



The Override

Every Landman Wants One!

Volume XII, Issue III

May, 2019



Presidents Message

Mike Flores
President

Championship Strategies, Inc

As I write my last column as president of LAAPL for the past year, I would be remiss without first thanking my fellow members of the Board and Committee Chairs, who really did all of the work behind the scenes, that helped make this such a great personal experience for me. So, to Jessica, Sarah, Marcia, Allison, Randall, Joe, Jason, Chip, and Ernie, I send you “un fuerte abrazo” of heartfelt thanks for your assistance, support and encouragement during this past year.

This upcoming meeting, will mark the beginning of our new meeting



Inside This Issue:

~ Click on a topic to take you to that article ~

Presidents Message	1
Luncheon Speaker	1
Opinionated Corner	2
Our Honored Guests	3
Chapter Board Meetings	3
Treasury Report	3
Officers, Chairs, BoD	3
Scheduled Luncheon Topics	3
Lawyer’s Joke of the Month	4
2019 WCLI Venue	4
Call for Dues	4
AAPL Annual Meeting 2019 Flyer	5
March 2019 Meeting Photos	6-8
Ronald Stein Guest Article	10
New Members & Transfers	13
Educational Corner	14
Case of the Month - R/W	18
WCLI 2019 Flyer	20
Laughable Oil & Gas Lingo	24
WCLI Save the Date Flyer	34
2019 Mickelson Golf Classic	36
2019-2020 Officers Board Ballot	38

location, The Grand. It also marks the end of our relationship with the Long Beach Petroleum Club, which was home to LAAPL meetings for over 20 years. I still remember attending my first LAAPL meeting there and being warmly welcomed by Joe Munsey, Randall Taylor, and Rae Connet, just to name a few. And it has been this consistent expression of welcoming and encouragement, that has been the trademark of LAAPL membership - that I know will transcend and continue at our new meeting place.

Over the past year, our Association has gained more new members than at any time in the recent past. It has been exciting to see new faces at each meeting and especially exciting to see the younger generation enter our profession and to become part of the new leadership going forward. Jessica Bradley, the incoming LAAPL president, is a great example of the new generation in our industry. She joined LAAPL in 2014 and in 2017, earned her

Presidents Message continued on page 2

Meeting Luncheon Speaker *High Speed Rail to the Green New Plan*



A licensed professional engineer, **Ronald Stein** enjoyed his first career in project management and engineering roles with major international engineering firms, Fluor and Bechtel. Ronald has since been instrumental

in the growth of PTS Advance and has been recognized with numerous awards. At PTS Advance, Ronald’s responsibilities include development of opportunities by maintaining an active network with the leaders in the various client organizations, as well as contributing to increase Energy & Infrastructure education and literacy in the wider public sphere. Ronald also volunteers his time as a student mentor at California State University Fullerton and as an advisory board member to the college’s Center for Family Business, Center for Entrepreneurship, and Center for Leadership. Ronald holds a bachelor of science in electrical engineering from California State University, Northridge.



Opinionated Corner

Joe Munsey, RPL
Director

Publications/Newsletter Co-Chair
Southern California Gas Company

Once again, while we are still in control of the barrels of ink and printing press we would like to take this opportunity and express thanks to the following persons for making *The Override* a continuous success; i.) The LAAPL Executive Board, ii.) Mike Flores, Chapter President, iii.) The legal community who have provided the content for our Cases/Issues of the Month, iv.) Cliff Moore [officially retired from the oil biz and living out of state] for his continuous efforts to provide editorial oversight, v.) a “new” but seasoned professional, Allison Foster of Signal Hill Petroleum, for her expertise in proofreading *The Override* before it hits the streets; and v.) The stellar Randall Taylor, RPL, of Taylor Land Services, for his many hours of toil making this an award-winning publication.

King Solomon remarked about 3000 years ago nothing is new under the sun that has not been said or done before. To confirm, the following headlines and subject matter comes from the year 1951 A. D.

The Korean conflict – “Stalemate is again the word for truce negotiations after more than 150 sessions between United Nations top level officers and their Red Counterparts.” *Merely insert the past four or five “U.S. Presidents” in lieu of “United Nations” and it would read the same in today’s headlines.*

The Near East – “One-fifth of the world’s oil supply is cut off and nationalist feelings run high against Britain and the Western democracies.” Or, this one, “Libya gains independence.” Or this one, “Syrian forces cross demilitarized

zone occupying two Israeli villages. A cease-fire lasts for three hours.” *Change a few words and it would read the same in today’s headlines.*

U.S.A. – “Texas Democrat Sam Rayburn sets the record for service during his 6th term as Speaker of the House of Representatives.” Or, this one, “The U.S. Supreme Court rules that incitement to riot is cause for arrest, curbing unrestricted freedom of speech privilege.” *Reads like today’s headlines.*

Argentina – “Juan Peron elected to sixth term as President of Argentina. His wife, Eva, declines the vice-presidential slot.” *Let your imagination run wild on this headline.*

U.S.S.R. – “U.S. revokes tariff privileges for all communist-run countries.” *Using the tariff ploy is still in use.*

The Senatorial Crime Investigation Committee Shifts to New York – “A committee member asks Costello: “Do you have \$100,000 in cash in that strongbox?” *Just change incidents and names and you will be up to date.*

“The Jury rules in favor of Lili St. Cyr on trial for “lewd and lascivious” performances, calling her work art. Or, this one, in 1951 the list of “Coupling’ and “Uncoupling” of Hollywood marriages read like today’s supermarket tabloids. *The entertainment industry still believing its work is considered art and its twosomes still trading partners.*

“He’s Gonna Keep Doing It Until He Gets It Right!” Asbestos heir Tommy Manville files for divorce from wife No. 8. *Well, we know where that money is going now days, to pay off asbestos claims.*

“The Brain is Becoming a Vast Wasteland” - A Columbia University researcher tracks the television viewing habits of older children who he says are glued to the tube for as much as six hours a day. *The 1951 generation is now running the political world.*

Popular Beliefs Among College Students – *[Hold on to your seat!]* The temperature of the world is growing

colder. *Just insert “climate change” to make it 2019’s headline.*

What truly is changing is our venue, we are no longer meeting at the ole “watering hole” the Long Beach Petroleum Club but at The Grand Convention Center on Willow Street in Long Beach. Trust we will see you there for the debut of our new venue and the last LAAPL Chapter meeting for the 2018 – 2019 term.

Presidents Message
continued from page 1

RPL; and is destined to be not just a local leader of our Association, but I predict one day will be a leader at the highest level of AAPL.

And so let me end by thanking you, the members of LAAPL, for giving me the opportunity to serve as your president, and to thank you for your participation in helping make LAAPL, the great organization that it is and will continue to be. *“How lucky I am, to have something that makes saying goodbye so hard.”*

~ Author Unknown

Past LAAPL Members

Allison Foster
Membership Chair
Signal Hill Petroleum, Inc.

The Board would like to remember the following LAAPL “Lifetime” members and thank them, posthumously, for their service to the organization:

Jack Andrews *
Richard Bates
Robert Beckstrom *
David Brown, Jr.
Kirby Galt
Charles Harris
Clark Heggeness
Andrew Macht
Alfred Marques
William McEachin *
Marion Patrick *
Neal Potts
Blanton Lynn Price
Jim Saul
Bob Taylor *
Fleet White

*Denotes Past President of LAAPL

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Championship Strategies, Inc
310-990-8657

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Jessica Bradley, RPL
Warren E&P, Inc.
562-800-0062

Past President
Sarah Bobbe, CPL
Signal Hill Petroleum
562-595-6440 ext. 5275

Secretary
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The Termo Company
562-279-1957

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Chevron Pipeline & Power
858-699-3353

Director
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Southern California Gas Company
949-361-8036

Director
Randall Taylor, RPL
Taylor Land Service, Inc.
949-495-4372

Region VIII AAPL Director
Randall Taylor, RPL
Taylor Land Service, Inc.
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Membership Chair
Allison Foster
Signal Hill Petroleum
562-326-5220

Education Chair
James D. Pham, JD
JD Energy Solutions, LLC/Berkshire Hathaway
(949) 500-0909

Legislative Affairs Chair
Mike Flores
Championship Strategies, Inc
310-990-8657

Legal Counsel
Ernest Guadiana, Esq.
Elkins Kalt Weintraub Rueben
Gartside LLP
310-746-4425

Golf Chair
Jason Downs, RPL
Chevron Pipeline & Power
858-699-3353

Nominations Chair
To be determined



Chapter Board Meetings

Marcia Carlisle
The Termo Company
LAAPL Secretary

The LAAPL Board of Directors and Committee Members held their regular meeting on Thursday, March 21, 2019 led by President Mike Flores. The topics discussed at the meeting are as follows:

- Congratulations to Randall Taylor and Joe Munsey for winning the Small Association Newsletter of the Year Award!
- Discussion of a new venue for the LAAPL meetings as the Long Beach Petroleum Club is closing.
- Review of our Bank of America account to keep current with requirements there.
- It was voted to donate \$1000.00 towards the annual AAPL meeting.
- Discussion and planning of the upcoming LAAPL golfing event.

We encourage all members to attend our LAAPL Board Meetings which are typically held in the same room as the luncheon immediately after the meetings are adjourned.

Scheduled LAAPL Luncheon Topics and Dates

May 16, 2019



Speaker: **Ronald Stein**
Founder and Ambassador for Energy & Infrastructure at PTS Advance
Topic: Is California becoming a National Security Risk to the U.S. and Inflationary challenge to California businesses?

Officer Elections

September 19, 2019

TBD

November 21, 2019

TBD



Treasurer's Report

Jason Downs, RPL
Treasurer
Contract Senior Land Representative
Chevron Pipe Line and Power Company

As of 3/3/2019, the LAAPL account showed a balance of

LAAPL account	\$39,749.58
Deposits	\$1,917.03
Total Checks, Withdrawals, Transfers	\$-4,093.75
Balance as of 5/7/2019	\$37,572.96

Our Honorable Guests

Allison Foster
Membership Chair
Signal Hill Petroleum, Inc.

March's luncheon was another successful LAAPL Chapter luncheon meeting (and mini-seminar), held for the last time at the Long Beach Petroleum Club. Our guests of honor who attended:

Brian Becker, Bright and Brown
Justin Black, Chevron USA
Michael Boss, Paragon Partners
Daniele Brambilla, Chevron USA
Kim Bridges, Sentinel Peak Resources
Brett Brown, Paragon Partners
Lance Burton, Chevron USA
Ashley Claunch, Chevron USA
Casey Crissman, OPC
Michael Curry, AAPL/Henry Resources LLC
Purvi Doshi, SoCalGas
Sarah Grassi, Chevron USA
Nazee Heda, State Lands Commission
Greg Hunt, Bright and Brown
MacKenzie Hunt, Bright and Brown
Steve Jarecki, Kerhy Properties
Renae Mehan, The Termo Co.
Uduak Ntuk, PE, City of Los Angeles
Bob Ransom, The Termo Co.
Cecilia Rendon, Esq. Bright and Brown
Edgar Salazar, The Termo Co.
Ron Stein, P.E., PTS Advance
Kristin Taylor, Bright and Brown

Lawyers' Joke of the Month

*Jack Quirk, Esq.
Bright and Brown*

My friend, Eddie, asked me last week if he could ask me a personal question.

"Sure, Ed. What's up?"

"Well, I noticed that you still call your Lady 'Sweetie' after 42 years of marriage. Just wondering what the secret is of keeping that alive so long."

"Tell ya the truth, Ed, I've just forgotten her name and I'm scared to ask."

Call for Dues

*Allison Foster
Membership Chair
Signal Hill Petroleum, Inc.*

We will begin accepting LAAPL membership dues starting on May 10th until July 1st. Renewal is \$40.00; please use LAAPL's website to pay or send your renewal notices along with your payment as follows:

Allison Foster, Membership Chair
Signal Hill Petroleum Inc.
2633 Cherry Avenue
Signal Hill, CA 90755
afoster@shpi.net (562) 326-5220

Editor's Correction

In our March 2019 newsletter, Volume XII, Issue II, on page 10, we indicated AAPL's Director of Education as Christopher Halasznski. This was an error and **Stacey Garvin, CPL** should have been inserted instead as Director of Education and Member Services.

2019 West Coast Landmen's Institution Locks in Date and Location

The WCLI, a joint effort of the Los Angeles Association of Professional Landmen and Bakersfield Association of Professional Landmen, is scheduled for September 25th through 27th, 2019, in Pismo Beach, CA.



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A large image of oil pipes with a sunset background.

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Pittsburgh

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PROFESSIONAL DEVELOPMENT AND LAND CONFERENCE
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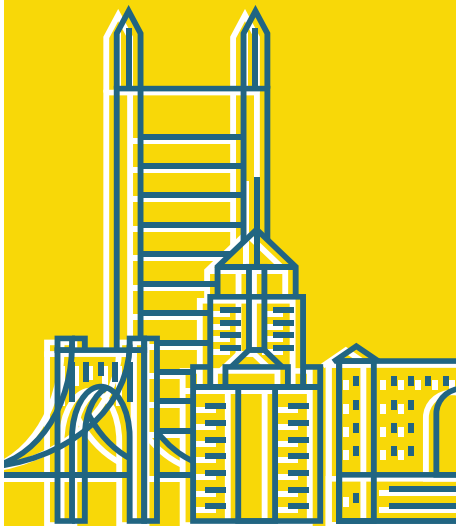
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CONTINUING EDUCATION UNITS

24

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Sarah SANDBERG

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Photos from our "Special" March 2019 Luncheon/Meeting



Photos from our "Special" March 2019 Luncheon/Meeting - continued





Mike Curry & Uduak Joe Ntuk



Mike Flores & Mike Curry



Mike Flores & Uduak Joe Ntuk



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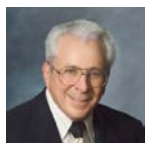
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Ambassador for Energy & Infrastructure

SCAQMD ACTIONS WILL GET MORE DOLLARS FROM BLUE COLLARS

By Ronald Stein

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I can't for the life of me figure out what beef the South Coast Air Quality Management District (SCAQMD) has against local businesses and blue collar pocketbooks. It's like the Hatfields vs the McCoys vs the McCoys. At every turn of the stone the District is taking potshots at industries moseying down the road minding their businesses by the codes the District established. Then the agency changes those rules.

The recent threat by President Trump to close the borders got the attention of all 40 million residents of the state as that closure would have temporarily increased the cost of their guacamole! Most of the residents are unaware of the efforts of the SCAQMD that would permanently, not just temporarily, increase the costs of their fuels statewide and hit the blue collar workers pocketbooks for the foreseeable future as the SCAQMD has proposed an option that would ban a critical refinery processing technology currently used at two southern California refineries to manufacture cleaner burning gasoline that the District previously supported – MHF.

Via Proposed Rule 1410 the agency is planning to develop a regulation by May 2019 that would better mitigate the risk from, or possibly phase out, the use of MHF. MHF is a modified form of HF – hydrofluoric acid. This modified formula is the latest advance in catalyst technology that enhances worker and community safety. In fact, the Bureau of Labor Statistics (BLS) shows the downstream-energy-refining-sector has reduced injuries for over 20 years. The Bureau of Labor Statistics charts show that the petroleum-refining sector of health and safety is one of the safest industries to work in. According to the BLS, it's safer to work in a refinery than an office building!

HF or MHF technology is currently in use at 50 U.S. refineries. Banning the District previously supported technology in California would negatively affect all 40 million residents economically and environmentally. According to the California Energy Commission (CEC), this would result in permanent spikes in fuel costs and higher GHG emissions. The unintended consequences of importing aviation, diesel, and gasoline fuels from other countries or states with less stringent environmental regulations seems counterproductive in that the SCAQMD's main objective is to preserve the air quality of the region and this new proposal would do quite the opposite.

In addition to the fifty U.S. refineries currently using HF or MHF in their alkylation units:

- HF has been used in manufacturing since the 1700's – which is over 250 years.
- HF alkylation has been used in California refineries since 1966.
- Today, the refining industry makes up less than two percent of HF use.
- Many major industries in southern California and across the country use HF to create common consumer products like computers, televisions, cell phones, medicines, refrigerants, and countless other items we use every day.

California imports over 57% of its oil needed to support its infrastructure. The current price California pays to foreign countries for imported oil is 60 million dollars a day. You can say, bye-bye to that number in the rear-view mirror if SCAQMD makes the changes to MHF technology it is proposing which will effectively shut down the two major refineries in Southern California while they retool or possibly decide the expense is beyond recapitulation and elect to close down permanently.

What is extremely important here is there are inadequate storage facilities to manage importing fuels for aviation, trucks, and cars at the increased level a phase-out would require.

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Gary L. Plotner, President • glp@mavpetinc.com
AAPL President – 1985-86, 2003-04; AAPL Director – 1988-90, 2002-03, 2004-07

Ron Stein
continued on page 12

TELL THE STATUS QUO TO WATCH ITS BACK.



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Ron Stein
continued from page 10

If the SCAQMD's actions result in the shutdown of the PBF and Valero refineries, the economic impact would be devastating to the State. Banning MHF at the two refineries would:

- Eliminate 30% of the jet fuel supply for the Los Angeles International Airport.
- Eliminate more than 75% of the marine diesel fuel for ships at the Ports of Los Angeles and Long Beach.
- Eliminate 30% of Southern California's gasoline supply.
- Raise the costs of thousands of products made from petroleum materials used by every infrastructure in Southern California.

Not only does this affect California but it sets up the world for more emissions, and greater costs across the board for blue collar workers. Sulfuric acid process, the alternative to MHF, brings increased emissions and with it, acid trucks driving through communities and across our highways. Good luck getting CEQA to permit increased emissions and any uptick in the truck traffic they've spent decades trying to eliminate.

Californians already pay almost \$1.00 more per gallon of fuel than the rest of the country due to a) the state sales tax per gallon which are some of the highest in the country; b) refinery reformatting costs per gallon; c) cap and trade program compliance costs per gallon; d) low-carbon fuel standard program compliance costs per gallon; and e) renewable fuels standard program compliance costs per gallon.

If the SCAQMD wanted to win its ongoing feud with southern California's businesses and blue-collar wallets, this would undoubtedly do it. The South Coast Air Quality Management District needs to look at the entirety of their proposal and the financial impact it would have on all residents of the state. Upon review they will find the current way is the safest, most efficient and cost effective alternative available. If it ain't broke...

Ronald.Stein@PTSadvance.com

<https://www.linkedin.com/in/ronaldstein/detail/recent-activity/shares>



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New Members and Transfers

Allison Foster
Membership Chair
Signal Hill Petroleum, Inc.

Welcome! As a member of the Los Angeles Association of Professional Landmen, you serve to further education and broaden the scope of petroleum and professional landmen in Southern California. LAAPL also strives to promote effective communication between its members, government, community, and industry on energy-related issues.

New Members

Uduak-Joe Ntuk
Director of Petroleum Administration
City of Los Angeles
200 N. Spring St., Rm 361
Los Angeles, CA 90012
uduak.ntuk@lacity.org
Bus. Phone: 213.344.8479

New Member Requests (Active)

Courtney Childress, RPL
Founder/CEO
The Mineral Advocate
23412 Moulton Parkway #240
Laguna Hills, CA 92653
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Abbey Cyester
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Glendale, CA 91203
ghunt@brightandbrown.com
Bus. Phone: 818.243.2121

Transfers

None to Report

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JPLEDGER@EPLAWYERS.NET

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Educational Corner

*James D. Pham, JD
Energy Solutions, LLC
Education Chair*

May 2019

Oil and Gas Land Review Only Registration

When: May 14, 2019
Where: Pittsburgh, PA
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: 0.0

Oil and Gas Land Review, CPL/RPL Registration

When: May 14, 2019
Where: Pittsburgh, PA
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: 0.0

CPL Exam Only

When: May 24, 2019
Where: Fort Worth, TX
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: 0.0

Oil and Gas Land Review, CPL/RPL Exam

When: May 14, 2019 – May 17, 2019
Where: Pittsburgh, PA
RL/RPL Continuing Education Credits: 18.0
CPL Recertification Credits: 18.0
CPL/ESA Ethics Credits: 1.0

RPL Exam Only

When: May 24, 2019
Where: Fort Worth, TX
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: 0.0

June 2019

Structuring a Deal: Negotiation Strategy and Technique Seminar

When: June 4, 2019
Where: Denver, CO
RL/RPL Continuing Education Credits: 5.0
CPL Recertification Credits: 5.0
CPL/ESA Ethics Credits: 1.0

LDC Gas Forum Northeast

When: June 10, 2019 – June 12, 2019
Where: Boston, MA
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: 0.0

June 2019 Board of Directors Meeting

When: June 18, 2019
Where: Pittsburgh, PA
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: 0.0

CPL Exam Only

When: June 19, 2019
Where: Pittsburgh, PA
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: 0.0

Royalty Deductions

When: June 7, 2019
Where: Oklahoma City, OK
RL/RPL Continuing Education Credits: 3.0
CPL Recertification Credits: 3.0
CPL/ESA Ethics Credits: 0.0

Surface Use and Access

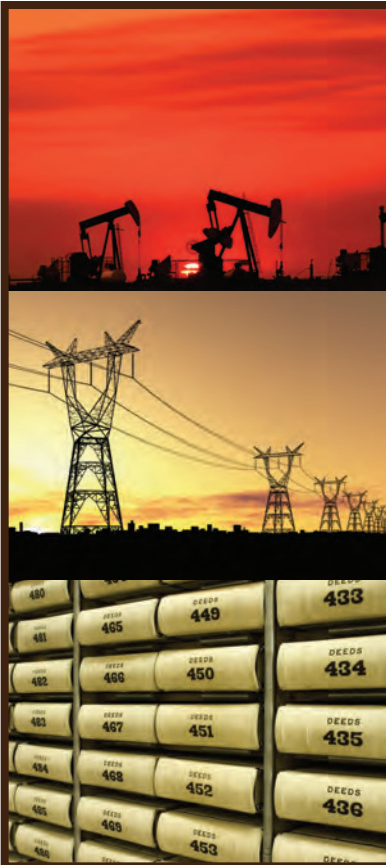
When: June 11, 2019
Where: Midland, TX
RL/RPL Continuing Education Credits: 5.0
CPL Recertification Credits: 5.0
CPL/ESA Ethics Credits: 1.0

RPL Exam Only

When: June 19, 2019
Where: Pittsburgh, PA
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: 0.0

2019 Annual Meeting

When: June 19, 2019
Where: Pittsburgh, PA
RL/RPL Continuing Education Credits: 24.0
CPL Recertification Credits: 24.0
CPL/ESA Ethics Credits: 0.0



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June 2019 - continued

Pittsburgh Golf Tournament 2019

When: June 21, 2019
Where: Pittsburgh, PA
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: **0.0**

CPL Exam Only

When: June 28, 2019
Where: Fort Worth, TX
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: **0.0**

RPL Exam Only

When: June 28, 2019
Where: Fort Worth, TX
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: **0.0**

July - September 2019

Petroleum Economics Seminar

When: July 9, 2019
Where: Midland, TX
RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 1.0
CPL/ESA Ethics Credits: **0.0**

Oil and Gas Land Review, CPL/RPL Registration

When: July 16, 2019 – July 19, 2019
Where: Denver, CO
RL/RPL Continuing Education Credits: 18.0
CPL Recertification Credits: 18.0
CPL/ESA Ethics Credits: **1.0**

Joint Operating Agreements 2 Day Seminar

When: July 22, 2019 – July 23, 2019
Where: Oklahoma City, OK
RL/RPL Continuing Education Credits: 14.0
CPL Recertification Credits: 14.0
CPL/ESA Ethics Credits: **0.0**

Fundamentals of Land Practices & OPTIONAL RPL Exam

When: July 7, 2019 – July 12, 2019
Where: Bakersfield, CA
RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 6.0
CPL/ESA Ethics Credits: **1.0**

Santa Fe Land Institute, Golf and Field Landman Seminar

When: July 22, 2019 – July 23, 2019
Where: Santa Fe, NM
RL/RPL Continuing Education Credits: 11.0
CPL Recertification Credits: 11.0
CPL/ESA Ethics Credits: **1.0**

37th Annual West Coast Landmen's Institute

When: September 25, 2019 – September 27, 2019
Where: Pismo Beach, CA
RL/RPL Continuing Education Credits: TBD
CPL Recertification Credits: TBD

AAPL's Home Study program allows members to earn continuing education credits at their own convenience and schedule. The courses cover the issues most relevant to today's landman and cost between \$30 and \$75 to complete.

To receive continuing education credits via a home study course:

- [Download or print out the course \(PDF format\)](#)
- [Answer all questions completely](#)
- [Submit the answers as instructed along with the appropriate fee](#)

If you have questions or would like more information, please contact AAPL's Director of Education and Member Services Stacey Garvin at (817) 231-4557 or LAAPL's Education Chair James Pham at (949) 500-0909 or jdpham@email.com.





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Case of the Month - Right of Way



CALTRANS MUST SELL BACK CONDEMNED HOMES AT ORIGINAL PURCHASE PRICE REGULATORY TAKINGS MAY RESULT

Brad B. Kuhn, Esq., Partner
Law Firm of Nossaman LLP

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More than 50 years ago, Caltrans purchased roughly 500 homes under threat of eminent domain within the planned right-of-way for the anticipated construction of the I-710 freeway (linking Monterey Park to Pasadena). As we reported a number of years ago, Caltrans finally decided to sell those homes once it became clear the alignment would not be utilized. We haven't heard much on how that sales process was going, but the Pasadena Star reported recently that it has been the subject of litigation, which has now reached an outcome.

In Steve Scauzillo's April San Gabriel Valley Tribune article, Renters of Caltrans-owned homes in South Pasadena get to buy them \$970,000 below market, several current tenants will be able to purchase their properties back from Caltrans for the same price Caltrans paid in 1963 — which range from the mid-\$20,000's to mid-\$30,000's. Caltrans had attempted to sell the homes back at the same price, but adjusted for inflation, which brought the prices up to several hundred thousand dollars (which was still dramatically below their fair market value of over \$1 million). The court disagreed with Caltrans' inflation adjustment, concluding that the homes should be offered back at the original acquisition price — no more, no less:

“The Caltrans policy of adjusting the original acquisition price adjusted for inflation to determine the affordable sales price for the petitioners' homes is an underground regulation and is therefore nullified.”

Beckloff ruled that Caltrans came up with the idea of upping the sales price — sometimes six or seven times the acquisition price — on its own. In other words, officials made it up. “Caltrans cannot use its pricing methodology,” Beckloff wrote, saying the bureaucracy was acting in a “type of ‘quasi-legislating’ power ...”

Caltrans tried to argue that selling any state-owned properties for less than fair market value would be cheating the taxpayers. In its court briefs, Caltrans said it was “obligated and authorized,” and in fact “mandated by law” to “adjust the original acquisition prices for inflation.” The court explained that Caltrans has no authority to vary from what is known as the “Roberti Law,” a complex set of regulations that requires Caltrans to offer the homes to tenants living there for a certain period of time and at an affordable price who are low- and moderate-income. Of the 460 surplus properties, tenants at about 120 of them qualified for the affordable price program. Caltrans didn't walk away empty-handed. The court kept intact covenants that will remain as liens on the property during a transfer of ownership. The tenant does not realize the full equity, only the appreciation from the sales price from the purchase to the next sale. In other words, upon a later sale, about \$900,000 in equity would go to a state agency charged with building affordable housing, called the California Housing Finance Agency.



The 710-freeway example — with Caltrans' ownership dating now over 50 years — is quite the story. After the backlash from the famous eminent domain Kelo decision and the enactment of Proposition 90 in California, the results today would likely have played out differently. Under California Code of Civil Procedure section 1245.245, if a public entity does not put condemned property to public use within 10 years of the adoption of the resolution of necessity (and does not adopt a new resolution), the public entity is required to offer the property back to the original owner at the present market value, unless it is a single family residence, in which case it is to be offered back at the price paid by the agency, adjusted for inflation, if the original owner meets low or moderate income requirements. If the original owner cannot be found, the agency is required to sell the property as surplus.

Mr. Kuhn can be reached at bkuhn@nossaman.com.

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37th Annual 2019 West Coast Landmen's Institute



Vespera On Ocean
a Marriott Autograph
Collection Resort
Pismo Beach, California
Wednesday – Friday
September 25 – 27, 2019



The Bakersfield Association of Professional Landmen (BAPL) and the Los Angeles Association of Professional Landmen (LAAPL) proudly presents the 37th Annual West Coast Landmen's Institute, to be held in Pismo Beach, California, at the new Vespera On Ocean, a Marriott Autograph Collection Resort. As in the past, this year's Institute should prove to be a superb learning opportunity for all land professionals, attorneys, and other professionals who work in the energy industry.

Registration Fees for members of the BAPL or LAAPL are \$175 (\$225 if received after August 23rd); \$225 for non-members of the BAPL or LAAPL (\$275 if received after August 23rd); \$100 for "Independents*" (\$150 if received after August 23rd); \$125 for non-member "Independents" (\$175 if received after August 23rd). These registration fees include attendance to the Institute, the Wednesday Reception, Thursday Lunch, Dinner at *Giuseppe's Cucina Italiana*, Breakfast each morning, and break refreshments.

*In this context, an Independent Landman is defined as any individual who receives compensation for their services, either on a per diem or hourly basis (1099) and who does not routinely employ other Landmen to work on a contract basis for their benefit. In other words, Brokers and Independents who have assistants do not qualify as an Independent Landman for the discounted registration fee.

Our guest/significant other fees for this year is still only \$125 (**a \$425 value!**) and will be strictly enforced.

The AAPL will award RL/RPL Continuing Education Credits or CPL Recertification Credits for participation in this Institute. AAPL Attendance Affidavits will be available at this event. Day Carter Murphy will be coordinating CLE credits for the legal profession.

We have a limited number of rooms starting at a rate of \$199 per night, King Ocean View for \$229, plus other options. Room rates will be the same over the weekend, but a limited number of rooms will be available. You must make your reservation by Friday, August 23rd to take advantage of his reduced

rate. Room availability is not guaranteed after this date! *Independents, share a room with another and save.*

Booking Instructions:

Individual Reservations: Please use the booking link below to make your room reservations for the **West Coast Landmen's Institute (WCLI)**. Reservations must be made before **August 23, 2019**. Any reservations within **30-days** of arrival will be accepted on a space available basis at the hotel's much higher prevailing rate.

Booking Link – COPY & PASTE THE LINK INTO YOUR BROWSER:

<https://www.marriott.com/event-reservations/reservation-link.mi?id=1556909411104&key=GRP&app=resvlink>

or call toll free 888.236.2427. Note: The reservation system is not currently activated within the hotel. **Vespera on Ocean** is located at 147 Stimson Avenue on the ocean in Pismo Beach (805.773.1011). Please be sure to enter your exact travel dates to pull up pricing. Guests can reduce or add nights of stay by adjusting their check-in/check-out dates and number of nights of stay, and then hitting "search availability."

Individuals will be responsible for their own hotel reservations. You have 72 hours prior to your arrival date in which to cancel your reservation. All no-shows and cancellations within this period will be charged to the individual. We are guaranteed a minimum number of rooms each night, so we ask that you please use WCLI's block of rooms at the new Vespera On Ocean, if you are planning your lodging in the area for this event.

We will have a limited number of space available for a Noon Shotgun on Wednesday, September 25th, 2019, at Cypress Ridge Golf Course (prior to the WCLI) for our participants (\$110 per player - includes a BBQ Burger Buffett and adult refreshments). This golf course is just nine (9) miles south from Pismo www.cypressridge.com at 780 Cypress Ridge Parkway, Arroyo Grande 805.474.7979. Please remember to complete the attached Sponsor/ Registration form if you wish to play golf or attend the WCLI.

Note: This year, our fees and sponsor benefits are the same as last year, even with our food costs almost doubling!

37th ANNUAL WCLI REGISTRATION FORM

Please Register Early as there Is Limited Space

Complete name and company information requested below. If you plan to play golf on Wednesday afternoon, please check the appropriate box and make your payment along with your registration fees. Mail this section with your check payable to: BAPL, Attn. Ashley Claunch, P.O. Box 12816, Bakersfield, CA 93389.

Member Prices:	Non- Member Prices:	Member Independent Prices:	Non- Member Independent Prices:
<input type="checkbox"/> \$175 if paid by 8/23	<input type="checkbox"/> \$225 if paid by 8/23	<input type="checkbox"/> \$100 if paid by 8/23	<input type="checkbox"/> \$125 if paid by 8/23
<input type="checkbox"/> \$225 if paid after 8/23	<input type="checkbox"/> \$275 if paid after 8/23	<input type="checkbox"/> \$150 if paid after 8/23	<input type="checkbox"/> \$175 if paid after 8/23

\$125 per Spouse/Significant Other or non-participating guest fee (includes reception, breakfasts, luncheons, and dinner... **A \$425 value!**). *This will be strictly enforced.* One price for participating either one or all three days. Number of additional guest's _____

- Events:**
- Wednesday Reception *Vespera Poolside* 9/25 Number of Attendees _____
 - Thursday Breakfast 9/26 Number of Attendees _____
 - Thursday Lunch 9/26 Number of Attendees _____
 - Thursday Evening Dinner at *Giuseppe's* 9/26 Number of Attendees _____
 - Friday Breakfast 9/27 Number of Attendees _____
 - Check this box if you are a participant attending under a Sponsorship**
 - Check this box if you are a Speaker**

Name: _____ Guest: _____

Company: _____ Address: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Email: _____ CPL or RPL #: _____

TOTAL ENCLOSED \$ _____ I am a Sponsor – Form Attached

For questions regarding Registration and Sponsorships, please contact Ashley Claunch at 661.654.7401 or [email: AClaunch@chevron.com](mailto:AClaunch@chevron.com)

Cypress Ridge Golf Course – Arroyo Grande (includes a BBQ Hamburger Buffett lunch and adult refreshments) Wednesday 9/25 - \$110

No. of Players: _____

Golf Partners: _____

Please note any preference for golfing partners above.

Payment for golf must be received in advance! Please include payment with your registration.

For questions regarding Golf, please contact Mike Mcphetridge at 661.333.6119 or email rmm@rmmenergypartnersllc.com

Please note: The WCLI retains cancellation rights. In the unlikely event of cancellation, the WCLI Committee will make every attempt to notify pre-registrants. Refund requests within two (2) weeks of the Institute will be assessed a \$50 Administrative Fee.

2019 WCLI Sponsorship Levels

Thank you for your interest in sponsoring the West Coast Landmen’s Institute. Below is an overview of our sponsorship opportunities – we hope you’ll find one that best suits the needs of your organization.

WCLI SPONSOR LEVELS:	ONE STAR	TWO STARS	THREE STARS	FOUR STARS	FIVE STARS
Benefits:	\$500	\$1,000	\$2,000	\$3,500	\$5,000
Complimentary WCLI Registration	One Tuition	One Tuition	Two Tuitions	Three Tuitions	Four Tuitions
Complimentary Guest Registration	-	One Guest	Two Guests	Three Guests	Four Guests
Golf Registration	-	One Golf Registration	Two Golf Registrations	Three Golf Registrations	Four Golf Registrations

All of our sponsors will also receive:

- ☞ Name Badge Recognition Ribbon
- ☞ Company Logo Placement on Event Banners and at Registration Table
- ☞ Authorization to Provide Sponsor Giveaways to Attendees (Two Stars and above)
- ☞ Space on Sponsor Table to Display Company Information/Handouts (Two Stars and above)

Company: _____

Contact: _____

Address: _____

City: _____

State: _____ Zip Code: _____

Phone: _____

Email: _____

Sponsorship Level *(please check one)*:

One Star - \$500 Four Stars - \$3,500
 Two Stars - \$1,000 Five Stars - \$5,000
 Three Stars - \$2,000

Sponsorships, golf, and registration can only be paid via check or online at:
 Attendee registration: <https://squareup.com/store/bakersfield-association-of-professional-landmen>

For online Sponsorships, golf, and registration, please use **Google Chrome** or **Safari**, there are problems if you use Internet Explorer

Please list the participants attending under your sponsorship

Note: Sponsors Guests must indicate as such on their Registration Form.



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Laughable Oil & Gas Lingo

LAUGHABLE OIL & GAS LINGO
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Special thanks to Stephen Harris for the contribution

Oil and gas lingo provides some many laughs for those both inside and outside the industry and here's more from our readers.

Maria Turconi, then an External Affairs intern at Cabot Oil & Gas, authored our most popular post ever here at NaturalGasNOW a couple of weeks ago. Titled [Laughable Oil and Gas Lingo](#), it was a playful look at the colorful language used in the oil and gas industry. We also had a number of readers chime in with their own examples, so we decided to offer up some of those for other readers who enjoyed Maria's work so much.

Here are some of the most interesting contributions from readers to our compendium of laughable oil and gas lingo:

More of Those Animal Terms Used in Oil and Gas Lingo

Maria noted farm animals seem to be a reoccurring theme in this industry. Here are some more examples:

"Goathead"

Everyday Meaning: Head of a cute creature with curly horns that likes to climb, provides rich milk and is [the most popular meat animal in the world](#).

Oil and Gas Translation: A "frac head" ([this one from Weir Oil & Gas](#)) designed to ensure efficient and safe hydraulic fracturing fluid flow when pumping high volumes at extreme pressures during the process.

"Mule Shoe"

Everyday Meaning: Horseshoes for a mule or a particular style of heeled shoes typically worn by women (although there are men's versions as well).

Oil and Gas Translation: A [bottom hole assembly for use in directional drilling](#) (this one from [2 Source Manufacturing](#)):



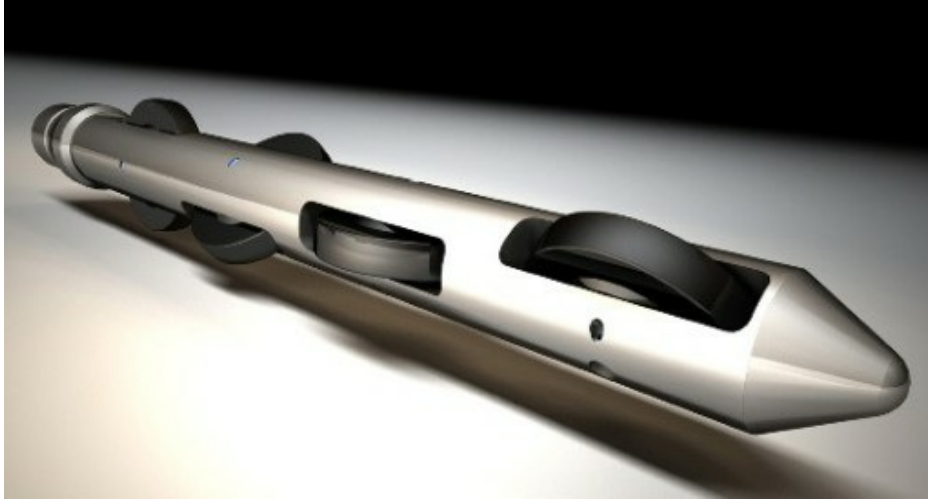
*[Laughable O&G](#)
[continued on page 25](#)*

“Bull Nose”

Everyday Meaning: The nostrils and snorting organ of a generally angry and pushy male bovine such as this Scottish Highlander bull depicted below.



Oil and Gas Translation: A friction reduction device for use at the bottom of a perforating gun assembly (such as this one from [Omega Completion Technology, Ltd](#)) or a particular type of head for a drilling assembly:



These are far from the only animal references used in the industry. Here are a couple more:

“Possum Belly”

Everyday Meaning: The stomach or pouch of the common marsupial known as the Possum. Also, favorite dinner of the “Beverly Hillbillies.”

Oil and Gas Translation: A metal container on a drilling rig that receives the drilling fluid that is flowing back. A possum belly may also be referred to as a distribution box or flow line trap. Here’s an illustration from International Continental Scientific Driling Program.

“Crows Foot”

Everyday Meaning: The foot of an annoying noisy black bird that tends to prey on other birds and consumes large quantities of seeds and grain meant for other purposes. Or, dreaded skin wrinkles.





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Oil and Gas Translation: A particular type of pipe coupling. Here's an illustration from [4-Star Hose & Supply](#).



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Still More Oil and Gas Lingo

There are a couple more great examples from our readers:

“Geronimo Line”

Everyday Meaning: A particular type of line dance, depicted in the video below:



<https://youtu.be/C4oSm4taEFg>

Oil and Gas Translation: A steel cable attached to the rig derrick or mast near the work platform for the derrick man which he or she can use for rapid escape in the event of an emergency.

Here's a video of that:



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<https://youtu.be/-mXK9BGMPZg>

“Monkey Board”

Everyday Meanings: A bulletin board used in many school classrooms, a guitar pedal board or a game such as this one from Fredericksburg Children’s Board Games:

Oil and Gas Translation: The working platform used by the derrick man (or woman).



**Randall Taylor, RPL
Petroleum Landman**

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SAVE THE DATE FOR THE
37TH ANNUAL



When:

Wednesday – Friday, September 25 – 27, 2019

Where:

Vespera On Ocean, a Marriott Autograph Collection Resort
(The newest Beach Resort on the West Coast – scheduled to open July 15th, 2019)

Pismo Beach, California

Dinner is slated for Thursday Night at *Giuseppe's Cucina Italiana*

Details to follow!



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Brandi Decker | Land Negotiator, Ventura Basin



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The 2019 LAAPL Mickelson Golf Classic



LAAPL

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OF PROFESSIONAL LANDMEN



Thursday, June 27th, 2019 ****Sand Canyon Country Club**** **Located in Santa Clarita California**

Directions:

Go to www.sandcanyoncc.com
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(661) 252-8484

LAAPL cordially invites you to participate in the 2019 LAAPL Mickelson Golf Classic fundraiser to be held at Sand Canyon Country Club in Santa Clarita California. We look forward to your participation. This tournament honors William A. Mickelson, a respected leader in LAAPL and a prowess on the golf course.

This year's fundraiser beneficiary is the R. M. Pyles Boys Camp (www.pylescamp.com). HYPERLINK "http://www.pylescamp.com"Join us for a day of fun and the opportunity to make positive changes in the lives of area youth. LAAPL will donate the net proceeds realized from the tournament to the R.M. Pyles Boys Camp, thus we encourage you to "sponsor" generously. **Please return your checks with completed sponsorship forms and logos as soon as possible and no later than June 1, 2019.** Cocktail hour, buffet dinner, raffle and awards ceremony will follow.

2019 MICKELSON GOLF CLASSIC REGISTRATION FORM

___ GOLF ONLY, Price "Bogey Special"\$175.00
 (Includes golf and dinner for One player)

SPONSORSHIP OPPORTUNITIES

___ "HOLE IN ONE": Full page ad – plus presenting sponsor status in all tournaments
 material and program sponsorship\$2000.00
 (Includes golf and dinner for Two Foursomes)

___ "EAGLE": Full page ad - plus special recognition in tournament & program\$1000.00
 (Includes golf and dinner for a Foursome)

___ "BIRDIE": Half page ad - golf tournament program\$500.00
 (Includes golf and dinner for Two players)

___ "PAR": Quarter page ad - golf tournament program\$275.00
 (Includes golf and dinner for One player)

___ "CLUBHEAD SPECIAL":\$150.00
 (Includes your name listed in tournament materials and golf tournament program)

Team Captain & Company Sponsor

Phone

Address City State Zip

Player Name: _____ *Email* _____

Player Name: _____ *Email* _____

Player Name: _____ *Email* _____

Player Name: _____ *Email* _____

Please make your checks payable to LAAPL, mail payment and forms to: Jason Downs, LAAPL Treasurer, 2600 Homestead Place, Rancho Dominguez, CA 90220, or pay online at LAAPL.com and e-mail my camera ready artwork jasondowns@Chevron.com Contact me by email for additional online payment options.

I am enclosing a check payable to LAAPL for \$_____

CHECK IN: 9:30 AM, TEE TIME (Shotgun): 11:00 AM
DINNER: 4:00 PM (DINNER ONLY: \$50)

Comments/Special Requests:

Tournament format will be a 4-man scramble. Prizes will be awarded for 1st place, longest drive, and closest to the pin. **Club Rules:** No coolers on the course, no golf carts driven on vehicle parking lot, shirts with collars only (no t-shirts, sweats, tank tops, denim, short shorts or cut-offs).



2019-2020

OFFICERS and DIRECTORS

Meeting Date: May 16, 2019

Nominations Chairwoman Sarah Bobbe, CPL presents the following candidates¹ for officers to serve from July 1st, 2019 - June 30th, 2020. Additional nominees may be submitted to the Nominations Chairwoman at SBobbe@shpi.net or by calling 562-595-6440, Ext. 5275 to be included on the final candidate's list until May 16, 2019, which will be published in the May newsletter. Officers will be elected by a vote of membership in attendance at the May 16, 2019, chapter meeting held at The Grand Long Beach. Nominations will also be accepted from the floor at the May 16, 2019, regular meeting.

PRESIDENT²

JESSICA BRADLEY, RPL WARREN E&P, INC.

PAST PRESIDENT^{3 & 4}

MIKE FLORES CHAMPIONSHIP STRATEGIES, INC

CANDIDATES:

VICE PRESIDENT

- RANDALL TAYLOR, RPL TAYLOR LAND SERVICE, INC.
- _____

SECRETARY

- MARCIA CARLISLE THE TERMO COMPANY
- _____

TREASURER

- JASON DOWNS, RPL CHEVRON PIPELINE & POWER
- _____

DIRECTORS - VOTE FOR TWO

- JOSEPH MUNSEY, RPL SOUTHERN CALIFORNIA GAS COMPANY
- ERNEST GUADIANA, ESQ. ELKINS KALT WEINTRAUB REUBEN GARTSIDE LLP
- _____

Per the LAAPL Bylaws, I am an **Active Member** of the Association and eligible to vote in annual elections.

Write-in candidates MUST have given their prior consent for nomination.

¹Per Section 7(7)(a) prior to the regular meeting scheduled nearest to April 15th of each membership year, the membership will be provided with a list of the nominees for offices of Vice President, Secretary, Treasurer and the two (2) Directors.

²Per Section 7(3) the Vice President shall succeed to the office of the President after serving his or her term as Vice President and shall hold the office of President for the next twelve (12) months.

³Per Article 8 (2) the outgoing President shall serve as Past President.

⁴Per Article 8 (2) the outgoing President shall serve as a Director.