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December 28, 1999

HAND-DELIVERED

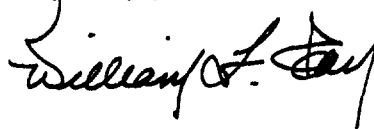
Lori Wrotenbery, Director
Oil Conservation Division
New Mexico Department of Energy,
Minerals and Natural Resources
2040 South Pacheco Street
Santa Fe, New Mexico 87505

Re: *Application of Falcon Creek Resources, Inc. for statutory unitization, Lea County, New Mexico.*

Dear Ms. Wrotenbery:

Enclosed in triplicate is the application of Falcon Creek Resources, Inc. for statutory unitization of the West Teas (Yates - Seven Rivers) Unit. Drafts of the legal advertisement for the application is also enclosed. Falcon Creek respectfully requests that this application be placed on the Division Examiner Hearing docket presently set for January 20, 2000.

Very truly yours,



William F. Carr

PRO/md

Enclosures

cc: Mr. Lynn Becker (w/enclosures)

12331

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**STATE OF NEW MEXICO
DEPARTMENT OF ENERGY, MINERALS AND NATURAL RESOURCES
OIL CONSERVATION DIVISION**

**IN THE MATTER OF THE APPLICATION OF
FALCON CREEK RESOURCES FOR STATUTORY
UNITIZATION OF THE WEST TEAS (YATES
SEVEN RIVERS) UNIT AREA, LEA COUNTY,
NEW MEXICO.**

CASE NO. 12331

APPLICATION

Falcon Creek Resources, Inc. ("Falcon Creek"), pursuant to the provisions of the New Mexico Statutory Unitization Act (Sections 70-7-1 through 70-7-21, NMSA, 1978 Comp.) hereby applies to the Oil Conservation Division for an order unitizing the West Teas (Yates - Seven Rivers) Unit Area, Lea County, New Mexico, and in support of its application states:

1. Falcon Creek is a Delaware corporation authorized to transact business in the State of New Mexico and is engaged in the business of, among other things, producing and selling oil and gas.

2. Falcon Creek seeks an order pursuant to the Statutory Unitization Act providing for unitized management, operations, and further development of the proposed West Teas (Yates - Seven Rivers) Unit Area which consists of 1,320.00 acres, more or less, of State, Federal, and Fee lands located in Lea County, New Mexico, and is more particularly described as follows:

TOWNSHIP 20 SOUTH, RANGE 33 EAST, NMPM

Section 4: SE/4

Section 9: S/2, NE/4, S/2 NW/4, NE/4 NW/4

Section 16: N/2, N/2 SW/4, NW/4 SE/4

Section 17: E/2 NE/4, NE/4 SE/4

A map of the proposed Unit Area is attached to this application as Exhibit A.

3. The vertical limits of the formation to be included within the proposed Unit Area extend from the top of the Yates formation to the base of the Seven Rivers formation. The top of the Yates formation is defined as all points underlying the Unit Area correlative to the depth of 3,962 feet, and the base of the Seven Rivers Formation is defined as all points underlying the Unit Area correlative to the depth of 3,358 feet, as said depths are identified on the Compensated Neutron/Litho-Density Log for the State No. 1 Well, located the SE/4 NE/4 of Section 16, Township 20 South, Range 33 East, NMPM, Lea County, New Mexico.

4. The portions of the reservoirs involved in this application have been defined by development.

5. The type of operations to be conducted in this Unit initially include secondary recovery by means of waterflooding. At a later date, carbon dioxide flooding or other methods of secondary recovery may be conducted in the proposed unit.

APPLICATION

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6. Attached to this application as Exhibit "B" and incorporated herein is a copy of the proposed plan of unitization which Falcon Creek considers fair, reasonable and equitable.

7. Attached to this application as Exhibit "C" and incorporated herein is a copy of the proposed operating plan covering the manner in which the unit will be supervised and managed and costs allocated and paid.

8. Falcon Creek further states:

- a. Unitized management, operating and further development of the portion of the Yates formation to the base of the Seven Rivers formation, West Teas (Yates-Seven Rivers) Pool, which is the subject of this application, is reasonably necessary in order to effectively carry on secondary recovery operations and to substantially increase the ultimate recovery of oil from the unitized portion of the pool.
- b. Unitized methods of operation applied to this portion of the West Teas (Yates-Seven Rivers) Pool are feasible, will prevent waste and will result with reasonable probability in the increased recovery of substantially more oil from the pool than would otherwise be recovered.
- c. The estimated additional costs, if any, of conducting such operations will not exceed the estimated value of additional oil recovered plus

reasonable profit.

- d. Unitization and adoption of unitized methods of operation will benefit the working interest owners and the royalty owners of the oil and gas rights within this portion of the pool.
- e. Falcon Creek, as operator, has made a good faith effort to secure voluntary unitization within the portion of the West Teas (Yates-Seven Rivers) Pool affected by this application.
- f. The participation formula contained in the unitization agreement allocates the produced and saved unitized hydrocarbons to the separately owned tracts in the Unit Area on a fair, reasonable and equitable basis.

9. Statutory unitization of the West Teas (Yates - Seven Rivers) Unit Area, West Teas-Yates Seven Rivers Pool is in the best interest of conservation, the prevention of waste and the protection of correlative rights.


WHEREFORE, Falcon Creek Resources, Inc. respectfully requests that this application be set for hearing before a duly appointed Examiner of the Oil Conservation Division on January 20, 2000, and, that after notice and hearing as required by law and the rules of the Division, the Division enter its order granting this application statutorily unitizing the West Teas (Yates - Seven Rivers) Unit Area, Lea County, New Mexico.

APPLICATION

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Respectfully submitted,

CAMPBELL, CARR, BERGE
& SHERIDAN, P. A.

By: 
WILLIAM F. CARR
Post Office Box 2208
Santa Fe, New Mexico 87504-2208

ATTORNEYS FOR FALCON CREEK
RESOURCES, INC.

CASE _____: Application of Falcon Creek Resources, Inc., for statutory unitization, Lea County, New Mexico. Applicant in the above-styled cause, seeks an order unitizing, for the purpose of establishing an enhanced recovery project, all mineral interest in the Yates and Seven Rivers formations, West Teas (Yates-Seven Rivers) Pool, underlying 1,320 acres, more or less, of Federal, State and Fee lands in the following acreage:

TOWNSHIP 20 SOUTH, RANGE 33 EAST, NMPM

Section 4: SE/4

Section 9: S/2, NE/4, S/2 NW/4, NE/4 NW/4

Section 16: N/2, N/2 SW/4, NW/4 SE/4

Section 17: E/2 NE/4, NE/4 SE/4




Said unit to be designated the West Teas (Yates - Seven Rivers) Unit.

Among the matters to be considered at the hearing will be the necessity of unit operations; the designation of a unit operator; the designation of horizontal and vertical limits of the unit area; the determination of the fair, reasonable, and equitable allocation of production and costs of production, including capital investment, to each of the various tracts in the unit area; the determination of credits and charges to be made among the various owners in the unit area for their investment in wells and equipment; and such other matters as may be necessary and appropriate for carrying on efficient unit operations; including but not limited to, unit voting procedures, selection, removal or substitution of unit operator, and time of commencement and termination of unit operations. Applicant also requests that any such order issued in this case include a provision for carrying any non-consenting working interest owner within the unit area upon such terms and conditions to be determined by the Division as just and reasonable.

Said unit area is located approximately 30 miles west by southwest of Hobbs, New Mexico.

FALCON CREEK RESOURCES, INC.
DENVER, COLORADO

9-20-99

	ACREAGE	PERCENTAGE
 FEDERAL LANDS	720.00	54.55%
 STATE LANDS	520.00	39.39%
 PATENTED LANDS	80.00	6.06%
TOTAL	1,320.00	100.00%

③ TRACT NUMBER ■■■■ UNIT OUTLINE

1/2 1/4 0 1/2

SCALE IN MILES

R 33 E

T
20
S

17
(120.00)

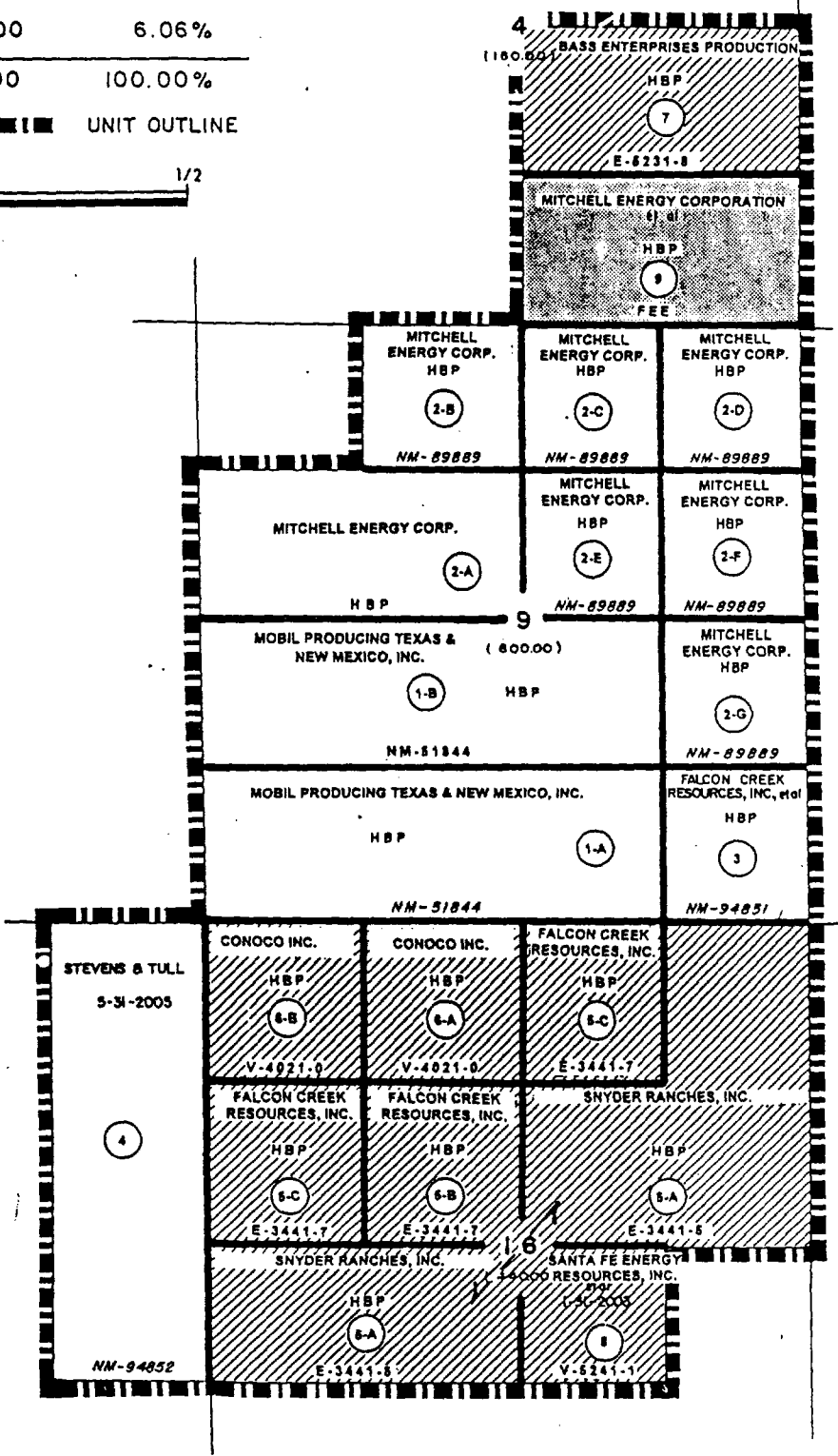


EXHIBIT A

WEST TEAS (YATES-SEVEN RIVERS)
UNIT AREA

LEA COUNTY, NEW MEXICO

UNIT AGREEMENT
FOR THE DEVELOPMENT AND OPERATION
OF THE
WEST TEAS (YATES - SEVEN RIVERS) UNIT AREA
LEA COUNTY, NEW MEXICO

NO. _____

UNIT AGREEMENT
FOR THE DEVELOPMENT AND OPERATION
OF THE
WEST TEAS (YATES - SEVEN RIVERS) UNIT AREA
LEA COUNTY, NEW MEXICO

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EXHIBIT "A". MAP OF UNIT AREA

EXHIBIT "B". SCHEDULE OF OWNERSHIP

EXHIBIT "C". SCHEDULE OF TRACT PARTICIPATION

UNIT AGREEMENT
FOR THE DEVELOPMENT AND OPERATION
OF THE
WEST TEAS (YATES - SEVEN RIVERS) UNIT AREA
LEA COUNTY, NEW MEXICO

THIS AGREEMENT, entered into as of the first day of November 1999, by and between the parties subscribing, ratifying, or consenting hereto, and herein referred to as the "parties hereto," or singularly, a "party hereto."

WITNESSETH:

WHEREAS, the parties hereto are the owners of working, royalty or other oil and gas interests in the Unit Area subject to this Agreement; and

WHEREAS, the Mineral Leasing Act of February 25, 1920, 41 Stat. 437, as amended, 30 U.S.C. Sec. 181 et seq., authorizes Federal lessees and their representatives to unite with each other, or jointly or separately with others, in collectively adopting and operating a cooperative or unit plan of development or operation of any oil or gas pool, field, or like area, or any part thereof for the purpose of more properly conserving the natural resources thereof, whenever determined and certified by the Secretary of the Interior to be necessary or advisable in the public interest; and

WHEREAS, the Commissioner of Public Lands of the State of New Mexico is authorized by an Act of the Legislature (Section 1, Chapter 88, Laws 1943, as amended by Section 1 of Chapter 176, Laws of 1961) (Chapter 19, Article 10, Section 45, 1978 New Mexico Statutes Annotated), to consent to and approve the development or operation of State lands under agreements made by lessees of State land, jointly or severally with other lessees where such agreements provide for the unit operation or development of part of or all of any oil or gas pool, field or area; and

WHEREAS, the Commissioner of Public Lands of the State of New Mexico is authorized by an Act of the Legislature (Section 1, Chapter 88, Laws 1943, as amended by Section 1, Chapter 162, Laws of 1951) (Chapter 19, Article 10, Section 47, 1978 New Mexico Statutes Annotated) to amend with the approval of lessee, evidenced by the lessee's execution of such agreement or otherwise, any oil and gas lease embracing State lands, so that the length of the term of said lease may coincide with the term of such agreements for the unit operation and development of part or all of any oil or gas pool, field or area; and

WHEREAS, the Oil Conservation Division of the Department of Energy, Minerals and Natural Resources of the State of New Mexico (hereinafter referred to as the "Division") is authorized by an Act of the Legislature (Chapter 72, Laws of 1935 as amended) (Chapter 70, Article 2, Section 2 et seq., 1978 New Mexico Statutes Annotated) to approve this Agreement and the conservation provisions hereof; and

WHEREAS, the Division is authorized by law (Chapter 7, Article 7 and Article 12, 1978 New Mexico Statutes Annotated) to approve this Agreement and the conservation provisions hereof; and

WHEREAS, the parties hereto hold sufficient interest in the Unit Area covering the land hereinafter described to give reasonably effective control of operations therein; and

WHEREAS, it is the purpose of the parties hereto to conserve natural resources, prevent waste, and secure other benefits obtainable through development and operation of the area subject to this Agreement under the terms, conditions, and limitations herein set forth;

NOW THEREFORE, in consideration of the premises and the promises herein contained, the parties hereto commit to this Agreement their respective interest in the below-defined Unit Area, and agree severally among themselves as follows:

SECTION 1. ENABLING ACT AND REGULATIONS. The Mineral Leasing Act of February 25, 1920, as amended, supra, and all valid pertinent regulations, including operating and unit plan regulations, heretofore issued thereunder or valid, pertinent, and reasonable regulations hereafter issued thereunder are accepted and made a part of this Agreement as to Federal lands, provided such regulations are not inconsistent with the terms of this Agreement; and as to non-Federal lands, the oil and gas operating regulations in effect as of the Effective Date hereof governing drilling and producing operations, not inconsistent with the terms hereof or the laws of the State of New Mexico, are hereby accepted and made a part of this Agreement.

SECTION 2. UNIT AREA AND DEFINITIONS. The words, terms and phrases used in this Agreement are written to convey the most common industry meaning or understanding, but shall also be construed to mean the plural if written in the singular and vis versa. For the purpose of this Agreement, the following terms and expressions as used herein shall mean:

(a) "Unit Area" is defined as those lands described in Exhibit "B" and depicted on Exhibit "A" hereof, and such land is hereby designated and recognized as constituting the Unit Area, containing 1,320.00 acres, more or less, in Lea County, New Mexico.

(b) "Land Commissioner" is defined as the Commissioner of Public Lands of the State of New Mexico.

(c) "Division" is defined as the Oil Conservation Division of the Department of Energy, Minerals and Natural Resources of the State of New Mexico.

(d) "Authorized Officer" or "A.O." is defined as any employee of the Department of the Interior of the United States of America-Bureau of Land Management ("BLM") who has been delegated the required authority to act on behalf of the BLM.

(e) "Secretary" is defined as the Secretary of the Interior of the United States of America, or his duly authorized delegate.

(f) "Department" is defined as the Department of the Interior of the United States of America.

(g) "Proper BLM Office" is defined as the BLM office, having jurisdiction over the federal lands included in the Unit Area.

(h) "Unitized Formation" is defined as that subsurface stratigraphic interval underlying the Unit Area found between the top of the Yates Formation and the base of the Seven Rivers Formation. The top of the Yates Formation is defined as all points underlying the Unit Area correlative to the depth of 3,062 feet, and the base of the Seven Rivers Formation is defined as all points underlying the Unit Area correlative to the depth of 3,358 feet, as said depths are identified on the Compensated Neutron/Litho-Density Log for the State No. 1 Well, located in the SE/4 NE/4 of Section 16, Township 20 South, Range 33 East, NMPM, Lea County, New Mexico.

(i) "Unitized Substances" is defined as all oil, gas, gaseous substances, sulphur contained in gas, condensate, distillate and all associated and constituent liquid or liquefiable hydrocarbons, other than Outside Substances, within and produced from the Unitized Formation.

(j) "Tract" is defined as each parcel of land described as such and given a Tract number in Exhibit "B".

(k) "Tract Participation" or "Tract Participation Factor" or "TPF" is defined as the percentage of participation shown on Exhibit "C" for allocating Unitized Substances to a Tract under this Agreement.

(l) "Unit Production" is defined as all Unitized Substances produced and saved from the Unitized Formation.

(m) "Working Interest" or "WI" is defined as the right to search for, produce and acquire Unitized Substances, whether held as an incident of ownership of mineral fee simple title, under an oil and gas lease, operating agreement, or otherwise held, which interest is chargeable with and obligated to pay or bear, either in cash or out of production, or otherwise, all or a portion of the costs of drilling, developing and producing the Unitized Substances from the Unitized Formation and operations thereof hereunder; provided that any royalty interest created out of a Working Interest subsequent to the execution of this Agreement by the owner of the Working Interest shall continue to be subject to such Working Interest burdens and obligations.

(n) "Working Interest Owner" or "Lessee" is defined as any party hereto owning a Working Interest, including a carried working interest owner, holding an interest in Unitized Substances by virtue of a lease, operating agreement, fee title or otherwise. The owner of oil and gas rights that are free of lease or other instrument creating a Working Interest in another, shall be regarded as a Working Interest Owner to the extent of seven-eighths (7/8) of his interest in Unitized Substances, and as a Royalty Owner with respect to his remaining one-eighth (1/8) interest therein.

(o) "Royalty Interest" or "Royalty" or "RI" is defined as an interest, other than a Working Interest, in or having the right to receive a portion of the Unitized Substances or the proceeds thereof, and includes the royalty interest reserved by the lessor by an oil and gas lease and any overriding royalty interest, oil payment interest, net profits contract, or any other payment or burden which does not carry with it the right to search for and produce Unitized Substances.

(p) "Royalty Owner" is defined as the owner of a Royalty Interest.

(q) "Unit Operating Agreement" is defined as the agreement entered into, by and between the Unit Operator and the Working Interest Owners as provided in Section 9, *infra*, and shall be styled "Unit Operating Agreement for the West Teas (Yates - Seven Rivers) Unit Area, Lea County, New Mexico".

(r) "Oil and Gas Rights" is defined as the right to explore, develop and operate lands within the Unit Area for the production of Unitized Substances, or to share in the production so obtained or the proceeds thereof.

(s) "Outside Substances" is defined as any substance obtained from any source other than the Unitized Formation and injected into the Unitized Formation.

(t) "Unit Manager" is defined as any person or corporation appointed by Working Interest Owners to perform the duties of Unit Operator until the selection and qualification of a successor Unit Operator as provided for in Section 7 hereof.

(u) "Unit Operator" is defined as the party designated by Working Interest Owners under the Unit Operating Agreement to conduct Unit Operations.

(v) "Unit Operations" is defined as any operation conducted by the Unit Operator or the Unit Manager pursuant to this Agreement or the Unit Operating Agreement.

(w) "Unit Equipment" is defined as all personal property, lease and well equipment, plants, and other facilities and equipment taken over or otherwise acquired for the joint account for use in Unit Operations.

(x) "Unit Expense" is defined as all cost, expense, or indebtedness incurred by or otherwise acquired for the Working Interest Owners or Unit Operator pursuant to this Agreement and the Unit Operating Agreement for or on account of Unit Operations.

(y) "Implementation Expense" is defined as a subset of Unit Expense, being the capital expenditures incurred in implementing the waterflood project. It is anticipated that

Implementation Expense will be incurred both at the beginning of the waterflood project and over the life thereof.

(z) "Operational Expense" is defined as a subset of Unit Expense, being all cost, expense, or indebtedness, other than Implementation Expense, incurred by or otherwise acquired for the Working Interest Owners or Unit Operator pursuant to this Agreement and the Unit Operating Agreement for or on account of Unit Operations. If a new well is drilled in a forty (40) acre spacing unit, which has not heretofore had a well drilled on it and produced from the Unitized Formation, then all the cost and expense attributable to the drilling, completing and producing of said new well shall be deemed Operational Expense, until such time as said new well is converted to injection.

(aa) "Effective Date" is the date determined in accordance with Section 28, or as re-determined in accordance with Section 43.

(bb) "Owner" or "Interest Owner" is defined as an owner on either or both a Royalty Interest and/or a Working Interest.

(cc) "Oil" is defined as those hydrocarbons included in Unit Production which at atmospheric conditions of temperature and pressure are in a liquid phase, including crude oil and liquid hydrocarbons (commonly referred to as "condensate") recovered from gas by conventional surface separators.

(dd) "Gas" is defined as those hydrocarbons included in Unit Production which at atmospheric conditions of temperature and pressure are in a gaseous phase, including hydrocarbons found therein which may be extracted or isolated as liquefied petroleum gas or natural gasoline by processing the gas other than by conventional surface separators and not included within the definition of "Oil" in Section 2(cc) above.

(ee) "Unit Participation" is defined as the figure calculated for each Working Interest Owner by taking the sum of the percentages obtained by multiplying the Working Interest of a Working Interest Owner in each Tract by the Tract Participation of such Tract and is set forth in Exhibit "D-1" to the Unit Operating Agreement. Unit Participation is used to allocate Unit Expense, including Operational Expense.

(ff) "Unit" is a collective term, describing the waterflood project as a whole, as governed by this Agreement.

SECTION 3. EXHIBITS. The following exhibits are incorporated herein by reference: Exhibit "A" attached hereto is a map showing the Unit Area and the boundaries and identity of tracts and leases in said Unit Area to the extent known to the Unit Operator. Exhibit "B" attached hereto is a schedule showing, to the extent known to the Unit Operator, the acreage comprising each Tract, percentages and kind of ownership of oil and gas interests in all land in the Unit Area. Exhibit "C" attached hereto is a schedule showing the Tract Participation of each Tract. However, nothing herein or in said schedules or map shall be construed as a representation by any party hereto as to the ownership of any interest, other than such interest or interests as are shown in said map or schedules as owned by such party. The shapes and descriptions of the respective Tracts have been established by using the best information available. Each Working Interest Owner is responsible for supplying Unit Operator with accurate information relating to each Working Interest Owner's interest. If it subsequently appears that any Tract, because of diverse Royalty or Working Interest ownership on the Effective Date hereof, should be divided into more than one Tract, or when any revision is requested by the A.O., or any correction of any error other than mechanical miscalculations or clerical is needed, then the Unit Operator, with the approval of the Working Interest Owners, may correct the mistake by revising the exhibits to conform to the facts. The revision shall not include any reevaluation of engineering or geological interpretations used in determining Tract Participation. Each such revision of an exhibit made prior to thirty (30) days after the Effective Date shall be effective as of the Effective Date. Each other such revision of an exhibit shall be effective at 7:00 a.m. on the first day of the calendar month next following the filing for record of the revised exhibit or on such other date as may be determined by Working Interest Owners and set forth in the revised exhibit. Copies of such revision shall be filed with the

Land Commissioner, and not less than four copies shall be filed with the A.O. In any such revision, there shall be no retroactive allocation or adjustment of Unit Expense or of interests in the Unitized Substances produced, or proceeds thereof.

SECTION 4. EXPANSION. The above described Unit Area may, with the approval of the A.O., the Land Commissioner and the Division, when practicable, be expanded to include therein any additional Tract or Tracts regarded as reasonably necessary or advisable for the purposes of this Agreement provided, however, in such expansion there shall be no retroactive allocation or adjustment of Unit Expense or of interests in the Unitized Substances produced, or proceeds thereof. Pursuant to Subsection 4(b), the Working Interest Owners may agree upon an adjustment of investment by reason of the expansion. Such expansion shall be effected in the following manner:

(a) The Working Interest Owner or Owners of a Tract or Tracts desiring to bring such Tract or Tracts into this unit, shall file an application therefor with Unit Operator requesting such admission.

(b) Unit Operator shall circulate a notice of the proposed expansion to each Working Interest Owner in the Unit Area and in the Tract proposed to be included in the unit, setting out the basis for admission, the Tract Participation to be assigned to each Tract in the enlarged Unit Area and other pertinent data. After negotiation (at Working Interest Owners' meeting or otherwise) among the parties, if at least three Working Interest Owners having in the aggregate seventy-five percent (75%) of the Unit Participation then in effect have agreed to inclusion of such Tract or Tracts in the Unit Area, then Unit Operator shall:

1. After obtaining preliminary concurrence by the A.O. and Land Commissioner, prepare a notice of proposed expansion describing the contemplated changes in the boundaries of the Unit Area, the reason therefor, the basis for admission of the additional Tract or Tracts, the Tract Participation to be assigned thereto and the proposed effective date thereof; and

2. Deliver copies of said notice to Land Commissioner, the A.O. at the proper BLM Office, each Working Interest Owner and to the last known address of each lessee and lessor whose interests are affected, advising such parties that thirty (30) days will be allowed for submission to the Unit Operator of any objection to such proposed expansion; and

3. File, upon the expiration of said thirty (30) day period as set out in Subsection 4(b)2 immediately above, with the Land Commissioner, the A.O. and the Division, the following: (a) evidence of mailing or delivering copies of said notice of expansion; (b) an application for approval of such expansion; (c) an instrument containing the appropriate joinders in compliance with the participation requirements of Section 15, and Section 38, *infra*; and (d) a copy of all objections received along with the Unit Operator's response thereto.

The expansion shall, after due consideration of all pertinent information and approval by the Land Commissioner, the A.O. and the Division, become effective as of the date prescribed in the notice thereof, preferably the first day of the month subsequent to the date of notice. The revised Tract Participation of the respective Tracts included within the Unit Area prior to such enlargement, shall remain the same ratio one to another.

SECTION 5. UNITIZED LAND. All land committed to this Agreement as to the Unitized Formation shall constitute land referred to herein as "Unitized Land" or "Land subject to this Agreement". Nothing herein shall be construed to unitize, pool, or in any way affect the oil, gas and other minerals contained in or that may be produced from any formation other than the Unitized Formation as defined in Section 2 (h) of this Agreement.

SECTION 6. UNIT OPERATOR. Falcon Creek Resources, Inc. is hereby designated the Unit Operator, and by signing this instrument as Unit Operator, agrees and consents to accept the duties and obligations of Unit Operator for the operation, development, and production of Unitized Substances as herein provided. Whenever reference is made herein to the Unit Operator, such reference means the Unit Operator acting in that capacity and not as an owner of interests in Unitized Substances, when such interest are owned by it and the term "Working Interest Owner"

when used herein shall include or refer to the Unit Operator as the owner of a Working Interest when such an interest is owned by it.

Unit Operator shall have a lien upon interests of Working Owners in the Unit Area to the extent provided in the Unit Operating Agreement.

SECTION 7. RESIGNATION OR REMOVAL OF UNIT OPERATOR. Unit Operator shall have the right to resign at any time, but such resignation shall not become effective, so as to release Unit Operator from the duties and obligations of Unit Operator and terminate Unit Operator's rights as such, for a period of six (6) months after written notice of intention to resign has been given by Unit Operator to all Working Interest Owners, the Land Commissioner, the A.O. and the Division, unless a new Unit Operator shall have taken over and assumed the duties and obligations of Unit Operator prior to the expiration of said period.

The Unit Operator shall, upon default or failure in the performance of its duties and obligations hereunder, be subject to removal by two or more Working Interest Owners having in the aggregate, seventy-five percent (75%) or more of the Unit Participation then in effect after excluding the interest of the Working Interest Owner who is the Unit Operator. Such removal shall be effective upon notice thereof to the Land Commissioner, the A.O and the Division.

Not later than thirty (30) days before such resignation or removal becomes effective, the Working Interest Owners (excluding any Unit Operator which has been removed) shall appoint a Unit Manager to represent them in any action to be taken hereunder.

The resignation or removal of Unit Operator under this Agreement shall not terminate its right, title or interest as the owner of a Working Interest or other interest in Unitized Substances, but upon the resignation or removal of Unit Operator becoming effective, such Unit Operator shall deliver possession of all wells, equipment, books and records, materials, appurtenances and any other assets used in connection with the Unit Operations to the new duly qualified successor Unit Operator or to the Unit Manager, if no such new Unit Operator is elected. Nothing herein shall be construed as authorizing the removal of any material, equipment or appurtenances needed for the preservation of any wells. Nothing herein contained shall be construed to relieve or discharge any Unit Operator or Unit Manager who resigns or is removed hereunder from any liability or duties accruing or performable by it prior to the effective date of such resignation or removal.

SECTION 8. SUCCESSOR UNIT OPERATOR. Whenever the Unit Operator shall tender its resignation as Unit Operator or shall be removed as hereinabove provided, the Working Interest Owners shall select a successor Unit Operator as herein provided. Such selection shall not become effective until (a) a Unit Operator so selected shall accept in writing the duties and responsibilities of Unit Operator, and (b) the selection shall have been approved by the Land Commissioner, the A.O. and the Division. If no successor Unit Operator or Unit Manager is selected and qualified as herein provided, the Land Commissioner and/or the A.O. and/or the Division, at their election, may declare this Agreement terminated.

In selecting a successor Unit Operator, the affirmative vote of three or more Working Interest Owners having a total of sixty-five percent (65%) or more of the total Unit Participation shall prevail, after excluding the Unit Participation interest of any Unit Operator which has been removed; provided that if any one Working Interest Owner has a Unit Participation of more than thirty-five percent (35%), its negative vote or failure to vote shall not be regarded as sufficient unless supported by the vote of one or more other Working Interest Owners having a total Unit Participation of at least five percent (5%). If the Unit Operator who is removed, votes only to succeed itself or fails to vote, the successor Unit Operator may be selected by the affirmative vote of the Working Interest Owners of at least seventy-five percent (75%) of the Unit Participation remaining after excluding the Unit Participation of Unit Operator so removed.

SECTION 9. ACCOUNTING PROVISIONS AND UNIT OPERATING AGREEMENT. Costs and expenses incurred by Unit Operator in conducting Unit Operations hereunder shall be paid, apportioned among and borne by the Working Interest Owners in accordance with the Unit Operating Agreement. Such Unit Operating Agreement shall also provide the manner in which the Working Interest Owners shall be entitled to receive their respective proportionate and allocated

share of the benefits accruing hereto, in conformity with their underlying operating agreements, leases or other contracts and such other rights and obligations as between Unit Operator and the Working Interest Owners as may be agreed upon by the Unit Operator and the Working Interest Owners; however, no such Unit Operating Agreement shall be deemed either to modify any of the terms and conditions of this Agreement or to relieve the Unit Operator of any right or obligation established under this Agreement, and in case of any inconsistency or conflict between this Agreement and the Unit Operating Agreement, this Agreement shall prevail. Copies of any Unit Operating Agreement executed pursuant to this Section shall be filed with the Land Commissioner, with the A.O. at the Proper BLM Office and the Division, as required, prior to approval of this Agreement.

SECTION 10. RIGHTS AND OBLIGATIONS OF UNIT OPERATOR. Except as otherwise specifically provided herein, the exclusive right, privilege and duty of exercising any and all rights of the parties hereto, including surface rights which are necessary or convenient for prospecting for, producing, storing, allocating and distributing the Unitized Substances, are hereby delegated to and shall be exercised by the Unit Operator as herein provided. However, the parties shall retain all surface rights, which may be necessary or convenient to them for non-unit operations. Upon request, acceptable evidence of title to said rights shall be deposited with said Unit Operator, and together with this Agreement, shall constitute and define the rights, privileges and obligations of Unit Operator. Nothing herein, however, shall be construed to transfer title to any land or to any lease or operating agreement, it being understood that under this Agreement the Unit Operator, in its capacity as Unit Operator, shall exercise the rights of possession and use vested in the parties hereto only for the purposes herein specified.

SECTION 11. PLAN OF OPERATION AND DEVELOPMENT. It is recognized and agreed by the parties hereto that all of the land subject to this Agreement is reasonably proved to be productive of Unitized Substances and that the object and purpose of this Agreement is to formulate and to put into effect an improved recovery project in order to effect additional recovery of Unitized Substances, prevent waste and conserve natural resources. Unit Operator shall have the right to inject into the Unitized Formation any substances for secondary recovery or enhanced recovery purposes in accordance with a Plan of Operation and Development approved by the Working Interest Owners, the A.O., the Land Commissioner and the Division, including the right to drill and maintain injection wells on the Unitized Land and completed in the Unitized Formation, and to use abandoned well or wells producing from the Unitized Formation for said purpose. Subject to like approval, the Plan of Operation and Development may be revised as conditions may warrant.

The initial Plan of Operation and Development shall be filed with the A.O., the Land Commissioner and the Division concurrently with the filing of the Unit Agreement for final approval. Said initial Plan of Operation and Development and all revisions thereof shall be as complete and adequate as the A.O., the Land Commissioner and the Division may determine to be necessary for timely operation consistent herewith. Upon approval of this Agreement and the initial plan by the A.O., the Land Commissioner and the Division, said plan, and all subsequently approved plans, shall constitute the operating obligations of the Unit Operator under this Agreement for the period specified therein. Thereafter, from time to time before the expiration of any existing plan, the Unit Operator shall submit for like approval a plan for an additional specified period of operations. After such operations are commenced, reasonable diligence shall be exercised by the Unit Operator in complying with the obligations of the approved Plan of Operation and Development.

Notwithstanding anything to the contrary herein contained, should the Unit Operator fail to commence Unit Operations for the secondary recovery of Unitized Substances from the Unit Area within six (6) months after the effective date of this Agreement, or any extension thereof approved by the Land Commissioner, the A.O. and the Division, this Agreement shall terminate automatically as of the date of default.

SECTION 12. CERTIFICATION FOR THE RECOVERED OIL TAX RATE. The Unit Operator shall make application to the Division for qualification of the enhanced oil recovery project contemplated by this Agreement for the recovered oil tax rate pursuant to the New Mexico "Enhanced Oil Recovery Act" (Laws 1992, Chapter 38, Sections 1 through 5) and the Division

shall have granted approval of the project for the recovered oil tax rate prior to the commencement of Unit Operations.

SECTION 13. USE OF SURFACE AND USE OF WATER. The parties hereto, to the extent of their rights and interests, hereby grant to Unit Operator the right to use as much of the surface, including the water thereunder, of the Unitized Land as may reasonably be necessary for Unit Operations. In the event said rights and interests are exclusive, the parties shall make reasonable efforts to have said rights and interests amended to include the Unit Operator.

Unit Operator's free use of water or brine or both for Unit Operations, shall not include any water from any well, lake, pond or irrigation ditch of a surface owner, unless approval for such use is granted by the surface owner.

Unit Operator shall pay the surface owner for damages to growing crops, fences, improvements and structures on the Unitized Land that result from Unit Operations, and such payments shall be considered as items of Unit Expense to be borne by all the Working Interest Owners of lands subject hereto.

SECTION 14. TRACT PARTICIPATION. The percentages of Tract Participation set forth in Exhibit "C" for each Tract within the Unit Area, have been calculated and determined in accordance with the formula below. For the purpose of this Agreement, the following terms and expressions as used herein shall mean:

(a) "Primary Production" is defined as the total projected recovery of the currently producing Oil and Gas reserves, extrapolated from May 1, 1999 to the economic limit of the operator of each well in the Unit Area, as if the wells were produced without the benefit of any enhanced recovery methods. Primary Production for each Tract is the summation of the Primary Production of all wells within each respective Tract.

(b) "Primary Value" is defined as the present value, discounted at ten percent (PV 10%), of the Primary Production from each well in the Unit Area calculated with 100% working interest and 100% revenue interest. The Primary Value for each Tract is the summation of the Primary Value of all wells within the respective Tract. The Primary Value for the Unit Area is the summation of the Primary Values of all wells in the Unit Area.

(c) "Secondary Reserves" is defined as that increment of the total projected recovery of estimated reserves to be recovered using a reasonable waterflood plan, in excess of the total Primary Production estimated for the Unit Area. The increment of Secondary Reserves could not be produced without the implementation of a reasonable waterflood plan.

(d) "Secondary Value" is defined as the present value, discounted at ten percent (PV 10%), of the Secondary Reserves for the Unit Area calculated with 100% working interest and 100% revenue interest. The Secondary Value attributable to each Tract is the product of the Unit Area Secondary Value and the Tract Participation Factor of the respective Tract.

(e) "Total Waterflood Value" is the sum of the Primary Value of all wells in the Unit Area plus the Secondary Value of the Unit Area.

(f) "Primary Value Tract Participation Factor" is defined for each Tract by the following equation:

$$(\text{Primary Value of the respective Tract} / \text{Primary Value for the Unit Area})$$

(g) "Original Oil In Place" or "OOIP" is defined as the volume of Oil calculated to be in the Yates Formation reservoir at the time that the geophysical log data used in the calculation was recorded.

(h) "Useable Wellbores" or "UW" is defined as those wellbores in existence and in generally serviceable condition as to the integrity of the casing strings, as of the Effective Date hereof, which are to be used in Unit Operations pursuant to the Plan of Operation and Development. The UW for each Tract is the summation of all UW within the respective Tract. The UW for the Unit Area is the summation of all UW within the Unit Area.

(i) "Estimated Ultimate Recovery – Primary" or "EUR-Primary" is the combination of the cumulative Oil and Gas produced from the Unitized Formation for each well from the date of first production up to May 1, 1999, and the Primary Production for each well. EUR-Primary for each Tract is the summation of the EUR-Primary of all wells within the respective Tract. EUR-Primary for the Unit Area is the summation of the EUR-Primary for all wells within the Unit Area.

(j) "Secondary Tract Participation Factor" is defined for each Tract by the following equation:

$$\begin{aligned} &(((\text{UW of respective Tract} / \text{UW for Unit Area}) \times 50\%) + \\ &((\text{OOIP of respective Tract} / \text{OOIP for Unit Area}) \times 25\%) + \\ &((\text{EUR-Primary of respective Tract}) / \text{EUR-Primary for Unit Area}) \times 25\%)) \end{aligned}$$

(k) "Primary Present Value Weighting Factor" or "Primary PV Factor" is defined by the following equation:

$$(\text{Primary Value} / \text{Total Waterflood Value})$$

(l) "Secondary Present Value Weighting Factor" or "Secondary PV Factor" is defined by the following equation:

$$(\text{Secondary Value} / \text{Total Waterflood Value})$$

The Tract Participation formula for each Tract is defined by the following equation:

$$\begin{aligned} &((\text{Primary Tract Participation Factor} \times \text{Primary PV Factor}) + \\ &(\text{Secondary Tract Participation Factor} \times \text{Secondary PV Factor})) \end{aligned}$$

Such percentages of Tract Participation have been calculated upon the basis of all of said Tracts within the Unit Area being committed to this Agreement as of the Effective Date hereof, and such Tract Participation shall govern the allocation of all Unitized Substances produced after the Effective Date hereof, subject, however, to any revision or revisions of the Unit Area and Exhibit "C" in accordance with the provisions hereof.

If, subsequent to the Effective Date of this Agreement, any additional tract becomes committed hereto under the provisions of Section 4 (Expansion), Unit Operator shall revise said Exhibits "B" and "C" or the latest revision thereof, to show the new percentage participations of the then committed Tracts, which revised exhibit shall, upon its approval by the Land Commissioner, the A.O., and the Division, supersede, as of its effective date, the last previously effective Exhibits "B" and "C." In any such revision of Exhibit "C", the revised percentage participations of the respective Tracts listed in the last previously effective Exhibit "C" shall remain the same ratio one to another.

SECTION 15. TRACTS QUALIFIED FOR PARTICIPATION. On and after the Effective Date hereof, all Tracts within the Unit Area shall be entitled to participate in the production of Unitized Substances.

SECTION 16. ALLOCATION OF UNITIZED SUBSTANCES. All Unitized Substances produced and saved (less, save and except any part of such Unitized Substances used in conformity with good operating practices on unitized land for drilling, operating, camp and other production or development purposes and for injection or unavoidable loss, in accordance with a Plan of Operation and Development approved by the A.O., the Land Commissioner and the Division) shall be apportioned among and allocated to the qualified Tracts in accordance with the respective Tract Participations effective hereunder during the respective periods such Unitized Substances were produced, as set forth in Exhibit "C". The amount of Unitized Substances so allocated to each Tract, and only that amount (regardless of whether it be more or less than the amount of the actual production of Unitized Substances from the well or wells, if any, on such Tract) shall, for all intents, uses and purposes, be deemed to have been produced from such Tract.

The Unitized Substances allocated to each Tract shall be distributed among, or accounted for, to the parties entitled to share in the production from such Tract in the same manner, in the same proportions, and upon the same conditions, as they would have participated and shared in the production from such Tracts, or in the proceeds thereof, had this Agreement not been entered into; and with the same legal force and effect.

No Tract committed to this Agreement and qualified for participation as above provided shall be subsequently excluded from participation hereunder on account of depletion of Unitized Substances.

If the Working Interest and/or the Royalty Interest in any Tract are divided with respect to separate parcels or portions of such Tract and owned now or hereafter in severalty by different persons, the Tract Participation shall in the absence of a recordable instrument executed by all owners in such Tract and furnished to Unit Operator fixing the divisions of ownership, be divided among such parcels or portions in proportion to the number of surface acres in each.

SECTION 17. EXCESS IMPUTED NEWLY DISCOVERED CRUDE OIL. Each Tract shall be allocated any excess imputed newly discovered crude oil in the proportion that its Tract Participation bears to the total of the Tract Participations of all Tracts not previously allocated the total number of barrels of crude oil allocable to these Tracts out of unit production in accordance with the Tract Participations of such Tracts; provided, however, that excess imputed newly discovered crude oil allocated to each such Tract, when added to the total number of barrels of imputed newly discovered crude oil previously allocated to it, shall not exceed, in any month, the total number of barrels of oil allocable to it out of unit production in accordance with its Tract Participation.

SECTION 18. EXCESS IMPUTED STRIPPER CRUDE OIL. Each Tract shall be allocated any excess imputed stripper crude oil in the proportion that its Tract Participation bears to the total of the Tract Participations of all Tracts not previously allocated the total number of crude oil barrels allocable to these Tracts out of unit production in accordance with the Tract Participations of such Tracts; provided, however, that excess imputed stripper crude oil allocated to each such Tract, when added to the total number of barrels of imputed stripper crude oil previously allocated to it, shall not exceed, in any month, the total number of barrels of oil allocable to it out of unit production in accordance with its Tract Participation.

SECTION 19. TAKING UNITIZED SUBSTANCES IN KIND. The Unitized Substances allocated to each Tract shall be delivered in kind to the respective parties entitled thereto by virtue of the ownership of oil and gas rights therein. Each such party shall have the right to construct, maintain and operate all necessary facilities for that purpose within the Unitized Area, provided the same are so constructed, maintained and operated as not to interfere with Unit Operations. Subject to Section 21 hereof, any extra expenditure incurred by Unit Operator by reason of the delivery in kind of any portion of the Unitized Substances, shall be borne by the party taking delivery. In the event any Working Interest Owner shall fail to take or otherwise adequately dispose of its proportionate share of the production from the Unitized Formation, then so long as

such condition continues, Unit Operator, for the account the Working Interest Owner of the Tract or Tracts concerned, and in order to avoid curtailing the operation of the Unit Area, may, but shall not be required to, sell or otherwise dispose of such production to itself or to others, provided that all contracts of sale by Unit Operator of any other party's share of Unitized Substances shall be only for such reasonable periods of time as are consistent with the minimum needs of the industry under the circumstances, but in no event shall any such contract be for a period in excess of one year, and at not less than the prevailing market price in the area for like production, and in no event for a price less than received by the Unit Operator for its own share of production, and the account of such Working Interest Owner shall be charged therewith as having received such production. The net proceeds, if any, of the Unitized Substances so disposed of by Unit Operator shall be paid to the Working Interest Owner of the Tract or Tracts concerned. Notwithstanding the foregoing, Unit Operator shall not make a sale into interstate commerce of any Working Interest Owner's share of gas production, without first giving such Working Interest Owner thirty (30) days notice of such intended sale.

Any Working Interest Owner receiving in kind or separately disposing of all or any part of the Unitized Substances allocated to any Tract, or receiving the proceeds therefrom (including the royalty share) if the same is sold or purchased by Unit Operator, shall be responsible for the payment of all royalty, overriding royalty and production payments due thereon, and each such party shall hold each other Working Interest Owner harmless against all claims, demands and causes of action by owners of such royalty, overriding royalty and production payments.

If, after the Effective Date of this Agreement, there is any Tract or Tracts that are subsequently committed hereto, as provided in Section 4 (Expansion) hereof, or any Tract or Tracts within the Unit Area not committed hereto as of the Effective Date hereof, but which are subsequently committed hereto under the provisions of Section 15 (Tracts Qualified for Participation) and Section 36 (Nonjoinder and Subsequent Joinder); or if any Tract is excluded from this Agreement as provided for in Section 25 (Loss of Title), the schedule of participation as shown in Exhibit "B" shall be revised by the Unit Operator; and the revised Exhibit "B", upon approval by the Land Commissioner, the A.O. and the Division, shall govern the allocation of production on and after the effective date thereof until a revised schedule is approved as hereinabove provided.

SECTION 20. OUTSIDE SUBSTANCES. If any Outside Substance, consisting of hydrocarbon natural gases, carbon dioxide gas, or other nonhydrocarbon Outside Substance, is introduced into the Unitized Formation for use in pressure maintenance, stimulation of production, or increasing ultimate recovery, which shall be in conformity with a Plan of Operation and Development first approved by the Land Commissioner, the A.O. and the Division, a like amount of Outside Substance with appropriate deduction for loss or depletion from any cause may be withdrawn from unit wells completed in the Unitized Formation, royalty free as to dry gas, but not royalty free as to the products extracted therefrom; provided that such withdrawal shall be at such time as may be provided in the approved Plan of Operation and Development or as otherwise may be consented to or prescribed by the Land Commissioner, the A.O. and the Division, as conforming to good petroleum engineering practices, and provided further that such right of withdrawal shall terminate on the termination date of this Agreement.

SECTION 21. ROYALTY SETTLEMENT. Prior to the Effective Date of this Agreement, each Working Interest Owner shall furnish the Unit Operator a complete, correct and current list of its Royalty Owners, which shall include overriding royalty owners and parties entitled to production payments together with addresses and taxpayer identification numbers of each by Tract, and the division of interest between them expressed in common fractions or decimal equivalents. In addition, Working Interest Owners individually agree to promptly notify Unit Operator of any and all changes of ownership in any Royalty Interest of which they receive notice and to furnish Unit Operator such evidence thereof as Unit Operator may require. Each Working Interest Owner hereby agrees to cause the purchaser(s) of its share of Unitized Substances to pay Unit Operator or in the alternative, each Working Interest Owner agrees to pay Unit Operator in the month following production, the Royalty, excess Royalty and overriding royalty portion(s) of the proceeds realized from its sale of such Unitized Substances. Unit Operator shall disburse such proceeds received by it, as provided above. Each party agrees to indemnify and hold Unit Operator and each of the Working Interest Owners harmless and to protect them from any and all

claims, demands, or causes of action which may be asserted against them by reason of an error in the ownership information supplied to Unit Operator, failure to notify Unit Operator of changes of ownership as provided above, or reliance upon such ownership and title information by Unit Operator in disbursing Royalties as herein provided.

The State of New Mexico and United States of America and all Royalty Owners who, under an existing contract, are entitled to take in kind a share of the substances produced from any Tract unitized hereunder, shall continue to be entitled to such right to take in kind their share of the Unitized Substances allocated to such Tract, and Unit Operator shall make deliveries of such Royalty share taken in kind in conformity with the applicable contracts, laws and regulations. Settlement for Royalty not taken in kind shall be made by Working Interest Owners responsible therefor under existing contracts, laws and regulations on or before the last day of each month for Unitized Substances produced during the preceding calendar month; provided, however, that nothing herein contained shall operate to relieve the lessees of any land from their respective lease obligations for the payment of any Royalty due under the leases, except that such Royalty shall be computed on Unitized Substances as allocated to each Tract in accordance with the terms of this Agreement. With respect to Federal leases committed hereto on which the royalty rate depends upon the daily average production per well, such average production shall be determined in accordance with the operating regulations pertaining to Federal leases as though the committed Tracts were included in a single consolidated lease.

If the amount of production or the proceeds thereof accruing to any Royalty Owner (except the United States of America) in a Tract depends upon the average production per well or the average pipeline runs per well from such Tract during any period of time, then such production shall be determined from and after the Effective Date hereof by dividing the quantity of Unitized Substances allocated hereunder to such Tract during such period of time by the number of wells located thereon capable of producing Unitized Substances as of the Effective Date hereof, provided that any Tract not having any well so capable of producing Unitized Substances on the Effective Date hereof shall be considered as having one such well for the purpose of this provision.

All Royalty due the State of New Mexico and the United States of America and the other Royalty Owners hereunder shall be computed and paid on the basis of all Unitized Substances allocated to the respective Tract or Tracts committed hereto, in lieu of actual production from such Tract or Tracts.

With the exception of Federal and State requirements to the contrary, Working Interest Owners may use or consume Unitized Substances for Unit Operations and no Royalty, overriding royalty, production or other payments shall be payable on account of Unitized Substances used, lost, or consumed in Unit Operations.

Each Royalty Owner (other than the State of New Mexico and the United States of America) who executes or ratifies this Agreement represents and warrants that it is the owner of a Royalty Interest in a Tract or Tracts within the Unit Area, as its interest appears in Exhibit "B" attached hereto. If any Royalty Interest in a Tract or Tracts should be lost by title failure or otherwise in whole or in part, during the term of this Agreement, then the Royalty Interest of the party representing himself to be the owner thereof shall be reduced proportionately and the interest of all parties shall be adjusted accordingly.

SECTION 22. RENTAL SETTLEMENT. Rentals or minimum Royalties due on the leases committed hereto shall be paid by Working Interest Owners responsible therefor under existing contracts, laws and regulations, provided that nothing herein contained shall operate to relieve the lessees of any land from their respective lease obligations for the payment of any rental or minimum Royalty in lieu thereof, due under their leases. Rental for lands of the State of New Mexico subject to this Agreement shall be paid at the rate specified in the respective leases from the State of New Mexico. Rental or minimum Royalty for lands of the United States of America subject to this Agreement shall be paid at the rate specified in the respective leases from the United States of America, unless such rental or minimum Royalty is waived, suspended or reduced by law or by approval of the Secretary or his duly authorized representative.

SECTION 23. CONSERVATION. Operations hereunder and production of Unitized Substances shall be conducted to provide for the most economical and efficient recovery of said substances without waste, as defined by or pursuant to Federal and State laws and regulations.

SECTION 24. DRAINAGE. Unit Operator shall take all reasonable and prudent measures to prevent drainage of Unitized Substances from unitized land by wells on land not subject to this Agreement. The Unit Operator, upon approval by the Working Interest Owners, the A.O., the Land Commissioner and the Division, is hereby empowered to enter into a borderline agreement or agreements with working interest owners of adjoining lands not subject to this Agreement with respect to operation in the border area, for the maximum economic recovery, conservation purposes and proper protection of the parties and interests affected.

SECTION 25. LOSS OF TITLE. In the event title to any Tract of unitized land shall fail and the true owner cannot be induced to join in this Agreement, such Tract shall be automatically regarded as not committed hereto, and there shall be such readjustment of future costs and benefits as may be required on account of the loss of such title. In the event of a dispute as to title to any Royalty, Working Interest, or other interests subject thereto, payment or delivery on account thereof may be withheld without liability for interest until the dispute is finally settled; provided, that, as to State or Federal lands or leases, no payments of funds due the United States or the State of New Mexico shall be withheld, but such funds shall be deposited as directed by the A.O. or Land Commissioner (as the case may be) to be held as unearned money pending final settlement of the title dispute, and then applied as earned or returned in accordance with such final settlement.

If the title or right of any party claiming the right to receive in kind, all or any portion of the Unitized Substances allocated to a Tract, is in dispute, Unit Operator at the direction of Working Interest Owners shall either:

(a) require that the party to whom such Unitized Substances are delivered or to whom the proceeds thereof are paid, furnish security for the proper accounting therefor to the rightful owner, if the title or right of such party fails in whole or in part, or

(b) withhold and market the portion of Unitized Substances with respect to which title or right is in dispute, and impound the proceeds thereof until such time as the title or right thereto is established by a final judgment of a court of competent jurisdiction or otherwise to the satisfaction of Working Interest Owners, whereupon the proceeds so impounded shall be paid to the party rightfully entitled thereto.

Each Working Interest Owner shall indemnify, hold harmless, and defend all other Working Interest Owners against any and all claims by any party against the interest attributed to such Working Interest Owner on Exhibit "B". Unit Operator, as such, is relieved from any responsibility for any defect or failure of any title hereunder.

SECTION 26. LEASES AND CONTRACTS CONFORMED AND EXTENDED. The terms, conditions and provisions of all leases, subleases and other contracts relating to exploration, drilling, development or operation for oil or gas on lands committed to this Agreement are hereby expressly modified and amended to the extent necessary to make the same conform to the provisions hereof, but otherwise to remain in full force and effect, and the parties hereto hereby consent that the Secretary and the Land Commissioner, respectively, shall and by their approval hereof, or by the approval hereof by their duly authorized representatives, do hereby establish, alter, change or revoke the drilling, producing, rental, minimum Royalty and Royalty requirements of Federal and State leases committed hereto and the regulations in respect thereto to conform said requirements to the provisions of this Agreement.

Without limiting the generality of the foregoing, all leases, subleases and contracts are particularly modified in accordance with the following:

(a) The development and operation of lands subject to this Agreement under the terms hereof, shall be deemed full performance of all obligations for development and operation with respect to each Tract subject to this Agreement, regardless of whether there is any development of any Tract of the Unit Area, notwithstanding anything to the contrary in any lease, operating

agreement or other contract by and between the parties hereto, or their respective predecessors in interest, or any of them.

(b) Drilling, producing or improved recovery operations performed hereunder shall be deemed to be performed upon and for the benefit of each Tract, and no lease shall be deemed to expire by reason of failure to drill or produce wells situated on the land therein embraced.

(c) Suspension of drilling or producing operations within the Unit Area pursuant to direction or consent of the Land Commissioner, the A.O. and/or the Division, or their duly authorized representatives, shall be deemed to constitute such suspension pursuant to such direction or consent, as to each Tract within the Unitized Area.

(d) Each lease, sublease, or contract relating to the exploration, drilling, development, or operation for oil and gas, which by its terms might expire prior to the termination of this Agreement, is hereby extended beyond any such term so provided therein, so that it shall be continued in full force and effect for and during the term of this Agreement.

(e) Any lease embracing lands of the State of New Mexico which is made subject to this Agreement shall continue in force beyond the term provided therein, as to the lands committed hereto until the termination hereof.

(f) Any lease embracing lands of the State of New Mexico having only a portion of its land committed hereto shall be segregated as to that portion committed and that not committed, and the terms of such lease shall apply separately to such segregated portions commencing as of the Effective Date hereof. Provided, however, that notwithstanding any of the provisions of this Agreement to the contrary, such lease (including both segregated portions) shall continue in full force and effect beyond the term provided therein as to all lands embraced in such lease, if oil or gas is, or has heretofore been discovered in paying quantities on some part of the lands embraced in such lease committed to this Agreement or, so long as a portion of the Unitized Substances produced from the Unit Area is, under the terms of this Agreement, allocated to the portion of the lands covered by such lease committed to this Agreement, or, at any time during the term hereof, as to any lease that is then valid and subsisting and upon which the lessee or the Unit Operator is then engaged in bona fide drilling, reworking, or improved recovery operations on any part of the lands embraced in such lease, then the same as to all lands embraced therein shall remain in full force and effect so long as such operations are diligently prosecuted, and if they result in the production of oil or gas, said lease shall continue in full force and effect as to all of the lands embraced therein, so long thereafter as oil or gas in paying quantities is being produced from any portion of said lands.

(g) The segregation of any Federal lease committed to this Agreement is governed by the following provision in the fourth paragraph of Section 17 (j) of the Mineral Leasing Act, as amended by the Act of September 2, 1960 (74 Stat. 781-784): "Any (Federal) lease heretofore or hereafter committed to any such (unit) plan embracing lands that are in part within and in part outside of the area covered by any such plan shall be segregated into separate leases as to the lands committed and the lands not committed as of the effective date of unitization; provided, however, that any such lease as to the nonunitized portion shall continue in force and effect for the term thereof but for not less than two years from the date of such segregation and so long thereafter as oil or gas is produced in paying quantities."

SECTION 27. COVENANTS RUN WITH LAND. The covenants herein shall be construed to be covenants running with the land with respect to the interest of the parties hereto and their successors in interest until this Agreement terminates, and any grant, transfer or conveyance of interest in land or leases subject hereto shall be and hereby is conditioned upon the assumption of all privileges and obligations hereunder by the grantee, transferee or other successor in interest. No assignment or transfer of any Working Interest subject hereto shall be binding upon Unit Operator until the first day of the calendar month after Unit Operator is furnished with the original, or acceptable photostatic or certified copy, of the recorded instrument or transfer; and no assignment or transfer of any Royalty Interest subject hereto shall be binding upon the Working Interest Owner responsible therefor until the first day of the calendar month after said Working

Interest Owner is furnished with the original, or acceptable photostatic or certified copy, of the recorded instrument or transfer.

SECTION 28. EFFECTIVE DATE AND TERM. This Agreement shall become binding upon each party who executes or ratifies it as of the date of execution or ratification by such party, and this Agreement shall become effective on the first day of the calendar month next following the effective date of the Division's order approving statutory unitization upon the terms and conditions of this Agreement, as amended (if any amendment is necessary) to conform to the Division's order; approval of this Agreement, as so amended, by the Land Commissioner and the A.O., and recording by Unit Operator of this Agreement or notice thereof in the office of the County Clerk of Lea County, New Mexico. Unit Operator shall not file this Agreement or notice thereof for record, and hence this Agreement shall not become effective, unless within ninety (90) days after the date all other prerequisites for effectiveness of this Agreement have been satisfied, such filing is approved by Working Interest Owners owning a combined Unit Participation of at least sixty-five percent (65%) as to all Tracts within the Unit Area.

Unit Operator shall, within thirty (30) days after the Effective Date of this Agreement, record in the office of the County Clerk of Lea County, New Mexico, a certificate to the effect that this Agreement has become effective in accordance with its terms, therein identifying the Division's order approving statutory unitization and stating the Effective Date.

This Agreement and/or the Unit Operating Agreement shall be amended in any and all respects necessary to conform to the Division's order approving statutory unitization.

Any and all amendments of this Agreement and/or the Unit Operating Agreement that are necessary to conform said agreements to the Division's order approving statutory unitization shall be deemed to be hereby approved in writing by the parties hereto without any necessity for further approval by said parties, except as follows:

(a) If any amendment of this Agreement has the effect of reducing any Royalty Owner's participation in the production of Unitized Substances, such Royalty Owner shall not be deemed to have hereby approved the amended agreement without the necessity of further approval in writing by said Royalty Owner; and

(b) If any amendment of this Agreement and/or the Unit Operating Agreement has the effect of reducing any Working Interest Owner's participation in the production of Unitized Substances or increasing such Working Interest Owner's share of Unit Expense, such Working Interest Owner shall not be deemed to have hereby approved the amended agreements without the necessity of further approval in writing by said Working Interest Owner.

The terms of this Agreement shall be for and during the time that Unitized Substances are produced from the unitized land and so long thereafter as drilling, reworking or other operations (including improved recovery operations) are prosecuted thereon without cessation of more than ninety (90) consecutive days unless sooner terminated as herein provided.

This Agreement may be terminated with the approval of the Land Commissioner and the A.O., by Working Interest Owners owning seventy-five (75%) of the Unit Participation then in effect, whenever such Working Interest Owners determine that Unit Operations are no longer profitable, or in the interest of conservation. Upon approval, such termination shall be effective as of the first day of the month after said Working Interest Owners' determination. Notice of any such termination shall be recorded by Unit Operator in the office of the County Clerk of Lea County, New Mexico, within thirty (30) days of the effective date of termination.

Upon termination of this Agreement, the parties hereto shall be governed by the terms and provisions of the leases and contracts affecting the separate Tracts just as if this Agreement had never been entered into.

Notwithstanding any other provisions in the leases unitized under this Agreement, Royalty Owners hereby grant Working Interest Owners a period of six months after termination of this

Agreement in which to salvage, sell, distribute or otherwise dispose of the personal property and facilities used in connection with Unit Operations.

SECTION 29. RATE OF PROSPECTING, DEVELOPMENT & PRODUCTION. All production and the disposal thereof shall be in conformity with allocations and quotas made or fixed by any duly authorized person or regulatory body under any Federal or State Statute. The A.O. is hereby vested with authority to alter or modify from time to time, in his discretion, the rate of prospecting and development and within the limits made or fixed by the Division to alter or modify the quantity and rate of production under this Agreement, such authority being hereby limited to alteration or modification in the public interest, the purpose thereof and the public interest to be served thereby to be stated in the order of alteration or modification; provided, further, that no such alteration or modification shall be effective as to any land of the State of New Mexico as to the rate of prospecting and development in the absence of the specific written approval thereof by the Land Commissioner and as to any lands in the State of New Mexico or privately-owned lands subject to this Agreement or to the quantity and rate of production from such lands in the absence of specific written approval thereof by the Division.

Powers in this Section vested in the A.O. shall only be exercised after written notice has been received by the Unit Operator and an opportunity given to all parties owning an interest to be affected by the exercise of powers, for a hearing with the A.O. to be held not less than fifteen (15) days from Unit Operator's receipt of said written notice, and thereafter subject to administrative appeal before becoming final.

SECTION 30. NONDISCRIMINATION. Unit Operator in connection with the performance of work under this Agreement relating to any lease covered by this Agreement, agrees to comply with all of the provisions of Section 202 (1) to (7) inclusive of Executive Order 11246, (30 F.R. 12319), which are hereby incorporated by reference in this Agreement.

SECTION 31. APPEARANCES. Unit Operator shall have the right to appear for or on behalf of any interests affected hereby before the Land Commissioner, the Department, or the Division, and to appeal from any order issued under the rules and regulations of the Land Commissioner, the Department or the Division, or to apply for relief from any of said rules and regulations or in any proceedings relative to operations before the Land Commissioner, the Department or the Division or any other legally constituted authority; provided, however, that any other interested party shall also have the right at his or its own expense to be heard in any such proceeding, and in that event the Unit Operator shall not have the right to appear for or on behalf of that interested party.

SECTION 32. NOTICES. All notices, demands, objections or statements required hereunder to be given or rendered to the parties hereto shall be deemed fully given if made in writing and personally delivered to the offices of the party or parties or sent by postpaid certified or registered mail, addressed to such party or parties at their last known address set forth in connection with the signatures hereto or to the ratification or consent hereof or to such other address as any such party or parties may have furnished in writing to the party sending the notice, demand or statement.

SECTION 33. NO WAIVER OF CERTAIN RIGHTS. Nothing in this Agreement contained shall be construed as a waiver by any party hereto of the right to assert any legal or constitutional right or defense as to the validity or invalidity of any law of the State wherein said Unitized Lands are located, or regulations issued thereunder in any way affecting such party, or as a waiver by any such party of any right beyond his or its authority to waive; provided, however, each party hereto covenants that it will not resort to any action to partition the unitized land or the Unit Equipment.

SECTION 34. EQUIPMENT AND FACILITIES NOT FIXTURES ATTACHED TO REALTY. Each Working Interest Owner has heretofore placed and used on its Tract or Tracts committed to this Agreement, various well and lease equipment and other property, equipment and facilities. It is also recognized that additional equipment and facilities may hereafter be placed and used upon the Unitized Land as now or hereafter constituted. Therefore, for all purposes of this Agreement, any such equipment shall be considered to be personal property and not fixtures

attached to realty. Accordingly, said well and lease equipment and personal property is hereby severed from the mineral estates affected by this Agreement, and it is agreed that any such equipment and personal property shall be and remain personal property of the Working Interest Owners for all purposes.

SECTION 35. UNAVOIDABLE DELAY. All obligations under this Agreement requiring the Unit Operator to commence or continue improved recovery operations or to operate on or produce Unitized Substances from any of the lands covered by this Agreement shall be suspended while, but only so long as, the Unit Operator, despite the exercise of due care and diligence, is prevented from complying with such obligations, in whole or in part, by strikes, acts of God, Federal, State, municipal, or governmental agency laws, rules, and regulations, unavoidable accident, uncontrollable delays in transportation, inability to obtain necessary materials or equipment in open market, or other matters beyond the reasonable control of the Unit Operator whether similar to matters herein enumerated or not.

SECTION 36. NONJOINDER AND SUBSEQUENT JOINDER. Joinder by any Royalty Owner, at any time, must be accompanied by appropriate joinder of the corresponding Working Interest Owner in order for the interest of such Royalty Owner to be regarded as effectively committed. Joinder to this Agreement by a Working Interest Owner, at any time, must be accompanied by appropriate joinder to the Unit Operating Agreement in order for such interest to be regarded as effectively committed to this Agreement.

Any oil or gas interest in the Unitized Formations not committed hereto prior to submission of this Agreement to the Land Commissioner, the A.O. and the Division for final approval may thereafter be committed hereto upon compliance with the applicable provisions of this Section and of Section 15 (Tracts Qualified for Participation) hereof, at any time up to the Effective Date hereof, on the same basis of Tract Participation as provided in Section 14, by the owner or owners thereof subscribing, ratifying, or consenting in writing to this Agreement and, if the interest is a Working Interest, by the owner of such interest subscribing also to the Unit Operating Agreement.

It is understood and agreed, however, that from and after the Effective Date hereof the right of subsequent joinder as provided in this Section shall be subject to such requirements or approvals and on such basis as may be agreed upon by Working Interest Owners owning not less than sixty-five percent (65%) of the Unit Participation then in effect, and approved by the Land Commissioner and A.O. Such subsequent joinder by a proposed Working Interest Owner must be evidenced by his execution or ratification of this Agreement and the Unit Operating Agreement and, where State or Federal land is involved, such Joinder must be approved by the Land Commissioner or A.O. Such joinder by a proposed Royalty Owner must be evidenced by his execution, ratification or consent of this Agreement and must be consented to in writing by the Working Interest Owner responsible for the payment of any benefits that may accrue hereunder in behalf of such proposed Royalty Owner. Except as may be otherwise herein provided, subsequent joinder to this Agreement shall be effective as of the first day of the month following the filing with the Land Commissioner and A.O. of duly executed counterparts of any and all documents necessary to establish effective commitment of any Tract or interest to this Agreement, unless objection to such joinder by the Land Commissioner or the A.O., is duly made sixty (60) days after such filing.

SECTION 37. COUNTERPARTS. This Agreement may be executed in any number of counterparts, no one of which needs to be executed by all parties and may be ratified or consented to by separate instrument in writing, specifically referring hereto, and shall be binding upon all those parties who have executed such a counterpart, ratification or consent hereto with the same force and effect as if all parties had signed the same document, and regardless of whether or not it is executed by all other parties owning or claiming an interest in the land within the described Unit Area. Furthermore, this Agreement shall extend to and be binding on the parties hereto, their successors, heirs and assigns.

SECTION 38. JOINDER IN DUAL CAPACITY. Execution as herein provided by any party as either a Working Interest Owner or a Royalty Owner shall commit all interests owned or

controlled by such party; provided, that if the party is the owner of a Working Interest, he must also execute a ratification and joinder of the Unit Operating Agreement.

SECTION 39. TAXES. Each party hereto shall, for its own account, render and pay its share of any taxes levied against or measured by the amount or value of the Unitized Substances produced from the unitized land; provided, however, that if it is required or if it be determined that the Unit Operator or the several Working Interest Owners must pay or advance said taxes for the account of the parties hereto, it is hereby expressly agreed that the parties so paying or advancing said taxes shall be reimbursed therefor by the parties hereto, including Royalty Owners, who may be responsible for the taxes on their respective allocated share of said Unitized Substances. No taxes shall be charged to the United States or to the State of New Mexico, nor to any lessor who has a contract with a lessee which requires his lessee to pay such taxes.

SECTION 40. NO PARTNERSHIP. The duties, obligations and liabilities of the parties hereto are intended to be several and not joint or collective. This Agreement is not intended to create, and shall not be construed to create, an association or trust, or to impose a partnership duty, obligation or liability with regard to any one or more of the parties hereto. Each party hereto shall be individually responsible for its own obligation as herein provided.

SECTION 41. PRODUCTION AS OF THE EFFECTIVE DATE. Unit Operator shall make a proper and timely gauge of all leases and other tanks within the Unit Area in order to ascertain the amount of merchantable oil above the pipeline connection, in such tanks as of 7:00 a.m. on the Effective Date hereof. All such oil which has been produced in accordance with established allowables shall be and remain the property of the Working Interest Owner entitled thereto, the same as if the unit had not been formed; and the responsible Working Interest Owner shall promptly remove said oil from the unitized land. Any such oil not so removed shall be sold by Unit Operator for the account of such Working Interest Owners, subject to the payment of all Royalty to Royalty Owners under the terms hereof. The oil that is in excess of the prior allowable of the wells from which it was produced shall be regarded as Unitized Substances produced after Effective Date hereof.

If, as of the Effective Date hereof, any Tract is overproduced with respect to the allowable of the wells on that Tract and the amount of over-production has been sold or otherwise disposed of, such over-production shall be regarded as a part of the Unitized Substances produced after the Effective Date hereof and shall be charged to such Tract as having been delivered to the parties entitled to Unitized Substances allocated to such Tract.

SECTION 42. NO SHARING OF MARKET. This Agreement is not intended to provide and shall not be construed to provide, directly or indirectly, for any cooperative refining, joint sale or marketing of Unitized Substances.

SECTION 43. STATUTORY UNITIZATION. If and when Working Interest Owners owning at least seventy-five percent (75%) Unit Participation and Royalty Owners owning at least seventy-five percent (75%) Royalty Interest have become parties to this Agreement or have approved this Agreement in writing and such Working Interest Owners have also become parties to the Unit Operating Agreement, Unit Operator may obtain an order from the Division for statutory unitization of the uncommitted interests pursuant to the Statutory Unitization Act, N.M. Stat. Ann. SS 70-7-1 et seq. (1987 Repl. Pamp.).

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed and have set opposite their respective names the date of execution.

UNIT OPERATOR AND WORKING INTEREST OWNER

FALCON CREEK RESOURCES, INC.

By: Roger Alinger, President

621 Seventeenth Street, Suite 1800
Denver, Colorado 80293-0621

STATE OF COLORADO §
CITY AND §
COUNTY OF DENVER §

This instrument was acknowledged before me on the _____ day of November, 1999 on behalf of Falcon Creek Resources, Inc., a Delaware corporation, by Roger Alinger, its President, on behalf of said corporation.

April J. Carlson, Notary Public
621 17th St., Suite 1800, Denver, CO 80292-0621
My Commission Expires February 20, 2002

SIGNATURE PAGE FOR THE
WEST TEAS (YATES - SEVEN RIVER) UNIT AGREEMENT
LEA COUNTY, NEW MEXICO

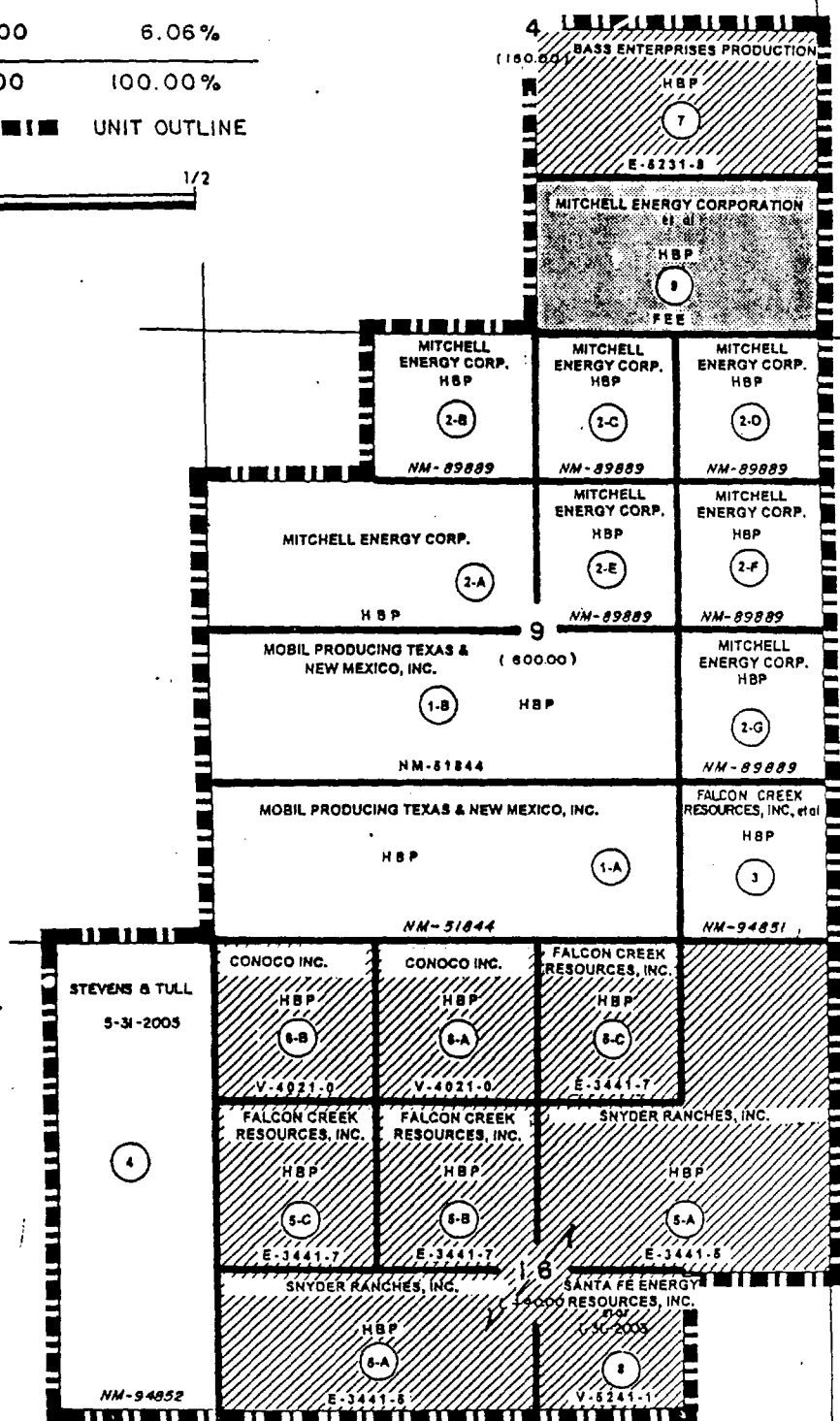
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R 33 E

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LEA COUNTY, NEW MEXICO

EXHIBIT "B"

SCHEDULE OF OWNERSHIP OF OIL AND GAS INTERESTS
WEST TEAS (YATES-SEVEN RIVERS) UNIT AREA
LEA COUNTY, NEW MEXICO

TRACT NO.	DESCRIPTION OF LAND	NUMBER OF ACRES	SERIAL NUMBER LEASE EXPIRATION LEASE STATUS	ROYALTY OWNERSHIP		LESSEE OF RECORD		OVERRIDING ROYALTY		WORKING INTEREST	
				BASIC ROYALTY PERCENTAGE	PERCENTAGE	OWNERSHIP PERCENTAGE	PERCENTAGE	OWNERSHIP PERCENTAGE	OWNERSHIP PERCENTAGE		
FEDERAL LANDS: T20S-R33E, N.M.P.M.											
1A.	Sec. 9: S/2 SW/4, SW/4 SE/4	120.00	NM-51844 Effective 4-1-82 HBP	U.S.A.	All	Mobil Producing TX & NM, Inc.	100.0000000%	Mobil Producing TX & NM, Inc.	7.5000%	Falcon Creek Resources, Inc.	100.0000000%
1B.	Sec. 9: N/2 SW/4, NW/4 SE/4	120.00	NM-51844 Effective 4-1-82 HBP	U.S.A.	All	Mobil Producing TX & NM, Inc.	100.0000000%	Mobil Producing TX & NM, Inc.	7.5000% 5.0000%	Falcon Creek Resources, Inc.	100.0000000%
2A.	Sec. 9: S/2 NW/4	80.00	NM-89889 Effective 4-1-84 HBP	U.S.A.	All	Mitchell Energy Corporation	100.0000000%	Southeast Royalties, Inc.	12.5000%	Falcon Creek Resources, Inc.	100.0000000%
2B.	Sec. 9: NE/4 NW/4	40.00	NM-89889 Effective 4-1-84 HBP	U.S.A.	All	Mitchell Energy Corporation	100.0000000%	Southeast Royalties, Inc.	12.5000%	Falcon Creek Resources, Inc. PATCO, Ltd. Sid Cowan Sheehy & Richardson	94.116471% 2.5000000% 2.383529% 1.0000000%
2C.	Sec. 9: NW/4 NE/4	40.00	NM-89889 Effective 4-1-84 HBP	U.S.A.	All	Mitchell Energy Corporation	100.0000000%	Southeast Royalties, Inc.	12.5000%	Falcon Creek Resources, Inc. Sid Cowan Charles McNeese Sheehy & Richardson	94.605871% 2.2280000% 2.0000000% 1.166129%
2D.	Sec. 9: NE/4 NE/4	40.00	NM-89889 Effective 4-1-84 HBP	U.S.A.	All	Mitchell Energy Corporation	100.0000000%	Southeast Royalties, Inc.	12.5000%	Falcon Creek Resources, Inc. PATCO, Ltd. Sid Cowan Sheehy & Richardson	94.5000000% 2.5000000% 2.0000000% 1.0000000%
2E.	Sec. 9: SW/4 NE/4	40.00	NM-89889 Effective 4-1-84 HBP	U.S.A.	All	Mitchell Energy Corporation	100.0000000%	Southeast Royalties, Inc.	12.5000%	Falcon Creek Resources, Inc. Kenneth English Sheehy & Richardson Sid Cowan	88.316213% 10.0000000% 1.0000000% 0.683787%

EXHIBIT "B"

SCHEDULE OF OWNERSHIP OF OIL AND GAS INTERESTS
WEST TEAS (YATES-SEVEN RIVERS) UNIT AREA
LEA COUNTY, NEW MEXICO

TRACT NO.	DESCRIPTION OF LAND	NUMBER OF ACRES	SERIAL NUMBER LEASE EXPIRATION LEASE STATUS	ROYALTY OWNERSHIP		LESSEE OF RECORD	OVERRIDING ROYALTY		WORKING INTEREST	
				BASIC ROYALTY	PERCENTAGE	OWNERSHIP	OWNERSHIP	PERCENTAGE	OWNERSHIP	PERCENTAGE
2F.	Sec. 9: SE/4 NE/4	40.00	NM-89889 Effective 4-1-84 HBP	U.S.A. 12.5% Royalty	All	Mitchell Energy Corporation	100.00000000%	12.5000%	Falcon Creek Resources, Inc. PATCO, Ltd. Sid Cowan Sheehy & Richardson	94.25000000% 2.50000000% 2.00000000% 1.25000000%
2G.	Sec. 9: NE/4 SE/4	40.00	NM-89889 Effective 4-1-84 HBP	U.S.A. 12.5% Royalty	All	Mitchell Energy Corporation	100.00000000%	12.5000%	Falcon Creek Resources, Inc. Sid Cowan Sheehy & Richardson	97.00000000% 2.00000000% 1.00000000%
3.	Sec. 9: SE/4 SE/4	40.00	NM-94851 Effective 6-1-95 HBP	U.S.A. 12.5% Royalty	All	Falcon Creek Resources, Inc. Sid Cowan Sheehy & Richardson	97.00000000% 2.00000000% 1.00000000%	5.7500% 5.7500% 1.0000%	Falcon Creek Resources, Inc. Sid Cowan Sheehy & Richardson	97.00000000% 2.00000000% 1.00000000%
4.	Sec. 17: E/2 NE/4, NE/4 SE/4	120.00	NM-94852 Effective 6-1-95 Expires 5-1-2005	U.S.A. 12.5% Royalty	All	Trilogy Operating, Inc.	100.00000000%	12.5000%	Trilogy Operating, Inc. Falcon Creek Resources, Inc.	100.00000000%

10 FEDERAL TRACTS TOTALING 720.00 ACRES OR 54.55% OF THE UNIT AREA

EXHIBIT "B"

SCHEDULE OF OWNERSHIP OF OIL AND GAS INTERESTS
WEST TEAS (YATES-SEVEN RIVERS) UNIT AREA
LEA COUNTY, NEW MEXICO

TRACT NO.	DESCRIPTION OF LAND	NUMBER OF ACRES	SERIAL NUMBER LEASE EXPIRATION LEASE STATUS	ROYALTY OWNERSHIP		LESSEE OF RECORD		OVERRIDING ROYALTY		WORKING INTEREST	
				BASIC ROYALTY PERCENTAGE		OWNERSHIP PERCENTAGE		OWNERSHIP PERCENTAGE		OWNERSHIP PERCENTAGE	
STATE LANDS: T20S-R33E-N.M.P.M.											
5A.	Sec. 16: NE/4 NE/4, S/2 NE/4, N/2 SW/4	200.00	E-3441-5 Effective 4-10-50 HBP	State of New Mexico 12.5% Royalty	All	Snyder Ranches, Inc.	100.0000000%	Laguna Gatuna, Inc. Douglas Tull Robert D. Stevens Randy Hall	5.0000% 2.5000% 2.5000% 2.5000%	Falcon Creek Resources, Inc. Sid Cowan Sheehy & Richardson	97.0000000% 2.0000000% 1.0000000%
5B.	Sec. 16: SE/4 NW/4	40.00	E-3441-7 Effective 4-10-50 HBP	State of New Mexico 12.5% Royalty	All	Falcon Creek Resources, Inc.	100.0000000%	Vicki Shackelford	4.1667%	Falcon Creek Resources, Inc.	100.0000000%
5C.	Sec. 16: NW/4 NE/4, SW/4 NW/	80.00	E-3441-7 Effective 4-10-50 HBP	State of New Mexico 12.5% Royalty	All	Falcon Creek Resources, Inc.	100.0000000%	Vicki Shackelford	4.1667%	Falcon Creek Resources, Inc.	100.0000000%
6A.	Sec. 16: NE/4 NW/4	40.00	V-4021-0 Effective 5-1-92 HBP	State of New Mexico 16.666667% Royalty	All	Conoco Inc.	100.0000000%	Conoco Inc. Douglas Tull Robert D. Stevens Randy Hall	4.8333% 1.1667% 1.1666% 1.1667%	Falcon Creek Resources, Inc. Sid Cowan Sheehy & Richardson	96.924030% 2.075970% 1.0000000%
6B.	Sec. 16: NW/4 NW/4	40.00	V-4021-0 Effective 5-1-92 HBP	State of New Mexico 16.666667% Royalty	All	Conoco Inc.	100.0000000%	Conoco Inc. Douglas Tull Robert D. Stevens Randy Hall	4.8333% 1.1667% 1.1666% 1.1667%	Falcon Creek Resources, Inc. Sid Cowan Sheehy & Richardson	96.909405% 2.090595% 1.0000000%
7.	Sec. 4: N/2 SE/4	80.00	E-5231-8 Effective 5-10-51 HBP	State of New Mexico 12.5% Royalty	All	Bass Enterprises Production Co.	100.0000000%	None		Falcon Creek Resources, Inc.	100.0000000%
8.	Sec. 16: NW/4 SE/4	40.00	V-5241-1 Effective 2-1-98 Expires 2-1-03	State of New Mexico 16.666667% Royalty	All	Santa Fe Energy Resources, Inc.	100.0000000%	None		Santa Fe-Snyder Corporation	100.0000000%

7 STATE TRACTS TOTALING 520.00 ACRES OR 39.39% OF THE UNIT AREA

EXHIBIT "B"

SCHEDULE OF OWNERSHIP OF OIL AND GAS INTERESTS
WEST TEAS (YATES-SEVEN RIVERS) UNIT AREA
LEA COUNTY, NEW MEXICO

TRACT NO.	DESCRIPTION OF LAND	NUMBER OF ACRES	SERIAL NUMBER LEASE EXPIRATION LEASE STATUS	ROYALTY OWNERSHIP		LESSEE OF RECORD		OVERRIDING ROYALTY		WORKING INTEREST	
				BASIC ROYALTY PERCENTAGE		OWNERSHIP PERCENTAGE		OWNERSHIP PERCENTAGE		OWNERSHIP PERCENTAGE	
PATENTED LANDS: T20S-R33E-N.M.P.M.											
9.	Sec. 4: S/2 SE/4	80.00	HBP	Scharbauer Cattle Company 20% royalty	75%	Mitchell Energy Corporation Santa Fe-Snyder Corporation Canterra Resources Partners, L.P.	50.000000% 33.333333% 16.666667%	RIMCO Royalty Partners Matt S. Muratta	0.1583% 0.0083%	Mitchell Energy Corporation Santa Fe-Snyder Corporation Canterra Resources Partners, L.P.	50.000000% 33.333333% 16.666667%
			HBP	Giles M. Lee 20% royalty	5%						
			HBP	Charles R. Lee 20% royalty	5%						
			HBP	R. D. Lee, Jr. 20% royalty	5%						
			HBP	John R. Anderson, Personal Representative for the Estate of Brookie Lee Anderson 20% royalty	5%						
			HBP	Brookie Lee Green 20% royalty	1.25%						
			HBP	Elizabeth Forrester Berry 20% royalty	1.25%						
			HBP	Becky Brooks Christmas 20% royalty	1.25%						
			HBP	Mary Ann Ham 20% royalty	1.25%						

1 PATENTED TRACT TOTALING 80.00 ACRES OR 6.06% OF THE UNIT AREA

18 TRACTS TOTALING 1,320.00 ACRES IN THE UNIT AREA

EXHIBIT "C"**SCHEDULE OF TRACT PARTICIPATION
WEST TEAS (YATES-SEVEN RIVERS) UNIT AREA
LEA COUNTY, NEW MEXICO**

Tract	Description	Lease	Acreage	Tract Participation Factor
1A	Sec. 9 - S/2 SW/4, SW/4 SE/4	Federal NM-51844	120	2.428545%
1B	Sec. 9 - N/2 SW/4, NW/4 SE/4	Federal NM-89889	120	8.450374%
2A	Sec. 9 - S/2 NW/4	Federal NM-89889	80	7.292711%
2B	Sec. 9 - NE/4 NW/4	Federal NM-89889	40	3.118828%
2C	Sec. 9 - NW/4 NE/4	Federal NM-89889	40	3.942059%
2D	Sec. 9 - NE/4 NE/4	Federal NM-89889	40	4.501048%
2E	Sec. 9 - SW/4 NE/4	Federal NM-89889	40	4.238918%
2F	Sec. 9 - SE/4 NE/4	Federal NM-89889	40	3.477735%
2G	Sec. 9 - NE/4 SE/4	Federal NM-89889	40	8.425680%
3	Sec. 9 - SE/4 SE/4	Federal NM-94851	40	2.562643%
4	Sec. 17 - E/2 NE/4, NE/4 SE/4	Federal NM-94852	120	0.302013%
5A	Sec. 16 - NE/4 NE/4, S/2 NE/4, N/2 SW/4	State E-3441-5	200	10.427839%
5B	Sec. 16 - SE/4 NW/4	State E-3441-7	40	4.561368%
5C	Sec. 16 - NW/4 NE/4, SW/4 NW/4	State E-3441-7	80	3.439305%
6A	Sec. 16 - NE/4 NW/4	State V-4021-0	40	3.459833%
6B	Sec. 16 - NW/4 NW/4	State V-4021-0	40	4.128295%
7	Sec. 4 - N/2 SE/4	State E-5231-8	80	4.541027%
8	Sec. 16 - NW/4 SE/4	State V-5241-1	40	1.523122%
9	Sec. 4 - S/2 SE/4	Fee	80	19.178657%
			1,320	100.000000%