

# Jonny Garner, RWA

Morgantown, WV  
301-501-0557  
jonnypermits@gmail.com

## Areas of Expertise

- ROW Acquisitions
- Construction Management
- Damage Claims
- FERC Projects
- Condemnation
- Restoration Management
- Survey Permissions
- Seismic Permissions
- Lease Acquisitions
- Document Preparation
- Title Curative
- Title Research
- Mineral Purchase

## Industry Experience

- Pipeline (Transmission)
- Construction Oversight
- O&G Leases / Amendments
- Lease Ratification

## Business Experience

- Business owner of 23 years

## States Worked

- Maryland
- Ohio
- Pennsylvania
- Virginia
- West Virginia

## Associations & Memberships

IRWA - #77926003

AAPL - #91051

MLBC

NALA

Current Director of the PITROW Group

President of provisional Chapter 88 of

International Right of Way Association

## Education

Garrett College, McHenry, MD.

Associates Degree in Business

Management

## Professional Continuing Education

Actively working towards completing all requirements for IRWA RWP accreditation

Professional history includes land and site acquisition negotiations within the energy industries encompassing: Crew Chief of multiple workers, lease buying, land and site acquisition for right-of-way, amendments, ratifications, construction management/damage settlements, right-of-entry and survey permissions, road / driveway permits, seismic survey permission, courthouse research and mapping. Highly reliable and motivated with proven ability to multitask, providing leadership and direction to others while remaining focused and responsive to meeting deadlines and client expectations.

## Professional Experience

### May 2020 – Present – EQT

#### Land Agent, BOP Acquisition, LLC

Mineral purchasing agent in Greene & Washington Counties, PA

- Title research for current surface and mineral owners
- Negotiations of Oil & Gas mineral rights purchase
- Document Preparation for Sells Agreement and Deeds

### February 2015 – December 2019 - Columbia Pipeline Group / TC Energy

#### Right of Way Agent / Restoration Manager, The NLS Group

10-inch pipeline modernization, Butler, PA to Rimersburg, PA

20-inch pipeline modernization, Burton, WV to Imperial, PA

16-inch pipeline modernization, Springfield, OH

Facility site acquisition in Jackson County OH, Allegheny, Butler &

Washington County PA and Marshall County WV

- Acquired pipeline rights-of-way, amendments to existing natural gas pipeline rights-of-way, temporary work spaces, access roads, valve sites, catholic protection, staging areas, and measurement and regulation sites.
- Developed landowner line list
- Determined land ownership information through deed, plat map and tax-roll research.
- Construction management / damage settlements
- Right of entry
- Survey permissions
- Road and driveway permits
- Supported FERC compliance
- Participated in open houses, project design meetings, and construction kick-off meetings.
- Supported legal team with condemnations
- Supported Client with zoning, permitting, water testing, and provided construction and restoration supervision
- Captured Pre & Post construction LOD conditions
- Check-writing authority up to \$50,000.00.

### February 2014 - January 2015 - REX Energy

#### Leasing & Right-of-Way Agent Western Land Services

Leasing and ROW for gathering lines, Butler County, PA.

- Oil and Gas Lease Acquisition
- Determined land ownership information through deed, plat map and tax-roll research
- Acquisition of ROW to provide pipeline infrastructure from one drill-site to another

# Jonny Garner, RWA

Morgantown, WV  
301-501-0557  
jonnypermits@gmail.com

## Certifications / Licenses

PA Notary (expires 04/29/2022)  
MD Notary (expires 04/05/2022)  
WV Notary (expires 01/19/2025)  
MD O&G Land License #5362930  
OH O&G Land License #2019002694  
OSHA 10-Hour (29 CFR 1910) #37-702032085

## Technical Skills

Adobe Acrobat  
Courthouse Applications  
Google Earth  
Google Suite  
Microsoft Office  
SalesForce

## References

Karen Franks, PMP  
Land Manger  
TC Energy  
Washington, PA 15301  
Office: 724-223-2785  
karen\_franks@tcenergy.com

C. Sebastian Alvarado, ESQ, CPL  
Director, Legal & Special Projects  
Western Land Services  
Ludington, MI  
Cell: 734-323-0702  
sebastian.alvarado@westernls.com

Ryan Hansen  
Real Estate Manager  
Ørsted Energy Company  
Milford, NH  
Cell: 603-491-6925  
neilhan23@gmail.com

Duane Roberts  
Lead Environmental Inspector  
NV5, Inc  
Freeport, OH  
Cell: 330-437-5752  
duaneroberts243@gmail.com

- Represented Client's public outreach events

## April 2013 – January 2014 - PDC Mountaineer

### Crew Chief, Ground Scouts

Pipeline due Diligence Project, Bridgeport, WV

- Locate and Survey conventional O&G wells and gathering system
- Manage work details and crew training
- Field point of contact for managers and well tenders
- Review daily data collected and managed data storage

## April 2012 – March 2013 - Stonebridge Operating Co., LLC

### Leasing and ROW agent, Washington Resource Group

Lease Amendment and Ratification Project of distress wells Marietta, OH

- Document preparation for Amendment, Leases & Right-of-Way agreements
- Helped to establish, streamline, and support work-flow processes that allow for a productive office in the midst of intense research and resolutions.
- Able to understand client needs for ROW and to acquire those ROW's through the use of gathering old maps and information, and by leveraging new GIS systems to "paint" delivery options to be used by producing and future oil and gas wells.
- Responsible for creating and managing PDF's of project data from old well files and newly acquired courthouse records.

## January 2011 - March 2012 - PDC Energy

### Field Agent, Trinity Energy Bridgeport, WV

3D Seismic Project in 5 Counties

- Researched, summarized and formatted title packages to include: Chain of Title, Deed-Plots, Out-sales, Surface and Mineral ownerships, Leases, Assigns, and Lessee Corporation changes.
- Acquired seismic permits permission from surface and mineral owners in two geographic areas while assisting client in building good relations through the communities.
- Managed digital copies of all signed permits from team field agents. Responsible for data tracking and weekly report presentation at client offices.
- Oversaw the field actives during the testing phase and coordinated daily scatter sheets to insurance client's commitment to landowners were kept.
- Settled damages at conclusion of project.

## August 1994 – December 2017 – Sounds Fun Entertainment

### Mobile Disc Jockey/Owner McHenry, MD

- Provided professional services throughout the tri-state region
- 5000+ Weddings, Private and corporate events and functions
- Employed and managed 9 full-time independent contractors
- Successfully established a new business and gained preferred reputation in services and business relationships
- Membership Director for Baltimore Area Disc Jockey Association (BADJA)
- Managed entertainment accounts for over 25 nightclubs within WV, MD, PA

# RYAN J. PANKIEWICZ

520 South Walnut Street #82  
Bloomington, Indiana 47402

Phone: 724-344-3727 (h)  
Email: ryanjpankiewicz@gmail.com

---

## Overview

A skilled professional, with 15+ years of experience in consultation, critical documentation and technical operations as a Realtor, Paralegal and Team Leader, seeks to utilize expertise and knowledge of Oil & Gas abstraction, Realty Investments, and Property Charting as an experienced Land Agent.

## Areas of Expertise

- |                               |                                |                                    |
|-------------------------------|--------------------------------|------------------------------------|
| ▪ <b><u>RIGHT OF WAY</u></b>  | ▪ <b><u>TITLE RESEARCH</u></b> | ▪ <b><u>SOFTWARE KNOWLEDGE</u></b> |
| ▪ Identify Easement Area      | ▪ Researching Public Records   | ▪ Microsoft Office Suite           |
| ▪ Creating Project Templates  | ▪ Identifying Parcel Ownership | ▪ Adobe Acrobat                    |
| ▪ Report on Project Schedule  | ▪ Reviewing Easements          | ▪ Deed Plotter                     |
| ▪ Identify Critical Easements | ▪ Locating Landowners          | ▪ Client Software                  |

## Education & Training

**Landman Training**, Energy Force, Sep 2011

**Business Major**, University of Pittsburgh, Pittsburgh, Pennsylvania, 2000 – 2003

**Notary Publics**, Commonwealth of Pennsylvania, State of West Virginia, State of Oklahoma, Indiana

**Registered Professional Landman**, American Association of Professional Landmen

**Right of Way Professional Certification** – International Right of Way Association

**Right of Way Negotiation & Acquisition Certification**, International Right of Way Association

## Professional Experience

**HOOSIER ENERGY, SPENCER, INDIANA**

**JUNE 2020 – CURRENT**

### **REAL ESTATE SPECIALIST**

- Oversee real estate activities.
- Review and resolve landowner issues.
- Review title and acquisition work completed by consultants.
- Work with other utilities regarding easements.

**MID-STATE CONSULTANTS. (CONTRACTED IN WATERLOO, ILLINOIS)**

**FEB 2020 – MAY 2020**

### **RIGHT OF WAY AGENT**

- Investigate land title to confirm surface ownership of new easement area.
- Researching contact information for landowners.
- Utilizing internal database of existing easement and reviewing it to the new easement area.
- Prepare maps of land ownership and spreadsheets of new and existing easements.

**MESHEK AND ASSOCIATES, TULSA, OKLAHOMA**

**SEP 2018 – FEB 2020**

### **RIGHT OF WAY AGENT**

- Investigate land title to confirm ownership.
- Researching land values to prepare waiver valuations under the uniform act.
- Meeting with landowners to secure the acquisitions area for public projects.
- RePREPARE AND PROCESS CONDEMNATIONS.

**PERCHERON LLC, MOON, PENNSYLVANIA**

**SEP 2016 – MAR 2018**

### **RIGHT OF WAY AGENT**

- Negotiate and acquire easements for Departments of Transportation.
- Prepare and file (four) condemnation proceedings.
- Explain project parameters and impacts to the landowners.

---

**T.S. DUDLEY, CANONSBURG, PENNSYLVANIA****OCT 2011 - SEP 2016****CONTRACT LANDMAN**

- Responsible for title verification and due diligence of plots of land (oil and gas) located in Noble and Guernsey Counties, OH.
- Develops visually informative PowerPoint flow charts for oil and gas chain of title, leasehold and assignment chain of title, including surface ownership and deed plotter for subject property.
- Worked in Curative in a multi-county project in Pennsylvania.
- Researched heirships to locate heirs of parties who reserved oil and gas.
- Created flowcharts regarding ownership percentages and methods by which reserves were conveyed.
- Conducted lease acquisition in Greene County, PA and Monongalia County, WV
- Accurately input data into in-house database & client databases in a timely manner.

**LOGAN LAW OFFICE, WAYNESBURG, PENNSYLVANIA****JAN 2011 - OCT 2011****REAL ESTATE PARALEGAL**

- Assisted attorneys with legal document preparation for conveyances and real estate transfers: such as mortgage documents, deed and lease creation.
- Successfully managed coal, oil & gas matters in Greene & Washington Counties.
- Conducted title searches and prepared documents to expedite the release of liens.
- Proficiently utilized PC skills in completing daily tasks.

**OFFICE MAX, PLEASANT HILLS, PENNSYLVANIA****SEP 2010 - JAN 2011****TECH SPECIALIST**

- Supervised employees, managed cash registers and performed store opening/closing operations.
- Identified sales opportunities and offered protection plans to clients for protection of their investment.

**COLDWELL BANKER, MCMURRAY, PENNSYLVANIA****2006 - 2010****REALTOR**

- Worked well with a team of highly-qualified individuals of various backgrounds, skill-sets and experience while handling individual real estate transactions for real estate investments.

**FRYE RESTORATION INC. MONONGAHELA, PENNSYLVANIA****2002 - 2006****CONSULTANT**

- Inspected homes for sub-surface mining for Maple Creek Mining.
- Managed workflow and provided valuations of real estate related to mine subsidence.
- Assisted in the substantial remodeling/restoration of houses & commercial properties.

---

**Organizations and Awards**

- American Association of Professional Landmen, Registered Professional Landman and former Legislative and Regulatory Committee Member
- Michael Late Benedum Chapter, Former head of Legislative and Regulatory Committee
- International Right of Way Association, Indiana, Chapter 10
- Founder of the PIT ROW Group
- Knights of Columbus, Third Degree Knight, 2011 to Current