

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 ONE ENERGY PARTNERS CASE NOS. 16036,
OPERATING, LLC FOR A NONSTANDARD 16037
SPACING AND PRORATION UNIT AND
COMPULSORY POOLING, LEA COUNTY,
NEW MEXICO.

REPORTER'S TRANSCRIPT OF PROCEEDINGS

EXAMINER HEARING

April 5, 2018

Santa Fe, New Mexico

BEFORE: WILLIAM V. JONES, CHIEF EXAMINER
 LEONARD LOWE, TECHNICAL EXAMINER
 DAVID K. BROOKS, LEGAL EXAMINER

This matter came on for hearing before the
New Mexico Oil Conservation Division, William V. Jones,
Chief Examiner, Leonard Lowe, Technical Examiner, and
David K. Brooks, Legal Examiner, on Thursday, April 5th,
2018, at the New Mexico Energy, Minerals and Natural
Resources Department, Wendell Chino Building, 1220 South
St. Francis Drive, Porter Hall, Room 102, Santa Fe, New
Mexico.

REPORTED BY: Mary C. Hankins, CCR, RPR
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APPEARANCES

FOR APPLICANT ONE ENERGY PARTNERS OPERATING, LLC:

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1 (11:21 a.m.)

2 EXAMINER JONES: Let's call Case Numbers
3 16036 and 16037. Both are titled application of
4 OneEnergy Partners Operating, LLC for a nonstandard
5 spacing and proration unit and compulsory pooling, Lea
6 County, New Mexico.

7 Call for appearances.

8 MR. RANKIN: Mr. Examiner, Adam Rankin,
9 with Holland & Hart, appearing for the Applicant in this
10 case. I've got two witnesses.

11 EXAMINER JONES: Other appearances?

12 MR. HALL: Mr. Examiner, Scott Hall, with
13 Montgomery & Andrews of Santa Fe, appearing on behalf of
14 Advance Energy Partners in both cases. No witnesses, no
15 exhibits, likely no questions.

16 EXAMINER JONES: Any other appearances?

17 I assume OneEnergy has witnesses? Two
18 witnesses?

19 Will the court reporter please swear the
20 witnesses?

21 (Mr. Lierly and Ms. Saurborn sworn.)

22 MR. RANKIN: Call my first witness,
23 Mr. Jeff Lierly.

24 EXAMINER JONES: I think we've met him
25 before.

1 JEFFREY M. LIERLY,
2 after having been first duly sworn under oath, was
3 questioned and testified as follows:

4 DIRECT EXAMINATION

5 BY MR. RANKIN:

6 **Q. Mr. Lierly, will you please state your full**
7 **name for the record?**

8 A. Jeff Lierly. I'm the vice president of land
9 for OneEnergy Partners Operating, LLC.

10 **Q. And what do your job duties entail?**

11 A. All the land functions.

12 **Q. Have you previously testified before the**
13 **Division?**

14 A. I have.

15 **Q. Have you been qualified as an expert in**
16 **petroleum land matters?**

17 A. Yes, I have.

18 **Q. Are you familiar with the two applications that**
19 **were filed in these consolidated cases?**

20 A. Yes, I am.

21 **Q. Have you conducted a study of the lands that**
22 **are the subject of those two cases?**

23 A. I have.

24 MR. RANKIN: Mr. Examiner, I would
25 re-tender Mr. Lierly as an expert in petroleum land

1 matters.

2 MR. HALL: No objection.

3 EXAMINER JONES: He is so qualified.

4 MR. RANKIN: Thank you.

5 Q. (BY MR. RANKIN) Mr. Lierly, would you please
6 refer to Exhibit Number 1 in your exhibit packet. And
7 as you do so, will you please explain for the Examiners
8 what it is OneEnergy Partners is seeking here with these
9 two applications?

10 A. Yes. Exhibit 1 is a map of our two proposed
11 approximately 320-acre nonstandard spacing and proration
12 units in which we're seeking to pool all uncommitted
13 interest owners, working interest and unleased mineral
14 owners in the Wolfcamp Formation.

15 The colors in the map depict the type of
16 ownership. The red in the west half of Section 2 is a
17 state lease. The north half-northwest and the
18 southwest-southwest of Section 11 are federal acreage,
19 and the green in between Section 11 is fee lands, with
20 the west half-west half of Section 2 and the west
21 half-west half of Section 11 being contributed to the
22 County Fair WCA Fed Com 1H well in the east half-west
23 half of Section 2 and the east half-west half of Section
24 11 and contributing to the Blue Ribbon WCA Fed Com 1H
25 well.

1 **Q. With these two wells, have you filed APDs yet?**

2 A. We haven't. We're in the process of scheduling
3 the federal on-site with the BLM, so we anticipate
4 having that concluded and filed probably in the next 45
5 to 60 days.

6 **Q. Have you prepared draft C-102 plats depicting**
7 **the acreage dedication for these two wells?**

8 A. We do -- we have.

9 **Q. Are these depicted in Exhibits 2 and 3?**

10 A. Yes, they are.

11 **Q. Can you just review for the Examiners the C-102**
12 **plats noting the two interval proposed locations and the**
13 **bottom hole and surface hole for each well?**

14 A. Yes. Exhibit 2 is the C-102 for County Fair
15 WCA Fed Com 1H, and, again, that's going to be in the
16 west half-west half of Section 2 and the west half-west
17 half of Section 11, Township 25 South, Range 35 East.
18 And all portions of the productive lateral will be
19 within the 300-foot required statewide Wolfcamp
20 setbacks.

21 **Q. Just to clarify, it's 330-foot setbacks.**

22 A. 330-foot. Excuse me.

23 **Q. And so these -- both these spacing units are**
24 **subject to statewide setbacks for oil wells?**

25 A. Yes. Yes. There's -- yes. They'll be in the

1 wildcat Wolfcamp statewide rules.

2 **Q. And those are spaced currently on 40-acre**
3 **spacing; is that right?**

4 A. That's correct.

5 **Q. And do any of these -- do any of the -- the**
6 **acreage at issue here in both cases, are there any depth**
7 **severances or difference in ownership between the**
8 **Wolfcamp and Bone Spring?**

9 A. No. There is no segregation.

10 **Q. Now, looking at your next exhibits, Exhibits 4**
11 **and 5, do these both depict the ownership interest by**
12 **tract?**

13 A. Yes. So each one of those showed ownership on
14 a tract and on a proposed 320-acre spacing-unit basis
15 with the owners highlighted in yellow and bold, being
16 the uncommitted owners on a tract and unit basis, that
17 we're seeking to pool.

18 **Q. Okay. So for both exhibits, the interests**
19 **you're seeking to pool was their interest on a tract**
20 **basis, as well as an overall proration-unit basis?**

21 A. Yes. And I would note that we reached an
22 agreement with Santo Petroleum yesterday, so we'd like
23 to remove them from both of the applications. And we
24 think we're close with a couple of the other parties as
25 well.

1 Q. Okay. So Santo can be dismissed from the
2 pooling case for both cases; is that right?

3 A. Yes, sir.

4 Q. All right. Now, you have pooling authority for
5 the overrides in both of these spacing units?

6 A. We do. They -- they -- all the instruments
7 that created overrides -- created pools and communitized
8 and proportionately reduced.

9 Q. Did you prepare well-proposal letters that you
10 sent out to all the uncommitted interest owners --
11 working interest owners, rather?

12 A. Yes, we did. We -- we essentially sent the
13 same letter to the unleased mineral owners and the
14 working interest owners, and we've been actively leasing
15 Section 11 for well over a year.

16 Q. So Exhibits 6 and 7, do those reflect the
17 letters that you sent to the uncommitted working
18 interest owners and any unleased mineral owners that you
19 could find?

20 A. Correct. So Exhibit 6 is the letter -- the
21 well-proposal letter that we sent to the unleased
22 mineral owners. We don't have an exhibit for the offer
23 letters that we've been sending over the last year or
24 so.

25 And then Exhibit 7 is the well-proposal

1 letter and AFE for the lessees of record or the working
2 interest owners that we have.

3 Q. Okay. And did your well proposals that you
4 sent out -- I'll just note that there is a yellow page
5 that separates the letters that you sent to the unleased
6 mineral interest owners from the working interest owners
7 for each exhibit.

8 A. Correct. Correct. Sorry. The first one being
9 the unleased mineral owners, and the second one, after
10 the yellow page, the interest owners.

11 Q. Did you include an AFE with the costs with the
12 well proposals?

13 A. We did.

14 Q. Are those costs included here in this exhibit?

15 A. Yes. They're after each respective
16 well-proposal letter.

17 Q. Are the costs identified in that AFE consistent
18 with what OneEnergy Partners and other operators have
19 been incurring for similar-length wells in the area?

20 A. Yes, they are. This is pretty accurate as to
21 some of the other two-mile well proposals received as
22 working interest owners.

23 Q. And have you identified the administrative and
24 overheads costs that you will incur and will charge
25 while drilling the well and while producing it in both

1 **cases?**

2 A. Yes, 7,000 a month while drilling and 700 a
3 month while producing.

4 **Q. Are these costs on your overhead and**
5 **administrative costs similar to what other operators**
6 **have incurred for wells in the area?**

7 A. Yes, they are.

8 **Q. Now, after sending these well-proposal letters,**
9 **what other efforts have you undertaken to reach**
10 **agreement with the parties that you're seeking to pool?**

11 A. Like I said, we've been leasing and trying to
12 track down some folks in this section for well over a
13 year. So we sent a number of offers to lease, phone
14 calls, emails. We've exchanged emails with a number of
15 folks. We have a few different trade proposals with a
16 few parties that are currently subject to the order that
17 we think might remove them from these orders. We've
18 actually done trades with some of those folks to
19 actually get the federal lease in Section 11. And
20 we're, you know, kind of working through some additional
21 JOA amendments that we think will get everyone
22 comfortable, so phone calls, emails, personal meetings.

23 **Q. And if you were to reach agreement with any**
24 **parties after this hearing, will you notify the Division**
25 **that you are no longer seeking to pool their interest?**

1 A. Yes. And we've notified all those parties and
2 continue to work with them after today just to keep them
3 informed.

4 Q. And you indicated you are still continuing to
5 look for some individuals. Are there some unlocatable
6 interests you're seeking to pool today?

7 A. Yes. There were, I think, between five and
8 seven parties who -- some of the well-proposal letters
9 or other types of correspondence, like the
10 communitization agreements we sent, came back
11 undeliverable.

12 Q. What efforts did you undertake to identify
13 correct and valid addresses for each of these parties?

14 A. We've got a subscription to Accurint, which is
15 a subscription-based service, Google and county records.

16 Q. In your opinion, have you undertaken a
17 good-faith and diligent effort to identify the correct
18 and valid addresses for these parties?

19 A. We have.

20 Q. In your opinion, have you made a good-faith
21 effort to reach agreement with the parties you're
22 seeking to pool?

23 A. Yes. And we will continue to do so.

24 Q. Now, is Exhibit Number 8 a copy of the
25 affidavit prepared by myself and our office indicating

1 that we provided notice -- let me step back because I
2 left out one thing.

3 Mr. Lierly, in addition to identifying the
4 parties you're seeking to pool, the unleased mineral
5 owners and the working interest owners, did you also
6 identify each of the 40-acre tracts surrounding the
7 acreages for these two cases, the offset operators and
8 leased mineral interest owners?

9 A. Yes, we did.

10 Q. Is Exhibit Number 8 a copy of the affidavit
11 prepared by my office and myself indicating that you
12 provided notice to each of those parties that you've
13 identified?

14 A. Yes, it is.

15 Q. And behind that affidavit, is there a copy of
16 the letter that was sent out to the proposed parties?

17 A. Yes, after the yellow page.

18 Q. Right.

19 And the first letter here is actually a
20 copy of the letter that was sent to Santo Energy.
21 You've not reached agreement with them; is that right?

22 A. We have. They're a committed working interest
23 owner.

24 Q. So if we go back to the exhibit, the letter
25 after the yellow page, is that the letter that was sent

1 out to the parties you're seeking to pool for each of
2 these wells; is that correct?

3 A. Yes, sir.

4 Q. Now, as you indicated, some of these parties
5 were unable to receive notice because they were
6 unlocatable interests; is that correct?

7 A. Yes.

8 MR. RANKIN: Mr. Examiner, our notice of
9 publication that we issued was late. It was not filed
10 timely -- it was not published timely. So we're asking
11 that this case be continued to the May 3rd docket so we
12 can perfect publication of those unlocatable parties.

13 EXAMINER JONES: To the May 3rd?

14 MR. RANKIN: To the May 3rd docket,
15 correct, at which time we will supplement the record
16 with the Affidavit of Publication.

17 With that, Mr. Examiner, I would move the
18 admission of Exhibits 1 through 8.

19 EXAMINER JONES: 1 through 8 --

20 MR. RANKIN: In both cases.

21 EXAMINER JONES: Objection?

22 MR. HALL: No objection.

23 EXAMINER JONES: 1 through 8 are admitted.

24 (OneEnergy Partners Operating, LLC Exhibit
25 Numbers 1 through 8 are offered and

1 admitted into evidence.)

2 MR. RANKIN: No further questions of the
3 witness.

4 MR. HALL: I have no questions.

5 EXAMINER JONES: Mr. Lowe?

6 EXAMINER LOWE: No questions.

7 EXAMINER JONES: Mr. Brooks?

8 CROSS-EXAMINATION

9 BY EXAMINER BROOKS:

10 Q. Did you testify as to the diligence you used
11 looking for these unlocatables? I didn't -- my mind
12 wandered.

13 A. Everyone's getting hungry.

14 We've been using a subscription-based
15 service called Accurant -- it's kind of a LexisNexis --
16 so we can track down these folks, because we've been
17 trying to lease in the area for over a year. So we've
18 been working on trying to track those folks down for
19 well over a year.

20 Q. I see you offered a -- you offered to purchase
21 the interest of the unleased -- of owners of -- small
22 owners of the leasehold.

23 A. Yes, in the event they didn't want to
24 participate. We have bought a few people out.

25 Q. Yeah. I think that's a highly commendable

1 **practice.**

2 **Thank you.**

3 **CROSS-EXAMINATION**

4 BY EXAMINER JONES:

5 **Q. I guess it's going to mess everything up if**
6 **they don't get the well drilled all the way. You'll**
7 **have to redo everything, won't you, because -- hopefully**
8 **they will get it drilled all the way.**

9 A. Yes. Yeah. We own -- in the west half-west
10 half, we own. I think, you know, it would be a mile and
11 a half, 100 percent. So we own the entire federal lease
12 and, you know, we've got the entire state lease in
13 Section 2.

14 **Q. Okay. But -- so there are four tracts in**
15 **16037, but in 16036, there are three tracts; is that**
16 **right?**

17 A. Correct, three fee tracts. Correct. And we
18 own in every single tract. We just don't own all of the
19 interest except for in the state lease and the federal
20 lease.

21 **Q. Okay. When do you anticipate spudding?**

22 A. We're kind of at the mercy of the BLM on the
23 permitting. So we anticipate having the on-site, like I
24 said, hopefully in the next 30, 45 days, at which time
25 we'll have all the necessary paperwork to submit to the

1 APD, next five to eight months to get the APD. Maybe
2 that's conservative. Maybe longer.

3 **Q. But you got your com agreements proposed?**

4 A. Well, so the BLM typically requests that we
5 wait until we have drilled the well, are about to
6 establish production to get the com agreements. We've
7 circulated them to all the working interest owners to
8 try to get them to execute, and we'll do the same with
9 the State Land Office when we're closer to spud.

10 **Q. Thanks very much.**

11 A. Yes, sir.

12 MR. RANKIN: No further questions on my
13 part. I'd like to call my second witness.

14 MELISSA SAURBORN,
15 after having been previously sworn under oath, was
16 questioned and testified as follows:

17 DIRECT EXAMINATION

18 BY MR. RANKIN:

19 **Q. Ms. Saurborn, will you please state your full**
20 **name for the record?**

21 A. Melissa Saurborn.

22 **Q. And by whom are you employed?**

23 A. OneEnergy Partners.

24 **Q. And what is your job with OneEnergy?**

25 A. I'm a consulting geologist.

1 Q. And have you previously testified before the
2 Division and had your credentials as an expert in
3 petroleum geology accepted as a matter of record?

4 A. I have not.

5 Q. Let's review your background, Ms. Saurborn.
6 Will you please briefly review your education and your
7 work experience as a petroleum geologist?

8 A. Yes. I have a master's degree from Columbia
9 University in geology. I worked for ExxonMobil in
10 Houston, Texas for years and Samson Resources in Denver
11 for three years, and I've been with OneEnergy Partners
12 for a year.

13 Q. Have you previously had responsibilities in the
14 Permian Basin of New Mexico?

15 A. For the past year for OneEnergy, I've been
16 working the Permian.

17 Q. Okay. And are you familiar with the
18 applications filed in these two cases?

19 A. Yes, I am.

20 Q. Have you conducted a geologic study of the
21 lands underlying the area?

22 A. I have.

23 MR. RANKIN: Mr. Examiner, I know that
24 she's an expert because she and I went to the same
25 graduate program at the same time.

1 (Laughter.)

2 MR. RANKIN: So I would offer to tender
3 Ms. Saurborn as an expert in petroleum geology.

4 MR. HALL: No objection.

5 EXAMINER JONES: We'll qualify her as the
6 first Columbia --

7 THE WITNESS: Well, second, but yes.

8 MR. RANKIN: I'm not qualified as an expert
9 (laughter).

10 EXAMINER JONES: He never told me that.

11 Q. (BY MR. RANKIN) Ms. Saurborn, will you please
12 review for the Examiners what has been marked as Exhibit
13 Number 9 in your exhibit packet?

14 A. Sure. This is the top of the Wolfcamp
15 structure map and TVD subsea. You can see from the
16 depth of the structure map, the top of the Wolfcamp A is
17 dipping towards the west in this area. And shown in
18 orange are the two locations of the two wells that we're
19 talking about here today, the County Fair WCA and the
20 Blue Ribbon WCA. They do share a surface location.
21 They're on the same pad. The surface location is shown
22 in the orange circle, and then the two bottom-hole
23 locations are shown in the orange squares. Sorry. I
24 should have said. The contour interval on the map is
25 100 feet.

1 **Q. Did you also present analysis of the cross**
2 **section of the area?**

3 A. Yes. The next exhibit, 10, is the same map,
4 just one of the contour intervals. And it shows the
5 locations, again, of the two proposed wells, the County
6 Fair and the Blue Ribbon, and then the relevant offset
7 wells extending from the southwest through the area
8 where the County Fair and the Blue Ribbon will be
9 drilled and then off to the northeast on the cross
10 section labeled A to A prime on the map.

11 **Q. And the wells you've identified on this cross**
12 **section, A to A prime, are these three wells**
13 **representative of the geology in the area?**

14 A. Yes, they are.

15 **Q. Will you review for the Examiners Exhibit 11,**
16 **which I think depicts your cross section?**

17 A. That is the cross section, correct. Again,
18 this is A to A prime shown on the previous map. The
19 three wells here are the Banana Girl, the Reno and the
20 Proxy WCA pilot hole.

21 The three tracks on each well: The left
22 track is gamma ray; the middle track, resistivity; and
23 then the right track is density and neutron porosity.

24 The relevant geology shown here is the
25 lower portion of the 2nd Bone Spring Carbonate, the 3rd

1 Bone Spring Sand, the Wolfcamp X-Y, and then the top of
 2 the Wolfcamp A, same surface we saw on the structure
 3 map, which is the datum for the cross section. And then
 4 below that, of course, is the Wolfcamp A, which includes
 5 our landing interval, which is shown on the Reno well.
 6 And below that will be the Wolfcamp B.

7 The landing interval that I've identified
 8 on this cross section is consistent, the same interval
 9 as seen in the Banana Girl and the Proxy well to the
 10 northeast.

11 Q. And what is the approximate thickness of your
 12 interval across the unit here, the two acres -- the
 13 two-mile interval you're looking at drilling here?

14 A. It's about 60 to 75 feet.

15 Q. Across the entire --

16 A. Across the entire, uh-huh.

17 Q. So in your opinion, is this interval you're
 18 proposing to develop consistent across the entire
 19 320-acre spacing?

20 A. Yes.

21 Q. And have you identified any faulting,
 22 pinch-outs, other geologic hazards or impediments that
 23 would impair a two-mile lateral in this area?

24 A. No. No.

25 Q. In your opinion, will each of the 320 acres

1 developed in each of these spacing units, on average,
2 contribute to the production of each of the wells?

3 A. Yes.

4 Q. Ms. Saurborn, in your opinion, will the
5 development of these two wells result in the prevention
6 of waste, the protection of correlative rights and the
7 conservation of something -- what is the other thing I'm
8 supposed to say?

9 MR. HALL: Natural resources.

10 MR. RANKIN: Yeah. Natural resources.

11 Q. (BY MR. RANKIN) Is that fair and accurate?

12 A. Yes. That is fair and accurate.

13 Q. Ms. Saurborn, were Exhibits 9, 10 and 11
14 prepared by you or under your direction and supervision?

15 A. Yes, they were.

16 MR. RANKIN: Mr. Examiner, I would move the
17 admission of Exhibits 9, 10 and 11 for the record.

18 EXAMINER JONES: No objection?

19 MR. HALL: No objection.

20 MR. RANKIN: No further questions of the
21 witness.

22 EXAMINER JONES: Exhibits 9, 10 and 11 are
23 admitted.

24 (OneEnergy Partners Operating, LLC Exhibit
25 Numbers 9, 10 and 11 are offered and

1 admitted into evidence.)

2 EXAMINER JONES: Any questions, Mr. Hall?

3 MR. HALL: No questions.

4 EXAMINER BROOKS: No questions.

5 CROSS-EXAMINATION

6 BY EXAMINER JONES:

7 Q. Looks like you're going for only the porosity
8 zone there.

9 A. Busted (laughter). Yes. That's what we --
10 it's the same interval we drilled the Proxy well. So
11 yes, that's the interval we've chosen.

12 Q. Good luck with your wells.

13 A. All right. Thank you.

14 Q. Thank you very much.

15 A. Uh-huh.

16 MR. RANKIN: No further questions.

17 I'd ask these cases both be taken -- well,
18 actually, that they be continued to the May 3rd docket,
19 at which time we'll present an Affidavit of Publication
20 correcting the notice for each of the --

21 EXAMINER BROOKS: I thought you had three
22 witnesses.

23 MR. RANKIN: Just two.

24 EXAMINER JONES: Mr. Hall, why were -- you
25 just made an appearance. What was Advance's -- were

1 they offsetting parties or --

2 MR. HALL: They're in both proposed units,
3 and they've got 38 percent in --

4 EXAMINER JONES: Oh, big percentage.

5 Okay. We'll continue both of these cases
6 until May the 3rd.

7 And we'll break until 1:30.

8 (Recess, 11:42 a.m. to 1:32 p.m.)

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1 STATE OF NEW MEXICO
2 COUNTY OF BERNALILLO

3

4 CERTIFICATE OF COURT REPORTER

5 I, MARY C. HANKINS, Certified Court
6 Reporter, New Mexico Certified Court Reporter No. 20,
7 and Registered Professional Reporter, do hereby certify
8 that I reported the foregoing proceedings in
9 stenographic shorthand and that the foregoing pages are
10 a true and correct transcript of those proceedings that
11 were reduced to printed form by me to the best of my
12 ability.

13 I FURTHER CERTIFY that the Reporter's
14 Record of the proceedings truly and accurately reflects
15 the exhibits, if any, offered by the respective parties.

16 I FURTHER CERTIFY that I am neither
17 employed by nor related to any of the parties or
18 attorneys in this case and that I have no interest in
19 the final disposition of this case.

20 DATED THIS 22nd day of April 2018.

21

22

23 MARY C. HANKINS, CCR, RPR
24 Certified Court Reporter
25 New Mexico CCR No. 20
Date of CCR Expiration: 12/31/2018
Paul Baca Professional Court Reporters