



Jonathan J. Poli

SENIOR COUNSEL

Pittsburgh

412.577.7400

jpoli@grsm.com

RELATED SERVICES

- Real Estate
- Energy & Natural Resources
- Commercial Litigation
- Oil, Gas & Fracking

OFFICES

- Pittsburgh

OVERVIEW

Jonathan J. Poli focuses his practice on oil, gas, energy and real estate. Jonathan has drafted hundreds of oil and gas leasehold and pipeline title opinions which advise oil, gas and energy clients on complex ownership, leasehold and other title issues under Pennsylvania, Ohio and West Virginia law. These issues include applicability of dormant mineral statutes, requirements to lease co-tenants, fractionalized heirships, adverse possession, the effect of producing wells on leasehold status, deed interpretation, effect of easements and rights of way, former railroad and roadway properties and title wash.

Additionally, Jonathan has assisted in the due diligence on a merger of a private into a public exploration and production company, including a \$200MM lease acquisition project, with a total enterprise value of \$1.4 billion, a \$225 million lease acquisition project, and a \$40 million lease divestiture project. Jonathan has also assisted with litigation involving the interplay between pipelines and coal mining, as well as commercial litigation defending client against charges of corporate malfeasance.

Prior to joining the firm, Jonathan worked for a small regional firm where he helped manage a multimillion lease acquisition for a gas storage field in north central Pennsylvania, served as lead drafter for complex title opinions involving 100-year heirships and issues of title wash Jonathan proudly served as judicial clerk for the Honorable Nora Barry Fischer in the United States District Court for the Western District of Pennsylvania. Further, he practiced insurance defense litigation, assisting in the defense of claims ranging from fraud related to 412(i) defined benefit pension plans, medical malpractice and worker's compensation.

REPRESENTATIVE EXPERIENCE

Prepared hundreds of drilling title opinions for a dozen clients in Ohio, Pennsylvania and West Virginia

- Analyzed issues of reservation language interpretation, co-tenancy and the effect of tax sales on severed and partially severed oil and gas interests under West Virginia law
- Analyzed issues under the 2006 Ohio Dormant Mineral Act and related case law such as Corban v. Chesapeake
- Analyzed issues of tax sales and title wash under Pennsylvania law
- Analyzed complex heirships following multiple generations to calculate fractional oil and gas interests

Assisted in the Due Diligence for \$55 Million Partial Lease Divestiture

- Analyzed hundreds of title files related to the leases to respond to alleged title defects
- Prepared financial reports for highest levels of management to facilitate partial lease divestiture
- Managed client files and data to facilitate creation of Purchase and Sale Agreement and Assignment of Oil and Gas Leases

Assisted in the Due Diligence for \$1.4 Billion Merger of Private E&P Company into Public E&P Company

- Analyzed of approximately 1,000 lease files for status of leases and potential lease killers for \$200 MM Lease Acquisition
- Prepared and managed client information to provide analysis of status of multiple drilling units to client
- Assisted in management of team of contract attorneys to facilitate efficient analysis of lease and title files
- Assisted in preparation of transactional documents

Assisted in Complex Litigation Defending Midstream Company Against Alleged Interference With Coal Interest

- Analysis of issues of injunctive relief as it relates to coal interests
- Review and analysis of voluminous documents to prepare for depositions and for motion for Summary Judgment
- Drafted successful motion to deny punitive “mouth of the mine” damages valuation

CREDENTIALS

Admissions

- Pennsylvania
- Ohio
- West Virginia

Community Involvement

- Jonathan sits on the board of two local non-profit theater companies – Pittsburgh Shakespeare in the Parks and Poor Yorick’s Players.

Education

- J.D., Michigan State University College of Law, 2008
 - *cum laude*
 - Associate Editor, Law Review
- B.A., Political Science/Theatre, Allegheny College, 2004
 - *cum laude*
 - Alden Scholar