OUR PROFESSIONALS BRING LAND, ENERGY, & PEOPLE TOGETHER; EXECUTING EVERY PROJECT WITH THE ENTHUSIASM, INTEGRITY, AND EXPERTISE IT DESERVES.

Formed in 1974, Western Land Services (WLS) is a full-service brokerage and consulting firm offering an expansive portfolio of land services. From full project management to individual support services, we deliver our best in class promise through committed personnel, cost effective solutions, quick project turnaround, and consistent results.

While we specialize in the integration of all service lines, we also realize the need for selective services at times, and therefore embrace each project as its own. Supporting clients from project inception to completion, WLS is your one stop shop for success.

www.WesternLS.com
OVER THE LAST 40 YEARS, WLS HASLEASED IN EXCESS OF 10 MILLION ACRES,DELIVERED SERVICE TO CLIENTS IN 40STATES, FACILITATED THE DRILLING OFOVER 13,000+ WELLS, AND SECUREDTHOUSANDS OF MILES OF RIGHT-OF-WAY.

WLS has played a critical role indeveloping large acreage positionsin prominent oil & gas plays across theU.S. Depending on client needs, ourintimate experience allows for quickturnaround on assets or preservationof longstanding projects.
PROJECT MANAGEMENT

WE CAREFULLY HANDLE EVERY PROJECT START TO FINISH, FROM MAPPING TO TITLE, AND BEYOND.

Some clients require selective services, while others desire a full service approach. With that mentality, WLS tailors its approach and strategies to the unique project at hand.

To support our expansive service portfolio, we hire individuals with multi-faceted professional experience and hand select team members on a per project basis. While we tailor the team to the project, you can always count on three things: consistency, best in class service, and cost-effectiveness.

Whether interested in one service, or the whole portfolio, project management is our expertise. You can expect us to allocate the right people, the right resources, and the crucial experience to each and every project.

TEAM WLS HAS SUCCESSFULLY LEASED OVER 400,000 ACRES IN APPALACHIA, AND MORE THAN 10 MILLION ACRES NATIONWIDE.

Our land agents skillfully negotiate and secure assets on your behalf, while addressing landowner concerns and complying with government regulations to maintain good standing relationships with all invested stakeholders. Windows of opportunities are short-lived during the procurement stage. Our swift mobilization and negotiation abilities produce the results you need during this critical stage of the development process.

WLS also has 10+ years of experience arranging mass lease signing events, the largest of which contributed to the acquisition of over 47,000 gross acres.

» Oil & Gas Negotiations and Purchasing
» Mass Lease Signings
» Lease Take Offs
» State and Federal Leasing
» Mineral & Surface Leasing
» “Fee” Site Acquisition
» Facility Site Acquisition
» Mail List Preparation
» Document Prep, Processing, & Recording
» Open House Support
RIGHT-OF-WAY

WE ENSURE OUR CLIENTS’ PROJECTS ARE BROUGHT ON-LINE IN A TIMELY & COST-EFFECTIVE MANNER

Having acquired thousands of miles of Right-of-Way (ROW), our ROW team is recognized for:

VERSATILITY » Experience with ROW support for crude oil, natural gas, NGL, electrical and water lines of all scopes and sizes.

EXPERTISE » Ability to manage all facets of ROW projects from start to finish, including projects administered by the Federal Energy Regulatory Commission (FERC).

LIAISON RELATIONS » On behalf of clients, WLS educates and works with landowners, government agencies, and entire communities, building strong relationships for optimal project results.

ROW SUPPORT SERVICES INCLUDE:

» Project Management
» ROW Negotiations & Procurement
» Access Rights / Survey Permissions
» Route Selection
» Condemnation Support
» GPS Data Collection
» FERC Support / Survey Support
» Due Diligence
» Damage Settlements
» Non-Environmental Permitting
» Construction / Reclamation Support
» Surface / Compressor Site Fee Acquisition
» Title Reports / Certificates
» Preliminary, Exhibit, & As-Built Maps
» Administrative Support
» Integrity Checks / Support
With a sizeable team, the WLS GIS department is recognized for high quality maps, comprehensive data products, and unparalleled responsiveness. GIS is a common thread between all service lines providing continual, reliable support directly to the client and the entire WLS workforce.

- MAPS FOR ANALYSIS & DISPLAY
- LEASE, MINERAL, & LEGACY MAPPING
- PROJECT LAYOUT & TOPOGRAPHICAL MAPS
- UNIT PROPOSITION MAPS
- WELL & PRODUCTION CHECKS
- PROPOSED, EXHIBIT, & AS-BUILT MAPS
- MAPPING OF PIPELINE ROUTES/RE ROUTES
- CUSTOMIZED PRODUCTS (MAPS, SHAPEFILES, LAYER FILES, REPORTS)
- GEO DATABASE DESIGN & DEVELOPMENT
- WEBMAP APPLICATIONS
- KML IMPORT & CREATION
- ESRI ARCGIS 10.X SOFTWARE
- ON SITE CONTRACT WORK

Compass, our WebGIS based project management platform, brings together technology from Esri, Latitude Geographics, and Microsoft, generating a state of the art system to support our projects. With 24/7 access to resources in a secure, user friendly forum via internet, this centralized platform serves as a versatile management tool on all WLS projects, improving collaboration, communication, and coordination between stakeholders, and streamlining processes for cost efficiencies.

- Real-Time Project Updates
- Accelerated Research Capabilities
- Navigate Seamlessly Between Projects
- Track Acquisition, Title, Permitting, Etc.
- Customizable & automated Reports
- Print PDF Maps
- Attachment Capability
- Secure Access

With WebGIS, field representatives and office staff can coordinate, collaborate, and communicate more effectively.
GIS LEASEHOLD DATABASE

WLS offers an invaluable resource to the oil and gas industry: accurate & inclusive 3rd party competitor leasehold and unit data. Our fully attributed datasets represent the past 10-17+ years’ worth of oil and gas activity on a per tract level. The Premise - transforming recorded leasehold documents (leases, assignments, unit declarations and more) into a GIS system for in-depth analysis and equipping you with information you need to make educated, timely decisions.

PROCESS
- Document collection via physical or online courthouse system
- Mapping of documents via ArcGIS to generate leasehold layers
- Retention of attributes (lessee, lessor, lease date, term, acres, depth, etc.)
- Creation of supplemental possible HBP & unit boundary layers

DELIVERABLES
- Leasehold & unit shapefiles, file geodatabases, and/or Excel files
- Leasehold PDF map
- Web Map and Feature Services
- Regular updates - monthly, quarterly, or yearly for ongoing evaluation

ADVANTAGES
- Locate open acreage or expiring leases for top leasing opportunities
- Identify opportunities for acquisitions, divestitures, or JVs
- Pinpoint lessees along existing & proposed routes
- Accelerate title and due diligence research efforts
- Save time and money – data is readily available

TODAY, WLS EMPLOYS A TEAM OF IN-HOUSE GIS SPECIALISTS FULLY DEDICATED TO MAINTAINING OVER 100 COUNTIES OF LEASEHOLD AND UNIT DATA.

Don’t see coverage for a county? No problem – new geographies can be compiled in 3-10 weeks.

The quality is evident. From document collection, to mapping and maintenance, defined standard operating procedures are followed to generate consistent, reliable results.

MASTER LEASEHOLD DATABASE COMPRISED OF:
- Over 2,000,000 leasehold records
- More than 50,000,000 acres
- Over 20,000 unit boundaries

What does this mean to you? From this database, we can readily produce shapefiles, maps and reports to assist your organization’s key stakeholders in making educated, timely decisions related to business development, land management and operations.

- Contact us today for a quote, web demonstration, in-house demonstration, or even a sample dataset for evaluation on your own accord.
HEIRSHIP RESEARCH

NEED ASSISTANCE TRACKING DOWN LOST HEIRS?

Tasked with locating missing beneficiaries, heirs, trustees, and legatees, our heirship department performs search inquiries and provides legal and supplementary documentation to establish identities of these missing individuals, alive or deceased. Supported by a highly qualified team of genealogical research professionals, nearly a decade of combined heirship experience, and proprietary software designed specifically for such investigations, WLS joins traditional sources of research with new and improved methods for an efficient and superior solution.

OIL, GAS, AND MINERAL RIGHTS
- Identify & Locate Missing Heirs/Beneficiaries
- Affidavit of Heirship
- Forensic Genealogy
- Verification of Third Party Heirship Research

REAL ESTATE
- Direct Contact Search for Current Demographics
- Locating Surviving/Estranged Family

- Supplementary Call Center & Acquisition Services
- Increased cost savings by eliminating travel expenses
- Once the missing heir is located, let us carry out the next step on your behalf

T I T L E

HAVE A PROJECT REQUIRING TITLE EXAMINATION UNDER A TIGHT DEADLINE?

WLS has a depth of Title services, trademarked by quick turnaround and accurate results. Our 150+ examiners, many of whom are cross-trained in Abstracting and Due Diligence, are multifaceted and prepared to handle title projects of all sizes. The team is also comprised of licensed attorneys, knowledgeable in oil and gas law, family law, and business law.

- SURFACE & MINERAL SEARCHES, 60 YEARS TO PATENT
- SEARCHES INCLUDE TAXES, LIENS, JUDGMENTS, AND ENCUMBRANCES
- DIGITAL RUN SHEETS
- CUSTOMIZED REPORTS AND OTHER DELIVERABLES
- REDUCED COSTS THROUGH ONLINE RESEARCH AND UPDATES
- COMPLETE TITLE CHAIN FLOW CHARTS
ABSTRACTING

OUR ABSTRACTING DEPARTMENT PERFORMS IN-DEPTH RESEARCH IN RELATION TO PROPOSED UNITS, WITH EXTREME DETAIL TO VERIFY THE CHAIN OF TITLE.

Digital abstracts are prepared for quick and convenient access to review every document relevant to the title chain, each being hyperlinked or bookmarked for immediate document retrieval. This allows clients to effortlessly review the information they need, better enables attorneys to write title opinions, and gives curative departments the ability to effectively prepare curative documents.

- Adept with private, State, BLM, BIA, and other regulated lands.
- Digital Run Sheets
- Complete title chain flow charts
- Collaboration with Law Firms & 3rd Party Attorneys
- Customized deliverables (e.g. Deed Plots, Well Packets, Historical Overlays, Units Maps)
- Reduced costs through online research and in-house collaboration
- Heirship investigation & integration
- Local pool of experienced, successful examiners in key operating areas

CURATIVE

ARE COMPLEX CURATIVE ISSUES TAKING TOO LONG TO RESOLVE OR SLOWING DOWN THE TITLE PROCESS?

At WLS, we have a designated curative department specializing in the research and resolution of curative issues at all stages of the title process.

Our highly skilled and experienced team has cured Drilling Title Opinions and worked with Division Order Title Opinions in over 15 states nationwide. Fine-tuned processes for obtaining mortgage subordinations and tracking down unleased interest provide efficient solutions for common title opinion requirements. A dedicated team for lease title curative allows our title and lease processing departments to focus on their core tasks and promotes uniformity and consistency throughout the curative process.

EXCLUSIVITY
- Full department devoted to resolving curative issues.

PROVEN TRACK RECORD
- In Appalachia alone, cured more than 2,000+ title opinions over the last two years.
DUE DILIGENCE

OUR DUE DILIGENCE TEAM INCLUDES ATTORNEYS, CERTIFIED CPLS, AND EXPERIENCED LANDMEN CROSS-TRAINELED IN LEASE, TITLE, & PRODUCTION REVIEW.

The team has experience identifying a wide array of defects to ensure you get the most out of your acquisition. Supporting mergers, acquisitions, farm-out agreements, joint operating agreements, and even internal audits, our Due Diligence team is extremely versatile and prides itself on inclusive results and quick turnaround.

- Confirmation that all payments (bonus, rentals, royalties, and shut-ins) have been accurately tendered
- Mineral ownership and leasehold validation
- Tax, lien, judgment and encumbrance checks
- Examine WI, NRI, ORRI and assignments
- Identification of defects associated with lease and title
- Curative requirement identification and fulfillment
- Review DTO/DOTOs to ensure requirements are met
- Well and production research
- Review HBP status and confirm continuous production or shut-in payments
- Lease provision summarization and obligation review
- Preparation of exhibits for closing documents

NEED ASSISTANCE FACILITATING SEISMIC ON A PROJECT? WLS has a wealth of experience in this arena, whether working with client designated seismic companies or selecting a contractor on our client’s behalf. We recognize how important reliable seismic results are to a project’s success, and can aid in every step from acquisition of permits to clean up after seismic operations are complete. Serving as liaison, we provide support in all capacities to ensure a smooth process from start to finish.

- Acquisition of seismic permits
- Regulatory compliance with state, federal, and local agencies
- Expertise with shot hole & vibrator trucks
- 2D & 3D seismic experience
- Landowner notification prior to seismic
- Identify & map landing zones, staging areas, access roads & hazards
- GIS mapping & database management for surface & mineral ownership
- Handling of drill log production reports
- Crop damage settlements
REMOTE LAND SUPPORT

OUR IN-HOUSE LAND PROFESSIONALS CAN MAINTAIN A CALL CENTER, CONDUCT A MASS MAIL OUT AND PERFORM ACQUISITION FUNCTIONS, ELIMINATING TRAVEL EXPENSES FOR SIGNIFICANT COST SAVINGS.

The Land Support Center is a hub for remote work that can greatly facilitate the land efforts of our clients. Here is just a small sample of how our Land Support Center can help in your land efforts:

» MAIL OUTS: WLS can prepare letters / packets and serve as a point of contact 24/7, freeing up time for field staff to focus on getting documents signed.

» CALL CENTER: Whether it’s answering questions in regard to a mail out, or cold calling in an AOI to secure meetings or rights, our Land Support Center has years of experience in numerous Oil & Gas plays across the county.

» LEASING ABSENTEE OWNERS: If numerous land owners in your AOI live out of state or have a second home for the winter, our Knowledgeable Land Support Center can locate individuals, make contact and negotiate an agreement on your behalf.

» EXPEDITED DOCUMENT PREPARATION: Our staff can efficiently and accurately prepare Leases, Easements, Amendments, Affidavits and many other land related documents.

WLS HAS A PROVEN TRACK RECORD OF SUCCESSFULLY NAVIGATING THE CHALLENGES AND NECESSARY SYNERGY OF OUR CLIENTS’ PROJECTS WITHIN THE PERMITTING, COMPLIANCE AND REGULATORY FACETS OF THE OIL AND GAS ARENA.

WLS has assisted in the progression of thousands of drilled wells and many miles of constructed right of way. The following showcases our proficiency and contributions towards our client’s plans of development.

» Assisted on 1,500+ well locations in the Rocky Mountain Region, including BLM “on sites”.

» Multiple DOT HWY/Interstate crossing permits

» Section line and county road crossing permits

» Collaboration with the BLM and State Offices for lease acquisitions, parcel nominations and suspensions.

» Successful navigation of leasing and right of way acquisition of Tribal and other lands under the BIA Jurisdiction.

» US Army Corp of Engineers Service permitting

» SF-299 and other US Forest Service Programming

» NEPA and EA project management and review
WLS HAS ASSISTED IN THE DRILLING OF OVER 13,000 WELLS AND THE LAYING OF THOUSANDS OF MILES OF PIPELINE. Through field and in-house support, our experienced staff are able to accommodate operational needs from site negotiations to damage settlements. We pride ourselves on timely delivery of these support services to bring drilling and pipeline projects on-line, on time.

- Negotiations & Purchasing
- Compressor / Meter Site Acquisition
- Permitting
- Site Release Settlement
- Construction / Reclamation
- Project Management
- Damage Settlement & Payment
- GPS Data Collection
- GIS – Mapping

SERVICES INCLUDE, BUT ARE NOT LIMITED TO:
- PROJECT MANAGEMENT
- PLANNING & SITE SELECTION
- SURFACE TITLE
- DUE DILIGENCE
- SURFACE NEGOTIATIONS & ACQUISITION
- OPTION ACQUISITION
- ACCESS ROADS & ROW ACQUISITION
- PUBLIC OUTREACH
- REGULATORY COMPLIANCE
- DAMAGE SETTLEMENTS
- DOCUMENT PREP & MANAGEMENT
ADMINISTRATIVE SERVICES

SUCCESSFUL PROJECTS REQUIRE RELIABLE ADMINISTRATIVE SUPPORT. Staffed with over 30 individuals, our processing department is experienced in processing lease and right-of-way packets in 25 states.

ORGANIZED FOCUS » Staff are tasked with systematically organizing and processing incoming data from land agents. They maintain communication, collaboration, and consistency between all parties for ongoing support, while producing necessary reports and analyses through database manipulation and integrity.

QUALITY CONTROL » All processes are embedded with proven quality control measures, including multiple step validation and review procedures completed by qualified personnel, including GIS staff, to ensure accuracy.

ADMINISTRATIVE SERVICES INCLUDE:

» Document prep, review, & recording
» Mass mail-outs to jump-start acquisition projects
» Database design & management – customized to client needs
» Weekly acquisition reports and contact report monitoring
» Cost Analysis Reports (Cost Sheets)
» Payment processing, including 1099 preparation and mailing
» Maintaining permit & regulatory compliance files
» Supplementary call center

CONTACT WESTERN LAND SERVICES

Call us toll free today at: (800) 968-4840 or visit our website to learn more: www.westernls.com

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TESTIMONIALS

I appreciate folks doing what they say they will do.
Thanks for my payment today. I appreciate folks doing what they say they will do. Your landman was great – I did not even know I owned the minerals until he called me – he answered all my questions. I felt very comfortable sending him to my neighbors – Now just find me some oil!

Steven Miller: Evart, MI

In all of my years in this business I have rarely come across a company as professional and one that consistently does as good of a job as Western.
I have been meaning to write for months now. In all of my years in this business I have rarely come across a company as professional and one that consistently does as good of a job as Western. Clearly you have built a very talented and impressive team. The fact that your team can handle the whole gamut from leasing and title to getting the surface agreements in place and finally doing the title opinion curative is truly a rarity... Thank you and once again I commend you on your team.

Existing Client

Leasing can be a tricky business, but they made it easy to understand.
Leasing can be a tricky business, but they made it easy to understand. They were always punctual and extremely helpful. In addition, they compiled and assisted with updating century old land documents making such information compliant with current technology. We really appreciated this added service! They are certainly a credit to their industry!


Without his communication skills and patience, this project would not have involved my property.
I would like to thank and endorse John for the time and leg work he invested on the gas line project that involved my property. When I would contact him with a question, he would always get back with me in a timely manner. Many changes to the original gas line run took place before the route was finalized and without his communication skills and patience, this project would not have involved my property. The project is complete now and he is at the job elsewhere but still remains in contact with my family. In the end, the gas line is in service and my family found a friend in him.

The Genova Family: Beaver County, PA
LAND,
ENERGY,
& PEOPLE

The Western Way is more than just a motto at Western Land Services. It’s a way of life. It is a promise to commit to every project with enthusiasm and expertise. It is an oath to exceed the expectations of our clients through our approach and results. It is a vow to roll up our sleeves to tackle challenges and actively pursue new opportunities. And, it is what makes WLS best in class.