

**RAILROAD COMMISSION OF TEXAS
OFFICE OF GENERAL COUNSEL
HEARINGS SECTION**

OIL AND GAS DOCKET NO. 01-0248984

ENFORCEMENT ACTION FOR ALLEGED VIOLATIONS COMMITTED BY LEASE ROLLOVER OPERATIONS, INC. (491890), AS TO THE J.M. RIGGINS -A- (03203) LEASE, WELL NOS. 1, 2 AND 3, PEARSALL (OLMOS -A-) FIELD, FRIO COUNTY, TEXAS

FINAL ORDER

The Commission finds that after statutory notice the captioned enforcement proceeding was heard by the examiner on July 19, 2007, and that the respondent, Lease Rollover Operations, Inc. (491890), failed to appear or respond to the notice. Pursuant to § 1.49 of the Commission's General Rules of Practice and Procedure [Tex. R. R. Comm'n, 16 TEX. ADMIN. CODE § 1.49] and after being duly submitted to the Railroad Commission of Texas at conference held in its offices in Austin, Texas, the Commission makes the following findings of fact and conclusions of law.

FINDINGS OF FACT

1. Lease Rollover Operations, Inc. (491890), ("Respondent") was given Notice of Hearing by certified mail, addressed to the most recent P-5 address on the Form P-5 Organization Report, which was signed and returned to the Commission.
2. The returned certified receipt (green card) that was attached to the First Amended Original Complaint and the Notice of Hearing mailed to Respondent's most recent P-5 address was signed and returned to the Commission on May 29, 2007. The certified receipt has been on file with the Commission for 15 days, exclusive of the day of receipt and day of issuance.
3. On October 30, 2006, Respondent, a Corporation, filed an Organization Report (Form P-5) reporting that its officers consisted of the following individual(s): Gregory Clinton Sander; President and Owner.
4. Gregory Clinton Sander, was a person in a position of ownership or control of respondent, as defined by Texas Natural Resources Code Section 91.114, during the time period of the violations of Commission rules committed by respondent.
5. The violations of Commission rules committed by respondent are related to safety and the control of pollution.

6. Respondent designated itself to the Commission as the operator of Well Nos. 1, 2 and 3 on the J.M. Riggins -A- (03203) Lease ("subject wells"/"subject lease") by filing a Form P-4 (Producers Transportation of Authority and Certificate of Compliance) with the Commission effective on August 1, 2005.
7. According to Commission records the Respondent's Form P-5 (Organization Report) became delinquent on August 1, 2007. Respondent had a \$50,000.00 Letter of Credit as its financial assurance at the time of its last P-5 renewal.
8. Production from Well Nos. 1, 2 and 3 ceased on or before July 31, 2005.
9. The W-1X plugging extensions for Well Nos. 1, 2 and 3 on the J.M. Riggins -A- (03203) Lease were denied on October 30, 2006, for failure to file H-15 tests.
10. Usable quality groundwater in the area could have been contaminated by migrations or discharges of saltwater and other oil and gas wastes from the subject wells. Unplugged wellbores constitute a cognizable threat to the public health and safety because of the probability of pollution.
11. The estimated cost to the State for plugging Well Nos. 1, 2 and 3 on the J.M. Riggins -A- (03203) Lease is \$36,300.00.
12. Commission district office inspections were conducted on January 12, 2006, February 17, 2006, March 9, 2006, April 28, 2006, May 31, 2006 and June 20, 2006 for the J.M. Riggins -A- (03203) Lease. The signs and or identification required to be posted at the lease entrance and at Well No. 2 displayed the incorrect information.
13. Commission district office inspections were conducted on January 12, 2006, February 17, 2006, March 9, 2006, April 28, 2006, May 31, 2006 and June 20, 2006 for the J.M. Riggins -A- (03203) Lease. The signs and or identification required to be posted at Well Nos. 1 and 3 and the tank battery were missing.
14. Failure to properly identify a lease, wells or tank battery by the posting of the sign required by Statewide Rule 3 has the potential for causing confusion and delay in remedying a violation or emergency and poses a threat to the public health and safety.
15. Commission district office inspections conducted on January 12, 2006, February 17, 2006, March 9, 2006, April 28, 2006, May 31, 2006 and June 20, 2006 for the J.M. Riggins -A- (03203) Lease indicated that there was leaking oil from Well No. 2. On January 12, 2006 live oil and salt water were leaking from open 2 inch valves on the well. Subsequent inspection reports indicate worsening leaks, culminating in the Commission District inspection report dated June 20, 2006, which indicated that a 5' x 15' spill spanned the entire length of the pumping unit, and the soil was saturated under the unit.

16. Commission District inspections conducted on January 12, 2006, February 17, 2006, March 9, 2006, April 28, 2006, May 31, 2006 and June 20, 2006 for the J.M. Riggins -A- (03203) Lease indicated that there was leaking oil from Well No. 3. On January 12, 2006, live oil and salt water were leaking from open 2 inch valves on the well. Subsequent inspection reports indicated worsening leaks, culminating in the Commission District inspection report dated June 20, 2006, which indicated that there was a 6' x 20' spill in front of the wellhead, and the soil was saturated in that area, and the oil stains extended another 30' down the road from the saturated area.
17. No permit has been issued to the Respondent for the discharge of oil and gas wastes on or from the subject lease.
18. The unpermitted discharges of oil and gas wastes or other substances or materials on the subject lease constitute a hazard to public health and safety because leaks and spills of oil and produced waters onto soils can migrate into surface water bodies causing contamination or can leach into the ground and percolate through soils into groundwater supplies.
19. The Respondent has not demonstrated good faith since it failed to plug or otherwise place the subject lease and subject wells in compliance after being notified of the violations by the District Office and failed to appear at the hearing to explain its inaction.
20. The Respondent has a prior history of Commission Rule violations including the following docket(s):

Docket No. 01-0246711; Rules 3, 8, and 14; Final Order Served: October 31, 2006; and Docket No. 01-0247290; Rules 9 and 14; Final Order Served: October 31, 2006.

CONCLUSIONS OF LAW

1. Proper notice was issued by the Railroad Commission to respondent and to all other appropriate persons legally entitled to notice.
2. All things necessary to the Commission attaining jurisdiction over the subject matter and the parties in this hearing have been performed or have occurred.
3. Respondent is in violation of Commission Statewide Rules 3, 8(d)(1) and 14(b)(2).
4. Respondent is responsible for maintaining the subject lease in compliance with Statewide Rule 3, which requires that each property that produces oil, gas or geothermal resources and each oil, gas or geothermal resource well and tank, or other approved crude oil measuring facility shall post signs or identification.

5. Respondent is responsible for maintaining the subject lease in compliance with Statewide Rule 8(d)(1), which prohibits the discharge of oil and gas wastes without a permit.
6. Respondent is responsible for maintaining the subject lease and wells in compliance with all applicable Commission rules according to Statewide Rules 14, 58, and 79 and Chapters 89 and 91 of the Texas Natural Resources Code.
7. The documented violations committed by the respondent constitute acts deemed serious, a hazard to the public health, and demonstrate a lack of good faith pursuant to TEX. NAT. RES. CODE ANN. §81.0531(c).
8. As a person in a position of ownership or control of respondent at the time respondent violated Commission rules related to safety and the control of pollution, Gregory Clinton Sander, and any other organization in which he may hold a position of ownership or control, shall be subject to the restrictions of Texas Natural Resource Code Section 91.114(a)(2) for a period of no more than seven years from the date the order entered in this matter becomes final, or until the conditions that constituted the violations herein are corrected or are being corrected in accordance with a schedule to which the Commission and the organization have agreed; and all administrative, civil, and criminal penalties and all cleanup and plugging costs incurred by the State relating to those conditions are paid or are being paid in accordance with a schedule to which the Commission and the organization have agreed, whichever is earlier.

IT IS ORDERED THAT within 30 days from the day immediately following the date this order becomes final:

1. Lease Rollover Operations, Inc. (491890), shall plug or otherwise place the J.M. Riggins -A- (03203) Lease, Well Nos. 1, 2 and 3, Pearsall (Olmos -A-) Field, Frio County, Texas in compliance with applicable Commission rules and regulations;
2. Lease Rollover Operations, Inc. (491890), shall place the J.M. Riggins -A- (03203) Lease, Pearsall (Olmos -A-) Field, Frio County, Texas and wells on the said lease, in compliance with Statewide Rules 3 and 8; and
3. Lease Rollover Operations, Inc. (491890), shall pay to the Railroad Commission of Texas, for disposition as provided by law, an administrative penalty in the amount of **TEN THOUSAND DOLLARS (\$10,000.00)**.

It is further **ORDERED** by the Commission that this order shall not be final and effective until 20 days after a party is notified of the Commission's order. A party is presumed to have been notified of the Commission's order three days after the date on which the notice is actually mailed. If a timely motion for rehearing is filed by any party at interest, this order shall not become final and effective until such motion is overruled, or if such motion is granted, this order shall be subject to further action by the Commission. Pursuant to TEX. GOV'T CODE § 2001.146(e), the time allotted for Commission action on a motion for rehearing in this case prior to its being overruled by operation of law, is hereby extended until 90 days from the date the parties are notified of the order.

All requested findings of fact and conclusions of law which are not expressly adopted herein are denied. All pending motions and requests for relief not previously granted or granted herein are denied.

Noncompliance with the provisions of this order is subject to enforcement by the Attorney General and subject to civil penalties of up to \$10,000.00 per day per violation.

Done this 9th day of October 2007.

RAILROAD COMMISSION OF TEXAS

(Signatures affixed by Default Master Order dated October 9, 2007)

JD/sa