

Instrument prepared by

VIRGINIA GAS AND OIL BOARD

Order recorded under

CODE OF VIRGINIA
§ 45.1-361.26

BEFORE THE VIRGINIA GAS AND OIL BOARD

RELIEF SOUGHT: An Order for Disbursement of Escrowed Funds (and Authorization for Direct Payment of Royalties)

JURISDICTION: Code of Virginia § 45.1-351. (et seq) AND § 45.1-361.22 (et seq) AND § 45.1-361.22:2

UNIT/WELL NAME: YYY33

TRACT(S): 3, 4, 5

LOCATION: BUCHANAN County, Virginia

DOCKET NUMBER: VGOB-11-0920-2988-01

APPLICANTS: CNX Gas Company LLC on behalf of Derek Browning Rogers, Gregory Poulos, Jason Poulos, Kevin Rogers, Pamela Poulos, Range Resources - Pine Mountain Inc., Shaun Rogers, Talmage G. Rogers, III

HEARING DATE AND LOCATION: Russell County Government Center, Lebanon, Virginia
October 20, 2015

APPEARANCES: Mark A. Swartz on behalf of CNX Gas Company LLC

PRIOR PROCEEDINGS:

1. Original Pooling Order Executed 12/19/2011, Recorded on 01/23/2012, Deed Book/Instrument No. 120000123.
2. Supplemental Order, Recorded on 10/26/2012, Deed Book/Instrument No. 120002478.
3. Supplemental Order, Recorded on 04/25/2014, Deed Book/Instrument No. 140000673.

NOTICE:

The Unit Operator gave notice to the Applicants that the Board would consider its disbursement petition at the October 20, 2015 hearing and considered whether to:

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- (1) Amend the Pooling Order to provide for the disbursement of funds on deposit in the Escrow Account attributable to Tract(s) 3, 4, 5 identified in the attached petition.
- (2) Delete the requirement that the Unit Operator place future royalties attributable to Tract(s) 3, 4, 5 relative to the interests of the Applicants identified in the attached petition.
- (3) Continue the escrow account under this docket number.

FINDINGS: Code of Virginia § 45.1-361.22 AND § 45.1-361.22:2

Applicant has certified and represented to the Board that:

- a. T.G. Rogers, III, Derek Browning Rogers, Kevin Rogers, Shaun Rogers, Gregory Poulous, Jason Poulous, and Pamela Poulous is entitled to 100% of the CBM royalties awarded under Case No. 550-13, Opinion dated July 10, 2014. Said decision allows the Applicant and Designated Operator to pay royalties directly to the person(s) identified in Exhibit EE annexed hereto and the annexed Table, further, specifies how said royalties are to be paid.
- b. Range Resources – Pine Mountain Inc. is the gas claimants in Tract 5. As such, is entitled to 100% of the CBM royalties now in escrow and as may be hereafter payable. See Va. Code Ann. § 45.1-361.22:2.A.
- c. That CNX Gas Company LLC has given the notice(s) required by § 45.1-361.22:2.A to all conflicting claimants identified in the above referenced pooling Order and any supplemental Orders pertaining thereto.
- d. That none of the conflicting claimants noticed have provided, within 45 days of the notice(s) given as provided in b. above, the Board, its designated agent the Director of the Division of Gas and Oil, the Operator and/or the Applicant evidence of either an agreement regarding the escrowed funds/royalties or a proceeding regarding same.
- e. That a detailed accounting in accordance with the applicable provisions of § 45.1-361.22 is submitted herewith and identified as Exhibit J.
- f. That an Exhibit identified as Table 1 is annexed hereto, and it specifies how the disbursement(s) is to be calculated and paid by the escrow agent.
- g. That Va. Code Ann. § 45.1-361.22:2.A. further provides that the Operator shall pay such royalties as may hereafter be payable directly to the gas claimant CNX Gas Company LLC and not escrow same. See Exhibit EE annexed hereto.

RELIEF GRANTED:

VGOB Disbursement
Unit YYY33

VGOB-11-0920-2988-01

Table 1
Tracts: 3, 4, 5

Item	Tract	Disbursement Table	Fractional Ownership		Net Acreage		Royalty Split		Escrowed Acres		Percent of Escrowed Funds	
			in Tract	Ownership	in Tract	Ownership	Agreement	Disbursed	Escrowed	Acres	Disbursed	Escrowed
Total acreage in escrow before disbursement												
5.29												
3 Tract 3 (total acreage)												
1	3	Talmage G. Rogers, III\3014 SHALFORD LN MATTHEWS NC 28104-6879	1/32	0.1653	100.00%	0.1653	100.00%	0.1653	100.00%	0.1653	1.8157%	1.8157%
2	3	Derek Browning Rogers\2300 CARMEL RD CHARLOTTE NC 28226-6323	1/32	0.1653	100.00%	0.1653	100.00%	0.1653	100.00%	0.1653	1.8157%	1.8157%
3	3	Kevin Rogers\139 WICKHAM RD GARDEN CITY NY 11530-1141	1/32	0.1653	100.00%	0.1653	100.00%	0.1653	100.00%	0.1653	1.8157%	1.8157%
4	3	Shaun Rogers\121 NE 100TH St MIAMI SHORES FL 33138-2316	1/32	0.1653	100.00%	0.1653	100.00%	0.1653	100.00%	0.1653	1.8157%	1.8157%
5	3	Gregory Poulos\1894 GLENWOOD St NEPALM BAY FL 32907-2423	1/24	0.2204	100.00%	0.2204	100.00%	0.2204	100.00%	0.2204	2.4209%	2.4209%
6	3	Jason Poulos\10870 SW 95TH St MIAMI FL 33176-2615	1/24	0.2204	100.00%	0.2204	100.00%	0.2204	100.00%	0.2204	2.4209%	2.4209%
7	3	Pamela Poulos\5000 SW 83RD St MIAMI FL 33143-8510	1/24	0.2204	100.00%	0.2204	100.00%	0.2204	100.00%	0.2204	2.4209%	2.4209%
20.02												
4 Tract 4 (total acreage)												
1	4	Talmage G. Rogers, III\3014 SHALFORD LN MATTHEWS NC 28104-6879	1/32	0.6256	100.00%	0.6256	100.00%	0.6256	100.00%	0.6256	6.8714%	6.8714%
2	4	Derek Browning Rogers\2300 CARMEL RD CHARLOTTE NC 28226-6323	1/32	0.6256	100.00%	0.6256	100.00%	0.6256	100.00%	0.6256	6.8714%	6.8714%
3	4	Kevin Rogers\139 WICKHAM RD GARDEN CITY NY 11530-1141	1/32	0.6256	100.00%	0.6256	100.00%	0.6256	100.00%	0.6256	6.8714%	6.8714%
4	4	Shaun Rogers\121 NE 100TH St MIAMI SHORES FL 33138-2316	1/32	0.6256	100.00%	0.6256	100.00%	0.6256	100.00%	0.6256	6.8714%	6.8714%
5	4	Gregory Poulos\1894 GLENWOOD St NEPALM BAY FL 32907-2423	1/24	0.8342	100.00%	0.8342	100.00%	0.8342	100.00%	0.8342	9.1618%	9.1618%
6	4	Jason Poulos\10870 SW 95TH St MIAMI FL 33176-2615	1/24	0.8342	100.00%	0.8342	100.00%	0.8342	100.00%	0.8342	9.1618%	9.1618%
7	4	Pamela Poulos\5000 SW 83RD St MIAMI FL 33143-8510	1/24	0.8342	100.00%	0.8342	100.00%	0.8342	100.00%	0.8342	9.1618%	9.1618%
0.53												
5 Tract 5 (total acreage)												
1	5	Range Resources - Pine Mountain Inc.\P.O. Box 2136; Abingdon; VA 24212	4/5	0.4240	100.00%	0.4240	100.00%	0.4240	100.00%	0.4240	4.6569%	4.6569%

1. The Escrow Agent is ordered, to within ten (10) days of receipt of this executed order, disburse funds for the unit and applicants detailed in Table 1.
2. The Escrow Agent is ordered to continue the Escrow Account for the Subject Drilling unit based on the attached Revised Exhibit E which replaces all prior Exhibit E's recorded for the Subject Drilling Unit.

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CONCLUSION:

Therefore, the requested relief and all terms and provisions set forth above be and hereby are granted and IT IS SO ORDERED.

APPEALS:

Appeals of this Order are governed by the provisions of the Code of Virginia § 45.1-361.9 which provides that any order or decision of the Board may be appealed to the appropriate circuit court and that whenever a coal owner, coal operator, gas owner, gas operator, or operator of a gas storage field certificated by the State Corporation Commission is a party in such action, the court shall hear such appeal de novo.

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DONE AND EXECUTED this 21 day of October, 2015 by a majority of the Virginia Gas and Oil Board.



Chairman, Bradley C. Lambert

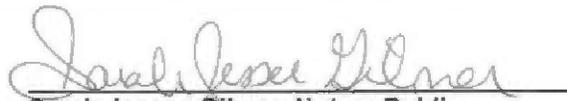
DONE AND PERFORMED this 21 day of October, 2015 by Order of the Virginia Gas and Oil Board.



Rick Cooper
Principal Executive to the
staff, Virginia Gas and Oil Board

COMMONWEALTH OF VIRGINIA
COUNTY OF RUSSELL

Acknowledged on this 21st day of October, 2015, personally before me a notary public in and for the Commonwealth of Virginia, appeared Bradley C. Lambert, being duly sworn did depose and say that he is the Chairman of the Virginia Gas and Oil Board and appeared Rick Cooper, being duly sworn did depose and say that he is Principal Executive to the staff of the Virginia Gas and Oil Board, that they executed the same and was authorized to do so.


Sarah Jessee Gilmer, Notary Public
262946

My Commission expires: July 31, 2017



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BEFORE THE VIRGINIA GAS AND OIL BOARD

PETITIONER: CNX Gas Company LLC

DIVISION OF GAS AND OIL

DOCKET NO: VGOB 11-0920-2988-01

RELIEF SOUGHT: (1) DISBURSEMENT FROM ESCROW REGARDING TRACT(S) 3, 4, 5 (2) AND AUTHORIZATION FOR DIRECT PAYMENT OF ROYALTIES

HEARING DATE: October 20, 2015

DRILLING UNIT: YYY33

BUCHANAN COUNTY, VIRGINIA

PETITION FOR ORDER OF DISBURSEMENT OF ESCROW FUNDS

1. Petitioner and its counsel

Petitioner is CNX Gas Company LLC, 627 Claypool Hill Mall Road, Cedar Bluff, VA 24609, (276) 596-5075. Petitioner's counsel is Mark A. Swartz, Hillard & Swartz, LLP, 122 Capital Street, Suite 201, Charleston, WV 25301.

2. Relief Sought

(1) the disbursement of escrowed funds heretofore deposited with the Board's Escrow Agent, attributable to Tracts 3, 4, & 5 as depicted upon the annexed table; and (2) authorization to begin paying royalties directly to T.G. Rogers, III, Derek Browning Rogers, Kevin Rogers, Shaun Rogers, Gregory Poulos, Jason Poulos, Pamela Poulos, and Range Resources – Pine Mountain, Inc. Unit YYY33.

3. Legal Authority

Va. Code Ann. § 45.1-361.1 et seq., 4 VAC 25-160-140., and relevant Virginia Gas and Oil Board Orders ("Board") heretofore promulgated pursuant to law.

4. Type of Well(s)

Coalbed Methane

5. Factual basis for relief requested

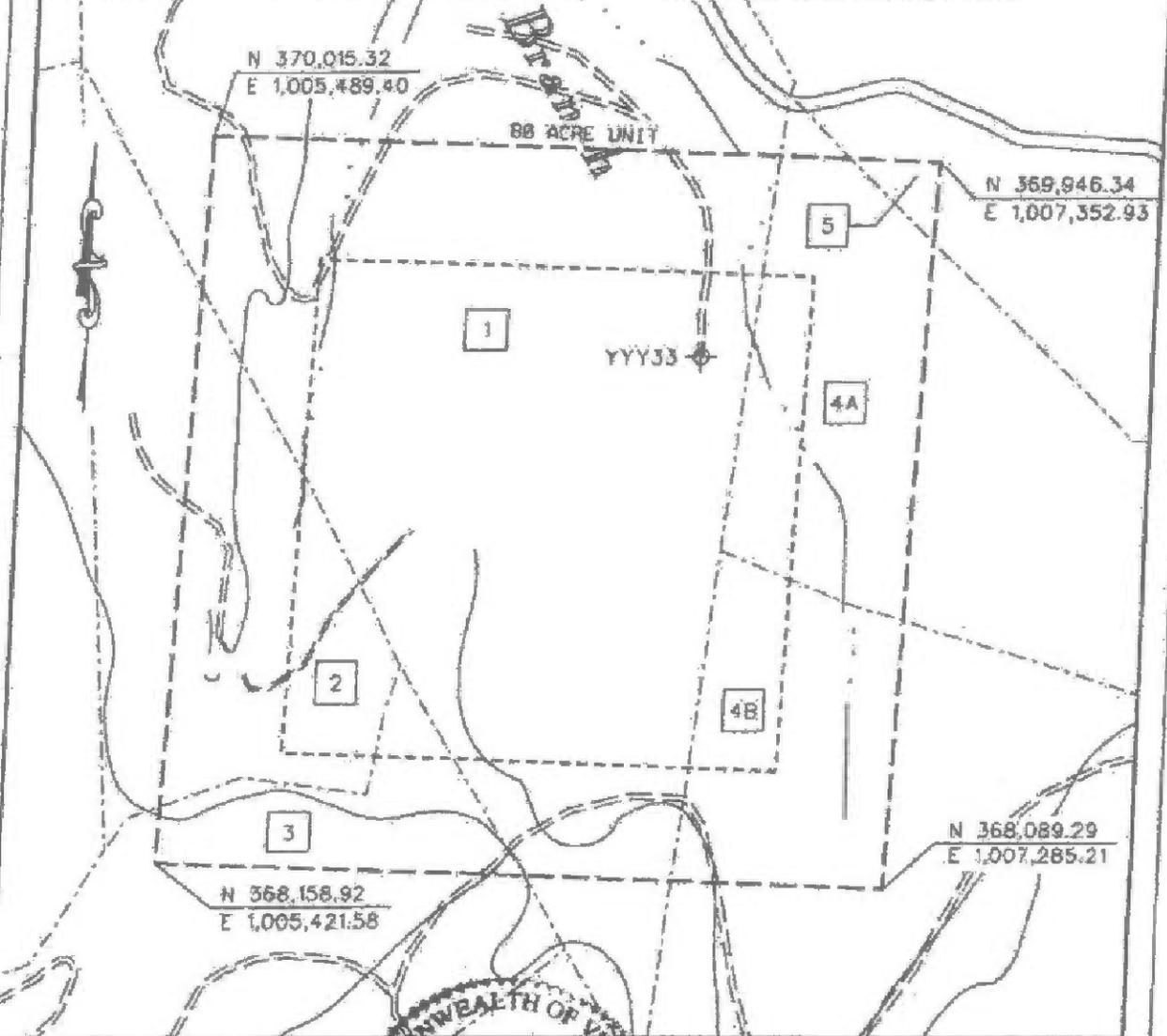
- a. T.G. Rogers, III, Derek Browning Rogers, Kevin Rogers, Shaun Rogers, Gregory Poulous, Jason Poulous, and Pamela Poulous is entitled to 100% of the CBM royalties awarded under Case No. 550-13, Opinion dated July 10, 2014, Said decision allows the Applicant and Designated Operator to pay royalties directly to the person(s) identified in Exhibit EE annexed hereto and the annexed Table, further, specifies how said royalties are to be paid.
- b. Range Resources – Pine Mountain Inc. is the gas claimants in Tract 5. As such, is entitled to 100% of the CBM royalties now in escrow and as may be hereafter payable. See Va. Code Ann. § 45.1-361.22:2.A.
- c. That CNX Gas Company LLC has given the notice(s) required by § 45.1-361.22:2.A to all conflicting claimants identified in the above referenced pooling Order and any supplemental Orders pertaining thereto.
- d. That none of the conflicting claimants noticed have provided, within 45 days of the notice(s) given as provided in b. above, the Board, its designated agent the Director of the Division of Gas and Oil, the Operator and/or the Applicant evidence of either an agreement regarding the escrowed funds/royalties or a proceeding regarding same.
- e. That a detailed accounting in accordance with the applicable provisions of § 45.1-361.22 is submitted herewith and identified as Exhibit J.
- f. That an Exhibit identified as Table 1 is annexed hereto, and it specifies how the disbursement (s) is to be calculated and paid by the escrow agent.
- g. That Va. Code Ann. § 45.1-361.22:2.A. further provides that the Operator shall pay such royalties as may hereafter be payable directly to the gas claimant CNX Gas Company LLC and not escrow same. See Exhibit EE annexed hereto.

6. Attestation

The foregoing Petition to the best of my knowledge, information, and belief is true and correct.

Property lines shown on this plot were provided by CNX Gas Company LLC and were taken from deed descriptions and chains of title of record. This does not represent a current boundary survey. This certification is as to the size, shape and location of the proposed unit.

BEARINGS AND DISTANCES TO OTHER WELLS WITHIN 2,500' RADIUS OF CBM-YYY33
NO WELLS WITHIN 2,500' RADIUS



- CBM WELL
- ⊙ PROPOSED HORIZONTAL WELL
- ⊕ PROPOSED CBM WELL

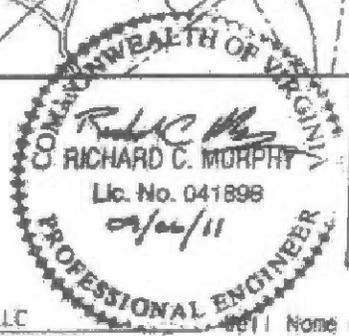


EXHIBIT A
OAKWOOD FIELD
UNIT YYY33
FORCE POOLING
VGDB-11-0920-2988

Company CNX GAS COMPANY LLC Well Name and Number UNIT YYY33
 Tract No. _____ Elevation _____ Quadrangle PATTERSON
 County BUCHANAN District NORTH GRUNDY Scale: 1" = 400' Date _____
 This plot is a new plot X ; an updated plot _____ ; or a final plot _____

Form DGO-CO-7 Richard C. Morphy (Affix Seal)
 Rev. 9/91 Licensed Professional Engineer or Licensed Land Surveyor

**CNX Gas Company LLC
UNIT YYY33
Tract Identifications**

1. Randy Matney, et al (104.00 Acre Tract) – Fee
Island Creek Coal Company/Consol Energy, Inc. – All Coal Below and Above Tiller Seam Leased
Jewell Smokeless Coal Corporation – Jawbone Seam of Coal Sublessee
CNX Gas Company LLC – Oil, Gas and CBM Leased (86.36%)
43.57 acres 54.4825%

2. Randy Matney, et al (15.00 Acre Tract) – Fee
Island Creek Coal Company/Consol Energy, Inc. – All Coal Below and Above Tiller Seam Leased
Jewell Smokeless Coal Corporation – Jawbone Seam of Coal Sublessee
CNX Gas Company LLC – Oil, Gas and CBM Leased (67.17%)
10.59 acres 13.2375%

3. LBR Holdings, LLC (85.50 Acre Tract) – All Coal
Island Creek Coal Company/Consol Energy, Inc. – Coal Below Jawbone Seam Leased
Reserve Coal Properties Company – P-3 Seam Subleased
Jewell Smokeless Coal Corporation – Coal In Jawbone Seam and Above Leased
LBR Holdings, LLC, et al – Oil and Gas
EQT Production Company – Oil and Gas Leased (75%)
CNX Gas Company LLC – CBM Leased (Geomet Farmout) (75%)
Walter Cooper, et ux - Surface
5.29 acres 6.6125%

4. LBR Holdings, LLC (126.50 Acre Tract) – All Coal
Island Creek Coal Company/Consol Energy, Inc. – Coal Below Jawbone Seam Leased
Reserve Coal Properties Company – P-3 Seam Subleased
Jewell Smokeless Coal Corporation – Coal In Jawbone Seam and Above Leased
LBR Holdings, LLC, et al – Oil and Gas
EQT Production Company – Oil and Gas Leased (75%)
CNX Gas Company LLC – CBM Leased (Geomet Farmout) (75%)
20.02 acres 25.0250%

- 4A. Unknown Surface Owner
- 4B. Unknown Surface Owner

5. WPP LLC (3314 Acre Tract) – Coal
Range Resources-Pine Mountain, Inc. – Oil and Gas (80%)
EQT Production Company (50%)/Range Resources-Pine Mountain, Inc. (50%) – Oil and Gas Leased (80%)
Highland Resources, Inc./North American Resources Corp. – Oil and Gas (20%)
CNX Gas Company LLC – Oil and Gas Leased (20%)
Plum Creek Timberlands, LP – CBM (20%)
CNX Gas Company LLC, et al – Surface
0.53 acres 0.6625%

"This title block is for general informational purposes only and does not reflect an analysis of the severance deed and its effect upon coal bed methane ownership and should not be relied upon for such purpose."

Exhibit E
 Unit YYY-33
 Docket # VGOB 11-0920-2988-01
 List of Respondents that require escrow

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	Acres in Unit	Percent of Unit
<u>Tract #2 - 10.59 Acres</u>		
<i>Escrow due to Unknown / Unlocatable</i>		
<u>COAL OWNERSHIP</u>		
Randy Matney, et al <i>(15.00 Acre Tract - J.J. Matney Heirs, Devisees, Successors or Assigns)</i>	10.59 acres	13.2375%
(1) J.J. Matney Heirs, Devisees, Successors or Assigns		
(k) Harless Matney Heirs, Devisees, Successors or Assigns		
(k.2) Whitney Osborn <i>Address Unknown</i>	1.18 acres 1/9 of 10.59 acres	1.4708%
(k.3) Lillie Honaker <i>Address Unknown</i>	1.18 acres 1/9 of 10.59 acres	1.4708%
<u>OIL & GAS OWNERSHIP</u>		
Randy Matney, et al <i>(15.00 Acre Tract - J.J. Matney Heirs, Devisees, Successors or Assigns)</i>	10.59 acres	13.2375%
(1) J.J. Matney Heirs, Devisees, Successors or Assigns		
(k) Harless Matney Heirs, Devisees, Successors or Assigns		
(k.2) Whitney Osborn <i>Address Unknown</i>	1.18 acres 1/9 of 10.59 acres	1.4708%
(k.3) Lillie Honaker <i>Address Unknown</i>	1.18 acres 1/9 of 10.59 acres	1.4708%

Exhibit EE
Unit YYY-33
Docket # VGOB 11-0920-2988-01
List of Respondents with Royalty Split Agreements/Court Orders/HB2058

	Acres in Unit	Percent of Unit	Percent of Escrow
<u>Tract #3, 5.29 Acres</u>			
<u>COAL OWNERSHIP</u>			
	5.29 acres	6.6125%	
(1) LBR Holdings, LLC (85.50 acre tract) P.O. Box 22427 Lexington, KY 40522-2427	1.32 acres 1/4 of 5.29 acres	1.6531%	n/a
<u>OIL & GAS OWNERSHIP</u>			
(1) LBR Holdings, LLC, et al. (85.50 Acre Tract)	5.29 acres	6.6125%	
(b) T.G. Rogers, III 3014 Shalford Lane Matthews, NC 28104	0.17 acres 1/32 of 5.29 acres	0.2066%	1.8157%
(c) Derek Browning Rogers 2300 Carmel Road Charlotte, NC 28226	0.17 acres 1/32 of 5.29 acres	0.2066%	1.8157%
(d) Kevin Rogers 139 Wickham Road Garden City, NY 11530	0.17 acres 1/32 of 5.29 acres	0.2066%	1.8157%
(e) Shaun Rogers 121 NE 100th St. Miami Shores, FL 33138	0.17 acres 1/32 of 5.29 acres	0.2066%	1.8157%
(f) Gregory Poulos 1894 Glenwood St., SE Palm Bay, FL 32907-2423	0.22 acres 1/24 of 5.29 acres	0.2755%	2.4209%
(g) Jason Poulos 10870 SW 85 St. Miami, FL 33176	0.22 acres 1/24 of 5.29 acres	0.2755%	2.4209%
(h) Pamela Poulos 5000 SW 83rd St. Miami, FL 33143-8510	0.22 acres 1/24 of 5.29 acres	0.2755%	2.4209%
<i>*Prevailing plaintiff under Case No. 550-13 Awarded 100% of the CBM royalty.</i>			
<u>Tract #4, 20.02 Acres</u>			
<u>COAL OWNERSHIP</u>			
	20.02 acres	25.0250%	
(1) LBR Holdings, LLC (126.50 acre tract) P.O. Box 22427 Lexington, KY 40522-2427	5.01 acres 1/4 of 20.02 acres	8.2563%	n/a
<u>OIL & GAS OWNERSHIP</u>			
(1) LBR Holdings, LLC, et al. (126.50 Acre Tract)	20.02 acres	25.0250%	

Exhibit EE
Unit YYY-33
Docket # VGOB 11-0920-2988-01
List of Respondents with Royalty Split Agreements/Court Orders/HB2058

	Acres in Unit	Percent of Unit	Percent of Escrow
(b) T.G. Rogers, III 3014 Shalford Lane Mathews, NC 28104	0.63 acres 1/32 of 20.02 acres	0.7820%	6.8714%
(c) Derek Browning Rogers 2300 Camel Road Charlotte, NC 28226	0.63 acres 1/32 of 20.02 acres	0.7820%	6.8714%
(d) Kevin Rogers 139 Wickham Road Garden City, NY 11530	0.63 acres 1/32 of 20.02 acres	0.7820%	6.8714%
(e) Shaun Rogers 121 NE 100th St. Miami Shores, FL 33138	0.63 acres 1/32 of 20.02 acres	0.7820%	6.8714%
(f) Gregory Poulos 1894 Glenwood St., SE Palm Bay, FL 32907-2423	0.83 acres 1/24 of 20.02 acres	1.0427%	9.1618%
(g) Jason Poulos 10870 SW 95 St. Miami, FL 33176	0.83 acres 1/24 of 20.02 acres	1.0427%	9.1618%
(h) Pamela Poulos 6000 SW 83rd St. Miami, FL 33143-8510	0.83 acres 1/24 of 20.02 acres	1.0427%	9.1618%

**Prevailing plaintiff under Case No. 550-13
Awarded 100% of the CBM royalty.*

Tract #5, 0.53 Acres

COAL OWNERSHIP

- | | | | |
|---|------------|---------|-----|
| (1) WPP LLC
(3314 acre tract)
c/o Natural Resources Partnership
5280 Irvin Rd.
Huntington, WV 25705 | 0.53 acres | 0.6625% | n/a |
|---|------------|---------|-----|

OIL & GAS OWNERSHIP

- | | | | |
|--|---------------------------------|---------|-------------------|
| (1) Range Resources - Pine Mountain, Inc., et al. | 0.53 acres | 0.6625% | |
| (a) Range Resources-Pine Mountain Inc.
P. O. Box 2136
Abingdon, VA 24212 | 0.42 acres
4/5 of 0.53 acres | 0.5300% | 4.6568%
HB2058 |
| (b) Highland Resources, Inc/ North American Resources, Corp. ⁴
One Concourse Parkway, NE, Suite 755
Atlanta, GA 30328 | 0.11 acres
1/5 of 0.53 acres | 0.1325% | n/a |

⁴ *Note: Plum Creek Timberlands retained their CBM interest in the 1/5 interest deeded to WPP LLC and Highland Resources, Inc. / North American Resources, Corp. is owner of the Oil & Gas Only.*

^a **Royalties for the 1/5 interest to be Paid to:**

Plum Creek Timberlands, L.P.
Attn: Mineral Department
Five Concourse Parkway, Suite 1850
Atlanta, GA 30328

VIRGINIA: IN THE CIRCUIT COURT OF BUCHANAN COUNTY

GREGORY G. POULOS, JASON G. POULOS,
PAMELA F. POULOS, SHAUN D. ROGERS,
KEVIN H. ROGERS, DEREK B. ROGERS and
T.G. ROGERS, III,

Plaintiffs,

v.

LBR HOLDINGS, LLC,

Defendant.

Case No. 550-13

ORDER

This matter, having come before the Court for hearing on June 2, 2014, on the parties' respective motions for summary judgment, and the Court, having reviewed the written submissions of the parties and having heard oral argument of counsel, and for good cause shown, hereby ORDERS:

1. Plaintiffs' Complaint and Defendant's Counterclaim both request that this Court, pursuant to Virginia Code § 8.01-184, declare their respective rights under the May 27, 1938, deed ("Deed") attached to Plaintiffs' Complaint as Exhibit "A."

2. The Deed includes a conveyance by T. G. Rogers and Martha F. Rogers, his wife (the "Talmage Rogers Group"), and Lloyd Rogers and Anne F. Rogers, his wife (the "Lloyd Rogers Group"), of their interests in certain parcels of property in Buchanan County, Virginia, (the "Property") and McDowell County, West Virginia, to Lon B. Rogers. The Deed specifically recites: "But there is excepted from the above-described property an undivided one-half interest in the oil and gas under said property and the same is reserved to T. G. Rogers and Lloyd Rogers,

parties of the first part, their heirs and assigns, together with the usual and necessary rights of ingress and egress and drilling rights to explore, get and remove said oil and gas.”

3. It is undisputed that Plaintiffs are the successors to the interests of the Talmage Rogers Group under the Deed, and that Defendant, LBR Holdings, LLC (“LBR”), is the successor to the interests of Lon B. Rogers and the Lloyd Rogers Group under the Deed.

4. Plaintiffs seek a declaration that the Deed’s reservation of gas under the Property includes, *inter alia*, coalbed methane gas, and that they are, therefore, the owners of 25% of the coalbed methane gas under the Property and entitled to the associated royalties. LBR, on the other hand, seeks a declaration that the Deed’s reservation of gas under the Property does not include coalbed methane gas, that the Deed, therefore, conveyed coalbed methane gas to Lon B. Rogers, and that LBR, as Lon B. Rogers’ successor-in-interest, is the owner of all the coalbed methane gas under the Property and entitled to the associated royalties.

5. Having examined the reservation language and the “four corners” of the Deed, the Court finds that the Deed is unambiguous and that the Deed’s reservation of “the oil and gas under said property” includes a reservation of coalbed methane gas under the Property. Plaintiffs are, therefore, entitled to prevail as a matter of law.

6. Coalbed methane gas is obviously “gas,” *see Harrison-Wyatt, LLC v. Ratliff*, 593 S.E.2d at 234, 238 (Va. 2004) (coalbed methane “is a gas”); and there is nothing in the Deed that removes coalbed methane or any other type of gas from the scope of the reservation. The language at issue is unlimited, plain, and unambiguous.

7. LBR argues that “the oil and gas” does not mean “all” but only “some” gas. The Court agrees with Plaintiffs, however, that the reservation of “the” gas is not a limited reservation of only some types of gas, but an unambiguous and unlimited reservation of all gas. Such an

interpretation of "the" is in accordance with the ordinary, plain and common sense meaning of the word.

8. LBR also argues that the parties to the Deed would not have intended to include coalbed methane gas in the reservation because, according to LBR, the commercial value of coalbed methane was not known in 1938. LBR presented no evidence in support of this argument and Plaintiffs presented undisputed evidence to the contrary. Regardless, this Court is bound to uphold the unambiguous reservation language, which refers to gas without qualification or limitation, and which, as written, encompasses all types of gas, whether commercially exploitable at the time of the Deed's execution or not.

9. The Court concludes that the arguments and authorities presented by Plaintiffs in their motion and reply brief are well-founded and correct. A ruling in LBR's favor would require the Court to rewrite the Deed, which it will not do. Nor will the Court torture words and phrases or engage in speculation to create an ambiguity where the ordinary meaning of the words leaves no room for ambiguity.

10. There are no issues of material fact in dispute regarding Plaintiffs' ownership of 25% of the coalbed methane gas under the Property. The Court grants Plaintiffs' motion for summary judgment in full and denies LBR's motion for summary judgment in full.

11. This Order constitutes a judicial determination of coalbed methane gas ownership as between Plaintiffs and LBR pursuant to Virginia Code § 45.1-361.22(5)(i) and resolves in Plaintiffs' favor all conflicting claims of coalbed methane gas ownership between Plaintiffs and LBR relating to the Property.

12. Plaintiffs are entitled to receive all coalbed methane gas royalties attributable to their 25% gas estate interest in the Property that are being held in the Virginia Gas and Oil Board's

escrow account or otherwise being withheld from Plaintiffs due to the conflicting claims of coalbed methane ownership between Plaintiffs and LBR. Plaintiffs are also entitled to receive all future coalbed methane gas royalties or other proceeds that are attributable to their 25% gas estate interest in the Property. All such royalties and proceeds shall be divided among the individual Plaintiffs in accordance with their respective percentages of ownership.

SO ORDERED, this the 10th day of July, 2014.


Circuit Court Judge

SEEN AND REQUESTED:



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Counsel for Plaintiffs

SEEN AND OBJECTED TO FOR ALL THE REASONS DETAILED IN LBR HOLDINGS, LLC'S MEMORANDUM IN SUPPORT OF ITS MOTION FOR SUMMARY JUDGMENT AND RESPONSE TO PLAINTIFFS' MOTION FOR SUMMARY JUDGMENT AND AT THE HEARING; AND ON THE ADDITIONAL GROUNDS THAT TO THE EXTENT THE COURT MAY HAVE CONSIDERED SUBMISSIONS OF EXHIBITS OTHER THAN THE DEED AT

ISSUE, THE COURT SHOULD HAVE DENIED BOTH PARTIES' MOTIONS FOR SUMMARY JUDGMENT SO THAT BOTH PARTIES WOULD HAVE HAD AN OPPORTUNITY TO DEVELOP AND PROPERLY INTRODUCE SUCH EVIDENCE:

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Counsel for LBR Holdings, LLC

A Copy
Teste: Beverly S. Tiller
Circuit Court of Buchanan
County, Virginia

Beverly S. Tiller
Deputy Clerk

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