	A. Yes, they were.
12	Q. And is Exhibit 4 my affidavit of notice?
13	A. Yes.
14	Q. Were Exhibits 1 through 4 prepared by you or
15	under your supervision or compiled from company business
16	records?
17	A. Yes.
18	Q. And in your opinion is the granting of Unit's
19	Application in the interests of conservation and the
20	prevention of waste?
21	A. Yes.
22	MR. BRUCE: Mr. Examiner, I'd tender the
23	admission of Unit's Exhibits 1 through 4.
24	MR. CARR: No objection.
25	EXAMINER JONES: Exhibits 1 through 4 will be

1	admitted into evidence.
2	EXAMINATION
3	BY MR. CARR:
4	Q. Ms. Thompson, you indicated that Unit is seeking
5	to pool from 11,900 feet down?
6	A. Yes.
7	Q. Is it the intention to pool below the base of the
8	Wolfcamp?
9	A. No, from 11,000
10	Q. Do you know
11	A that
12	Q. Do you know where that depth is in relationship
13	to the Wolfcamp formation?
14	A. It's below the Wolfcamp.
15	Q. Okay. You're aware there's a joint operating
16	agreement covering surface to base of the Wolfcamp, and so
17	you're looking at an area below that?
18	A. Yes.
19	MR. CARR: That's all I have, thank you.
20	MR. BRUCE: I have nothing further.
21	EXAMINATION
22	BY EXAMINER JONES:
23	Q. Ms. Thompson
24	A. Yes.
25	Q the other witness Are you going to have a

1	geologic witness?
2	MR. BRUCE: Yes.
3	EXAMINER JONES: Okay.
4	Q. (By Examiner Jones) And this BTA represents
5	how much total collective
6	A. 37.5 percent.
7	Q. 37.5, okay. And the zones you're going for, the
8	pools Can you name the pools that you're going for?
9	A. For the Morrow.
10	Q. Okay, the Morrow
11	A. Yes.
12	Q is the primary objective?
13	A. Yes, it is.
14	MR. BRUCE: Mr. Examiner, it is I believe it's
15	within the boundaries of the West Osudo-Morrow Gas Pool.
16	EXAMINER JONES: West Osudo-Morrow, and we've got
17	an undesignated Osudo-Atoka and a Southwest Osudo-Wolfcamp,
18	so the Wolfcamp is not part of this?
19	MR. BRUCE: The Wolfcamp is not part of this
20	Application.
21	EXAMINER JONES: The Wolfcamp is not part of
22	this, okay.
23	MR. BRUCE: And I could not tell you about the
24	Atoka. Perhaps our geologist can.
25	EXAMINER JONES: Okay. And the location of the

1 well, 540 foot to the north-south line, it looks like. 2 Okay, Mr. Brooks, do you have any other 3 questions? 4 MR. BROOKS: No questions. 5 EXAMINER JONES: Okay. Thank you, Ms. Thompson. MOE NAGATY, 6 7 the witness herein, after having been first duly sworn upon 8 his oath, was examined and testified as follows: 9 DIRECT EXAMINATION 10 BY MR. BRUCE: 11 Q. Would you please state your name and where you 12 reside? 13 Α. My name is Moe, M-o-e, Nagaty, N-a-g-a-t-y. Ι 14 reside in Bartlesville, Oklahoma. 15 Q. Who do you work for? I work for Unit Petroleum in Tulsa. 16 Α. 17 Q. Okay. Have you previously testified before the Division as a geologist? 18 19 A. No. 20 Would you please summarize your educational and Q. 21 employment background? 22 Α. Okay, I have a bachelor's degree in science, in 23 1972. I worked as a mudlogger from 1972 to 1973 in the 24 Middle East. I joined the US Geological Survey in 1977 25 till 1981, in Los Angeles, California. In 1981 I joined

Phillips Petroleum; I worked with them for 19 years. 1 then 2000 I joined Samson in Tulsa; I worked with them for 2 And I've been with Unit for the last three or 3 three vears. four months. 4 Okay. Does your area of responsibility at Unit 5 Q. 6 cover this portion of southeast New Mexico? Yes. 7 Α. And are you familiar with the geologic matters Q. 8 involved in this Application? 9 Α. Yes, I am. 10 And you have made a study of this area for 11 Q. purposes of this hearing, have you not? 12 13 Α. Yes, I did. MR. BRUCE: Mr. Examiner, I'd tender the witness 14 as an expert petroleum geologist. 15 EXAMINER JONES: He is so qualified. 16 Q. (By Mr. Bruce) Mr. Nagaty, would you please 17 identify your Exhibit 5 and discuss that for the Examiner? 18 Α. Exhibit 5 is a structure map on top of the middle 19 20 It does show a gentle dip to the west southwest. It is not a factor in the play here but is required to 21 present --22 23 It just gives some general information on the Q. Morrow? 24

25

A.

Yes.

- 14 Let's move on to your Exhibit 6 and discuss what 1 Q. you hope to achieve with your well and what is the primary 2 3 zone of interest? Exhibit 6 is a net isopach map for the middle 4 I have several sands included in this map. 5 Morrow zone. Our proposed location is shown there in Section 23 in 6 purple. It shows the thickness of the middle Morrow in 7 8 each of the wells, and there is a number in green next to 9 each well that shows the cum in the Morrow for that 10 particular well. Okay, and you're going to get into this 11 production data a little bit more later, will you not? 12 13 Α. Yes. 14
 - Q. One thing, your proposed location is marked in purple. Which of these immediately offsetting wells are still producing in the Morrow, those three offsetting wells?

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- A. Okay, the wells to the west and to the south are still active. The well to the north is not active in the Morrow, it's active in the Wolfcamp. And the well to the east is not active.
- Q. Okay. Let's move on to your next exhibit, the cross-section, and maybe along with that, Mr. Nagaty, take your Exhibit 8, which is production plats from offsetting wells. Discuss the zones you hope to encounter and how

they have produced in the offsetting wells.

- A. Okay, if you look at the well on the right-hand side of the cross-section, which is the well to the north, the Morrow sands are shown colored in three different colors there. This is an edge well, it has not performed very well. It cum'd 17 million and it was a very poor well. You can look at the production curve --
- Q. And that's the first page of Exhibit 8, is it not?
- A. Yes, the very first page. It produced for a very short period of time and it did not do well at all.

The second well, the Best Gas Com Number 1, was drilled by Amoco in 1983. They dual-completed this well. They had the Wolfcamp behind liner and the open hole -- completed the Morrow as an open-hole well. And in my experience, this is the first well I've ever seen completed open hole in the Morrow. This is not an efficient way of completing this well.

It came in very good, about 3 million a day, and in no time it cratered. And I believe that because of mechanical problems, that this bottom part of the well collapsed, and that's -- If you look at the second page of the decline curve, you can see where the problem started. A few months into production, and it just completely lost the well.

Q. In looking at the decline curve also, even after it was brought back on line it produced for a few months, and even though the producing rate was what, about a million a day, it just essentially stopped producing?

A. 80 M's a day to 50 M's, I mean --

O. So --

A. -- the well had very good initial production, 3 million a day. And if you look at the cross-section, there is 30 feet of the green sand and 7 feet of the purple sand. And anybody familiar with the Morrow, that kind of porosity and thickness should have done a lot better than that.

- Q. Okay. What about the two other wells on the cross-section to the southwest and to the south?
- A. Okay, we've got two wells, they both performed very well. One of them made about 2.7 BCF, the one to the south made 2.8 BCF. And as you see, it was produced in several different sands. The one directly southwest of us did not have any of the green sand at all. It had 14 feet of the upper sand, the purple one.

The well to the south of us had a total of 30 feet, and you can see how much of it is in the green sand. We do not believe that production down here in the south has any drainage that we should be worried about.

The well next door to us did not have any of the green sand. And this is our target, we're hoping to have

30-plus feet of this sand in the cross-section. And believe that that well is still -- could do better.

Now, the well directly north of us in Section 14, Well Number 3, this is a recent well that was drilled by Apache. And when they drilled through the Morrow they encountered mechanical problems, they had to raise up the mud --

- Q. Excuse me, you're talking about the well in Section 14 now --
 - A. 14, yes.

- Q. -- in the -- that would be the southwest quarter of the southeast quarter, Mr. Examiner.
- A. Yeah, that well encountered severe mechanical problems while drilling the Morrow. And that's what triggered our thinking about the same thing that happened out there happened in this kind of well, and we expect, hopefully, we'll drill it and be very careful while we're going through the Morrow and have a good Morrow well.
- Q. Okay. Now Mr. Nagaty, in looking back again at your Exhibit 6, which is the isopach, the well is slightly unorthodox, it's a little north of an orthodox location.

 Now in looking at a location for this well, because of the good log on the Best Com Number 1 to the north, you'd like to stay relatively close to that well, would you not?
 - A. Absolutely.

But over to the east, the Heller Trust Well, you 1 Q. do want to move away from that since that was an edge well? 2 3 Α. Yeah, we try to stay about 1500 feet away from that well. 4 5 Q. And so that -- the geology dictated your well 6 location, did it not? 7 Exactly, exactly. 8 Q. It's slightly unorthodox so that you can move 9 closer to the -- well, the well that had what, an initial 10 potential of 4 million a day but barely produced? Exactly. 11 Α. Hoping to duplicate those results -- not the 12 Q. results, but the --13 14 Α. No. -- geology? And again, the Amoco Watkins to the 15 Q. west, Mr. Nagaty, those should be producing at -- You do 16 show a little green sand on that well, but it's not 17 18 producing from that zone? It is perforated in that zone. Excuse me, in --19 Α. 20 In the green? Q. 21 -- the Watkins? No. No, there was no -- It was 22 never perf'd in that green zone. 23 Okay, so you wouldn't think there would be any 24 drainage from any of the offsets in the green -- middle

25

Morrow green sand?

I do not expect so. 1 A. Okay. And finally, Exhibit -- the final exhibit 2 Q. 3 is simply the well-location plat for this well, is it not? A. Yes. 4 Showing the unorthodox location? 5 Q. 6 Α. Exactly. 7 One final question regarding the depths involved Q. in this pooling, we are seeking to pool from the 11,920 8 Is that -- That is below the base of the 9 feet down. 10 Morrow, is it not? 11 No, that's up -- that's from the top of the Morrow down. 12 13 Q. Excuse me, that's below the base of the Wolfcamp, 14 is what I mean to say. 15 Α. Yes, and below the Atoka too. 16 Okay. So that depth is actually above the top of Q. 17 the Morrow? 18 Α. Exactly. 19 Q. Okay. Were Exhibits 5 through 9 prepared by you 20 or under your supervision or compiled from company records? 21 Α. I prepared everything, yes. 22 Q. And in your opinion, is the granting -- Oh, one 23 final question. If any of these parties go nonconsent, do

you request that the maximum cost-plus-200-percent penalty

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be imposed?

1	A. Yes, I do.
2	Q. And in your opinion is the granting of this
3	Application in the interests of conservation and the
4	prevention of waste?
5	A. Yes.
6	MR. BRUCE: Mr. Examiner, I'd move the admission
7	of Unit Exhibits 5 through 9.
8	EXAMINER JONES: Mr. Carr?
9	MR. CARR: No objection.
10	EXAMINER JONES: Exhibits 5 through 9 will be
11	admitted into evidence.
12	Mr. Carr?
13	MR. CARR: No questions.
14	EXAMINATION
15	BY EXAMINER JONES:
16	Q. Okay, Mr. Nagaty, where do you have the top of
17	the Wolfcamp at, what depth?
18	A. We do not have rights to the Wolfcamp or anything
19	above the well, so I have no information.
20	Q. Okay, above the Morrow, you mean?
21	A. Above the Morrow, I mean, yes.
22	Q. Okay, so you don't have rights to the Atoka
23	either?
24	A. Not the Atoka either.
25	Q. Okay.

1 This is the risk we're taking. We have one shot, Α. 2 we have no bailout zone. We have a well, very poor well, 3 to the east of us. You have the deeper rights to the Mississippian, 4 0. though, don't you? 5 Yes, but it's not a target, we're not planning to 6 7 take it down there. 8 Q. Right. The discovery well in the West Osudo-9 Morrow was the Watkins "B" Gas Com Number 1. It looks like 10 that well is directly to the west of your location? A. 11 Okay. Okay, in the well file it said the Atoka top is 12 Q. 13 12,140. 14 A. Well, that's slightly deeper than where we are in 15 this well here. Okay. So whether or not that picked top is 16 Q. correct or not, you'd have no interest in the Atoka? 17 18 The Atoka is not productive in this trend. Α. productive east of us. It is not a play at all where we 19 20 are, so it's not a target. 21 Q. So you don't seek to pool any interests in the 22 Atoka, but you do seek to use the language 11,920 as the 23 top of where you want to pool? 24 MR. BRUCE: Yeah, it's not a prospect, but we 25 would seek to pool whatever those depths are. Unit does

own rights below 11,920 feet. 1 EXAMINER JONES: Okay, that's the question. 2 (By Examiner Jones) And you're a little too 3 Q. close to the north -- This is going to be an east-half 4 dedication, correct? 5 6 Α. I believe so, yes. 7 Q. Yeah, because the well to the west has a westhalf dedication, so --8 9 Α. Yes. 10 -- I would hope that would be. And it's a little too close to the quarter line, and the reason for that 11 is --12 -- you want to get closer to the northern well, 13 Α. the well that --14 You're trying to get close to that well that was 15 Q. 16 completed open hole in the Morrow? 17 Α. Yes, that 30-foot zone there. 18 Q. They set casing below the -- above the Morrow for 19 some reason? 20 Α. They dual-completed this well. They had the Wolfcamp and the Morrow. The Wolfcamp was behind pipe and 21 22 open hole. Liner, they had a liner on there. 23 Q. So the Morrow was a target after they drilled the well? 24 25 Α. No, no, they drilled the well to the Morrow and

dual-completed the well at the same time. They perforated both zones, produced from the Morrow and the Wolfcamp.

Q. And the reason they set the casing higher than the Morrow -- was that not good reasoning, that they --

- A. Well, you have to ask -- No, no. For several years, 1983, Amoco tried this several times, trying to open-hole complete the Morrow, and every single one of them was a disaster, and this is one of them.
- Q. So it's not a case of big fractures down there that you destroy if you cement through in the Morrow?
 - A. No.

- Q. It's porosity --
- A. Porosity, permeability.
- Q. Okay.
- A. If you look at the log here, we've got the porosity and we've got the separation of the neutron density here, which indicates a lot of permeability. This well should have done a lot better.
- Q. Okay, what about the pressures in the Morrow zone? Do you have any idea what they are in this area?
- A. No, all we have is what's reported to PI that is on the decline curves. We have no -- We have not operated any wells in this area to really have a good handle on that.
 - Q. So you're relying on public data --

1	A. Yes, sir.
2	Q because you don't have a cooperative agreement
3	with any surrounding operators?
4	A. Yes.
5	Q. You said those pressures are on the decline
6	curves, or Yeah, here they are, bottomhole pressures.
7	Okay.
8	And the AFE estimate, is that something you
9	looked at also?
10	A. Which one?
11	Q. The AFE estimate?
12	A. Yes.
13	Q. Okay. The AFE looks okay to you?
14	A. Yeah, reasonable.
15	Q. The cost is reasonable?
16	I guess one question I neglected to ask Ms.
17	Thompson, the BTA-controlled interests that are 37 percent
18	of the I take it, the working interests of the unit
19	are they scattered all over this east half?
20	MS. THOMPSON: They didn't provide addresses for
21	us
22	EXAMINER JONES: Okay.
23	MS. THOMPSON: you know, because
24	EXAMINER JONES: Okay.
25	MS. THOMPSON: their agreements

1	EXAMINER JONES: Okay.
2	MS. THOMPSON: they may have had an agreement
3	with them, but they did not provide us any addresses for
4	those.
5	EXAMINER JONES: Okay, that's pretty much
6	all I've got. Mr. Brooks?
7	MR. BROOKS: Nothing, thank you.
8	EXAMINER JONES: Mr. Carr, do you have any other
9	questions?
10	MR. CARR: No questions.
11	EXAMINER JONES: Okay, with that, Case 13,124
12	will be taken under advisement. Thank you very much, Mr.
13	Nagaty.
14	THE WITNESS: Thank you.
15	(Thereupon, these proceedings were concluded at
16	10:43 a.m.)
17	* * *
18	t at .
19	the pareby certify that the foregoing the proceedings the proc
20	the Examiner hearing of Case No.
21	
22	Oil Conservation Division, Examiner
23	TO TO THE PARTY OF
24	
25	

CERTIFICATE OF REPORTER

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

I, Steven T. Brenner, Certified Court Reporter and Notary Public, HEREBY CERTIFY that the foregoing transcript of proceedings before the Oil Conservation Division was reported by me; that I transcribed my notes; and that the foregoing is a true and accurate record of the proceedings.

I FURTHER CERTIFY that I am not a relative or employee of any of the parties or attorneys involved in this matter and that I have no personal interest in the final disposition of this matter.

WITNESS MY HAND AND SEAL August 9th, 2003.

STEVEN T. BRENNER

CCR No. 7

My commission expires: October 16th, 2006